

# MARKET ACTION



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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

November 2007 Reporting Period

### November Residential Highlights

For the second month in a row there was a slight decrease in inventory in the Portland metro area. At November's rate of sales, the 14,435 active residential listings at month's end would last approximately 8.3 months.

The number of new listings dropped again, the second time since February 2006, decreasing 3.1% when comparing November 2007 to November 2006.

However, the number of transactions also continues to drop. When comparing November 2007 to November 2006 closed sales decreased 19.9% and the number of accepted offers fell 27.8%.

Despite it all, sale prices appear to remain strong. Average sale price increased 6.9% comparing November 2007 with November 2006 and median sale price increased 2.5%.

### Year-to-Date Trends

Comparing the period of January 2007 through November 2007 to the same time a year ago, we see a slightly different trend than we've seen the last couple of months with an overall 8.3% increase of new listings.

However, the dip in transactions appears to remain constant, although not quite as intense as the previous two months. The number of closed sales fell 11.8% and pending sales declined 14.8%.

### Appreciation

Using the average sale prices for the twelve months that ended with November 2007 compared to the twelve months ending in November 2006, the average sale price appreciated 6.5% (\$340,900 v. \$320,100). Using the same formula, the median sale price also appreciated 7.0% (\$288,900 v. \$270,000).

### 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	8.6
October	2.2	4.6	8.4
November	2.2	5.1	8.3
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	November	3,369	1,623	1,733	344,500	285,000	67
	Year-to-Date	57,300	26,539	26,535	342,500	290,000	58
2006	November	3,476	2,249	2,163	322,400	278,000	51
	Year-to-Date	52,907	31,155	30,102	322,500	270,000	42

# AREA REPORT • 11/2007

## Metro Portland & Adjacent Regions, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings <sup>4</sup>	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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	518	103	96	73	-37.6%	87	280,700	60	2,336	1,237	-20.9%	1,257	266,800	253,500	9.0%	15	421,100	37	179,600	45	370,500
142	Northeast Portland	1,001	320	253	163	-26.6%	185	323,800	52	5,312	2,744	-8.1%	2,755	321,800	283,000	6.5%	44	503,500	53	248,700	93	363,600
143	Southeast Portland	1,540	398	361	213	-34.9%	239	280,300	53	7,274	3,615	-14.5%	3,562	286,100	250,000	8.3%	52	513,200	104	227,400	169	504,800
144	Gresham/ Troutdale	1,137	256	262	105	-21.1%	122	280,300	90	4,102	1,717	-14.8%	1,675	281,200	259,900	7.7%	15	733,800	90	219,900	55	339,400
145	Milwaukie/ Clackamas	1,248	277	302	117	-11.4%	104	322,600	77	4,631	1,813	-14.8%	1,746	336,500	300,000	-3.6%	15	505,700	86	224,500	22	353,800
146	Oregon City/ Canby	866	183	164	70	-35.8%	87	342,400	78	2,885	1,257	-11.9%	1,244	331,300	303,000	3.6%	11	211,300	91	221,500	19	390,000
147	Lake Oswego/West Linn	886	191	167	75	-22.7%	101	592,900	80	3,263	1,346	-12.3%	1,346	562,200	465,000	5.1%	4	335,800	50	437,400	9	411,400
148	West Portland	1,660	404	353	185	-24.5%	208	476,300	60	6,189	2,910	-18.1%	3,241	464,000	379,700	3.4%	22	551,400	70	331,600	38	675,900
149	Northwest Washington County	557	129	114	69	-33.7%	67	424,800	58	2,470	1,190	-2.4%	1,168	418,700	385,000	3.5%	1	300,000	52	284,400	15	402,300
150	Beaverton/Aloha	1,325	381	314	196	-21.6%	144	275,000	66	5,792	2,653	-17.9%	2,549	288,600	260,000	3.4%	15	272,400	47	390,900	48	519,300
151	Tigard/Wilsonville	1,207	239	239	138	-17.9%	139	375,300	70	4,879	2,150	-16.4%	2,062	375,100	339,900	5.1%	15	553,400	52	894,900	19	483,400
152	Hillsboro/ Forest Grove	999	246	186	92	-42.1%	109	302,200	63	3,813	1,783	-15.6%	1,814	298,700	270,000	7.5%	24	280,100	56	272,200	41	331,300
153	Mt. Hood: Govt. Camp/Wemme	104	22	13	10	-60.0%	16	249,800	79	297	128	-38.2%	130	287,400	254,900	5.8%	0	N/A	17	186,500	1	530,000
155	Columbia County	484	89	69	46	-32.4%	54	249,800	87	1,539	795	-12.3%	783	255,400	240,000	12.5%	12	310,000	81	171,400	11	276,600
156	Yamhill County	903	131	116	71	-23.7%	71	261,700	101	2,518	1,201	-18.3%	1,203	281,600	247,500	7.4%	25	317,000	109	248,300	27	255,300

180-200	Marion/ Polk Counties	1,092	202	169	69	-14.8%	95	244,200	105	2,951	1,211	-4.6%	1,212	252,200	226,400	8.5%	15	572,200	109	130,700	35	273,200
	North Coastal Counties	1,204	152	155	51	0.0%	65	361,800	94	2,446	746	2.5%	700	385,300	310,000	14.5%	17	309,900	183	177,900	15	487,900

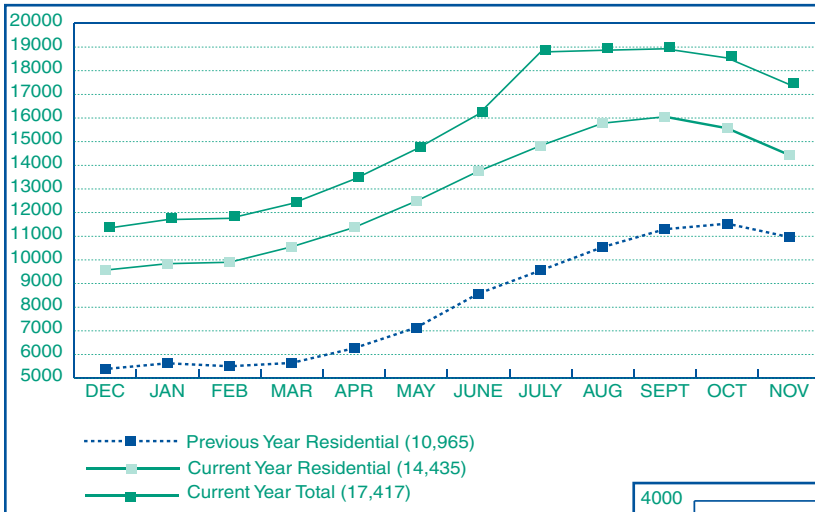
<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (12/1/06-11/30/07) with 12 months before (12/1/05-11/30/06).

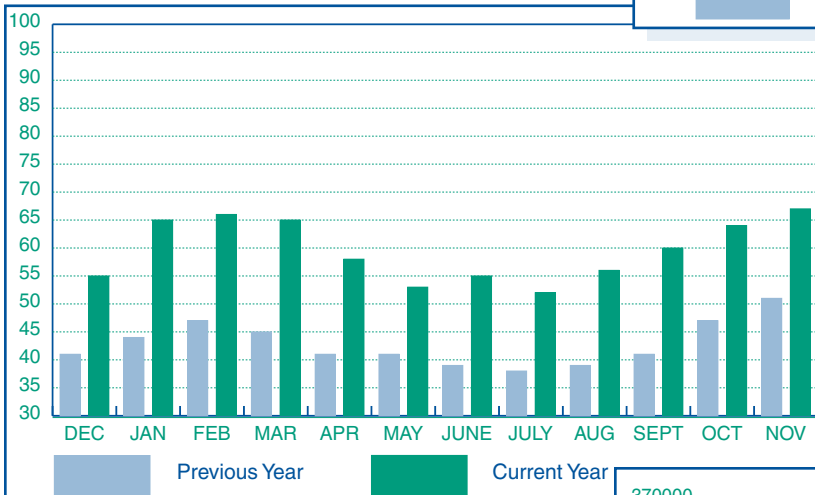
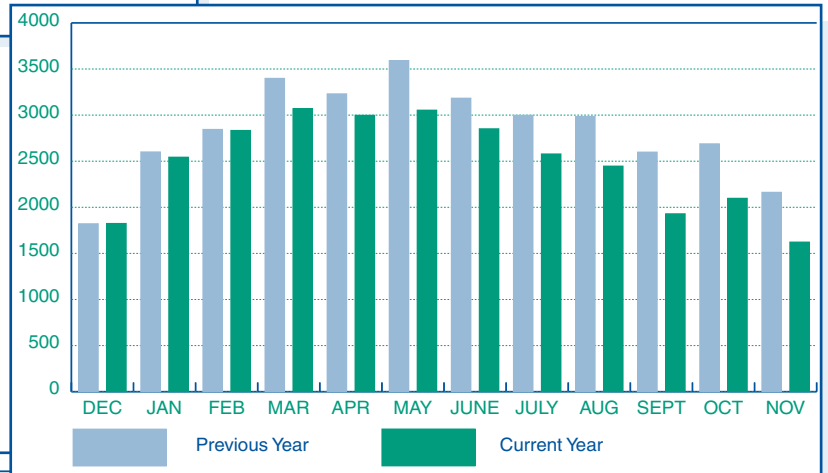
<sup>4</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

