

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

December 2006 Reporting Period

December Residential Highlights

The last month of 2006 saw a slight increase in pending sales from the same time last year. While closed sales were down 16.4%, pending sales increased 0.2% and new listings grew 8.3%, comparing December 2006 with December 2005. At the end of December there were 9,569 active residential listings in the Portland metro area. Given the month's rate of sales they would last 4.5 months—a decrease in inventory from the November 2006.

Fourth Quarter Report

Comparing the last quarter of 2006 to the same quarter in 2005, there were 12.5% more new listings (10,525 v. 9,357). However, there were 9.6% fewer pending sales (6,522 v. 7,217) and 16.2% less closed sales (7,021 v. 8,381).

A Summary of 2006

There were 14% more new listings when comparing market activity in 2006 with that of 2005. However, pending sales decreased 13.6% and closed sales fell 13.4%. See table below.

Portland had its second highest total volume in real estate sales in 2006 with \$10.4 billion compared to \$10.6 last year. Further, the average sale price increased 14.1% (332,600 v. 282,800) and median sale price appreciated 13.9% (\$270,500 v. \$237,500).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2006	234,200	0%
2005	233,800	27%
2004	183,800	16%
2003	158,500	N/A

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Inventory in Months

(Active Listings / Closed Sales)

	2004	2005	2006
January	6.1	3.4	3.2
February	4.8	3.0	2.7
March	3.4	1.8	2.0
April	3.0	1.8	2.4
May	2.8	1.6	2.3
June	2.4	1.5	2.6
July	2.5	1.7	3.5
August	2.7	1.6	3.6
September	2.8	1.9	4.5
October	2.7	2.2	4.6
November	2.9	2.2	5.1
December	2.4	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*
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
2005	December	2,169	1,822	2,536	296,700	252,900	41
	Year-to-Date	48,520	37,991	37,403	282,900	237,500	43

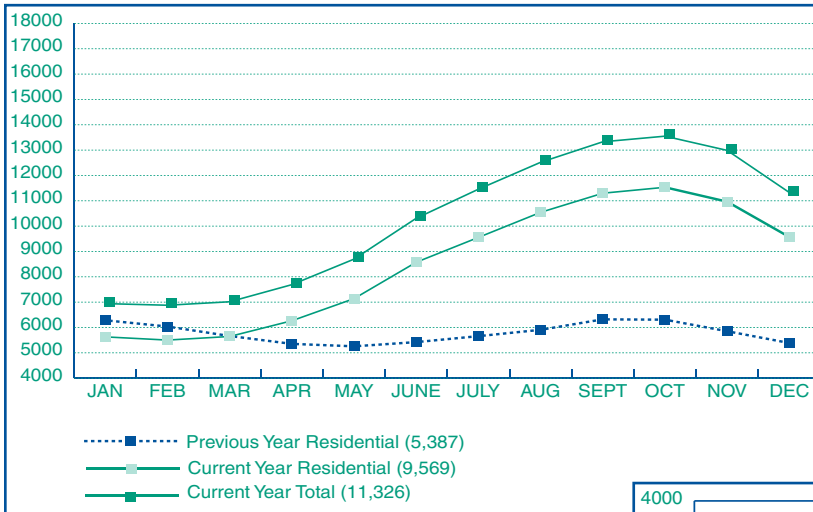
AREA REPORT • 12/2006

Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	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	295	99	129	94	20.5%	111	253,700	50	2,560	1,651	5.9%	1,575	245,400	235,500	17.5%	11	332,200	47	149,300	67	371,900
142	Northeast Portland	726	219	251	202	27.0%	207	295,800	56	5,247	3,183	-14.7%	3,116	302,500	265,000	15.4%	32	457,600	60	241,800	143	429,700
143	Southeast Portland	1,060	270	324	246	-11.8%	311	280,500	52	7,324	4,453	-11.8%	4,446	266,700	234,500	15.8%	60	387,500	146	188,000	292	437,500
144	Gresham/ Troutdale	687	173	168	117	-29.1%	132	289,200	59	3,632	2,127	-28.1%	2,201	265,200	248,000	15.2%	20	764,200	94	465,300	99	332,600
145	Milwaukie/ Clackamas	799	184	236	106	1.9%	125	347,800	61	4,233	2,217	-15.5%	2,258	353,100	307,200	20.3%	24	522,400	192	470,000	49	325,200
146	Oregon City/ Canby	607	131	125	77	-13.5%	98	370,800	73	2,825	1,494	-13.4%	1,501	326,200	286,000	15.6%	27	397,400	114	400,800	35	427,400
147	Lake Oswego/West Linn	623	110	182	75	-21.9%	85	454,100	55	3,134	1,601	-16.0%	1,560	528,100	443,800	16.7%	4	643,800	41	540,100	10	404,500
148	West Portland	1,278	207	276	198	13.8%	206	467,500	55	6,559	3,738	5.7%	3,138	452,300	378,100	10.3%	18	514,200	86	318,300	48	506,900
149	Northwest Washington County	436	101	92	71	-2.7%	86	341,600	47	2,212	1,287	-19.0%	1,327	397,600	359,000	7.6%	4	347,500	49	400,300	15	346,500
150	Beaverton/Aloha	798	252	204	200	12.4%	243	273,200	51	5,353	3,422	-14.3%	3,456	277,800	251,000	12.7%	21	419,900	51	455,400	65	399,700
151	Tigard/Wilsonville	834	180	177	145	5.1%	198	363,000	47	4,551	2,705	-19.4%	2,811	356,400	322,000	8.6%	12	479,100	47	409,900	31	406,600
152	Hillsboro/ Forest Grove	600	202	181	138	3.8%	140	306,800	50	3,656	2,236	-19.8%	2,222	282,300	260,000	15.9%	30	432,800	63	275,500	78	296,700
153	Mt. Hood: Govt. Camp/Wemme	51	18	12	8	-57.9%	18	334,600	87	305	215	-19.8%	258	278,400	254,200	20.3%	4	192,000	43	125,100	0	N/A
155	Columbia County	272	81	68	47	11.9%	67	237,200	72	1,444	942	-19.3%	958	227,900	219,800	14.5%	17	278,200	134	130,400	25	239,300
156	Yamhill County	503	122	96	101	6.3%	93	287,400	65	2,287	1,559	-10.6%	1,576	264,700	229,900	18.3%	20	447,100	128	250,100	47	354,800

