

# MARKET ACTION

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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

December 2007 Reporting Period

### December Residential Highlights

The year 2007 ended with a continued decrease in the number of transactions, but sales prices carried on with a slow, but steady rise.

The number of closed sales was down 29.4% and pending sales also declined 32.5% when comparing December 2007 with December 2006. New listings also dropped for the third straight month, down 3.1%. At the month's rate of sales, the 12,786 active residential listings would last approximately 8.5 months.

Month-over-month, the average sale price increased 8.3% when comparing the month of December 2007 with that of December 2006 and median sale price increased 1.1%.

### 2007 Summary

Comparing market activity in 2007 with that of 2006, the Portland metro area saw an 8.1% increase in new listings. However, pending sales

decreased 15.7% and closed sales dropped 13.1%.

Portland had its third highest total sales volume in residential real estate, at \$9.7 billion, a 6.7% decrease from the \$10.4 billion in 2006. The average sale price increased 6.3% (\$342,900 v. \$322,600) and the median sale price appreciated 7.2% (\$290,000 v. \$270,500).

### Fourth Quarter Summary

Comparing the fourth quarter of 2007 with that of 2006, new listings declined 43.7% (5,924 v. 10,525). Closed sales and pending sales also dropped 24.5% (5,298 v. 7,021) and 26.9% (4,766 v. 6,522), respectively.

### 2007 Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2007	272,900	13%
2006	241,800	14%
2005	212,000	14%
2004	186,600	12%

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### 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	8.5

## Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	December	2,276	1,231	1,496	352,000	276,500	73
	Year-to-Date	59,811	27,664	28,173	342,900	290,000	58
2006	December	2,349	1,825	2,120	324,900	273,500	55
	Year-to-Date	55,322	32,830	32,403	322,600	270,500	43

# AREA REPORT • 12/2007

## Metro Portland & Adjacent Regions, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings <sup>1</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	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	487	147	150	55	-41.5%	64	263,800	55	2,495	1,293	-21.7%	1,330	266,600	253,500	8.4%	16	397,600	38	176,900	49	380,300
142	Northeast Portland	893	193	286	128	-36.6%	153	316,900	60	5,528	2,862	-10.1%	2,917	321,600	283,000	6.4%	45	519,000	58	245,400	98	364,400
143	Southeast Portland	1,332	304	446	162	-34.1%	212	276,600	62	7,609	3,769	-15.4%	3,791	285,500	250,000	7.1%	55	500,600	111	221,900	186	503,700
144	Gresham/ Troutdale	977	158	283	83	-29.1%	96	293,000	89	4,272	1,788	-15.9%	1,774	281,900	259,900	6.3%	19	646,700	91	218,200	57	389,500
145	Milwaukie/ Clackamas	1,083	171	324	78	-26.4%	100	306,800	79	4,827	1,885	-15.0%	1,866	334,200	300,000	-5.4%	15	505,700	94	219,600	22	353,800
146	Oregon City/ Canby	797	115	140	66	-14.3%	51	298,500	79	3,008	1,314	-12.0%	1,300	329,600	303,000	1.2%	12	244,000	96	223,100	20	385,500
147	Lake Oswego/West Linn	762	100	201	71	-5.3%	84	667,000	66	3,370	1,420	-11.3%	1,434	567,900	465,000	7.8%	4	335,800	53	446,300	12	452,300
148	West Portland	1,423	232	486	160	-19.2%	216	525,200	80	6,440	3,058	-18.2%	3,479	468,100	379,700	3.6%	25	565,000	76	324,800	39	678,300
149	Northwest Washington County	531	98	159	49	-31.0%	58	427,200	75	2,587	1,234	-4.1%	1,236	419,400	385,000	5.4%	1	300,000	53	283,800	15	402,300
150	Beaverton/Aloha	1,149	220	406	114	-43.0%	150	249,700	56	6,031	2,745	-19.8%	2,714	286,500	260,000	3.4%	17	297,700	48	384,900	51	514,700
151	Tigard/Wilsonville	1,089	162	250	87	-40.0%	115	372,200	84	5,060	2,234	-17.4%	2,186	374,700	339,900	5.3%	18	493,100	55	871,900	20	480,300
152	Hillsboro/ Forest Grove	873	144	246	72	-47.8%	98	291,800	68	3,980	1,846	-17.4%	1,924	297,900	270,000	5.5%	26	274,300	57	274,300	42	331,100
153	Mt. Hood: Govt. Camp/Wemme	92	17	21	14	75.0%	6	218,900	42	316	142	-34.0%	140	283,600	254,900	2.0%	0	N/A	18	192,700	1	530,000
155	Columbia County	437	72	92	38	-19.1%	41	229,200	105	1,623	830	-11.9%	825	254,000	240,000	11.6%	13	334,200	82	169,800	11	276,600
156	Yamhill County	861	143	132	54	-46.5%	52	284,100	138	2,665	1,244	-20.2%	1,257	281,600	247,500	6.1%	26	310,000	112	248,500	28	256,400
180-200	Marion/ Polk Counties	968	134	244	57	-29.6%	53	222,100	77	3,093	1,265	-6.0%	1,277	250,800	226,400	6.9%	15	572,700	109	130,700	36	270,900
180-200	North Coastal Counties	1,008	116	308	36	44.0%	48	328,000	106	2,583	785	4.9%	759	381,600	310,000	14.4%	18	296,000	199	177,800	19	461,400

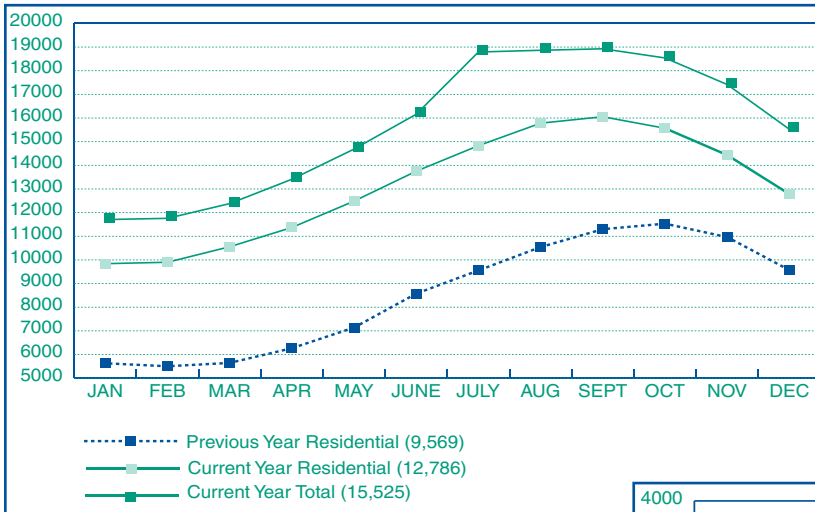
<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

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

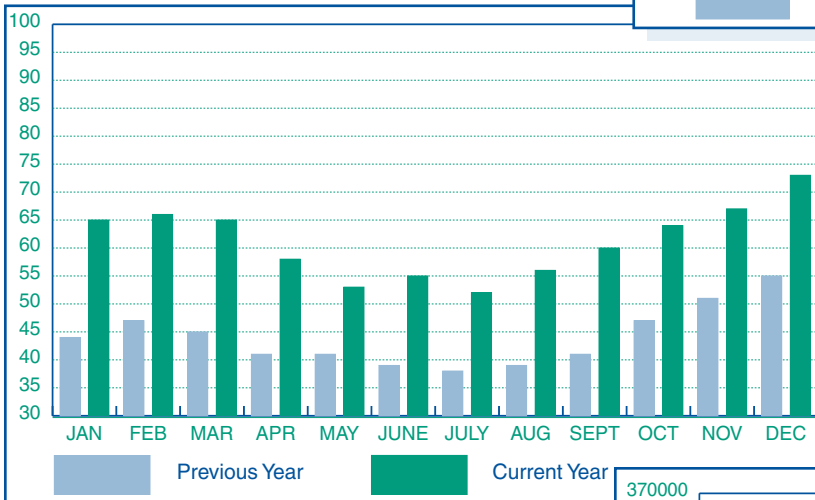
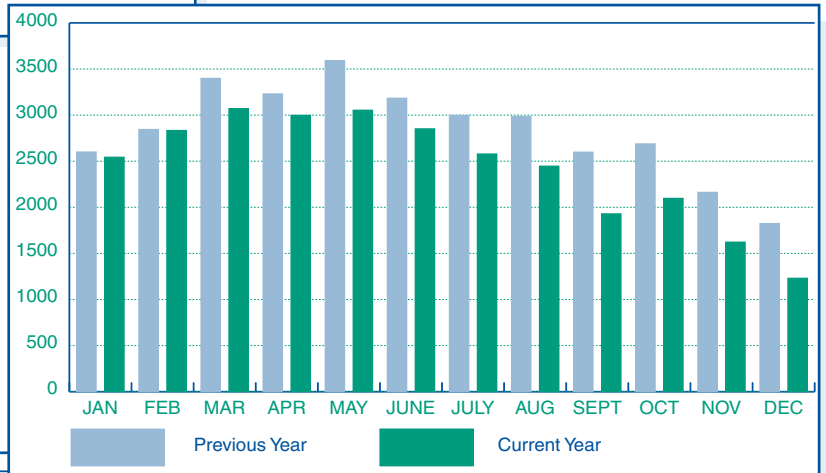
<sup>4</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

# Market Action



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

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

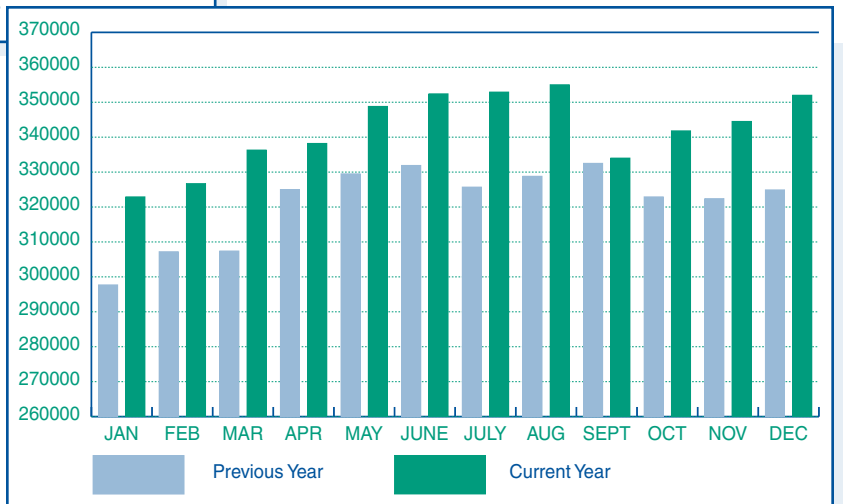


**DAYS ON MARKET**  
**Metro Portland, Oregon**

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.