# Market Action



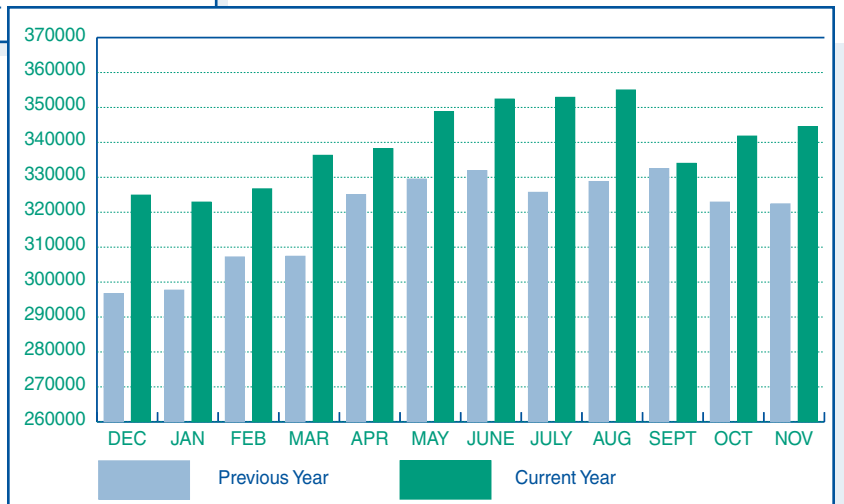
**PENDING SALES**  
**Metro Portland, Oregon**

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



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

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

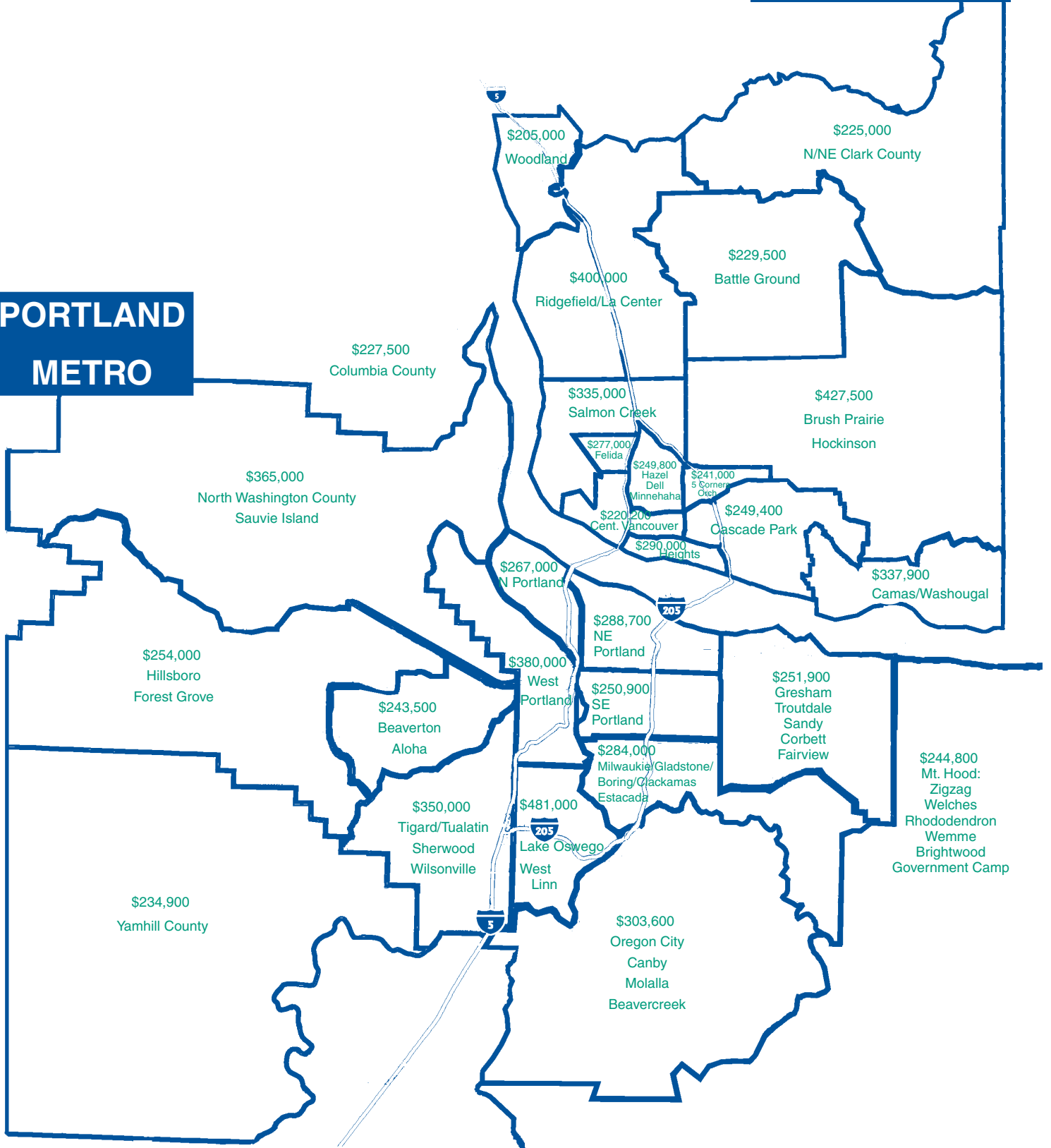


# MEDIAN SALE PRICE

## November 2007

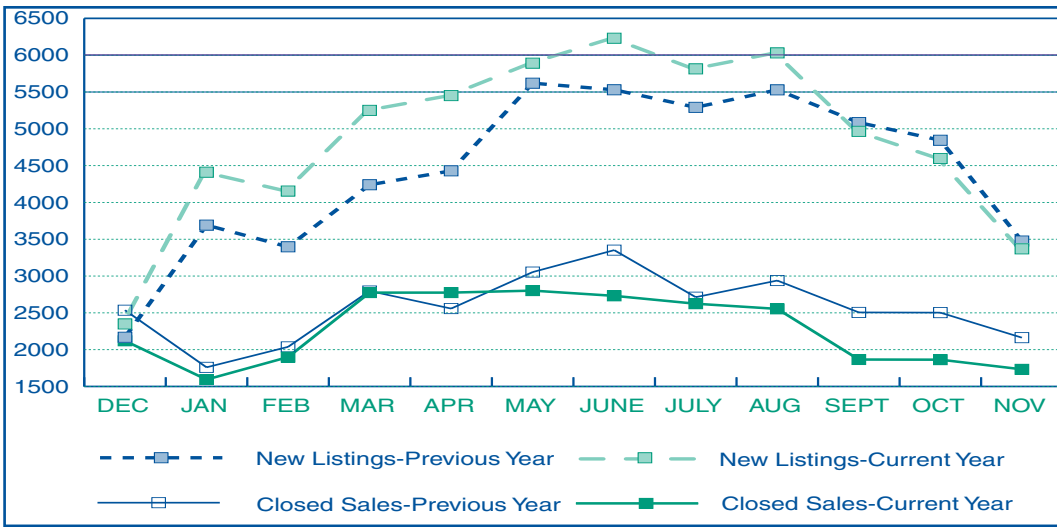
**SW  
WASHINGTON**

**PORTLAND  
METRO**



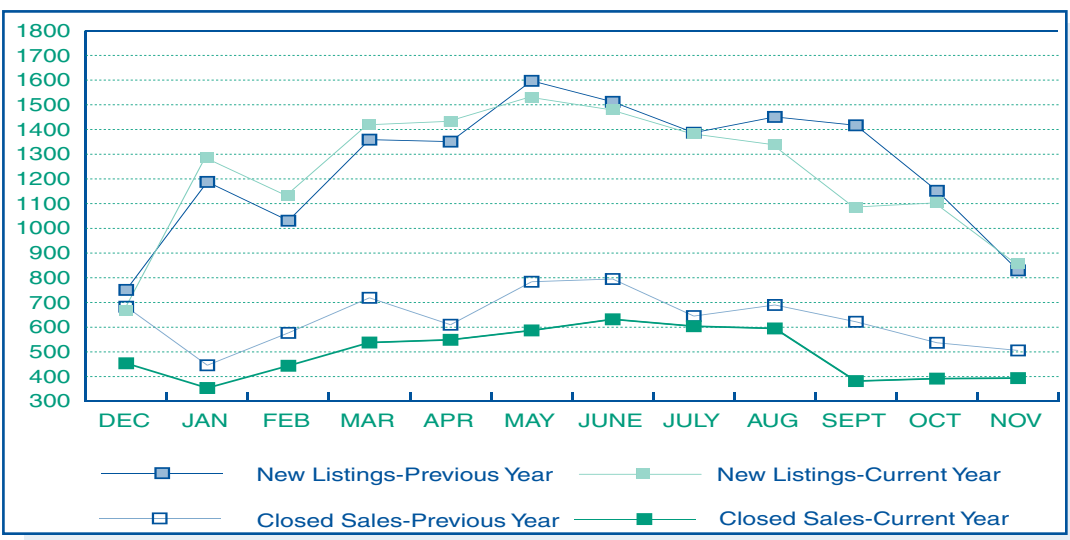
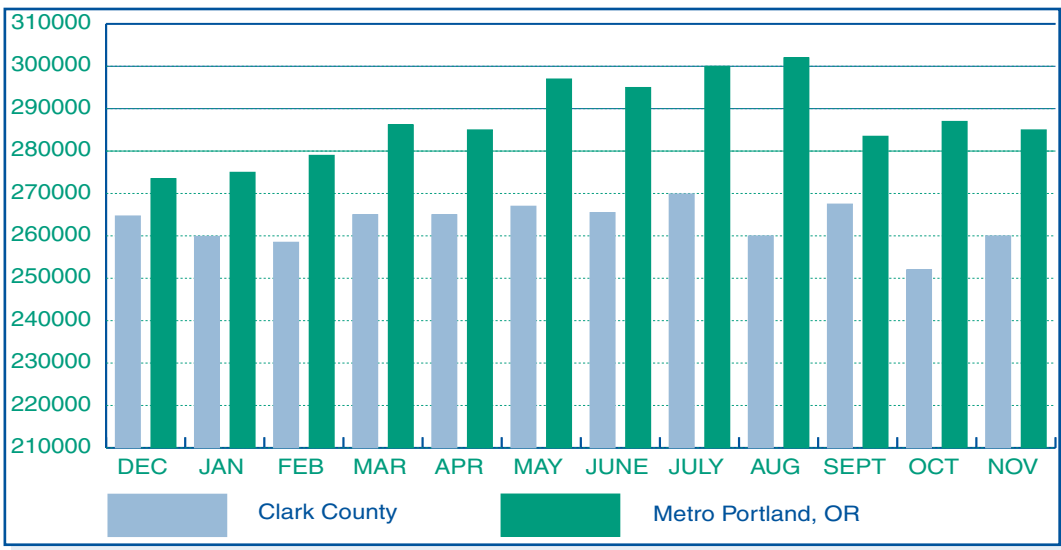
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**

*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

November 2007 Reporting Period

## Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	November	857	363	394	299,900	260,000	88
	Year-to-Date	13,768	5,885	5,775	306,300	262,300	79
2006	November	913	549	554	299,700	253,700	73
	Year-to-Date	13,866	7,059	6,970	300,300	260,000	58

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.