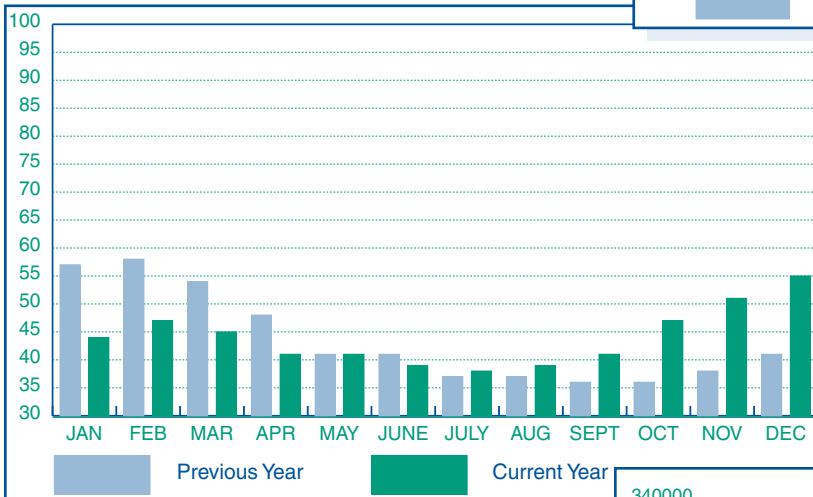
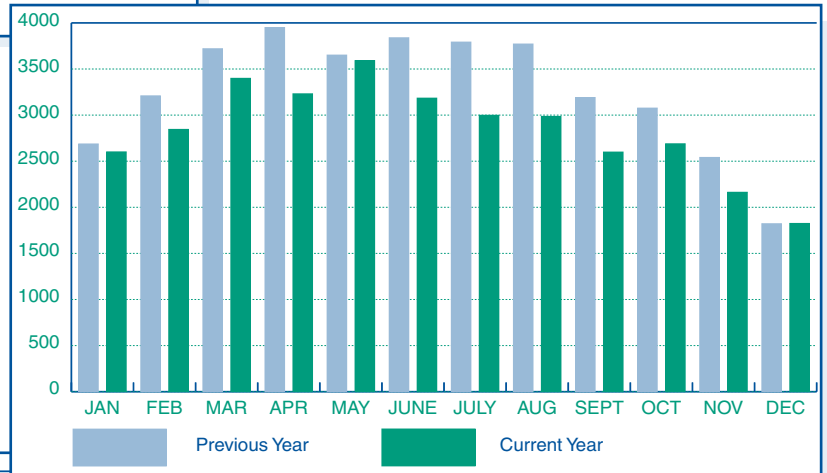
170-172, 210	Marion/ Polk Counties	706	128	136	81	-12.0%	83	259,400	85	2,435	1,346	1.2%	1,362	234,200	207,000	15.1%	18	199,100	99	120,800	31	313,000
180-200	North Coastal Counties	455	76	109	25	8.7%	47	298,000	153	1,461	748	4.8%	739	333,800	259,000	20.0%	12	409,600	222	178,000	16	609,300

Market Action



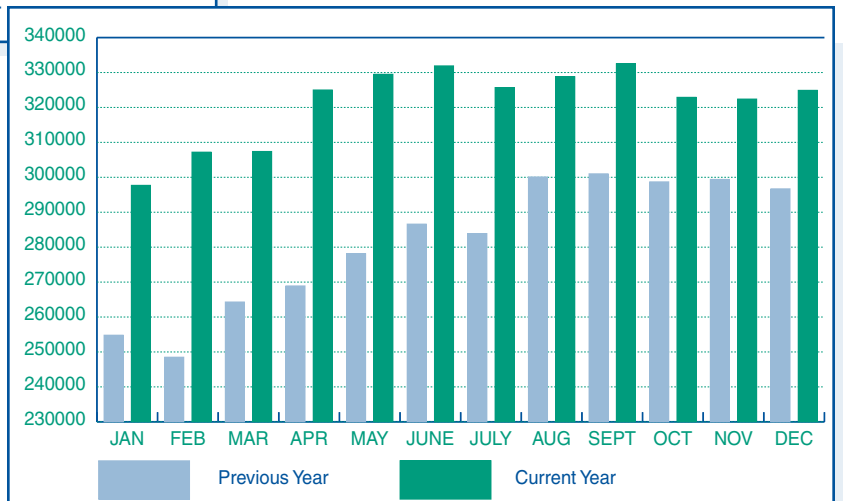
PENDING SALES Metro Portland, Oregon

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

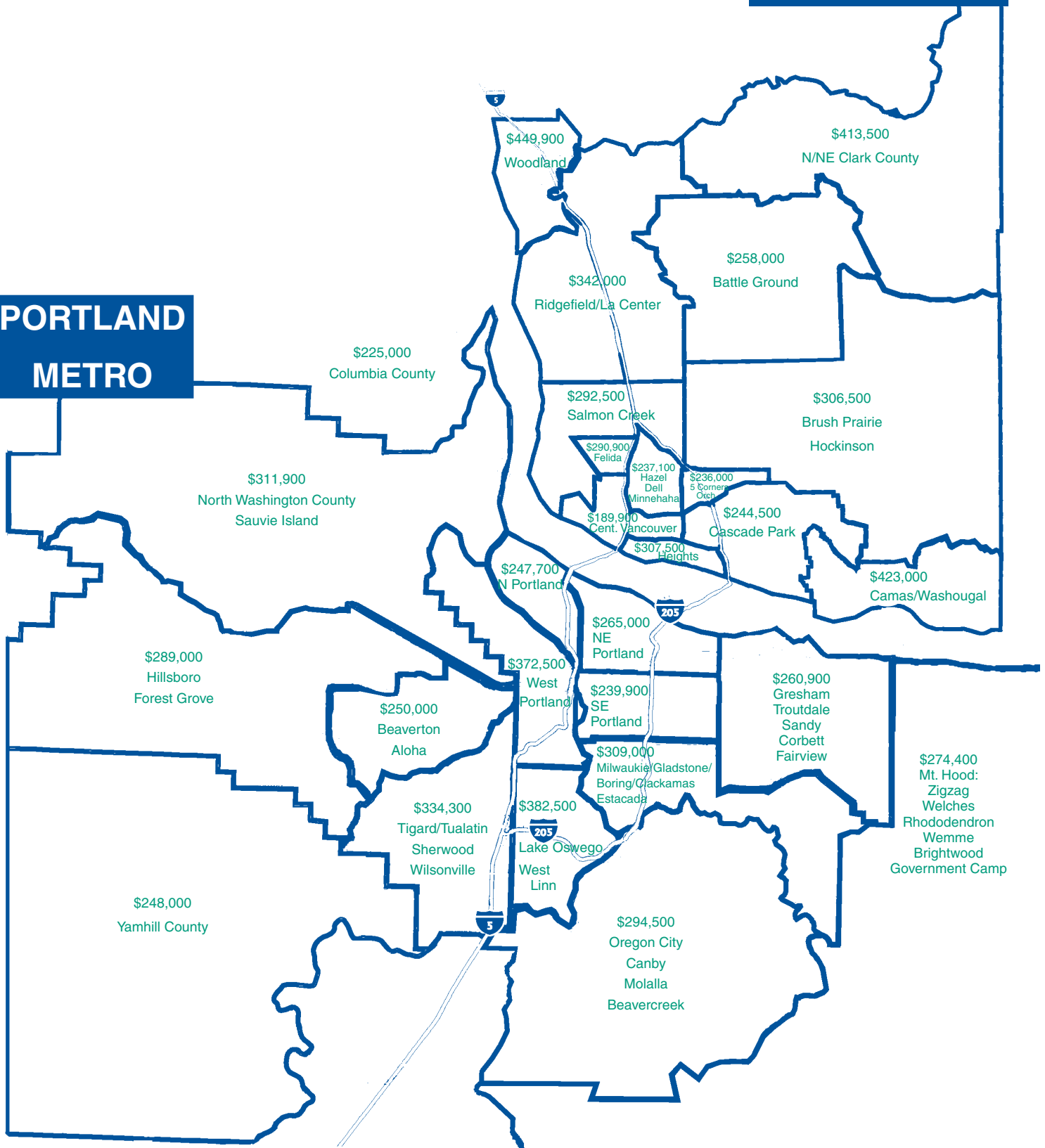
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