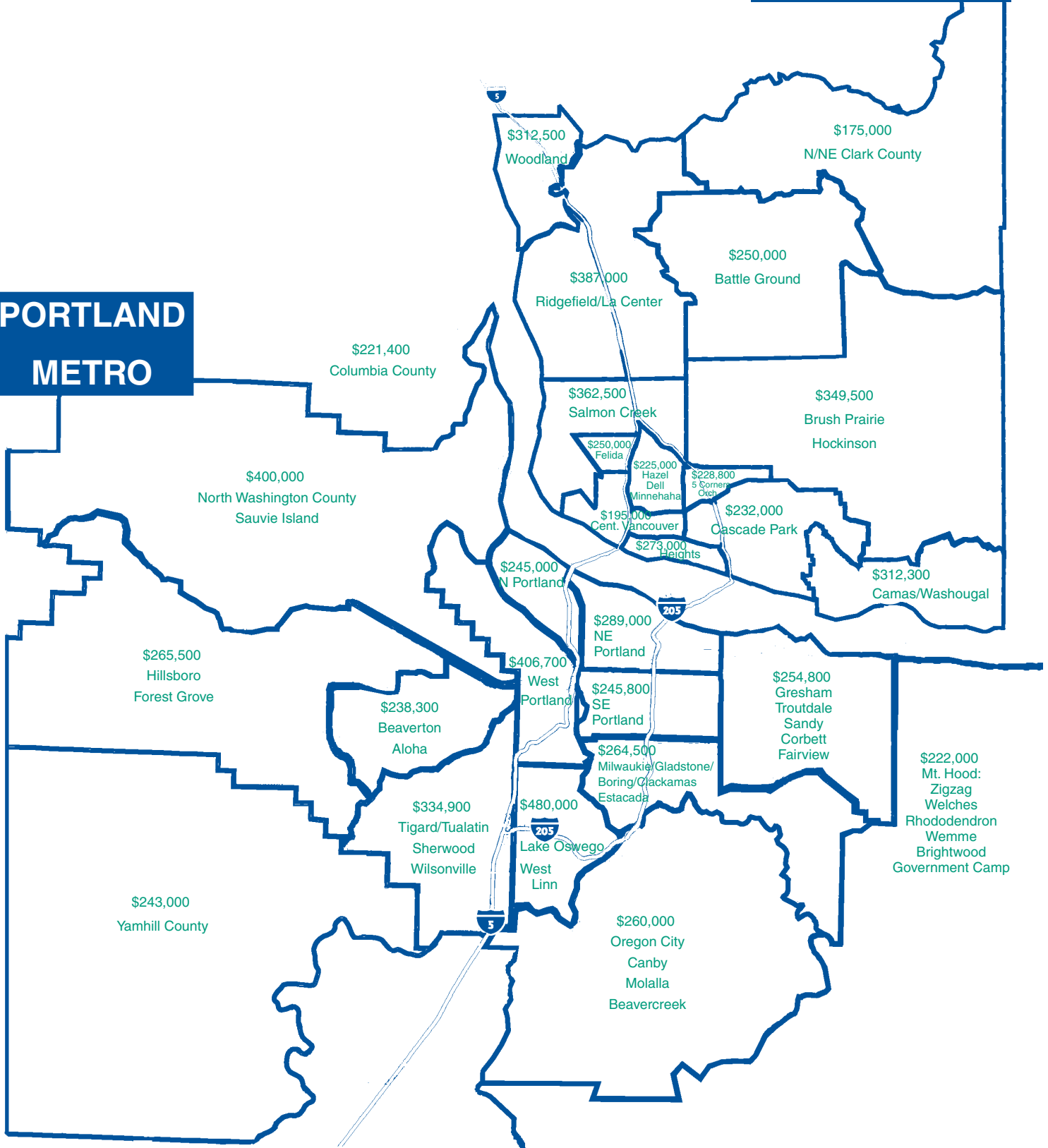


# MEDIAN SALE PRICE

## December 2007

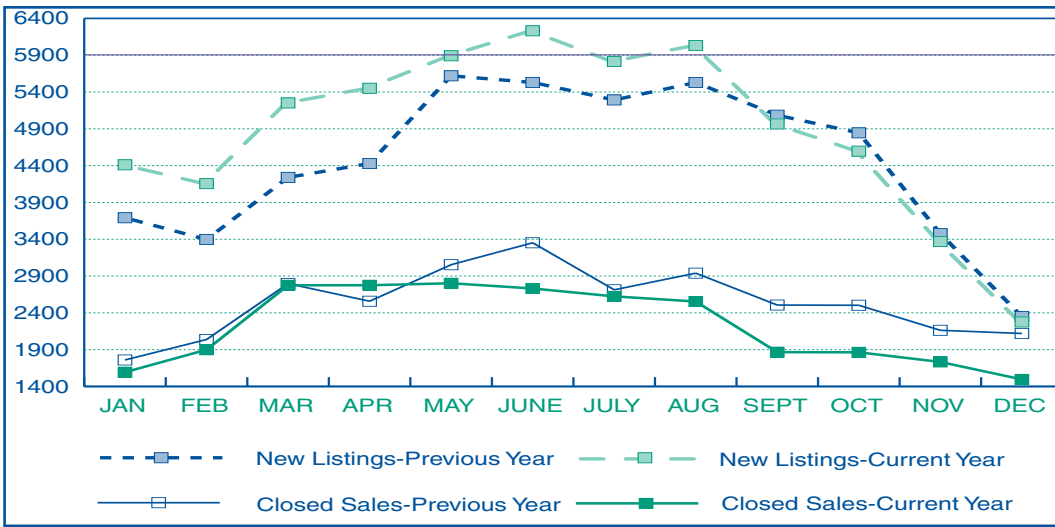
**SW  
WASHINGTON**

**PORTLAND  
METRO**



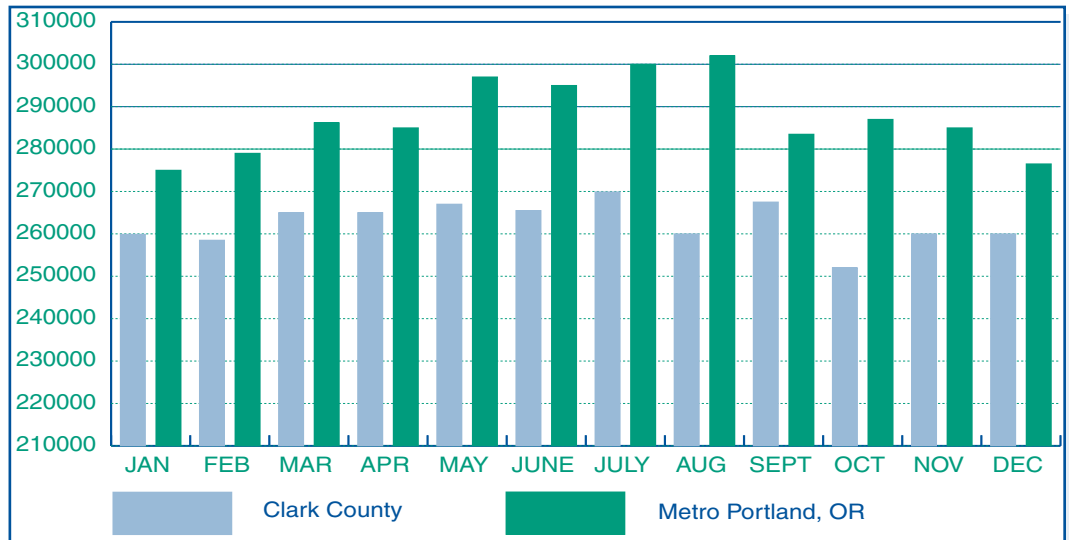
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



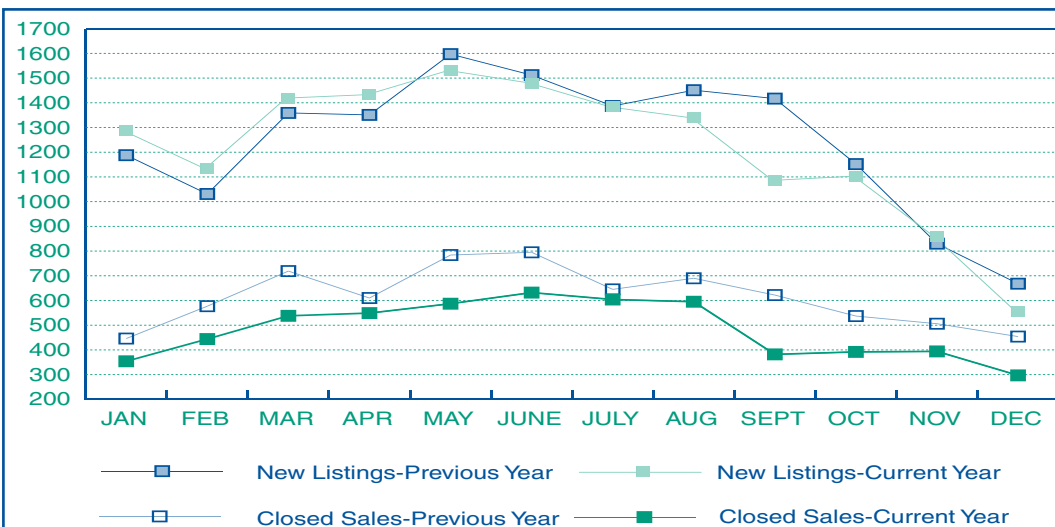
## PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

*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

December 2007 Reporting Period

## Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	December	555	272	297	291,800	260,000	94
	Year-to-Date	14,352	6,127	6,105	305,500	262,300	80
2006	December	727	474	508	299,300	260,000	82
	Year-to-Date	16,039	8,218	8,204	292,900	256,000	61

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.