### November Residential Highlights

New listings increased 3.3% when comparing November 2007 to November 2006, the first time since April. However, closed sales and pending sales decreased 22.1% and 28.3%, respectively. Regardless, at November's current rate of sales, the 4,336 active residential listings would last approximately 11 months.

### Year-to-Date Trends

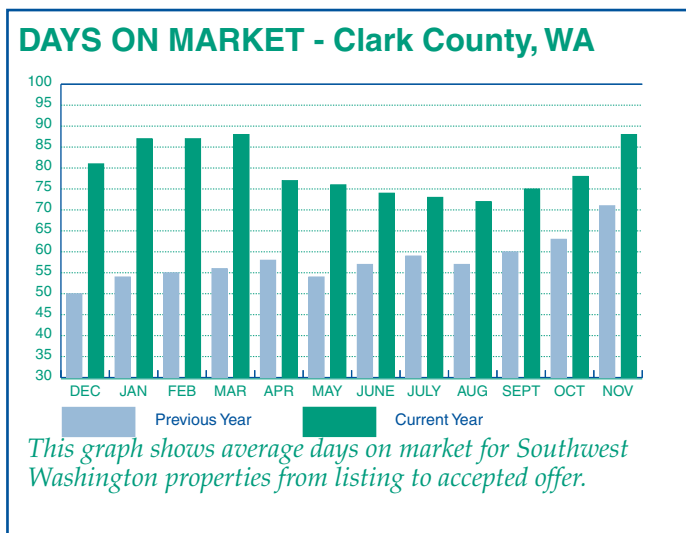
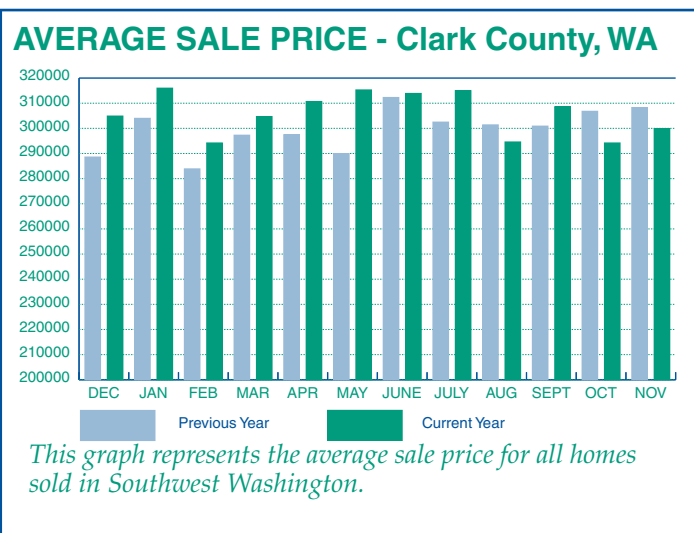
Comparing January-November 2007 to the same period in 2006, new listings have now decreased a slight 0.7%. Closed sales and pending sales are both on the decline at 17.1% and 16.6%, respectively.

### Appreciation

Comparing the 12 months ending with November 2007 to the 12 immediately prior the average sale price grew 2.2% (\$306,200 v. \$299,600). Using the same formula, the median sale price increased 1% (\$262,500 v. \$260,000).

### 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	12.0
October	3.0	7.2	11.4
November	3.7	7.0	11.0
December	3.2	7.0	



# Market Action

# AREA REPORT • 11/2007 • 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	98	26	23	16	77.8%	20	259,900	59	406	228	21.3%	222	245,400	215,500	6.6%	6	475,600	2	96,100	11	315,000
12	NW Heights	113	31	17	9	-47.1%	10	164,900	135	400	190	-35.4%	183	178,800	170,000	-1.3%	4	386,200	5	228,200	15	248,500
13	SW Heights	75	34	7	9	0.0%	8	732,900	66	217	104	-9.6%	106	413,400	284,300	27.7%	2	180,000	0	N/A	4	533,100
14	Lincoln/Hazel Dell	69	16	10	4	-42.9%	10	264,600	66	221	118	-5.6%	119	248,900	230,000	-1.0%	0	N/A	2	292,800	3	389,700
15	E Hazel Dell	224	48	42	20	-35.5%	22	227,500	75	721	292	-27.9%	276	231,000	235,000	-3.5%	6	394,300	56	135,400	4	374,600
20	NE Heights	123	31	16	9	-60.9%	7	215,000	98	381	191	-14.7%	192	246,000	228,500	-0.8%	2	223,000	6	92,300	4	561,200
21	Orchards	252	52	23	28	-31.7%	24	245,900	84	800	327	-26.5%	313	237,400	228,000	-8.3%	3	311,000	10	208,200	2	362,700
22	Evergreen	325	78	57	37	5.7%	40	223,300	76	1,293	598	-8.8%	571	243,000	226,500	4.9%	3	676,700	14	250,600	8	318,700
23	E Heights	56	15	11	10	11.1%	9	215,600	74	235	137	2.2%	134	313,500	214,000	2.8%	0	N/A	3	475,000	0	N/A
24	Cascade Park	142	35	18	11	-15.4%	18	339,300	71	428	192	-18.6%	196	299,900	262,300	0.1%	2	34,800	3	434,000	12	384,500
25	Five Corners	116	32	29	16	-36.0%	20	252,200	61	470	226	-36.0%	223	245,600	232,000	4.5%	1	350,000	8	119,400	4	448,900
26	E Orchards	107	29	30	11	-21.4%	16	268,600	88	487	209	-22.6%	208	310,900	290,000	-0.6%	0	N/A	6	235,200	1	340,000
27	Fisher's Landing	163	30	21	19	-9.5%	29	344,900	87	625	313	0.0%	302	317,400	299,000	6.6%	1	35,000	5	1,194,800	4	299,800
31	SE County	44	5	4	3	0.0%	3	479,000	95	90	31	-38.0%	31	414,800	355,000	1.4%	0	N/A	12	279,900	0	N/A
32	Camas City	326	58	47	16	-59.0%	23	381,600	96	1,076	394	-25.5%	399	429,100	379,000	1.2%	1	525,000	32	376,700	7	286,700
33	Washougal	350	50	46	16	-60.0%	20	343,100	121	927	321	-19.5%	323	352,900	305,500	4.7%	3	226,500	80	157,700	3	362,100
41	N Hazel Dell	139	24	26	13	-7.1%	13	325,600	139	441	233	-6.4%	227	303,900	270,000	-1.7%	0	N/A	24	141,300	0	N/A
42	S Salmon Creek	224	28	37	24	14.3%	26	279,000	92	746	297	18.8%	280	291,300	286,800	6.7%	2	391,200	2	92,500	2	396,500
43	N Felida	144	26	33	11	-56.0%	11	363,000	97	535	283	-23.3%	288	334,700	312,000	3.7%	1	1,650,000	23	199,200	0	N/A
44	N Salmon Creek	200	20	19	15	-31.8%	8	333,000	112	547	246	2.9%	249	341,200	304,000	-1.9%	0	N/A	7	193,500	0	N/A
50	Ridgefield	128	19	21	3	-78.6%	6	409,100	212	344	119	2.6%	127	359,700	343,000	6.3%	2	600,000	16	142,800	2	184,900
51	W of I-5 County	35	4	2	5	400.0%	1	579,500	11	81	25	-30.6%	19	463,700	435,000	-13.4%	0	N/A	8	319,400	0	N/A
52	NW E of I-5 County	83	12	6	7	N/A	6	475,700	85	172	59	-11.9%	55	515,200	470,000	23.8%	1	1,200,000	19	214,600	0	N/A
61	Battleground	319	74	36	22	-24.1%	19	235,700	80	892	344	-18.1%	337	299,600	255,000	-0.7%	4	474,300	25	280,600	0	N/A
62	Brush Prairie	254	35	27	18	5.9%	14	374,400	71	662	232	-19.4%	222	410,000	362,500	-0.6%	1	515,000	20	302,700	3	335,700
63	East County	1	1	1	0	N/A	0	N/A	N/A	11	4	0.0%	4	331,100	366,800	-21.4%	0	N/A	2	124,800	0	N/A
64	Central County	22	5	2	1	-80.0%	1	430,000	45	55	22	-29.0%	22	462,100	460,000	-3.3%	0	N/A	2	242,600	0	N/A
65	Mid-Central County	36	8	1	-	-100.0%	1	305,000	78	80	25	-32.4%	26	451,600	449,500	14.8%	0	N/A	15	283,900	0	N/A
66	Yacolt	49	11	10	7	133.3%	4	326,700	75	144	52	-22.4%	46	317,800	269,000	-0.4%	2	237,500	8	181,300	0	N/A
70	La Center	83	13	15	1	-85.7%	4	239,800	86	186	52	-49.5%	54	344,600	322,500	3.4%	2	146,000	6	197,700	0	N/A
71	N Central	30	4	7	1	-85.7%	1	225,000	366	71	14	-53.3%	15	322,600	285,000	6.5%	0	N/A	9	210,000	0	N/A
72	NE Corner	6	3	5	1	-50.0%	0	N/A	N/A	24	7	-58.8%	6	315,800	317,500	12.1%	0	N/A	6	170,800	0	N/A
	Clark County Total	4,336	857	649	363	-28.3%	394	299,900	88	13,768	5,885	-16.6%	5,775	306,300	262,300	2.2%	49	412,300	436	222,000	89	345,200
80	Woodland City	100	37	8	3	-57.1%	3	203,300	59	204	76	13.4%	66	286,700	276,500	3.6%	2	167,500	6	89,300	1	246,900
81	Woodland Area	55	6	12	3	-25.0%	0	N/A	N/A	143	38	-20.8%	40	428,000	377,000	42.3%	1	420,000	27	173,900	0	N/A
82	Cowlitz County	362	61	43	18	-5.3%	26	209,800	87	899	303	-12.4%	292	221,300	197,300	8.5%	7	458,400	53	164,300	18	206,400
	Cowlitz County Total	517	104	63	24	-20.0%	29	209,100	85	1,246	417	-9.5%	398	252,900	220,000	12.8%	10	396,400	86	162,100	19	208,500
87	Pacific County	190	8	30	8	-38.5%	10	215,200	153	383	161	-41.5%	166	211,400	188,000	14.1%	5	286,400	72	78,000	0	N/A



# Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

November 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	November	467	262	241	259,800	225,600	89
	Year-to-Date	7,363	3,874	3,893	265,700	235,000	71
2006	November	458	317	295	249,300	225,000	59
	Year-to-Date	7,215	4,517	4,402	253,800	223,600	52

### November Residential Highlights

When comparing November 2007 with November 2006, new listings have increased 2%. Closed and pending sales have declined 18.3% and 17.4%, respectively. At the month's rate of sales, the 1,996 active residential listings would last 8.3 months.

### Year-to-Date Trends

The period of January-November 2007 compared to January-November 2006 reveals that new listings increased 2.1%. Pending sales decreased 14.2% and closed sales also fell 11.6%.

### Appreciation

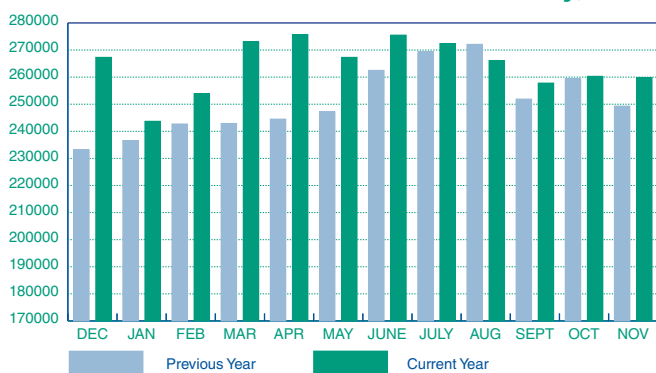
Comparing the 12 months ending with November 2007 to the 12 immediately prior, the average sale price increased 5.3% (\$265,800 v. \$252,500). Using the same formula, the median sale price increased 6.1% (\$234,500 v. \$221,100).

### 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	8.0
October	2.3	4.5	7.2
November	2.5	5.6	8.3
December	2.7	4.9	

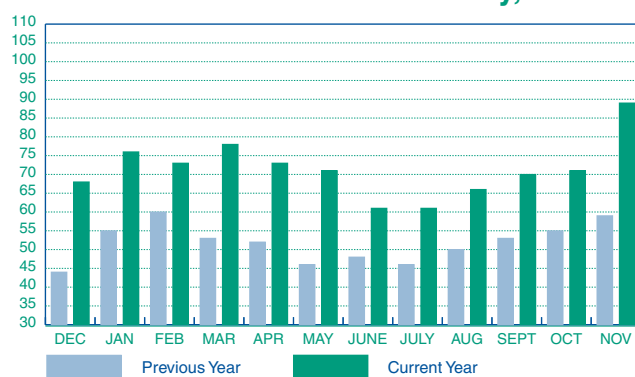
\*August 2005–February 2007 revised due to a recording error.

### 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 • 11/2007

## 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	11	0	0	N/A	0	N/A	N/A	16	7	40.0%	7	76,600	75,000	-38.2%	0	N/A	10	53,400	0	N/A	
226	Florence Green Trees	29	4	1	0.0%	1	49,000	195	48	27	12.5%	26	129,000	120,000	-18.1%	0	N/A	5	119,500	0	N/A	
227	Florence Florentine	24	2	1	0.0%	3	231,700	124	37	21	10.5%	23	254,000	226,000	-10.4%	0	N/A	0	N/A	0	N/A	
228	Florence Town	162	10	11	4	-66.7%	7	251,300	76	286	107	-25.7%	113	269,700	240,000	5.5%	8	464,700	12	144,900	3	313,000
229	Florence Beach	43	4	5	2	100.0%	5	241,400	173	98	59	78.8%	60	299,000	280,300	-4.9%	0	N/A	9	125,200	0	N/A
230	Florence North	53	3	12	1	-66.7%	0	N/A	N/A	84	17	-51.4%	16	367,500	273,500	-6.8%	1	30,000	15	136,600	0	N/A
231	Florence South/ Dunes City	60	4	7	3	0.0%	2	230,200	59	96	29	11.5%	24	535,200	288,500	29.6%	0	N/A	10	193,900	0	N/A
238	Florence East/ Mapleton	41	4	6	0	-100.0%	0	N/A	N/A	60	17	21.4%	19	257,500	206,500	-5.8%	2	171,500	4	105,300	1	187,000
	<b>Florence Total</b>	<b>423</b>	<b>31</b>	<b>43</b>	<b>12</b>	<b>-47.8%</b>	<b>18</b>	<b>231,700</b>	<b>116</b>	<b>725</b>	<b>284</b>	<b>-5.3%</b>	<b>288</b>	<b>283,900</b>	<b>239,500</b>	<b>-2.5%</b>	<b>11</b>	<b>371,900</b>	<b>65</b>	<b>129,300</b>	<b>4</b>	<b>281,500</b>
232	Hayden Bridge	44	11	10	6	0.0%	4	248,000	63	195	115	0.9%	116	237,400	221,500	-4.1%	0	N/A	1	85,000	5	305,800
233	McKenzie Valley	62	12	13	4	-42.9%	4	448,000	152	179	57	-41.2%	60	441,800	405,000	20.1%	1	603,000	8	363,500	0	N/A
234	Pleasant Hill/Oak	88	13	10	6	-25.0%	3	159,800	42	264	124	-28.7%	118	238,000	183,500	8.4%	6	271,000	36	109,000	6	153,600
235	Cottage Grove/ Creswell/Dorena	259	48	52	24	9.1%	19	215,300	171	742	307	-27.9%	304	226,900	210,000	2.1%	5	169,700	46	158,500	4	220,800
236	Veneta/Elmira	103	20	13	15	-34.8%	20	214,400	90	372	193	-28.5%	203	254,700	229,500	3.9%	2	132,000	11	336,500	1	215,000
237	Junction City	107	36	19	13	18.2%	9	307,400	56	339	168	7.0%	162	286,100	248,500	21.0%	3	245,500	12	185,900	5	279,000
239	Thurston	127	24	23	16	-36.0%	10	201,600	93	509	252	-28.0%	266	229,800	216,700	10.5%	1	275,000	20	128,900	13	314,700
240	Coburg I-5	42	12	7	5	400.0%	3	228,200	83	114	50	4.2%	48	256,400	214,000	-18.2%	4	276,300	5	213,400	3	283,000
241	N Gilham	72	24	5	7	-56.3%	7	357,400	72	253	153	15.0%	155	338,300	302,000	13.3%	0	N/A	3	116,700	2	341,800
242	Ferry Street Bridge	134	41	26	19	-9.5%	13	283,400	133	506	305	-4.7%	306	307,900	277,500	3.9%	1	165,000	8	511,300	5	308,800
243	E Eugene	101	19	28	15	-44.4%	24	312,000	63	501	297	-8.9%	300	342,500	295,000	2.6%	6	330,300	14	288,400	11	340,500
244	SW Eugene	238	56	57	38	18.8%	43	330,400	76	890	480	2.8%	464	326,600	282,500	-1.5%	1	299,000	36	205,700	10	429,300
245	W Eugene	66	17	10	10	-64.3%	7	241,900	58	259	165	-1.2%	185	217,400	202,000	-10.4%	6	400,800	5	181,800	14	311,600
246	Danebo	184	41	33	28	-3.4%	24	202,000	84	756	412	-17.9%	410	209,100	212,000	7.5%	6	546,700	2	51,000	15	261,600
247	River Road	35	13	11	8	14.3%	9	185,700	71	210	122	-19.2%	123	227,300	214,000	7.2%	0	N/A	7	117,600	2	283,500
248	Santa Clara	181	45	43	20	25.0%	22	259,800	99	631	311	-10.1%	309	276,600	255,000	1.3%	1	17,400	4	187,600	5	251,000
249	Springfield	134	34	31	23	-32.4%	17	157,500	71	583	328	-18.8%	332	181,600	173,200	2.7%	7	281,200	8	150,500	23	936,000
250	Mohawk Valley	19	1	3	5	150.0%	3	339,000	110	60	35	-31.4%	32	354,300	341,000	3.0%	1	549,900	11	257,700	0	N/A



# Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

November 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	November	152	90	82	206,400	182,300	123
	Year-to-Date	2,603	1,115	1,081	214,100	185,000	108
2006	November	170	98	89	210,600	175,000	99
	Year-to-Date	2,722	1,343	1,346	209,000	180,000	84

### November Residential Highlights

New listings dropped 10.6% when compared with November 2006. Closed sales also dropped 7.9% and pending sales saw a decrease of 8.2%. However, inventory also decreased. At November's rate of sales the 1,134 active residential listings at month's end would last approximately 13.8 months.

### Year-to-Date Trends

When comparing January-November 2007 to the same period in 2006, closed and pending sales decreased 19.7% and 17%, respectively. New listings have also dropped 4.4%.