December 2006

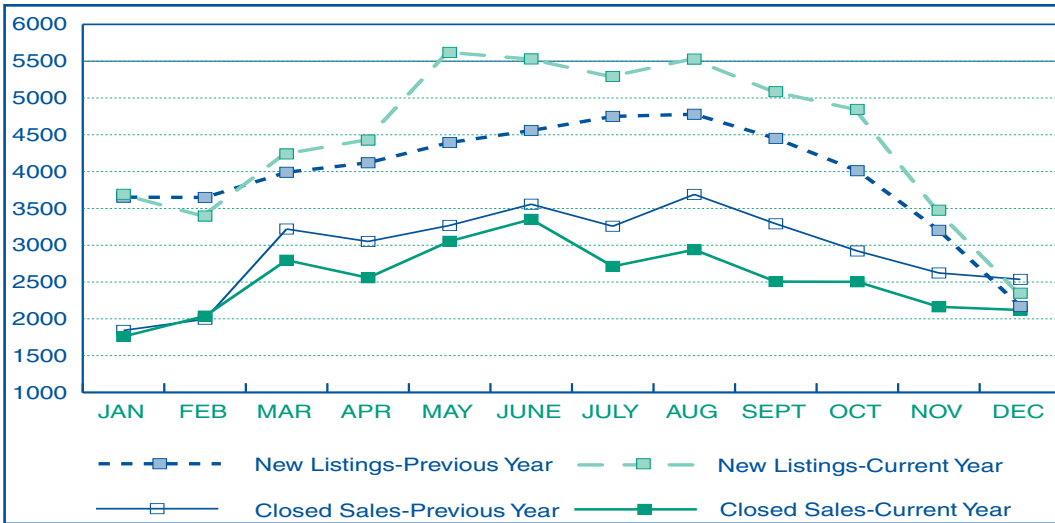
SW
WASHINGTON

PORTLAND
METRO



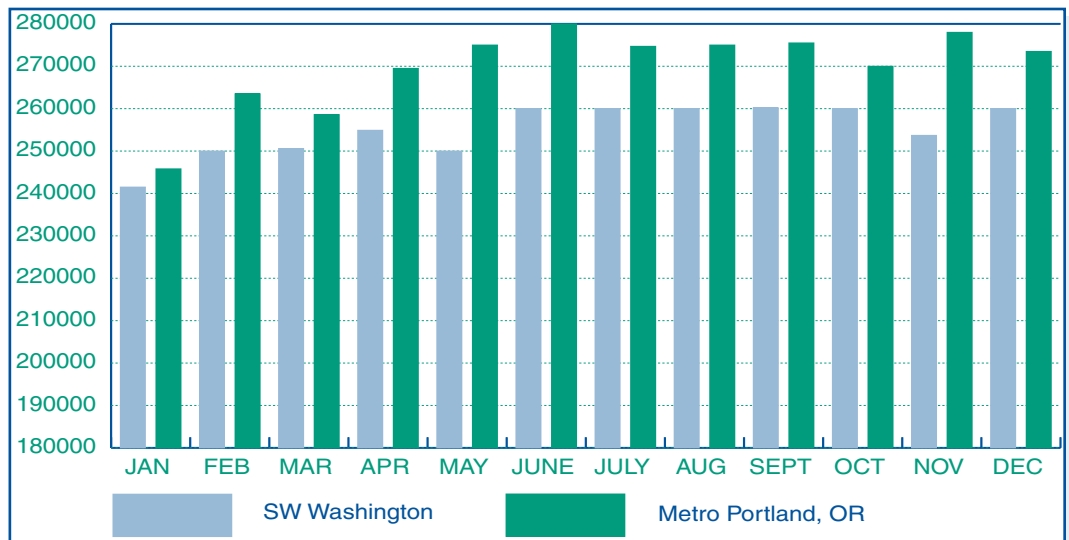
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



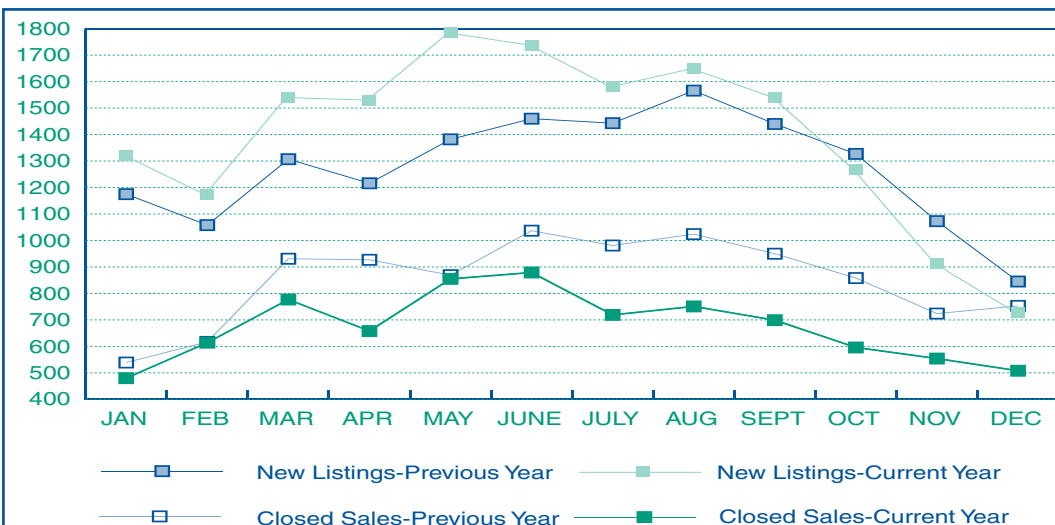
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metro area and Southwest Washington.



SOUTHWEST WA NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales over the past 24 months in Southwest Washington.