### December Residential Highlights

Total market activity slowed in Clark County, with the number of new listings down 16.9% when comparing December 2007 with the same time in 2006. Closed sales and pending sales also decreased 34.6% and 37.2%, respectively.

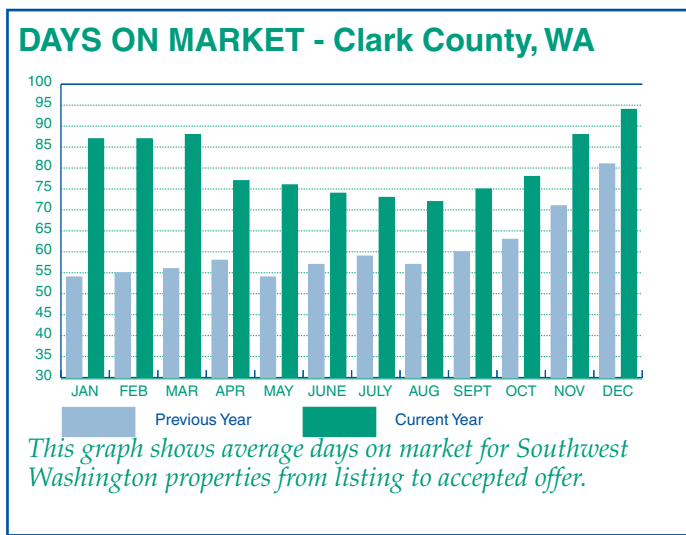
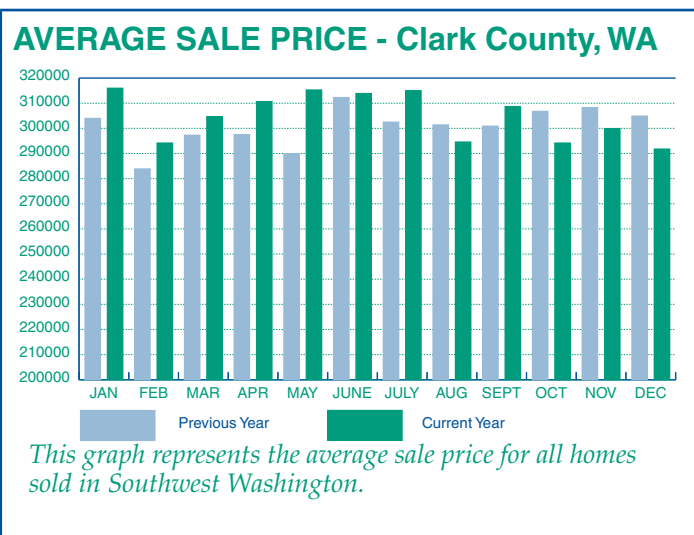
### 2007 Summary

A comparison of 2007 with 2006 shows that there was a 1% decline in new listings. Closed sales fell 18.1%. While pending sales also decreased 17.7%.

On the other hand, the average sale price climbed 1.7% (\$305,500 v. \$300,500) and the median price rose 0.9% (\$262,300 v. \$260,000). Total sales volume for Clark County was \$1.9 billion, down from \$2.3 billion in 2006.

### 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	12.7



# Market Action

# AREA REPORT • 12/2007 • 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	92	14	17	8	-46.7%	12	220,800	41	423	235	15.8%	236	244,300	215,500	8.5%	6	475,600	2	96,100	12	336,600
12	NW Heights	87	13	46	16	14.3%	11	178,300	56	413	206	-32.9%	195	178,700	170,000	-0.8%	4	386,200	5	228,200	15	248,500
13	SW Heights	64	10	10	6	-25.0%	7	449,500	82	227	110	-10.6%	113	415,600	284,300	20.4%	2	180,000	0	N/A	4	533,100
14	Lincoln/Hazel Dell	59	14	20	6	-40.0%	3	193,800	50	234	124	-7.5%	122	247,600	230,000	-0.7%	0	N/A	2	292,800	3	389,700
15	E Hazel Dell	182	19	43	11	-56.0%	19	210,100	102	743	300	-28.1%	298	229,900	235,000	-4.2%	6	394,300	57	138,800	4	374,600
20	NE Heights	113	20	22	6	-33.3%	7	209,700	87	404	195	-15.2%	199	244,700	228,500	0.5%	3	248,700	6	92,300	5	498,000
21	Orchards	240	41	34	24	-25.0%	25	248,400	81	841	350	-25.5%	338	238,200	228,000	-6.8%	3	311,000	12	360,500	2	362,700
22	Evergreen	265	56	78	29	-32.6%	34	220,400	66	1,352	627	-9.7%	606	241,600	226,500	2.8%	3	676,700	15	317,200	9	316,900
23	E Heights	61	20	14	5	-58.3%	10	277,700	129	255	142	-2.7%	144	311,000	214,000	1.9%	0	N/A	3	475,000	0	N/A
24	Cascade Park	112	15	22	11	-31.3%	11	305,400	62	440	203	-19.1%	208	299,800	262,300	5.2%	3	40,200	3	434,000	12	384,500
25	Five Corners	108	21	23	8	-33.3%	13	227,700	49	491	234	-35.9%	237	244,500	232,000	3.0%	1	350,000	8	119,400	4	448,900
26	E Orchards	102	25	26	7	-41.7%	6	172,000	50	513	213	-24.2%	214	307,000	290,000	-1.8%	0	N/A	7	237,800	1	340,000
27	Fisher's Landing	133	13	30	14	-33.3%	11	307,800	91	639	324	-2.7%	315	317,300	299,000	6.5%	1	35,000	5	1,194,800	4	299,800
31	SE County	40	4	7	1	-75.0%	2	417,000	63	94	31	-42.6%	33	414,900	355,000	-3.4%	0	N/A	13	269,900	0	N/A
32	Camas City	278	34	83	19	-40.6%	14	400,000	73	1,113	414	-25.7%	414	428,600	379,000	-0.1%	1	525,000	33	371,900	7	286,700
33	Washougal	331	39	65	13	-45.8%	14	410,400	158	968	330	-21.8%	339	355,500	305,500	1.0%	3	226,500	81	157,500	3	362,100
41	N Hazel Dell	131	15	20	10	-33.3%	7	282,200	87	456	239	-9.5%	237	302,900	270,000	1.8%	0	N/A	24	141,300	0	N/A
42	S Salmon Creek	186	36	59	17	6.3%	16	271,000	109	783	315	19.3%	302	289,100	286,800	5.1%	2	391,200	2	92,500	2	396,500
43	N Felida	127	14	35	6	-70.0%	7	292,600	97	550	287	-26.4%	296	333,900	312,000	-1.0%	1	1,650,000	24	197,600	0	N/A
44	N Salmon Creek	182	23	51	6	-70.0%	14	384,600	134	572	252	-1.9%	264	344,100	304,000	2.9%	0	N/A	7	193,500	0	N/A
50	Ridgefield	105	14	26	9	-30.8%	6	392,000	289	359	128	-0.8%	134	361,400	343,000	2.2%	2	600,000	16	142,800	2	184,900
51	W of I-5 County	29	2	8	1	N/A	3	691,300	165	83	26	-27.8%	22	494,800	435,000	-7.2%	0	N/A	9	318,900	0	N/A
52	NW E of I-5 County	73	3	14	0	-100.0%	3	436,300	128	175	59	-14.5%	58	511,100	470,000	25.3%	1	1,200,000	20	228,900	0	N/A
61	Battleground	265	33	68	20	-9.1%	19	343,000	91	927	361	-17.8%	357	300,800	255,000	0.1%	4	474,300	25	280,600	0	N/A
62	Brush Prairie	210	33	67	13	-27.8%	16	332,300	132	696	240	-21.1%	242	405,000	362,500	-0.6%	1	515,000	20	302,700	3	335,700
63	East County	1	0	0	0	-100.0%	0	N/A	N/A	11	4	-20.0%	4	331,100	366,800	-21.4%	0	N/A	2	124,800	0	N/A
64	Central County	25	5	2	1	-50.0%	1	257,000	115	61	23	-30.3%	23	453,200	460,000	-2.3%	0	N/A	2	242,600	0	N/A
65	Mid-Central County	33	4	3	1	-50.0%	0	N/A	N/A	85	27	-28.9%	27	454,700	449,500	12.2%	0	N/A	15	283,900	0	N/A
66	Yacolt	43	5	12	2	-50.0%	3	244,700	87	152	53	-25.4%	50	310,600	269,000	2.7%	2	237,500	10	195,200	0	N/A
70	La Center	77	8	15	1	-80.0%	0	N/A	-	195	53	-50.9%	54	344,600	322,500	3.3%	2	146,000	7	203,700	0	N/A
71	N Central	26	2	4	1	-75.0%	2	497,500	21	73	15	-55.9%	17	343,200	285,000	2.5%	0	N/A	9	210,000	0	N/A
72	NE Corner	4	0	3	0	N/A	1	175,000	242	24	7	-58.8%	7	295,700	317,500	15.1%	0	N/A	6	170,800	0	N/A
	Clark County Total	3,784	555	927	272	-37.2%	297	291,800	94	14,352	6,127	-17.7%	6,105	305,500	262,300	1.5%	51	403,000	450	229,100	92	346,200
80	Woodland City	97	5	4	2	-33.3%	5	390,200	176	209	78	14.7%	71	294,000	276,500	2.7%	2	167,500	6	89,300	1	246,900
81	Woodland Area	53	9	12	2	-71.4%	6	357,200	175	153	40	-27.3%	46	418,700	377,000	27.7%	1	420,000	28	175,600	0	N/A
82	Cowlitz County	311	42	80	24	33.3%	15	221,800	74	944	325	-10.2%	309	220,700	197,300	6.1%	7	458,400	56	161,700	19	233,400
	Cowlitz County Total	461	56	96	28	0.0%	26	285,400	117	1,306	443	-8.7%	426	254,300	220,000	9.4%	10	396,400	90	161,200	20	234,100
87	Pacific County	176	16	33	8	-38.5%	7	197,400	245	399	168	-41.7%	173	210,900	188,000	12.4%	5	286,400	73	78,000	0	N/A



# Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

December 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	December	298	199	249	260,400	225,570	91
	Year-to-Date	7,678	4,061	4,148	265,300	235,000	72
2006	December	282	269	281	267,300	225,300	68
	Year-to-Date	7,540	4,767	4,699	254,800	224,500	53

### December Residential Highlights

When comparing December 2007 with December 2006, new listings were up 5.7%. However, closed and pending sales decreased 11.4% and 26%, respectively. On the other hand, inventory dropped to its lowest level since September, at 7 months.

### 2007 Summary

Lane County saw a 1.8% increase in new listings in 2007 compared with 2006. However, pending sales fell 14.8% and closed sales dropped 11.7%.

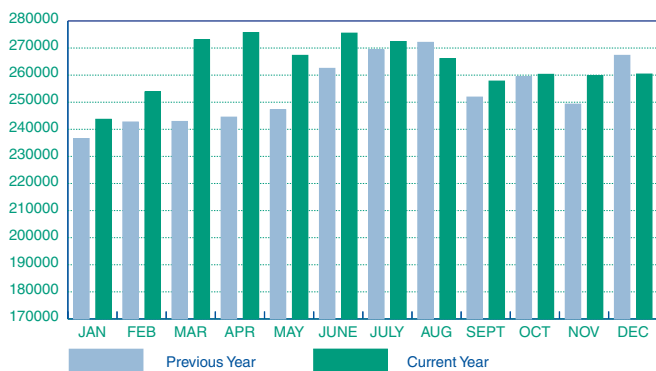
Comparing 2007 with 2006, the average sale price grew 4.1% (\$265,300 v. \$254,800) and median rose 4.6% (\$234,900 v. \$224,500). Total sales volume equaled \$1.1 billion, which is a slight decrease from \$1.2 billion in 2006.

### 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	7.0

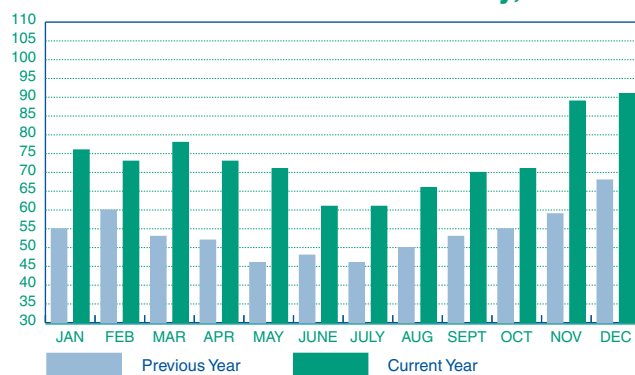
\*August 2005–February 2007 revised due to a recording error.

### 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 • 12/2007

## 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	1	0	-100.0%	0	N/A	N/A	16	7	16.7%	7	76,600	75,000	-26.2%	0	N/A	10	53,400	0	N/A
226	Florence Green Trees	22	0	5	0	-100.0%	1	120,000	69	48	27	8.0%	27	128,600	120,000	-16.1%	0	N/A	5	119,500	0	N/A
227	Florence Florentine	20	0	2	0	-100.0%	1	239,000	492	37	21	5.0%	24	253,400	226,000	-8.0%	0	N/A	0	N/A	0	N/A
228	Florence Town	155	9	11	10	0.0%	10	239,500	194	298	116	-24.7%	123	267,200	240,000	-4.9%	10	451,300	12	144,900	3	313,000
229	Florence Beach	38	2	6	1	-66.7%	2	535,000	229	100	60	66.7%	62	306,700	280,300	-5.2%	0	N/A	9	125,200	0	N/A
230	Florence North	47	4	5	4	N/A	2	272,300	180	88	21	-40.0%	18	356,900	273,500	-4.5%	1	30,000	16	138,000	0	N/A
231	Florence South/ Dunes City	49	2	14	2	0.0%	2	157,000	37	98	31	10.7%	26	506,100	288,500	28.4%	0	N/A	11	206,700	0	N/A
238	Florence East/ Mapleton	32	5	8	0	-100.0%	0	N/A	N/A	63	17	13.3%	19	257,500	206,500	-1.6%	2	171,500	4	105,300	1	187,000
	<b>Florence Total</b>	<b>374</b>	<b>22</b>	<b>52</b>	<b>17</b>	<b>-10.5%</b>	<b>18</b>	<b>260,100</b>	<b>189</b>	<b>748</b>	<b>300</b>	<b>-6.0%</b>	<b>306</b>	<b>282,500</b>	<b>239,500</b>	<b>-3.7%</b>	<b>13</b>	<b>375,800</b>	<b>67</b>	<b>132,800</b>	<b>4</b>	<b>281,500</b>
232	Hayden Bridge	37	11	11	2	-66.7%	3	271,600	97	207	117	0.9%	119	238,300	224,900	-5.2%	0	N/A	1	85,000	6	300,400
233	McKenzie Valley	50	18	16	7	0.0%	5	303,600	76	197	64	-41.2%	65	431,100	380,000	20.3%	1	603,000	8	363,500	0	N/A
234	Pleasant Hill/Oak	83	14	21	7	-12.5%	5	425,800	84	281	130	-28.7%	124	248,200	188,000	4.9%	6	271,000	36	109,000	7	148,600
235	Cottage Grove/ Creswell/Dorena	253	32	55	12	-45.5%	22	229,100	171	774	317	-27.9%	326	227,000	210,000	0.2%	5	169,700	47	156,500	4	220,800
236	Veneta/Elmira	89	6	21	12	-47.8%	20	258,000	136	379	204	-28.5%	224	254,200	229,700	5.7%	2	132,000	11	336,500	1	215,000
237	Junction City	97	12	18	3	-72.7%	12	318,600	77	350	170	7.0%	174	288,300	243,000	22.7%	3	245,500	21	175,500	5	279,000
239	Thurston	121	29	34	13	-48.0%	19	229,900	82	541	264	-28.0%	287	229,400	216,000	6.3%	1	275,000	20	128,900	13	314,700
240	Coburg I-5	27	5	10	7	600.0%	3	247,500	57	119	57	4.2%	51	255,800	212,000	-13.1%	4	276,300	7	169,000	4	284,300
241	N Gilham	60	6	13	9	-43.8%	13	297,000	70	261	162	15.0%	168	335,100	299,500	6.7%	0	N/A	3	116,700	2	341,800
242	Ferry Street Bridge	124	16	17	17	-19.0%	19	299,100	92	524	321	-4.7%	325	307,300	274,900	2.4%	1	165,000	8	511,300	5	308,800
243	E Eugene	83	12	20	16	-40.7%	12	282,200	44	514	311	-8.9%	312	340,200	297,500	3.4%	8	624,900	16	277,700	11	340,500
244	SW Eugene	210	32	36	21	-34.4%	36	263,300	94	933	501	2.8%	500	322,000	278,000	-4.2%	1	299,000	37	207,000	11	412,100
245	W Eugene	57	7	11	6	-78.6%	9	227,000	42	257	170	-1.2%	194	217,900	202,300	-11.1%	6	400,800	5	181,800	16	292,100
246	Danebo	147	38	42	26	-10.3%	26	216,800	89	795	439	-17.9%	437	209,500	213,000	7.5%	6	546,700	2	51,000	15	261,600
247	River Road	38	8	6	3	-57.1%	5	239,900	67	218	125	-19.2%	128	227,800	219,000	7.6%	0	N/A	7	117,600	2	283,500
248	Santa Clara	136	17	51	16	0.0%	18	302,600	68	650	327	-10.1%	328	277,700	255,000	1.5%	1	17,400	5	270,100	5	251,000
249	Springfield	114	31	27	22	-35.3%	18	180,600	64	614	347	-18.8%	350	181,500	174,500	3.0%	8	322,900	8	150,500	24	904,300
250	Mohawk Valley	20	4	5	-	-100.0%	4	316,500	134	64	35	-31.4%	36	350,100	341,000	2.7%	1	549,900	11	257,700	0	N/A



# Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

December 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	December	139	49	73	195,700	182,250	138
	Year-to-Date	2,746	1,158	1,157	212,900	185,000	110
2006	December	158	81	78	202,300	172,000	101
	Year-to-Date	2,865	1,409	1,425	208,600	180,000	85

### December Residential Highlights

A comparison of December 2007 with December 2006 shows that new listings dropped 12%. Pending sales decreased 39.5%, while closed sales also fell 6.4%. At the month's rate of sales, the 1,038 active residential listings would last approximately 14.2 months.