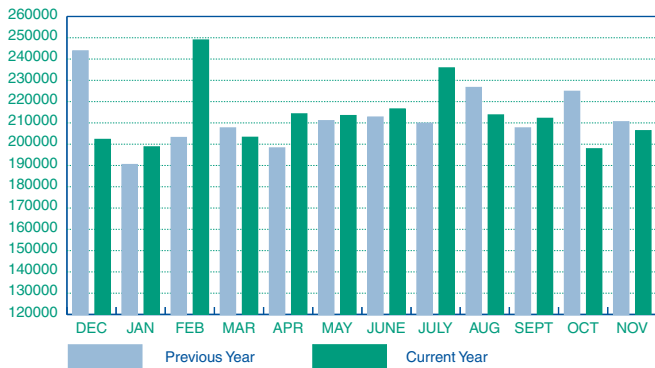
### Appreciation

A comparison of the 12 months ending with November 2007 to the 12 immediately prior shows that the average sale price increased 1.1% (\$213,500 v. \$211,200). The same formula also reveals that the median sale price increased 2.8% (\$185,000 v. \$180,000).

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

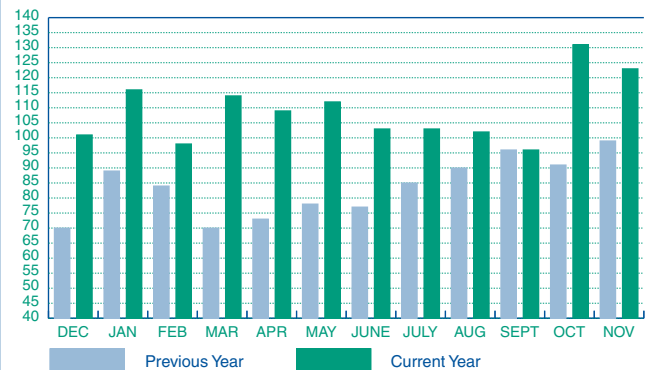
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	11.0
July	3.0	7.8	12.7
August	3.5	8.5	9.9
September	3.5	8.7	14.9
October	4.6	8.7	15.3
November	4.7	11.1	13.8
December	5.5	11.9	

### 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



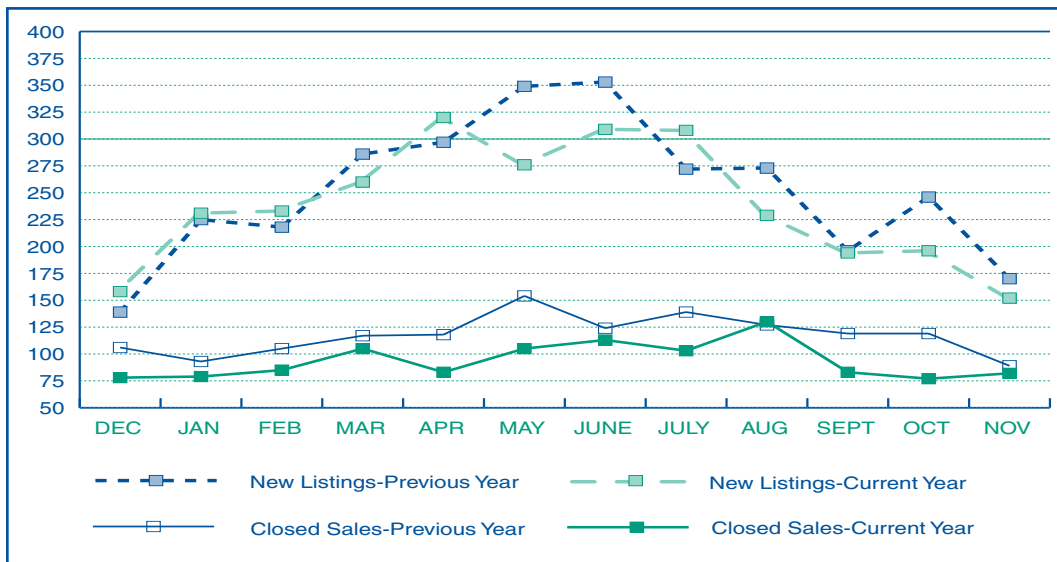
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

# Market Action

# AREA REPORT • 11/2007

## 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	134	18	11	5	-54.5%	8	219,700	107	311	146	-13.6%	150	226,700	199,500	17.0%	7	275,900	24	141,900	2	257,500
252 NW Roseburg	88	15	10	5	-16.7%	7	264,900	148	212	98	-16.9%	100	317,500	292,500	-0.2%	4	1,132,000	22	142,800	1	245,000
253 SE Roseburg	66	5	7	6	-14.3%	4	117,400	174	166	86	-13.1%	80	175,200	154,500	-4.1%	6	167,500	4	83,800	5	177,600
254 SW Roseburg	81	13	8	8	-33.3%	12	244,000	108	201	97	-15.7%	95	249,500	209,300	-0.3%	3	240,300	10	239,200	2	843,700
255 Glide & E of Roseburg	65	8	3	2	-33.3%	4	200,600	128	115	37	-22.9%	36	275,900	257,500	-17.1%	0	N/A	6	171,300	0	N/A
256 Sutherlin/Oakland Area	130	19	20	15	-6.3%	9	174,900	93	323	141	-18.5%	133	208,600	187,500	4.0%	6	372,100	23	177,700	2	225,000
257 Winston & SW of Roseburg	128	17	19	7	16.7%	6	164,100	136	271	106	-25.4%	107	194,900	177,000	-6.8%	1	140,000	15	112,300	5	201,700
258 Myrtle Creek & S/SE of Roseburg	204	22	27	18	12.5%	11	296,600	184	450	162	-16.1%	154	186,100	165,000	1.0%	6	357,300	28	165,000	3	506,700
259 Green District	90	16	8	7	-12.5%	10	174,100	69	249	116	-13.4%	111	175,200	173,000	-8.4%	2	347,500	9	75,200	0	N/A
265 North Douglas County	148	19	22	17	30.8%	11	140,800	120	305	126	-17.1%	115	185,300	157,000	11.8%	8	393,700	17	117,000	4	336,800



### 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

November 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	November	85	40	58	210,900	190,000	143
	Year-to-Date	1,639	651	641	214,200	185,700	109
2006	November	100	41	57	234,700	190,000	102
	Year-to-Date	1,592	743	753	210,800	175,000	91

### November Residential Highlights

Comparing November 2007 with the same time a year ago, new listings fell 15%. Pending sales were down a slight 2.4%. However, closed sales grew 1.8%.

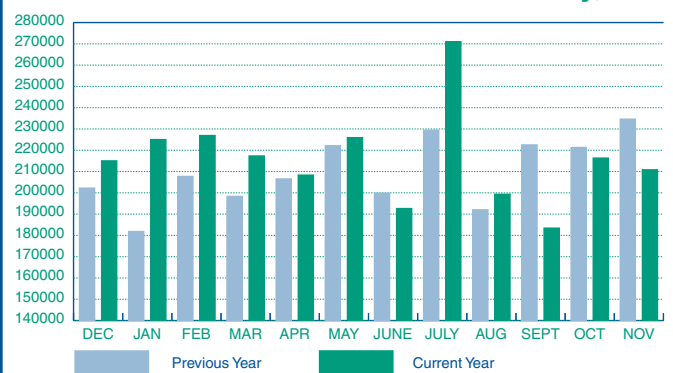
### Year-to-Date Trends

Comparing January-November 2007 with the same period in 2006, new listings increased 3%. Closed sales fell 14.9%, while pending sales dropped 12.4%.

### Appreciation

The average sale price for the 12 months ending in November 2007 rose 2.1% (\$214,400 v. \$210,000) compared to the previous 12 months. Median sale price also increased 6.0% (\$185,600 v. \$175,000).

### AVERAGE SALE PRICE - Coos County, OR



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

## AREA REPORT • 11/2007 • 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	190	14	9	7	75.0%	5	206,000	229	253	64	-20.0%	67	282,600	250,000	-13.2%	5	490,700	25	244,800	0	N/A
97414 Broadbent	0	0	0	0	N/A	1	399,000	7	2	3	200.0%	2	392,000	392,000	298.0%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	273	33	41	11	-45.0%	22	212,700	119	631	282	-10.2%	273	197,500	176,400	2.1%	15	678,000	32	67,200	9	244,400
97423 Coquille	85	5	9	3	200.0%	5	264,700	192	208	83	16.9%	83	196,500	174,000	10.2%	6	228,300	6	93,300	1	335,500
97449 Lakeside	26	4	4	1	N/A	6	234,600	160	75	35	0.0%	39	215,800	185,000	8.0%	1	450,000	14	99,000	0	N/A
97458 Myrtle Point	51	7	8	4	-33.3%	6	159,000	150	111	41	-21.2%	46	191,300	178,300	9.4%	3	136,700	8	100,100	0	N/A
97459 North Bend	137	22	22	12	33.3%	13	187,500	130	338	134	-23.0%	125	232,800	201,500	1.7%	5	322,800	17	103,500	5	304,900
97466 Powers	11	0	0	2	100.0%	0	N/A	N/A	21	9	-43.8%	6	168,300	169,500	98.2%	0	N/A	6	79,100	0	N/A



# Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

November 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	November	37	24	26	332,100	296,000	186
	Year-to-Date	786	297	287	305,900	269,000	163
2006	November	36	18	34	307,800	268,800	150
	Year-to-Date	857	301	306	311,000	275,000	118

### November Residential Highlights

When comparing November 2007 to November 2006, accepted offers increased 33.3%. New listings also increased 2.8%. However, closed sales decreased 23.5%.