SW Washington



RESIDENTIAL REVIEW: Southwest Washington

December 2006 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	December	727	474	508	299,300	260,000	82
	Year-to-Date	16,039	8,218	8,204	292,900	256,000	61
2005	December	845	N/A	753	279,600	244,500	50
	Year-to-Date	14,369	N/A	10,211	260,400	225,000	44

We are pleased to announce that we have added Pacific County to the Southwest Washington Area Report and Residential Market Highlights. As such we have re-run as many of the reports as possible to get comparable data. However, the pending sales reports for 2005 were unreliable so they have not been included. Individual county data are available on page 7.

December Residential Highlights

The number of new listings and closed sales were down again when comparing December 2006 to December 2005 for Clark, Cowlitz and Pacific Counties combined, 14% and 32.5% respectively. (See table above.) For individual county information please see page 7.

A Summary of 2006

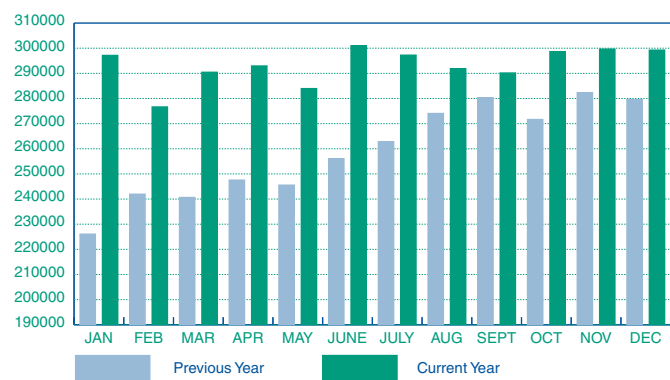
Looking at 2006 as a whole there were 11.6% more new listings when compared to 2005. However, there were 19.7% less closed sales.

The average sale price climbed 12.5% (\$292,900 v. \$260,400). Median sale price increased 13.8% (\$256,000 v. \$225,000). All of this activity resulted in the second highest dollar volume for SW Washington in the history of RMLS™ –\$2.4 billion. The highest was \$2.7 billion in 2005.

Clark Co. Inventory in Months

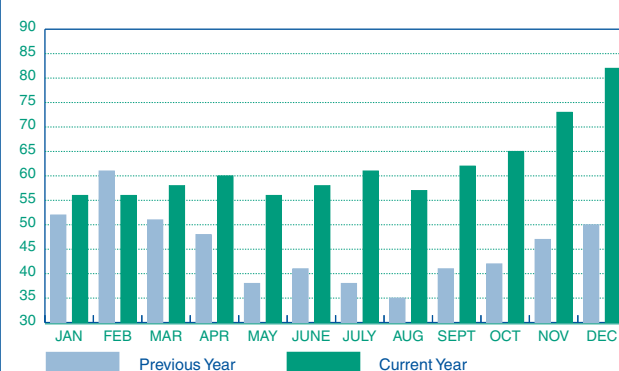
(Active Listings / Closed Sales)	2004	2005	2006
January	4.9	3.2	5.3
February	4.4	2.7	4.5
March	2.7	1.8	3.8
April	2.7	1.8	4.8
May	2.5	2.0	4.2
June	2.1	1.7	4.7
July	2.3	2.0	6.1
August	2.3	2.1	5.9
September	2.4	2.6	6.4
October	2.5	3.0	7.2
November	2.5	3.7	7.0
December	2.3	3.2	7.0

AVERAGE SALE PRICE - Southwest WA



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

DAYS ON MARKET - Southwest WA



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

Market Action

AREA REPORT • 12/2006 • SW Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month									Year-To-Date						Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
																	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	79	21	15	15	-37.5%	10	220,400	82	358	203	-33.0%	201	225,100	199,500	13.1%	7	333,100	3	216,800	23	278,800
12	NW Heights	96	38	14	14	-34.8%	15	172,200	76	480	307	-17.0%	318	180,100	174,300	13.8%	4	348,400	9	120,300	46	237,000
13	SW Heights	41	4	10	8	-50.0%	5	591,400	100	199	123	4.2%	120	345,100	265,000	16.7%	2	275,000	1	1,950,000	2	227,500
14	Lincoln/Hazel Dell	47	11	10	10	42.9%	10	238,900	58	241	134	-11.8%	135	249,700	231,200	13.1%	1	650,000	6	528,200	1	199,900
15	E Hazel Dell	144	26	26	25	3.4%	30	230,200	67	760	417	-17.4%	401	239,600	235,000	11.9%	10	233,400	13	488,600	4	342,500
20	NE Heights	82	28	16	9	66.7%	20	244,700	56	384	230	-21.5%	228	243,700	225,000	16.9%	2	300,000	3	336,000	7	279,500
21	Orchards	160	20	51	32	13.8%	33	226,100	78	897	470	2.8%	466	255,500	245,100	19.2%	1	220,000	13	860,400	5	317,700
22	Evergreen	207	45	56	43	-18.9%	30	247,700	77	1,157	694	-24.6%	706	234,600	225,000	12.4%	2	416,500	12	539,900	28	274,400
23	E Heights	50	13	9	12	28.6%	9	299,000	66	244	146	-28.1%	138	306,100	223,500	15.2%	1	193,000	3	495,000	2	252,300
24	Cascade Park	66	21	14	16	-45.0%	11	243,200	56	384	251	-18.8%	254	285,500	259,700	-2.4%	5	319,100	3	285,000	15	306,300
25	Five Corners	95	28	22	12	16.7%	21	248,000	77	578	365	-16.5%	374	237,600	229,100	14.9%	1	687,000	5	288,000	2	191,200
26	E Orchards	103	23	20	12	-38.9%	11	332,900	83	535	281	-28.5%	283	312,300	296,500	10.0%	0	N/A	3	216,700	0	N/A
27	Fisher's Landing	99	37	25	21	29.4%	22	299,300	63	603	333	-22.7%	323	298,200	290,000	6.5%	0	N/A	8	298,000	4	383,800
31	SE County	28	4	4	4	-50.0%	1	298,000	131	99	54	-18.2%	52	421,100	379,500	6.8%	0	N/A	13	325,200	0	N/A
32	Camas City	268	38	57	32	-5.9%	32	445,800	85	1,208	557	-12.1%	555	427,700	360,000	13.0%	4	158,800	26	272,500	16	266,500
33	Washougal	280	41	61	24	40.0%	28	457,200	149	998	422	-10.8%	420	349,500	320,700	10.1%	4	232,900	122	167,400	13	324,900
41	N Hazel Dell	118	33	11	15	-22.2%	21	287,100	63	483	264	-28.6%	267	297,700	266,000	4.5%	1	125,000	3	168,300	1	1,153,800
42	S Salmon Creek	142	56	42	16	-33.3%	16	249,400	52	588	264	-38.3%	260	274,000	268,000	10.7%	3	205,500	22	302,500	0	N/A
43	N Felida	149	28	37	20	0.0%	21	423,500	107	711	390	-6.9%	390	338,200	304,100	5.7%	1	425,000	4	185,000	1	215,200
44	N Salmon Creek	166	33	28	20	123.1%	29	286,900	85	640	257	-12.9%	251	331,500	284,900	10.0%	1	865,000	9	666,400	0	N/A
50	Ridgefield	151	10	17	13	62.5%	13	362,800	83	470	129	0.0%	136	353,700	328,700	22.7%	2	260,000	11	1,128,500	0	N/A
51	W of I-5 County	29	6	3	0	0.0%	2	431,300	77	94	36	-23.4%	36	540,400	460,000	14.9%	0	N/A	12	314,500	0	N/A
52	NW E of I-5 County	48	6	7	2	-100.0%	0	N/A	0	160	69	-46.1%	72	409,600	363,800	0.8%	0	N/A	20	308,400	0	N/A
61	Battleground	194	37	36	22	-31.0%	20	251,900	82	891	439	-27.3%	447	300,400	265,000	14.1%	5	356,100	18	354,200	4	325,000
62	Brush Prairie	161	36	49	18	5.6%	19	339,200	64	646	304	-11.9%	312	407,400	349,800	15.9%	4	367,700	52	332,600	1	330,000
63	East County	4	0	0	1	#DIV/0!	0	N/A	0	13	5	0.0%	4	421,200	417,400	23.5%	0	N/A	0	N/A	0	N/A
64	Central County	16	3	3	2	#DIV/0!	5	436,900	69	69	33	-28.3%	33	464,000	415,000	25.0%	0	N/A	5	222,300	0	N/A
65	Mid-Central County	20	1	4	2	-50.0%	1	468,500	127	70	38	-42.4%	40	405,300	368,500	13.9%	0	N/A	11	260,100	0	N/A
66	Yacolt	36	7	4	4	0.0%	5	232,300	117	137	71	-6.6%	74	305,000	299,500	17.2%	0	N/A	10	211,400	0	N/A
70	La Center	88	12	16	5	166.7%	8	366,600	151	280	108	20.0%	113	333,600	322,500	9.7%	2	187,100	5	246,600	1	240,000
71	N Central	25	2	1	4	150.0%	5	418,100	98	77	34	-8.1%	31	337,200	345,000	8.6%	0	N/A	8	227,900	0	N/A
72	NE Corner	16	0	4	0	-50.0%	1	265,000	46	46	17	-60.5%	18	260,100	252,500	11.2%	0	N/A	6	185,300	0	N/A
	Clark County Total	3,208	668	672	433	-6.3%	454	304,900	81	14,500	7,445	-19.0%	7,458	300,500	260,000	11.9%	63	303,700	439	320,300	176	280,200
80	Woodland City	28	7	5	3	-28.6%	5	296,000	89	113	68	-69.8%	67	285,500	232,500	32.7%	4	454,500	4	528,000	0	N/A
81	Woodland Area	35	8	8	7	-33.3%	4	515,000	233	110	55	-50.9%	54	327,900	275,000	14.8%	1	269,300	44	168,200	0	N/A
82	Cowlitz County	167	27	28	18	-27.0%	27	229,800	52	713	362	-53.0%	361	208,600	177,000	18.3%	2	142,500	112	110,100	16	168,300
	Cowlitz County Total	230	42	41	28	-44.0%	36	270,700	77	936	485	-56.2%	482	232,600	197,500	18.8%	7	338,900	160	136,500	16	168,300
87	Pacific County	185	17	62	13	N/A	18	214,600	95	603	288	N/A	264	187,600	166,500	12.3%	12	227,500	101	74,100	1	260,000