### 2007 Summary

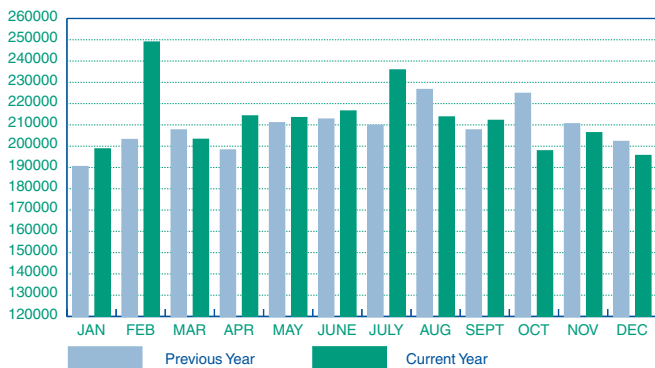
For the year, Douglas County saw a decrease of 4.2% in new listings, a 17.8% drop in pending sales and an 18.8% decline in closed sales. Total sales volume equaled \$246 million, down from \$297 million a year ago.

In 2007, the average sale price increased 2.1% (\$212,900 v. \$208,600). 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)

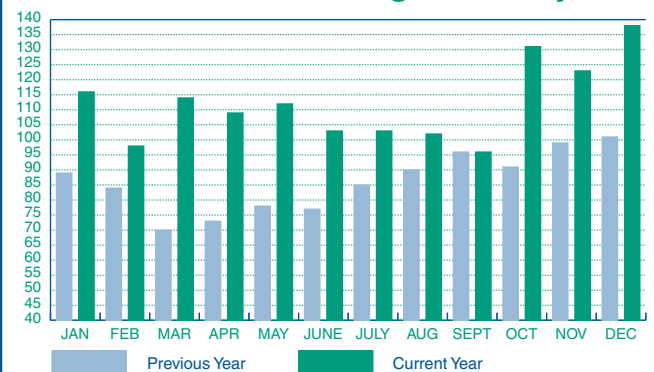
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	11.0
July	3.0	7.8	12.7
August	3.5	8.5	9.9
September	3.5	8.7	14.9
October	4.6	8.7	15.3
November	4.7	11.1	13.8
December	5.5	11.9	14.2

### 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



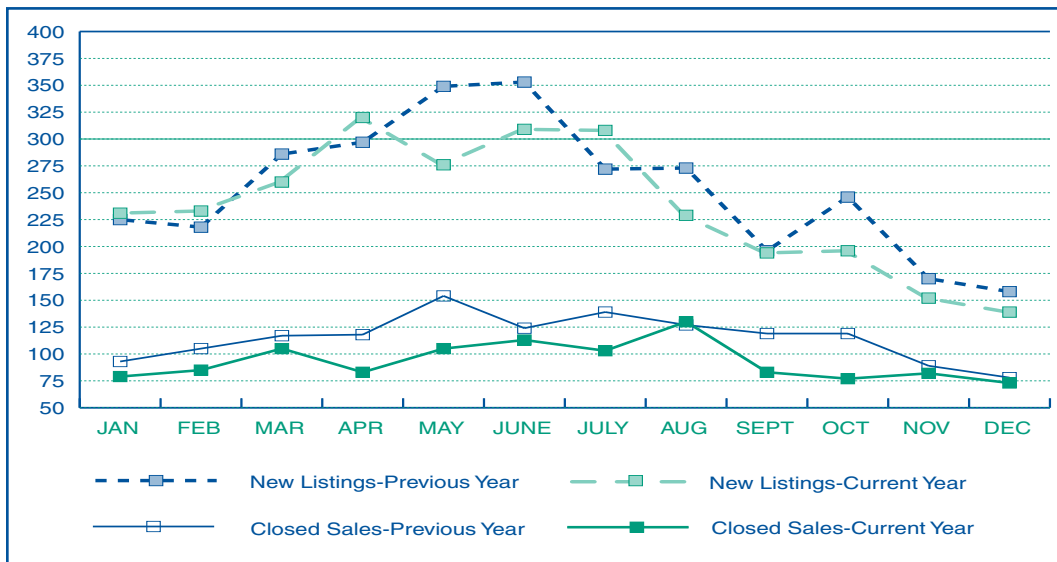
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

# Market Action

# AREA REPORT • 12/2007

## 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	127	26	24	7	-41.7%	7	247,600	140	338	153	-13.6%	157	227,600	199,500	18.0%	7	275,900	25	137,600	3	236,700
252 NW Roseburg	77	6	16	4	-42.9%	4	250,700	84	218	102	-18.4%	104	315,000	292,500	2.1%	4	1,132,000	22	142,800	1	245,000
253 SE Roseburg	56	6	13	4	0.0%	6	150,900	148	172	90	-12.6%	86	173,500	154,500	-7.0%	6	167,500	4	83,800	5	177,600
254 SW Roseburg	77	5	10	3	50.0%	4	265,300	152	206	98	-14.8%	99	250,100	209,300	0.5%	3	240,300	11	243,300	4	520,600
255 Glide & E of Roseburg	65	9	9	3	-25.0%	3	191,700	126	125	39	-25.0%	39	269,400	257,500	-17.1%	0	N/A	7	159,000	0	N/A
256 Sutherlin/ Oakland Area	123	14	17	4	-55.6%	10	147,600	125	338	145	-19.0%	143	204,300	187,500	2.2%	8	324,900	24	176,100	2	225,000
257 Winston & SW of Roseburg	116	20	21	6	-50.0%	8	203,300	155	291	112	-26.3%	116	196,000	177,000	-3.4%	1	140,000	17	116,000	5	201,700
258 Myrtle Creek & S/SE of Roseburg	180	23	44	10	-50.0%	10	202,900	65	474	170	-19.0%	164	187,100	165,000	3.0%	6	357,300	29	169,600	3	506,700
259 Green District	83	7	11	5	0.0%	9	174,600	129	256	120	-13.7%	122	175,200	173,000	-8.1%	2	347,500	9	75,200	0	N/A
265 North Douglas County	134	23	33	3	-50.0%	12	191,900	216	328	129	-17.8%	127	185,900	157,000	14.5%	9	356,300	20	110,800	5	315,400



### 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

December 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	December	68	30	38	191,000	145,000	121
	Year-to-Date	1,716	676	683	215,300	185,000	109
2006	December	82	57	49	215,100	180,000	122
	Year-to-Date	1,671	796	805	211,000	175,000	93

### December Residential Highlights

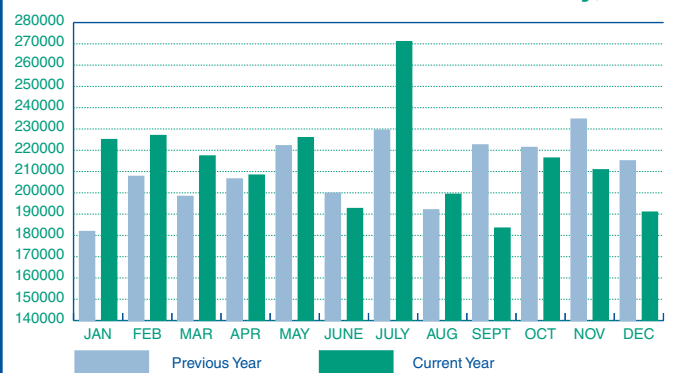
Comparing December 2007 with the same time a year ago, new listings decreased 17.1%. Pending sales were down 47.4% and closed sales dropped 22.4%.

### 2007 Summary

In 2007, new listings rose 2.7%, while closed sales and pending sales dropped 15.2% and 15.1% respectively. Total dollar volume was \$147 million, down from \$169 million in 2006.

The average sale price appreciated 2% (\$215,300 v. \$211,000) when comparing 2007 with 2006. Additionally, the median sale price increased 5.7% (\$185,000 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 • 12/2007 • 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	10	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
97411 Bandon	177	9	18	5	-37.5%	6	389,200	116	262	71	-18.4%	75	310,100	252,500	-8.8%	5	490,700	26	244,000	0	N/A
97414 Broadbent	0	0	0	0	N/A	0	N/A	N/A	2	2	100.0%	2	392,000	392,000	298.0%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	235	30	65	14	-39.1%	13	169,500	148	661	292	-12.8%	288	196,700	176,400	3.7%	16	651,300	34	68,000	9	244,400
97423 Coquille	72	3	11	2	-66.7%	4	164,500	111	211	84	9.1%	87	195,000	173,200	8.1%	6	228,300	6	93,300	1	335,500
97449 Lakeside	18	3	9	2	-66.7%	1	131,700	9	78	37	-9.8%	40	213,700	185,000	6.3%	1	450,000	15	98,100	0	N/A
97458 Myrtle Point	50	4	7	0	-100.0%	2	41,300	169	115	41	-26.8%	48	185,000	173,300	2.8%	3	136,700	9	108,900	0	N/A
97459 North Bend	127	17	19	6	-33.3%	9	168,400	97	355	139	-24.0%	134	228,500	195,500	0.0%	5	322,800	18	103,000	5	304,900
97466 Powers	13	2	1	1	N/A	3	110,800	104	22	10	-37.5%	9	149,100	149,000	40.9%	0	N/A	6	79,100	0	N/A



# Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

December 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	December	27	10	14	401,800	296,000	155
	Year-to-Date	814	308	301	310,400	269,000	163
2006	December	45	19	14	278,800	267,500	192
	Year-to-Date	906	319	320	309,600	275,000	121

## December Residential Highlights

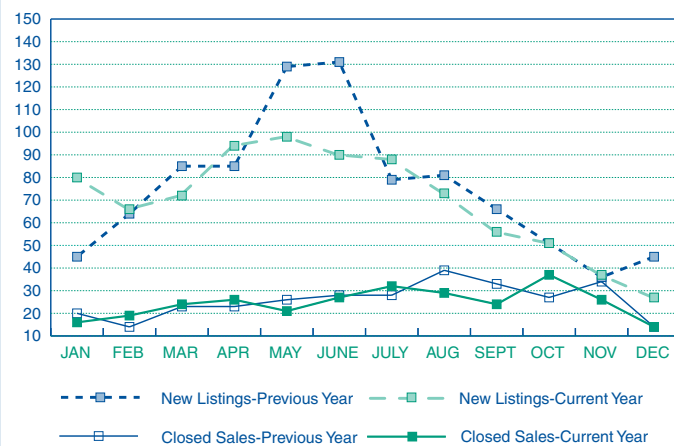
When comparing December 2007 to December 2006, closed sales stayed at the same level. New listings decreased 40%. Accepted offers dropped 47.4%

## 2007 Summary

Comparing 2007 as a whole with 2006 shows that Curry County had a 10.2% decrease in new listings. Further, closed sales declined 5.9% and pending sales fell 3.4%.

The average sale price for the year increased a slight 0.3% (\$310,400 v. \$309,600), while the median sale price decreased 2.2% (\$269,000 v. \$275,000). The total sales volume for Curry County was \$93.4 million, which is down from \$99 million a year ago.

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



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

## AREA REPORT • 12/2007 • 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	140	13	25	2	-71.4%	5	512,000	109	302	122	-11.6%	119	352,300	295,800	6.2%	5	498,300	15	414,600	8	364,800
271 Harbor, Winchuck, SB Chetco	88	3	9	3	0.0%	2	575,000	225	173	71	-2.7%	68	272,700	226,300	24.2%	2	757,500	7	241,900	1	270,000
272 Carpenterville, Cape Ferrello, Whaleshead	33	2	1	1	-50.0%	2	235,000	41	65	19	-34.5%	19	302,800	345,000	-16.3%	0	N/A	4	143,800	0	N/A
273 Gold Beach	104	6	25	1	-83.3%	3	331,700	266	182	64	3.2%	63	296,600	262,500	-6.5%	4	651,300	16	256,600	0	N/A
274 Port Orford, Langlois	44	3	13	3	200.0%	2	225,000	144	92	32	88.2%	32	266,000	240,300	-32.4%	4	199,000	12	236,200	0	N/A



# Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

December 2007 Reporting Period

## Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	December	54	34	47	235,700	203,750	120
	Year-to-Date	1,746	833	839	261,900	225,400	110
2006	December	76	45	50	282,600	233,800	77
	Year-to-Date	1,722	996	988	251,300	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.

### December Residential Highlights

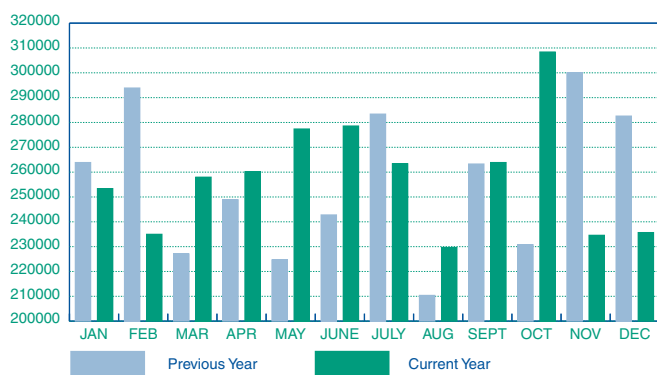
A look at December 2007 compared with the same month in 2006 shows that new listings fell 28.9%. Additionally, closed sales decreased 6% and pending sales dropped 24.4%. At December's rate of sales, the 628 active residential listings in the region would last approximately 13.4 months.

### 2007 Summary

When comparing 2007 with 2006, statistics show that new listings were up 1.4%. On the other hand, pending sales decreased 16.4% while closed sales also dipped 15.1%.

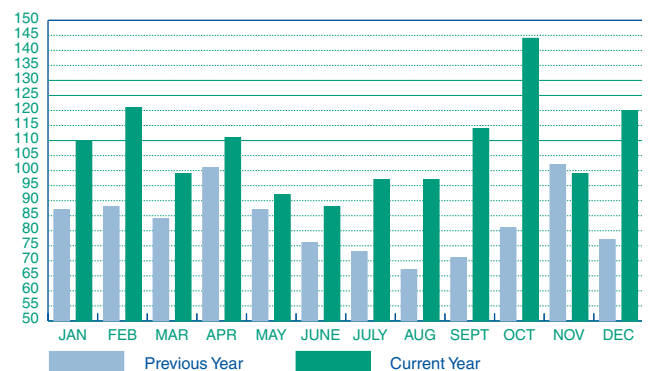
The average sale price increased 4.2% (\$261,900 v. \$251,300), while the median sale price jumped 12.7% (\$225,400 v. 200,000). The total sales volume in the Mid-Columbia region in 2007 amounted to \$219.7 million.

### 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 • 12/2007 • Mid-Columbia

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Cancelled Listings	Pending Sales	Pending Sales 2007 v. 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	35	0	10	0	-100.0%	4	216,500	61	131	62	8.8%	61	321,500	275,000	1.3%	3	460,000	19	231,500	1	350,000
101 Snowden	8	0	1	0	N/A	0	N/A	N/A	14	5	-58.3%	7	461,100	385,000	13.6%	0	N/A	2	74,800	0	N/A
102 Trout Lake/Glenwood	8	0	3	1	N/A	1	215,000	158	18	11	57.1%	9	507,400	270,000	-5.2%	2	759,500	12	166,900	0	N/A
103 Husum/BZ Corner	7	0	3	0	-100.0%	1	200,000	754	15	6	-45.5%	6	290,800	243,000	-35.8%	0	N/A	5	186,300	0	N/A
104 Lyle	17	1	3	1	N/A	1	109,500	3	35	14	-30.0%	13	378,900	243,000	41.5%	2	227,500	18	111,700	0	N/A
105 Dallesport/Murdock	18	1	2	0	-100.0%	1	175,000	21	29	15	-6.3%	18	178,500	173,800	3.8%	1	285,000	7	164,600	1	190,000
106 Appleton/Timber Valley	5	1	0	0	N/A	0	N/A	N/A	6	2	-80.0%	2	175,000	175,000	32.3%	0	N/A	3	121,700	0	N/A
107 Centerville/High Prairie	2	0	2	0	N/A	1	180,000	129	6	6	20.0%	6	176,300	171,400	-11.1%	0	N/A	5	239,700	0	N/A
108 Goldendale	56	6	12	1	-83.3%	2	176,300	24	150	79	-28.8%	78	165,100	122,000	35.2%	4	168,800	97	72,900	1	140,000
109 Bickleton/East County	3	0	2	0	N/A	0	N/A	N/A	11	6	0.0%	6	72,000	77,800	-20.4%	0	N/A	2	40,400	0	N/A
110 Klickitat	2	1	2	0	N/A	0	N/A	N/A	14	8	100.0%	8	167,800	119,000	23.0%	1	257,600	2	33,800	1	257,600
Klickitat County Total	161	10	40	3	-70.0%	11	190,700	123	429	214	-17.4%	214	249,300	187,500	11.7%	13	351,700	172	113,000	4	234,400

111 Skamania	2	0	2	0	N/A	0	N/A	N/A	13	3	-25.0%	3	171,700	135,000	-28.5%	0	N/A	3	167,300	0	N/A
112 North Bonneville	19	0	1	1	N/A	0	N/A	N/A	58	13	18.2%	10	253,100	245,200	-1.2%	0	N/A	3	43,300	0	N/A
113 Stevenson	14	0	5	4	100.0%	4	315,900	160	49	22	-29.0%	21	296,300	291,000	-23.0%	1	475,000	5	184,000	0	N/A
114 Carson	15	5	5	1	N/A	3	266,600	83	50	24	50.0%	23	196,000	210,000	-14.6%	0	N/A	9	119,700	0	N/A
115 Home Valley	0	0	0	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	10	1	1	1	-50.0%	0	N/A	N/A	20	7	-41.7%	7	459,300	425,000	40.2%	0	N/A	6	442,700	0	N/A
117 Unincorporated North	14	4	2	2	N/A	0	N/A	N/A	31	12	33.3%	9	144,300	145,000	-3.5%	0	N/A	11	132,400	0	N/A
Skamania County Total	74	10	16	9	125.0%	7	294,800	127	224	83	-2.4%	75	251,700	238,000	-13.5%	1	475,000	37	182,200	0	N/A

351 The Dalles	160	11	24	9	-25.0%	14	198,400	115	438	219	-22.9%	223	200,700	185,500	9.6%	4	308,600	17	81,100	7	336,900
352 Dufur	2	1	0	0	N/A	0	N/A	N/A	12	13	116.7%	14	174,700	145,200	-30.0%	0	N/A	3	126,600	0	N/A
353 Tygh Valley	1	0	1	0	N/A	0	N/A	N/A	7	8	166.7%	7	139,000	93,500	47.2%	1	225,000	0	N/A	0	N/A
354 Wamic/Pine Hollow	17	2	4	0	-100.0%	0	N/A	N/A	39	20	-28.6%	23	161,300	150,000	-15.5%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	7	0	0	0	-100.0%	0	N/A	N/A	22	7	-46.2%	10	219,700	196,000	22.5%	0	N/A	14	71,600	0	N/A
356 Rowena	2	1	0	0	N/A	0	N/A	N/A	4	2	N/A	2	1,275,000	1,275,000	N/A	0	N/A	0	N/A	0	N/A
357 Mosier	25	0	2	1	N/A	0	N/A	N/A	47	21	110.0%	19	299,100	240,000	-37.4%	0	N/A	7	231,300	0	N/A
Wasco County Total	214	15	31	10	-44.4%	14	198,400	115	569	290	-15.7%	298	209,100	185,300	8.9%	5	291,900	41	106,829	7	336,900