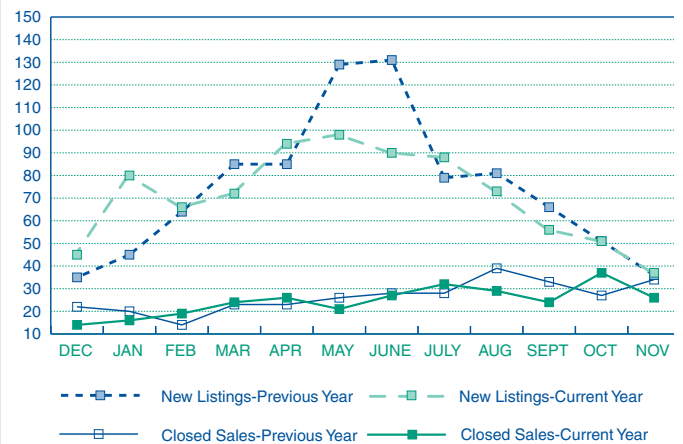
### Year-to-Date Trends

Comparing January-November 2007 with the same period in 2006, new listings decreased 8.3%. Similarly, closed sales fell 6.2% and pending sales dropped 1.3%.

### Appreciation

Comparing the 12 months ending with November 2007 to the 12 immediately prior, average sale price fell 4.2% (\$304,700 v. \$317,900). Using the same formula reveals that the median sale price also decreased by 2.5% (\$269,000 v. \$276,000).

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



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

## AREA REPORT • 11/2007 • 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	150	19	28	14	7.7%	13	403,900	205	288	121	-8.3%	114	345,300	295,800	3.5%	5	498,300	16	431,900	6	286,300
271 Harbor, Winchuck, SB Chetco	96	9	7	2	-60.0%	6	240,300	198	170	68	-2.9%	66	263,500	226,300	14.1%	0	N/A	6	200,700	1	270,000
272 Carpenterville, Cape Ferrello, Whaleshead	34	2	6	1	N/A	1	480,000	107	63	18	-33.3%	17	310,800	345,000	-19.1%	0	N/A	3	105,000	0	N/A
273 Gold Beach	129	4	13	5	N/A	5	196,400	72	176	61	8.9%	60	294,900	262,500	-15.7%	4	651,300	15	244,700	0	N/A
274 Port Orford, Langlois	58	3	5	2	N/A	1	480,000	508	89	29	81.3%	30	268,800	240,300	-31.7%	4	199,000	12	236,200	0	N/A



# Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

November 2007 Reporting Period

## Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	November	88	51	50	234,600	203,750	99
	Year-to-Date	1,690	802	791	263,400	227,000	109
2006	November	116	53	71	300,100	262,500	102
	Year-to-Date	1,646	954	936	249,800	200,000	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.

### November Residential Highlights

A look at November 2007 compared with the same month in 2006 shows that new listings fell 24.1%. Additionally, closed sales decreased 29.6% and pending sales dropped 3.8%.

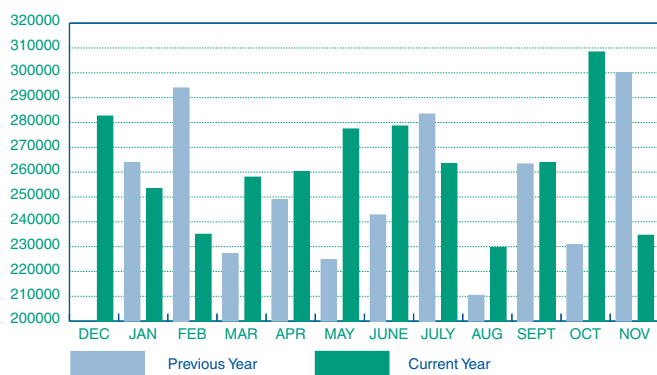
### Year-to-Date Trends

When comparing January-November 2007 with the same period in 2006, new listings grew 2.7%. On the other hand, pending sales and closed sales have decreased 15.9% and 15.5%, respectively.

### Appreciation

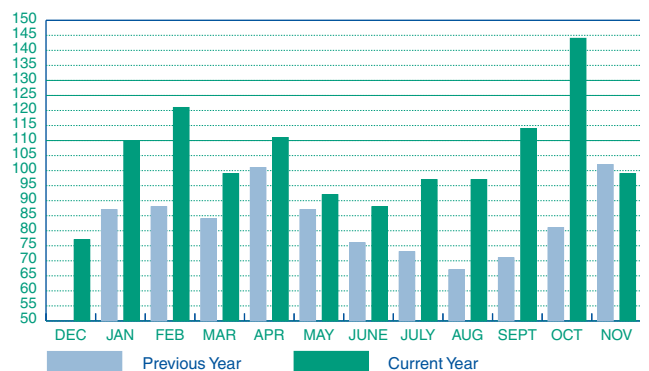
Comparing the 12 months ending with November 2007 to the 12 immediately prior, average sale price appreciated 6.2% (\$264,400 v. \$249,000). Using the same formula reveals that the median sale price also increased by 12.5% (\$225,000 v. \$200,000).

### 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 • 11/2007 • Mid-Columbia

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date				
	Active Listings	New Listings	Expired/ Cancelled 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	
100	White Salmon/Bingen	42	5	8	7	600.0%	4	311,800	86	131	63	14.5%	57	328,900	279,000	11.3%	3	460,000	18	239,600	1	350,000
101	Snowden	11	0	3	0	-100.0%	1	235,000	42	14	5	-54.5%	7	461,100	385,000	13.6%	0	N/A	0	N/A	0	N/A
102	Trout Lake/Glenwood	13	1	2	1	N/A	0	N/A	N/A	18	10	42.9%	8	544,000	277,000	9.5%	2	759,500	12	166,900	0	N/A
103	Husum/BZ Corner	11	0	2	0	-100.0%	1	459,000	114	15	6	-40.0%	5	309,000	247,000	18.7%	0	N/A	5	186,300	0	N/A
104	Lyle	19	2	2	2	100.0%	2	369,800	195	34	13	-35.0%	12	401,300	259,000	54.7%	1	300,000	17	112,400	0	N/A
105	Dallesport/Murdock	19	3	1	2	N/A	3	117,200	74	28	15	7.1%	17	178,700	172,500	2.9%	1	285,000	7	164,600	1	190,000
106	Appleton/Timber Valley	4	1	0	0	-100.0%	0	N/A	N/A	5	2	-80.0%	2	175,000	175,000	32.3%	0	N/A	1	65,000	0	N/A
107	Centerville/High Prairie	2	0	0	1	N/A	1	146,300	341	6	6	20.0%	5	175,600	162,700	-11.5%	0	N/A	5	239,700	0	N/A
108	Goldendale	56	8	5	3	0.0%	5	119,600	62	144	79	-25.5%	76	164,800	119,500	33.6%	4	168,800	96	73,300	1	140,000
109	Bickleton/East County	5	0	0	1	N/A	1	21,500	5	11	6	0.0%	6	72,000	77,800	-7.3%	0	N/A	2	40,400	0	N/A
110	Klickitat	3	0	0	0	N/A	2	91,000	60	13	8	100.0%	8	167,800	119,000	36.2%	0	N/A	1	50,000	0	N/A
	<b>Klickitat County Total</b>	<b>185</b>	<b>20</b>	<b>23</b>	<b>17</b>	<b>70.0%</b>	<b>20</b>	<b>199,000</b>	<b>94</b>	<b>419</b>	<b>213</b>	<b>-14.1%</b>	<b>203</b>	<b>252,500</b>	<b>190,000</b>	<b>20.2%</b>	<b>11</b>	<b>378,100</b>	<b>164</b>	<b>114,300</b>	<b>3</b>	<b>226,700</b>
111	Skamania	4	0	1	0	N/A	0	N/A	N/A	13	3	-25.0%	3	171,700	135,000	-28.5%	0	N/A	2	222,500	0	N/A
112	North Bonneville	22	0	3	0	-100.0%	0	N/A	N/A	58	12	9.1%	10	253,100	245,200	1.6%	0	N/A	3	43,300	0	N/A
113	Stevenson	21	5	3	4	0.0%	0	N/A	N/A	49	18	-37.9%	17	291,600	291,000	-19.8%	1	475,000	3	220,000	0	N/A
114	Carson	16	2	6	3	200.0%	1	61,000	18	45	23	35.3%	20	185,400	207,500	-14.0%	0	N/A	8	125,800	0	N/A
115	Home Valley	1	0	1	0	N/A	0	N/A	N/A	3	2	0.0%	2	292,000	292,000	-1.8%	0	N/A	0	N/A	0	N/A
116	Cook, Underwood, Mill A. Willard	13	1	0	0	N/A	0	N/A	N/A	19	6	-40.0%	7	459,300	425,000	68.1%	0	N/A	6	442,700	0	N/A
117	Unincorporated North	14	2	3	0	N/A	2	113,000	125	26	10	0.0%	9	144,300	145,000	-1.1%	0	N/A	11	132,400	0	N/A
	<b>Skamania County Total</b>	<b>91</b>	<b>10</b>	<b>17</b>	<b>7</b>	<b>16.7%</b>	<b>3</b>	<b>95,700</b>	<b>89</b>	<b>213</b>	<b>74</b>	<b>-10.8%</b>	<b>68</b>	<b>247,200</b>	<b>227,500</b>	<b>-7.9%</b>	<b>1</b>	<b>475,000</b>	<b>33</b>	<b>192,500</b>	<b>0</b>	<b>N/A</b>
351	The Dalles	172	33	24	12	-20.0%	8	204,500	79	426	211	-23.0%	209	200,800	186,000	8.4%	4	308,600	15	83,600	7	336,900
352	Dufur	1	0	0	1	-50.0%	1	223,000	78	11	13	116.7%	14	174,700	145,200	-19.2%	0	N/A	3	126,600	0	N/A
353	Tygh Valley	2	0	0	1	N/A	0	N/A	N/A	7	8	166.7%	7	139,000	93,500	47.6%	1	225,000	0	N/A	0	N/A
354	Wamic/Pine Hollow	19	0	2	0	-100.0%	1	191,000	353	37	20	-20.0%	23	161,300	150,000	-14.7%	0	N/A	0	N/A	0	N/A
355	Maupin/Pine Grove	7	2	1	0	-100.0%	0	N/A	N/A	22	7	-30.0%	10	219,700	196,000	30.7%	0	N/A	14	71,600	0	N/A
356	Rowena	1	0	0	0	N/A	0	N/A	N/A	3	2	N/A	2	1,275,000	1,275,000	N/A	0	N/A	0	N/A	0	N/A
357	Mosier	23	1	5	0	-100.0%	0	N/A	N/A	47	20	100.0%	19	299,100	240,000	-44.1%	0	N/A	5	284,800	0	N/A
	<b>Wasco County Total</b>	<b>225</b>	<b>36</b>	<b>32</b>	<b>14</b>	<b>-33.3%</b>	<b>10</b>	<b>205,000</b>	<b>107</b>	<b>553</b>	<b>281</b>	<b>-14.3%</b>	<b>284</b>	<b>209,600</b>	<b>186,000</b>	<b>6.6%</b>	<b>5</b>	<b>291,900</b>	<b>37</b>	<b>109,700</b>	<b>7</b>	<b>336,900</b>
361	Cascade Locks	41	6	4	2	100.0%	0	N/A	N/A	68	13	-40.9%	10	246,100	259,000	17.2%	1	385,000	4	142,900	0	N/A
362	Hood River City	89	11	18	8	-11.1%	12	274,200	102	256	134	-10.7%	138	321,800	294,800	-1.0%	3	343,300	12	273,800	4	359,000
363	Hood River-Westside	28	1	3	3	0.0%	2	542,500	66	66	38	-7.3%	38	487,400	405,000	-2.9%	0	N/A	9	327,500	0	N/A
364	Hood River-Eastside	7	0	1	0	-100.0%	0	N/A	N/A	13	3	-70.0%	2	647,500	647,500	-9.9%	1	575,000	1	259,000	0	N/A
365	Odell	14	0	2	0	-100.0%	1	323,800	90	39	18	-18.2%	19	241,000	239,000	-19.0%	2	445,000	1	104,000	0	N/A
366	Parkdale/Mt. Hood	14	2	0	0	N/A	1	585,000	198	42	20	-37.5%	21	415,500	359,000	32.1%	1	615,000	3	530,700	0	N/A
	<b>Hood River Co. Total</b>	<b>193</b>	<b>20</b>	<b>28</b>	<b>13</b>	<b>-18.8%</b>	<b>16</b>	<b>330,300</b>	<b>102</b>	<b>484</b>	<b>226</b>	<b>-18.4%</b>	<b>228</b>	<b>350,800</b>	<b>303,500</b>	<b>-1.1%</b>	<b>8</b>	<b>436,900</b>	<b>30</b>	<b>292,000</b>	<b>4</b>	<b>359,000</b>
370	Sherman County	12	2	1	0	N/A	1	131,000	81	21	8	-55.6%	8	100,900	107,500	11.0%	1	60,000	3	41,700	0	N/A



# Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

November 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	November	52	24	31	130,300	126,000	79
	Year-to-Date	716	451	468	136,700	131,000	113
2007	October	52	33	47	151,200	138,300	99
	Year-to-Date	664	422	435	137,200	131,900	116

## Month-to-Month Residential Highlights

When comparing November 2007 to October 2007 it reveals that closed sales decreased 34%. On the other hand, pending sales dropped off by 27.3%. The number of new listings was exactly the same.

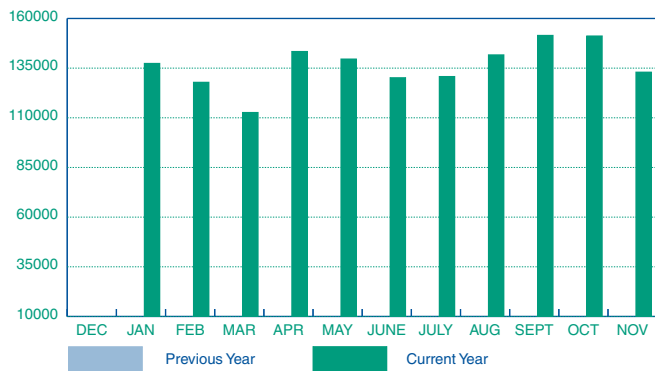
November's average days on market fell to 79 days compared to 99 days in October. At November's rate of sales, the 257 active residential listings at month's end would last approximately 8.3 months.

## Columbia Basin Residential Highlights

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

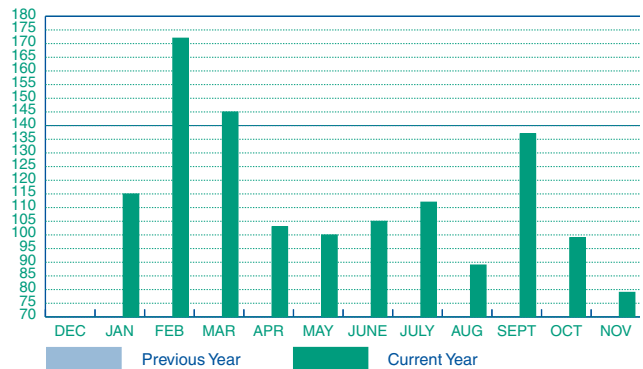
We began tracking data for these areas in January 2007. In January 2008, we will include appreciation and percentage changes for all categories, as the comparable data will then be available.

### 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



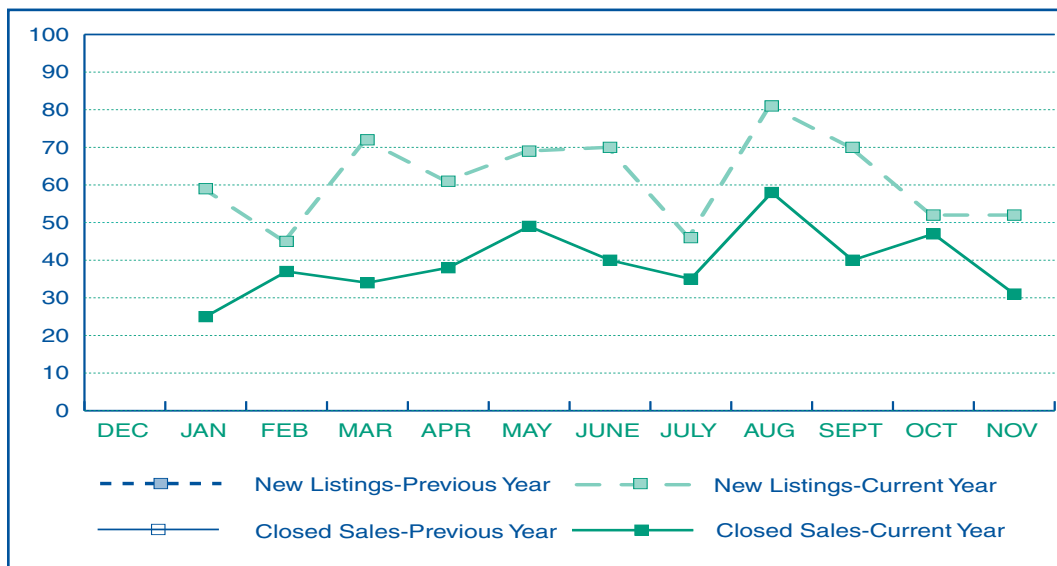
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

# AREA REPORT • 11/2007 • 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/ 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	
380	Arlington/North	14	2	2	2	N/A	1	147,500	284	17	4	N/A	5	132,500	140,000	N/A	2	132,500	5	16,500	1	167,000
381	Condon/South	16	0	0	2	N/A	1	78,500	114	23	8	N/A	7	67,100	47,000	N/A	2	128,000	0	N/A	0	N/A
	<b>Gilliam Co. Total</b>	<b>30</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>N/A</b>	<b>2</b>	<b>113,000</b>	<b>199</b>	<b>40</b>	<b>12</b>	<b>N/A</b>	<b>12</b>	<b>94,400</b>	<b>98,500</b>	<b>N/A</b>	<b>4</b>	<b>130,300</b>	<b>5</b>	<b>16,500</b>	<b>1</b>	<b>167,000</b>

420	Boardman/Northeast	10	1	1	0	N/A	2	109,400	62	36	33	N/A	33	122,500	115,000	N/A	2	173,500	5	50,600	0	N/A
421	Irrigon	29	3	3	3	N/A	2	64,500	111	57	35	N/A	31	108,000	87,000	N/A	0	N/A	3	16,700	0	N/A
422	Ione	0	0	1	0	N/A	0	N/A	N/A	4	3	N/A	3	360,000	405,000	N/A	0	N/A	0	N/A	0	N/A
423	Lexington	0	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	8	0	2	0	N/A	0	N/A	N/A	23	8	N/A	6	105,600	105,500	N/A	0	N/A	0	N/A	1	96,500
	<b>Morrow Co. Total</b>	<b>47</b>	<b>4</b>	<b>7</b>	<b>3</b>	<b>N/A</b>	<b>4</b>	<b>87,000</b>	<b>87</b>	<b>123</b>	<b>79</b>	<b>N/A</b>	<b>73</b>	<b>124,700</b>	<b>110,800</b>	<b>N/A</b>	<b>2</b>	<b>173,500</b>	<b>8</b>	<b>37,900</b>	<b>1</b>	<b>96,500</b>