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

December 2006 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	December	282	269	281	267,300	225,300	68
	Year-to-Date	7,540	4,767	4,699	254,800	224,500	53
2005	December	322	303	345	233,200	202,000	44
	Year-to-Date	6,923	5,383	5,280	226,000	195,000	45

December Residential Highlights

Comparing December 2006 to December 2005 there were 18.6% less closed listings, 12.4% fewer new listings and 11.2% less pending sales. (See table above.) The 1,380 active residential listings at months end would last 4 months given the month's rate of sales.

A Summary of 2005

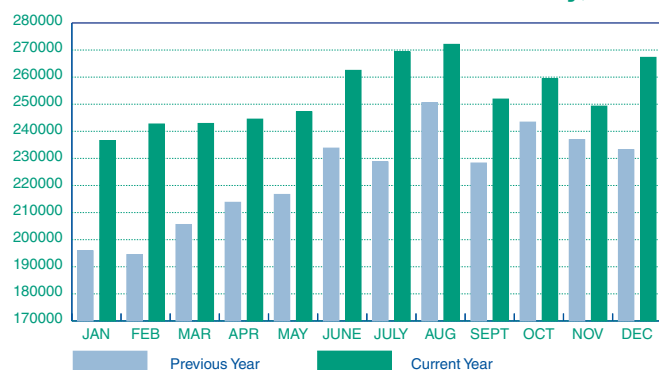
When comparing 2006 with 2005, new listings increased 8.9%. On the other hand, closed sales decreased 11% and pending sales dropped 11.4%.

Average sale price appreciated 12.9% (\$254,700 v. \$225,500). Using the same formula we can see that the median sale price increased 15.1% (\$224,500 v. 195,000). Together the market measures account for \$1.2 million in real estate sales dollar volume.

Inventory in Months (Active Listings / Closed Sales)

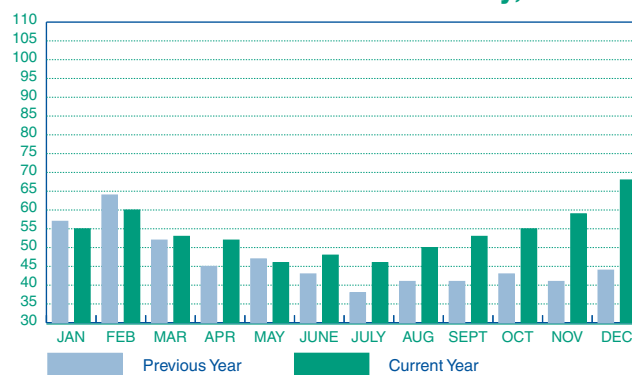
	2004	2005	2006
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February	3.8	2.8	3.4
March	2.6	1.8	2.4
April	2.6	1.8	2.5
May	2.3	1.7	2.6
June	2.0	1.8	2.9
July	2.2	2.1	3.3
August	2.2	2.1	2.9
September	2.6	2.5	3.6
October	2.8	2.8	3.8
November	2.5	2.6	4.0
December	2.2	2.5	4.0