361 Cascade Locks	31	2	10	1	N/A	3	156,700	238	70	14	-39.1%	14	226,800	246,000	14.7%	1	385,000	4	142,900	0	N/A
362 Hood River City	80	8	17	4	-55.6%	7	400,900	75	263	138	-12.7%	145	325,600	295,000	0.5%	4	403,800	12	273,800	4	359,000
363 Hood River-Westside	22	2	5	2	-33.3%	0	N/A	N/A	69	40	-9.1%	38	487,400	405,000	5.4%	0	N/A	9	327,500	0	N/A
364 Hood River-Eastside	7	2	1	0	N/A	0	N/A	N/A	15	3	-70.0%	2	647,500	647,500	13.2%	1	575,000	1	259,000	0	N/A
365 Odell	15	1	0	0	N/A	0	N/A	N/A	40	18	-18.2%	19	241,000	239,000	-18.9%	2	445,000	2	132,000	0	N/A
366 Parkdale/Mt. Hood	12	1	2	2	100.0%	2	227,500	8	43	22	-33.3%	23	399,100	340,000	24.6%	1	615,000	3	530,700	0	N/A
Hood River Co. Total	167	16	35	9	-30.8%	12	311,000	104	500	235	-19.0%	241	348,400	302,000	0.8%	9	453,400	31	287,700	4	359,000

370 Sherman County	12	3	0	3	N/A	3	135,700	180	24	11	-38.9%	11	110,400	120,000	21.5%	2	158,500	3	41,700	0	N/A
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# Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

December 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	December	52	38	50	115,900	126,000	114
	Year-to-Date	1,185	759	783	134,700	125,000	114
2007	November	52	24	31	130,300	126,000	79
	Year-to-Date	716	451	468	136,700	131,000	113

## Month-to-Month Residential Highlights

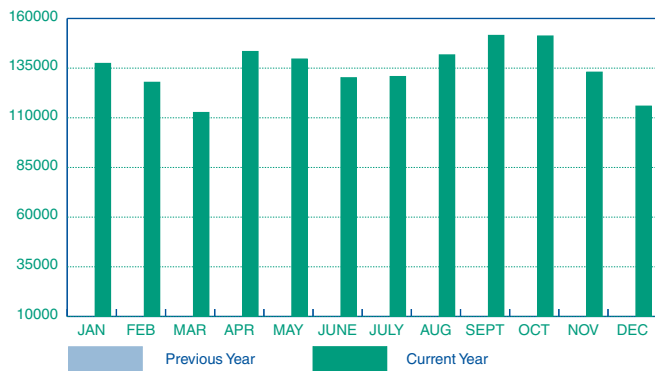
When comparing December 2007 to November 2007 it shows that closed sales jumped 61.3% and pending sales also increased 58.3%. New listings, however, stayed at the same pace as November. The steep rise in transactions, especially in areas 435 and 436, is likely the result of the recent addition of listings from members of the Umatilla County Board of REALTORS<sup>®</sup>, who recently joined RMLS<sup>™</sup>.

## 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.

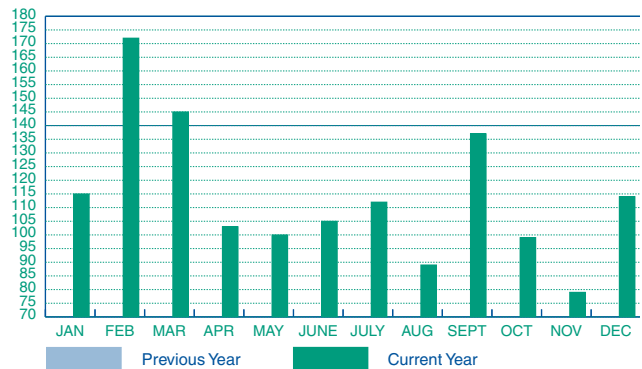
We began tracking data for these areas in January 2007. In January 2008, we will include appreciation and percentage changes for all categories, as the comparable data will then be available.

### 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



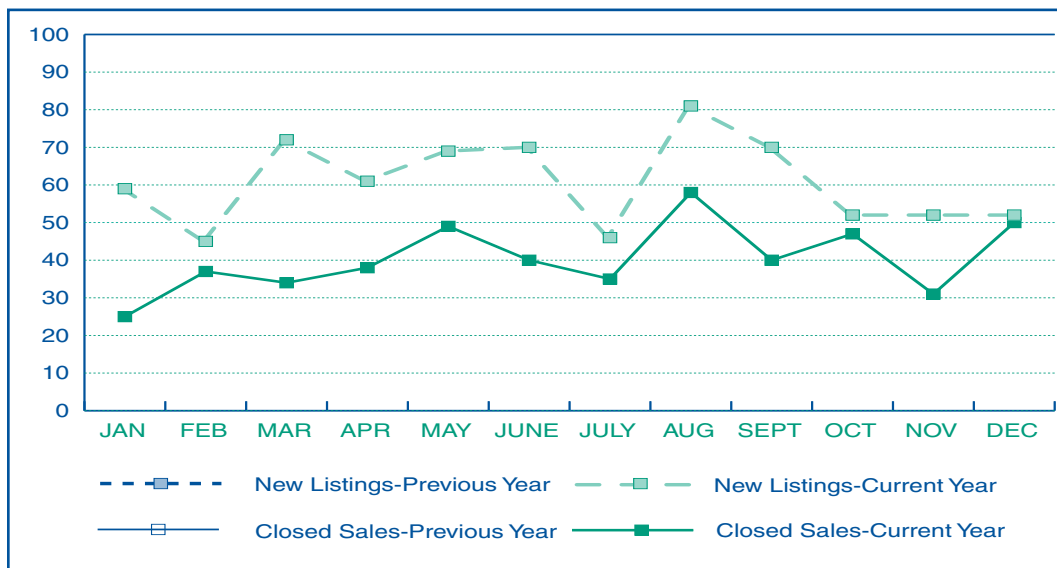
*This graph shows average days on market for Columbia Basin properties from listing to accepted offer.*

# AREA REPORT • 12/2007 • Columbia Basin

	RESIDENTIAL														Appreciation <sup>3</sup>	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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/North	12	1	2	0	N/A	1	152,000	792	18	4	N/A	6	135,800	140,000	N/A	2	132,500	5	16,500	1	167,000
381	Condon/South	6	0	10	0	N/A	2	77,900	53	23	8	N/A	9	69,500	65,900	N/A	2	128,000	0	N/A	0	N/A
	<b>Gilliam Co. Total</b>	<b>18</b>	<b>1</b>	<b>12</b>	<b>0</b>	<b>N/A</b>	<b>3</b>	<b>102,600</b>	<b>299</b>	<b>41</b>	<b>12</b>	<b>N/A</b>	<b>15</b>	<b>96,000</b>	<b>92,000</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	9	1	1	1	N/A	3	117,600	240	37	32	N/A	36	122,100	114,100	N/A	3	235,700	10	33,800	0	N/A
421	Irrigon	29	9	8	1	N/A	3	93,700	96	69	37	N/A	35	115,700	87,000	N/A	0	N/A	3	16,700	0	N/A
422	Ione	1	0	0	0	N/A	0	N/A	N/A	5	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	13	0	2	0	N/A	0	N/A	N/A	23	8	N/A	8	96,300	94,500	N/A	0	N/A	2	950,000	1	96,500
	<b>Morrow Co. Total</b>	<b>52</b>	<b>10</b>	<b>11</b>	<b>2</b>	<b>N/A</b>	<b>6</b>	<b>105,700</b>	<b>168</b>	<b>137</b>	<b>80</b>	<b>N/A</b>	<b>82</b>	<b>125,600</b>	<b>110,300</b>	<b>N/A</b>	<b>3</b>	<b>235,700</b>	<b>15</b>	<b>152,500</b>	<b>1</b>	<b>96,500</b>

430	Umatilla	22	3	7	5	N/A	6	61,100	183	96	69	N/A	71	95,900	96,000	N/A	1	759,500	9	20,800	2	242,500
431	Hermiston	111	17	13	12	N/A	12	127,100	75	427	279	N/A	297	150,600	145,600	N/A	7	152,500	20	93,500	15	164,300
432	Stanfield	7	2	1	2	N/A	1	130,000	217	26	18	N/A	18	116,100	121,700	N/A	1	50,000	1	16,000	0	N/A
433	Echo	4	0	0	1	N/A	0	N/A	N/A	14	11	N/A	11	172,900	139,900	N/A	0	N/A	0	N/A	0	N/A
435	Pendleton City Limits	81	12	12	15	N/A	15	130,900	105	278	201	N/A	203	136,900	126,000	N/A	4	202,800	19	46,300	10	109,700
436	Pendleton/Other	56	7	15	1	N/A	7	123,900	147	166	89	N/A	86	120,900	109,300	N/A	1	71,800	9	57,500	0	N/A
	<b>Umatilla Co. Total</b>	<b>281</b>	<b>41</b>	<b>48</b>	<b>36</b>	<b>N/A</b>	<b>41</b>	<b>118,400</b>	<b>92</b>	<b>1,007</b>	<b>667</b>	<b>N/A</b>	<b>686</b>	<b>136,600</b>	<b>127,500</b>	<b>N/A</b>	<b>14</b>	<b>197,100</b>	<b>58</b>	<b>59,800</b>	<b>27</b>	<b>149,900</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	December	15	12	15	154,700	160,500	85
	Year-to-Date	473	274	277	156,500	127,000	47
2007	November	28	18	17	151,600	120,000	60
	Year-to-Date	458	264	262	155,400	127,000	47

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	December	9	8	12	178,400	200,000	108
	Year-to-Date	335	213	215	145,600	115,000	66
2007	November	16	10	10	165,500	124,000	64
	Year-to-Date	325	205	203	143,600	115,000	64

### Union Co: Month-to-Month Highlights

Compared to November, new listings dropped 46.4% while pending and closed sales decreased 33.3% and 11.8% in December.