430	Umatilla	28	11	4	4	N/A	6	94,200	94	89	63	N/A	64	99,200	97,500	N/A	1	759,500	8	20,900	2	242,500
431	Hermiston	127	25	19	12	N/A	16	160,800	60	403	264	N/A	284	151,400	148,000	N/A	7	152,500	19	96,400	14	161,400
432	Stanfield	8	4	3	1	N/A	1	175,000	21	24	16	N/A	17	115,300	118,400	N/A	0	N/A	1	16,000	0	N/A
433	Echo	6	3	2	0	N/A	1	91,000	140	13	9	N/A	10	150,900	119,500	N/A	0	N/A	0	N/A	0	N/A
435	Pendleton City Limits	11	2	1	0	N/A	0	N/A	N/A	14	5	N/A	5	80,400	78,000	N/A	0	N/A	0	N/A	0	N/A
436	Pendleton/Other	0	1	0	0	N/A	1	62,500	133	10	3	N/A	3	170,500	79,000	N/A	0	N/A	1	122,000	0	N/A
	<b>Umatilla Co. Total</b>	<b>180</b>	<b>46</b>	<b>29</b>	<b>17</b>	<b>N/A</b>	<b>25</b>	<b>138,700</b>	<b>68</b>	<b>553</b>	<b>360</b>	<b>N/A</b>	<b>383</b>	<b>140,300</b>	<b>138,300</b>	<b>N/A</b>	<b>8</b>	<b>228,400</b>	<b>29</b>	<b>73,700</b>	<b>16</b>	<b>171,500</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

November 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	November	28	18	17	151,600	120,000	60
	Year-to-Date	458	264	262	155,400	127,000	47
2007	October	24	21	21	121,400	119,000	45
	Year-to-Date	429	245	245	155,500	127,300	47

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	November	16	10	10	165,500	124,000	64
	Year-to-Date	325	205	203	143,600	115,000	64
2007	October	25	18	18	117,400	102,500	64
	Year-to-Date	309	195	193	142,500	115,000	64

### Union Co: Residential Highlights

At the request of the Union County Board of REALTORS®, Union County areas have been combined into one area (Area 440). For Market Action, Union County is now separated by Zip code.

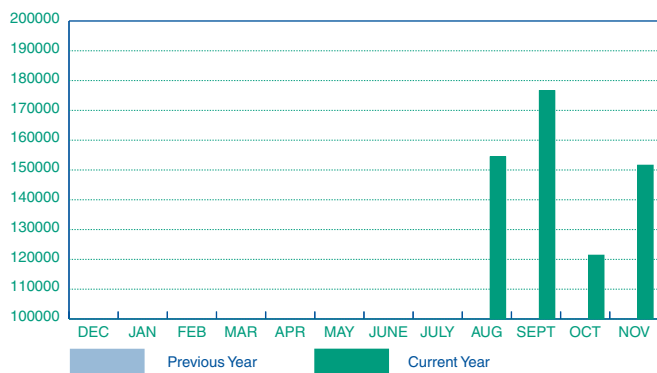
Compared to October, new listings grew 16.7% while pending and closed sales dropped 14.3% and 19% in November.

### Baker Co: Month-to-Month Highlights

A comparison of November to October shows that pending sales decreased 44.4% and closed sales also declined 44.4% as well. Further, new listings dropped 36%.

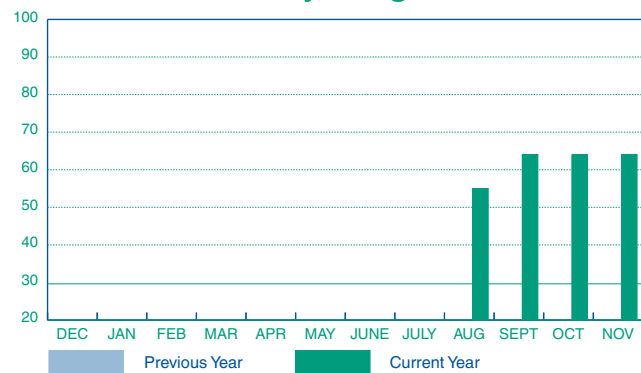
At the month's rate of sales, the 105 active residential listings would last approximately 10.5 months.

### 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



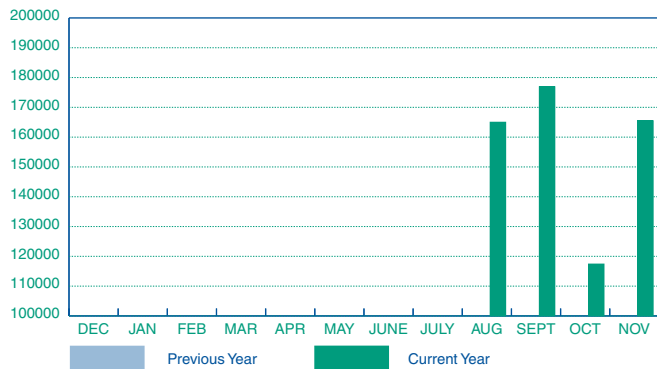
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

# AREA REPORT • 11/2007 • 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. 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
97824 Cove	12	4	0	2	N/A	3	358,000	96	31	15	N/A	16	256,900	195,000	N/A	0	N/A	14	89,600	0	N/A
97827 Elgin	13	0	4	3	N/A	1	59,000	71	54	37	N/A	36	148,300	99,000	N/A	3	141,300	8	78,800	0	N/A
97841 Imbler	0	0	0	0	N/A	0	N/A	N/A	6	6	N/A	7	122,800	128,900	N/A	0	N/A	3	60,000	0	N/A
97850 La Grande/Island City	80	17	12	12	N/A	10	126,800	42	297	172	N/A	167	150,800	127,500	N/A	9	198,500	34	96,600	4	198,000
97867 North Powder	4	3	1	0	N/A	0	N/A	N/A	18	5	N/A	4	61,500	71,500	N/A	1	40,000	1	68,000	0	N/A
97876 Summerville	5	1	1	0	N/A	0	N/A	N/A	16	6	N/A	6	295,700	232,300	N/A	0	N/A	2	212,500	0	N/A
97883 Union	12	3	1	1	N/A	3	58,500	81	36	23	N/A	26	122,800	117,800	N/A	5	82,100	3	84,000	1	35,000
Union Co. Total	126	28	19	18	N/A	17	151,600	60	458	264	N/A	262	155,400	127,000	N/A	18	147,800	65	93,800	5	165,400

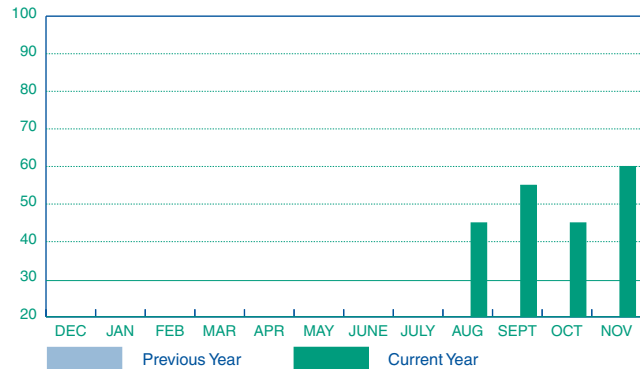
460 Baker City/Keating	79	14	14	9	N/A	10	165,500	64	279	188	N/A	188	141,300	115,000	N/A	4	253,800	35	127,000	4	145,500
461 Haines/Anthony Lk/ Muddy Crk	4	2	0	0	N/A	0	N/A	N/A	11	4	N/A	5	235,000	110,000	N/A	0	N/A	11	64,900	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	8	0	1	1	N/A	0	N/A	N/A	14	6	N/A	4	191,900	208,800	N/A	0	N/A	6	132,400	0	N/A
463 Unity/Hereford	0	0	0	0	N/A	0	N/A	N/A	1	1	N/A	1	108,800	108,800	N/A	1	195,000	0	N/A	0	N/A
464 Huntington/Lime	0	0	0	0	N/A	0	N/A	N/A	1	3	N/A	2	75,500	75,500	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	9	0	0	0	N/A	0	N/A	N/A	11	2	N/A	3	128,300	110,000	N/A	0	N/A	1	55,000	0	N/A
467 Halfway/Cornucopia	5	0	0	0	N/A	0	N/A	N/A	8	1	N/A	0	N/A	N/A	N/A	1	107,000	0	N/A	1	135,000
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	105	16	15	10	N/A	10	165,500	64	325	205	N/A	203	143,600	115,000	N/A	6	219,500	53	113,400	5	143,400

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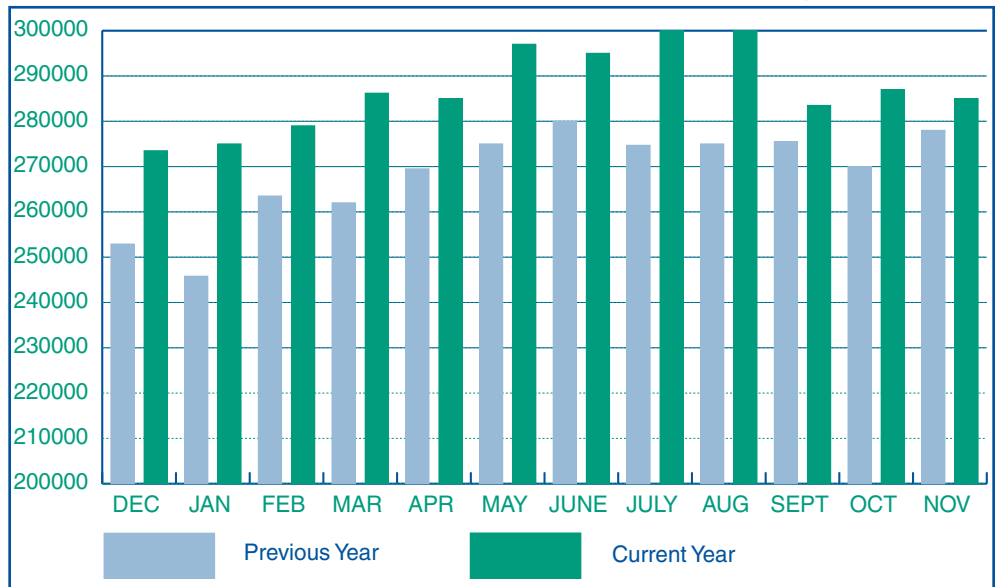
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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.

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MEDIAN SALES PRICE - Metro Portland, Oregon



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