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 • 12/2006

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 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225 Florence Coast Village	14	0	0	1	N/A	1	40,000	120	26	6	N/A	6	103,800	107,500	N/A	0	N/A	5	60,800	0	N/A
226 Florence Green Trees	31	2	8	1	N/A	1	99,000	57	74	25	N/A	25	153,200	141,300	N/A	0	N/A	1	110,000	0	N/A
227 Florence Florentine	19	1	0	1	N/A	1	190,000	135	37	20	N/A	18	275,400	273,300	N/A	0	N/A	0	N/A	0	N/A
228 Florence Town	130	8	19	10	N/A	8	476,300	125	316	154	N/A	150	281,000	237,500	N/A	13	256,600	16	134,700	9	444,100
229 Florence Beach	51	8	11	3	N/A	2	336,500	1	119	36	N/A	37	323,400	310,800	N/A	0	N/A	18	122,200	0	N/A
230 Florence North	32	2	7	0	N/A	2	173,000	54	78	35	N/A	39	373,700	297,500	N/A	1	2,100,000	14	152,100	0	N/A
231 Florence South/ Dunes City	34	2	6	2	N/A	5	360,200	88	77	28	N/A	30	394,000	287,500	N/A	1	575,000	13	190,000	0	N/A
Florence Total	311	23	51	18	N/A	20	348,000	93	727	304	N/A	305	294,800	245,900	N/A	15	400,700	67	139,800	9	444,100

232 Hayden Bridge	46	11	9	7	-22.2%	6	252,500	90	205	120	-19.5%	124	250,800	225,300	19.8%	0	N/A	1	1,050,000	6	297,800
233 McKenzie Valley	35	9	11	4	-20.0%	6	349,000	140	165	101	-17.9%	99	358,300	320,000	10.6%	4	187,500	17	187,900	0	N/A
234 Pleasant Hill/Oak	56	8	13	11	0.0%	9	337,900	91	281	183	-19.0%	186	236,600	170,200	30.3%	8	85,400	23	124,300	5	123,400
235 Cottage Grove/ Creswell/Dorena	138	26	27	26	8.3%	24	227,400	87	685	451	-8.1%	446	226,600	200,000	10.0%	7	235,700	60	137,900	20	247,700
236 Veneta/Elmira	77	13	16	17	21.4%	19	223,400	76	439	286	17.7%	263	240,900	213,700	15.0%	4	174,200	17	223,800	1	960,000
237 Junction City	72	6	10	7	-41.7%	15	234,400	78	297	164	-24.4%	165	235,100	195,000	15.0%	9	249,200	19	146,200	4	559,600
238 Florence	22	1	5	1	-75.0%	2	262,000	99	51	15	-44.4%	15	261,600	224,000	11.7%	2	455,000	8	104,400	3	279,300
239 Thurston	92	23	17	17	-51.4%	20	298,900	49	560	366	-14.7%	360	215,700	200,000	16.0%	6	1,013,700	42	114,600	24	222,200
240 Coburg I-5	17	2	6	5	-16.7%	2	182,300	29	85	53	-15.9%	51	284,600	209,900	-4.6%	1	800,400	2	138,500	3	273,300
241 N Gilham	70	24	6	11	10.0%	11	424,400	71	255	143	-19.7%	137	314,000	270,000	6.9%	0	N/A	0	N/A	7	2,118,400
242 Ferry Street Bridge	119	17	26	19	-9.5%	14	309,900	70	575	338	-11.1%	329	299,600	268,100	6.7%	1	72,500	12	172,400	5	372,100
243 E Eugene	69	13	25	14	40.0%	26	291,400	58	529	338	-6.4%	340	329,400	287,800	11.0%	2	641,300	25	164,600	16	317,400
244 SW Eugene	130	29	20	28	12.0%	32	344,100	52	761	491	-20.8%	484	336,500	295,000	18.6%	0	N/A	44	179,700	11	309,000
245 W Eugene	49	7	7	15	150.0%	11	238,000	108	300	182	11.7%	165	245,300	211,500	26.1%	9	417,300	2	176,500	21	274,900
246 Danebo	129	37	30	28	-40.4%	31	204,700	64	810	530	-10.8%	537	194,800	197,500	12.7%	1	100,000	9	100,900	17	275,200
247 River Road	31	7	5	6	-53.8%	6	215,000	24	239	157	-23.0%	159	211,800	206,000	9.0%	2	330,000	4	94,000	7	234,200
248 Santa Clara	130	25	27	23	21.1%	17	279,400	50	632	368	-1.6%	358	273,600	256,800	16.5%	1	1,800,000	12	125,300	9	290,200
249 Springfield	85	22	19	28	-6.7%	28	176,800	52	591	428	-11.2%	426	176,800	167,000	13.4%	15	436,100	12	129,300	52	276,400
250 Mohawk Valley	13	2	2	2	0.0%	2	419,500	178	80	53	-10.2%	55	340,800	299,900	4.5%	0	N/A	8	194,900	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

December 2006 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	December	158	81	78	202,300	172,000	101
	Year-to-Date	2,865	1,409	1,425	208,600	180,000	85
2005	December	139	96	106	243,900	183,500	70
	Year-to-Date	2,473	1,724	1,704	197,600	163,000	71

December Residential Highlights

The number of new listings in Douglas County increased 13.7% when comparing December 2006 to December 2005. On the other hand, the number of pending sales dropped 15.6% and closed sales decreased 26.4%.

A Summary of 2005

For the year, Douglas generated 15.9% new listings, but the number of pending and closed sales both decreased, 18.3% and 16.4% respectively. The annual dollar volume reached \$297 million—a 12.3% decrease from the previous year, which was \$336 million.

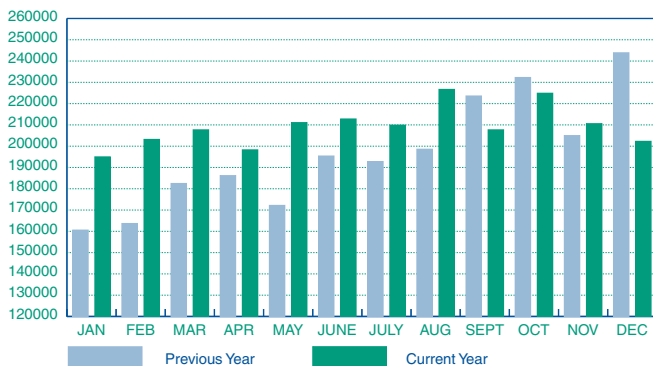
Appreciation

Comparing the average sale price for Douglas County in 2006 with that of 2005 it appreciated 5.8% (\$208,800 v. \$197,300). Using the same formula we can see that the median sale price also increased 10.6% (\$180,000 v. \$162,800).