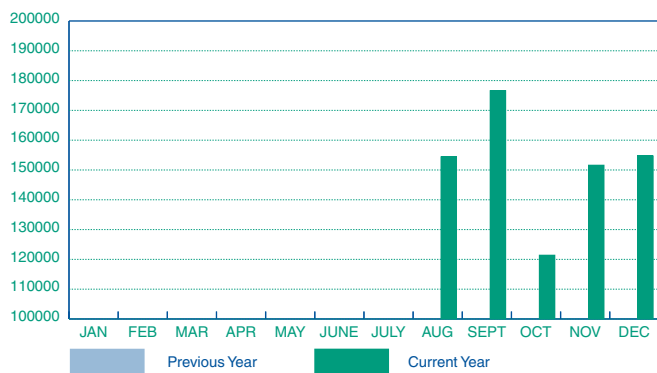
At the month's rate of sales, the 119 active residential listings in Union County would last approximately 7.9 months.

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

A comparison of December with November shows that both pending and closed sales dropped 20%. Further, new listings decreased 43.8%.

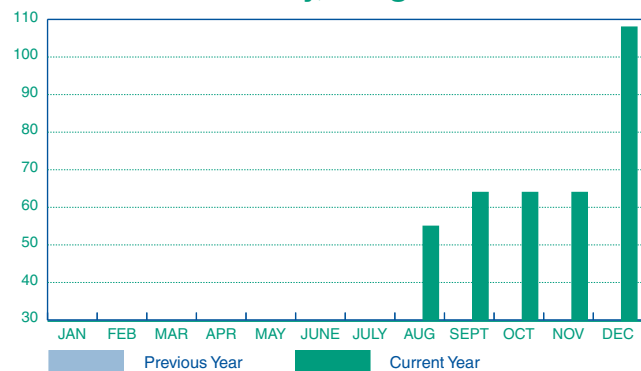
At the month's rate of sales, the 91 active residential listings in Baker County would last approximately 7.6 months.

### 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



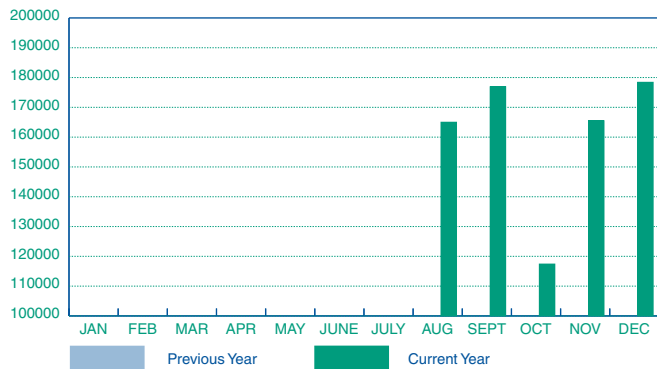
*This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.*

# AREA REPORT • 12/2007 • 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/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	
97824	Cove	11	0	0	1	N/A	1	315,000	3	31	16	N/A	17	260,500	195,000	N/A	0	N/A	14	89,600	0	N/A
97827	Elgin	14	2	1	0	N/A	2	72,500	110	56	36	N/A	38	144,300	99,000	N/A	3	141,300	9	80,900	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	75	12	10	7	N/A	11	166,400	84	309	180	N/A	178	153,500	127,500	N/A	12	221,400	35	96,700	4	198,000
97867	North Powder	3	0	2	1	N/A	1	30,000	129	18	5	N/A	5	55,200	71,500	N/A	1	40,000	1	68,000	0	N/A
97876	Summerville	5	0	0	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	11	1	1	3	N/A	0	N/A	N/A	37	25	N/A	26	122,800	117,800	N/A	5	82,100	3	84,000	1	35,000
	<b>Union Co. Total</b>	<b>119</b>	<b>15</b>	<b>14</b>	<b>12</b>	<b>N/A</b>	<b>15</b>	<b>154,700</b>	<b>85</b>	<b>473</b>	<b>274</b>	<b>N/A</b>	<b>277</b>	<b>156,500</b>	<b>127,000</b>	<b>N/A</b>	<b>21</b>	<b>168,200</b>	<b>67</b>	<b>93,900</b>	<b>5</b>	<b>165,400</b>

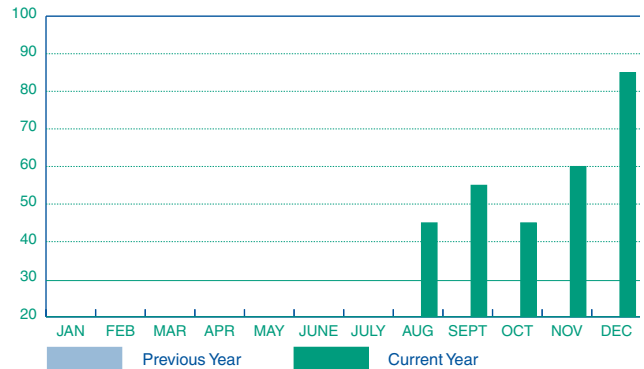
460	Baker City/Keating	66	7	15	7	N/A	9	167,900	75	287	195	N/A	197	142,600	115,000	N/A	4	253,800	35	127,000	4	145,500
461	Haines/Anthony Lk/ Muddy Crk	5	1	2	0	N/A	0	N/A	N/A	12	4	N/A	5	235,000	110,000	N/A	0	N/A	11	64,900	0	N/A
462	Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	7	0	2	0	N/A	2	215,000	158	14	6	N/A	6	199,600	215,000	N/A	0	N/A	7	123,200	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	1	200,000	306	1	3	N/A	3	117,000	85,900	N/A	0	N/A	0	N/A	0	N/A
465	Durkee/Pleasant Valley	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
466	Richland/New Bridge	8	0	1	0	N/A	0	N/A	N/A	11	2	N/A	3	128,300	110,000	N/A	0	N/A	2	107,500	0	N/A
467	Halfway/Cornucopia	5	1	0	1	N/A	0	N/A	N/A	9	2	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
	<b>Baker Co. Total</b>	<b>91</b>	<b>9</b>	<b>20</b>	<b>8</b>	<b>N/A</b>	<b>12</b>	<b>178,400</b>	<b>108</b>	<b>335</b>	<b>213</b>	<b>N/A</b>	<b>215</b>	<b>145,600</b>	<b>115,000</b>	<b>N/A</b>	<b>6</b>	<b>219,500</b>	<b>55</b>	<b>113,400</b>	<b>5</b>	<b>143,400</b>

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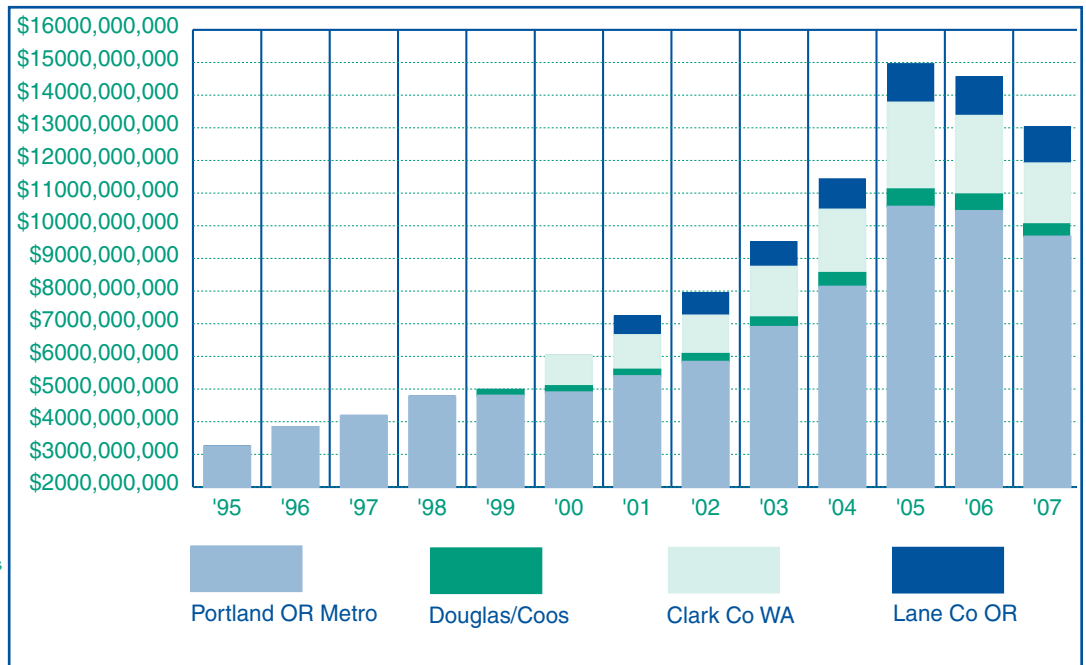
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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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