Inventory in Months (Active Listings / Closed Sales)

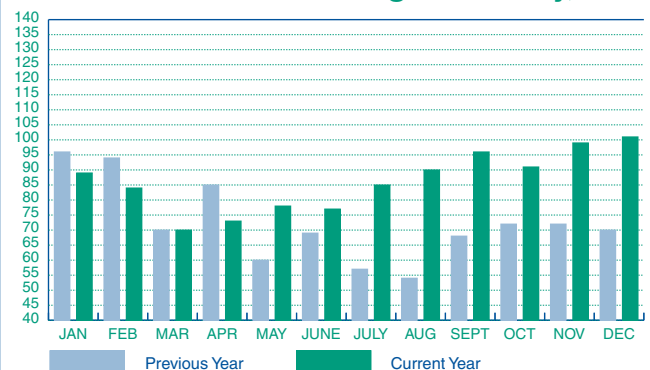
	2004	2005	2006
January	8.0	3.4	6.5
February	7.7	4.8	6.2
March	4.4	3.3	6.3
April	4.4	3.1	6.9
May	3.5	3.0	6.0
June	3.2	2.9	8.5
July	3.2	3.0	7.8
August	3.5	3.5	8.5
September	3.7	3.5	8.7
October	2.9	4.6	8.7
November	3.2	4.7	11.1
December	3.4	5.5	11.9

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



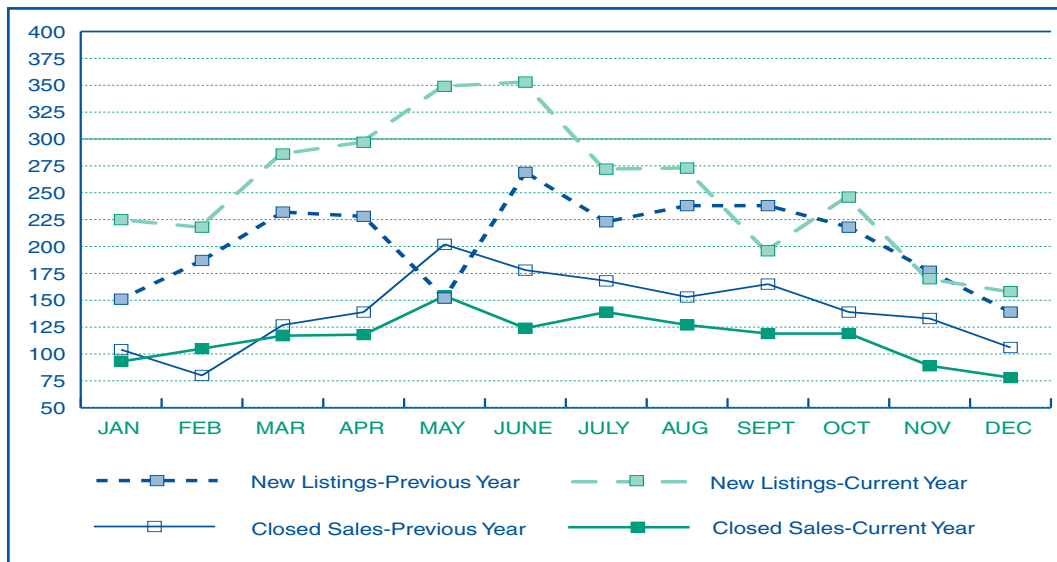
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 12/2006

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	114	23	22	12	20.0%	5	187,100	63	376	177	-15.7%	177	192,200	165,000	6.7%	5	199,900	36	98,300	5	235,800	
252	NW Roseburg	83	10	8	7	-30.0%	7	291,600	51	233	125	-27.3%	128	309,200	257,500	9.5%	2	930,000	27	219,600	1	256,000	
253	SE Roseburg	58	7	9	4	-20.0%	9	200,300	112	185	103	-14.2%	115	186,600	177,000	14.8%	13	189,000	12	52,300	8	188,700	
254	SW Roseburg	61	9	10	2	-80.0%	9	218,400	76	210	115	-10.2%	116	248,800	212,300	-5.9%	4	241,300	16	134,100	2	138,800	
255	Glide & E of Roseburg	39	4	8	4	33.3%	2	186,000	105	105	52	-38.1%	51	325,000	287,500	12.5%	5	313,400	11	190,800	1	115,000	
256	Sutherlin/ Oakland Area	99	25	20	9	-35.7%	11	216,700	88	353	179	-14.8%	180	199,100	181,300	6.0%	8	493,100	25	130,500	2	372,500	
257	Winston & SW of Roseburg	112	16	17	12	100.0%	3	200,000	172	306	152	-9.5%	145	202,900	175,000	11.4%	4	274,300	16	220,500	3	188,900	
258	Myrtle Creek & S/SE of Roseburg	143	23	33	20	17.6%	12	169,000	96	444	210	-23.9%	212	181,900	156,000	10.4%	10	289,800	28	116,600	2	294,500	
259	Green District	78	16	7	5	-28.6%	8	192,400	54	259	139	-8.6%	142	190,700	170,000	14.9%	1	310,000	14	116,900	6	294,500	
265	North Douglas County	140	25	26	6	-57.1%	12	176,100	189	394	157	-23.0%	159	163,100	147,900	-4.6%	10	334,600	33	114,700	0	N/A	



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

December 2006 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	December	82	57	49	215,100	180,000	122
	Year-to-Date	1,671	796	805	211,000	175,000	93
2005	December	80	50	51	202,300	160,000	61
	Year-to-Date	1,516	1,003	1,013	194,400	165,000	71

December Residential Highlights

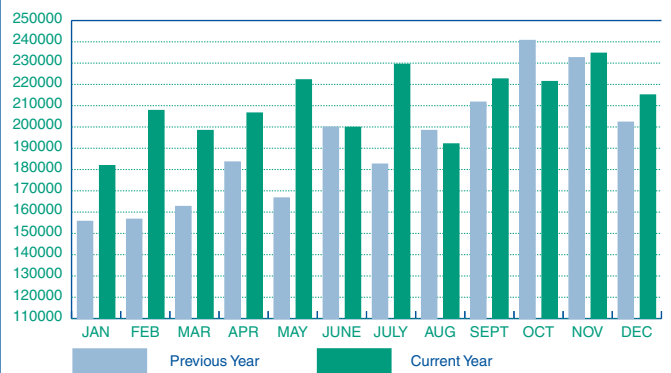
Comparing December 2006 to December 2005, pending sales and new listings increased 2.5% and 14%, respectively. However, closed sales decreased 3.9%. Inventory is at 11.8 months (580 active listings at month's end).

A Summary of 2006

Looking back at 2006 compared to 2005, new listings grew 10.2%. However, pending and closed sales fell, 20.6% and 20.5%, respectively.

The average sale price for 2006 climbed 8.6% (\$211,000 v. \$194,300). Median sale price also increased 6.1% (\$175,000 v. \$165,000). The annual dollar volume of residential real estate sales reached \$169 million.

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 12/2006 • 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 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Median Sale Price		Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
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	112	13	17	8	N/A	5	461,000	120	242	87	N/A	82	340,100	253,000	0.1%	11	626,700	68	222,100	0	N/A
97414	Broadbent	1	0	0	0	N/A	0	N/A	N/A	8	1	N/A	1	98,500	98,500	-64.8%	0	N/A	1	134,000	0	N/A
97420	Coos Bay	229	44	35	23	N/A	23	155,200	124	678	335	N/A	342	189,623	168,250	8.5%	12	381,600	37	107,500	18	211,900
97423	Coquille	58	6	10	6	N/A	1	200,000	54	171	77	N/A	82	180,400	155,000	11.0%	5	184,600	11	131,800	3	356,700
97449	Lakeside	30	1	10	6	N/A	0	N/A	N/A	85	41	N/A	40	201,200	166,300	24.8%	0	N/A	10	151,600	1	118,000
97458	Myrtle Point	31	4	3	5	N/A	4	173,600	188	97	56	N/A	53	180,100	150,000	12.9%	2	122,500	4	54,000	2	168,500
97459	North Bend	114	14	21	9	N/A	15	231,300	107	363	183	N/A	187	228,500	200,000	11.8%	7	287,100	29	114,700	12	221,200
97466	Powers	5	0	1	0	N/A	1	300,000	95	27	16	N/A	18	105,800	90,000	43.8%	0	N/A	0	N/A	0	N/A



December 2006 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	December	45	19	14	278,800	267,500	192
	Year-to-Date	906	319	320	309,600	275,000	121
2005	December	35	20	22	436,000	345,000	74
	Year-to-Date	648	343	341	335,000	300,000	90

December Residential Highlights

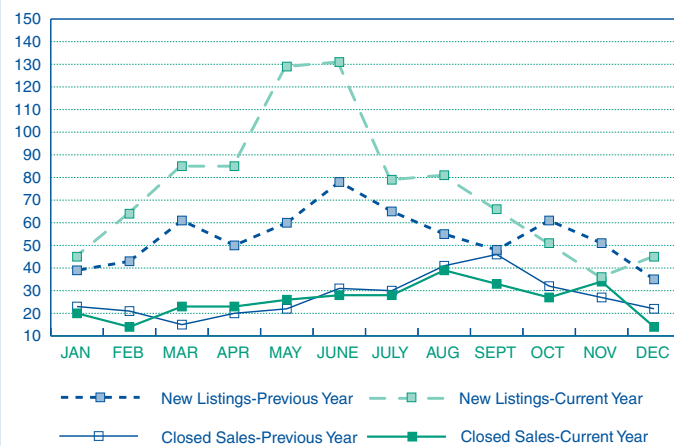
New listings increased 28.6% when comparing December 2006 to December 2005. However, the number of pending sales and closed sales fell, 5% and 36.4% respectively.

A Summary of 2006

In 2006, Curry County generated 39.8% more new listings. However, closed sales and pending sales dropped, 6.2% and 7% respectively. See table above.

The average sale price for 2006 was 7.2% lower than in 2005 (\$309,600 v. \$333,500). Using the same formula we can see that the median sale price also decreased 8.3% (\$275,333 v. \$300,000). Together the market measures accounted for a 13.7% decrease in total dollar volume of residential sales for Curry County from 2005 (\$99 million v. \$114million).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 12/2006 • 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/ Cancelled Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	135	18	27	7	-58.8%	10	306,500	261	342	138	-31.7%	145	331,800	295,000	1.3%	6	284,800	26	206,400	8	319,900
271	Harbor, Winchuck, SB Chetco	72	12	16	3	200.0%	1	68,000	36	189	73	-5.2%	73	219,600	160,000	-30.9%	2	307,500	13	246,100	1	349,900
272	Carpenterville, Cape Ferrello, Whaleshead	20	5	2	2	100.0%	2	247,500	24	64	29	-32.6%	32	361,800	305,000	0.3%	0	N/A	2	427,500	0	N/A
273	Gold Beach	101	6	22	6	500.0%	1	275,000	4	225	62	376.9%	55	317,100	285,000	-36.6%	8	711,000	20	278,200	0	N/A
274	Port Orford, Langlois	39	4	13	1	N/A	0	N/A	N/A	86	17	112.5%	15	393,500	327,500	57.3%	0	N/A	9	444,100	1	249,000



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

December 2006 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	December	76	45	50	282,600	233,800	77
	Year-to-Date	1,722	996	988	251,300	200,000	82
2005	November	116	53	71	300,100	262,500	102
	Year-to-Date	1,646	954	936	249,800	200,000	82

Traditionally the above chart compares the current month with the same month of the previous year. However, due to the recent conversion in the Mid-Columbia areas, comparable data for these areas are not available. We will include comparable data beginning with the January 2007 issue of Market Action. Until then we will include information for the current and previous month.

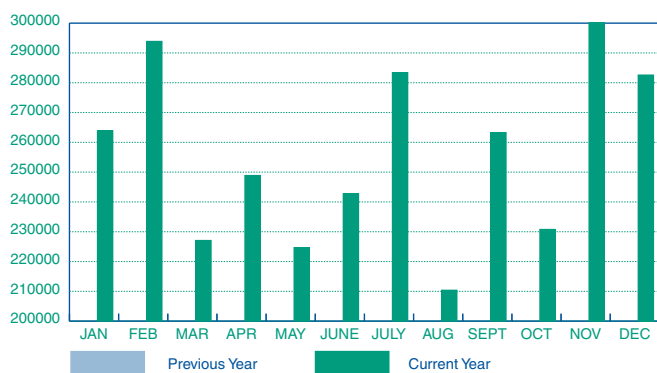
December Residential Highlights

We are happy to announce that Mid-Columbia statistics are now a regular feature in the Market Action Newsletter. However, because our historical data are severely limited due to their recent conversion we are unable to provide comparable statistics. We will include appreciation and percentage changes for all categories in January 2007 once we have compiled a reliable listings archive.

As you can see in the table above, the number of new listings in December 2006 was 34.5% lower than the previous month in Mid-Columbia and pending sales decreased 15.1%. Further, closed sales decreased 29.6%. The average sale price also decreased—down 5.8%—and the median sale price depreciated 10.9%. The average listing was on the market for 77 days—down 24.5%. (Due to possible reporting inconsistencies, average market time should be used to analyze trends only.)

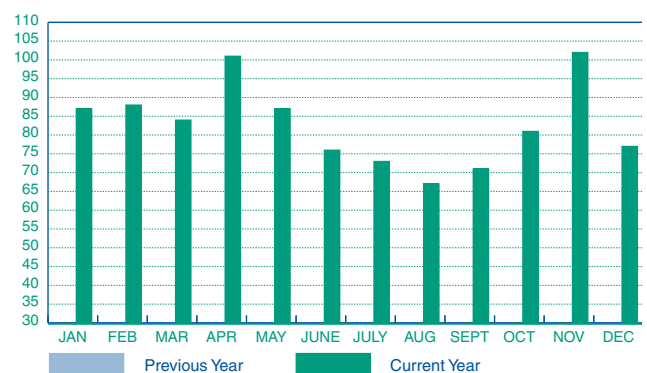
At November's rate of sales, the 485 active residential listings at month's end could last 9.7 months. The total volume for residential real estate sales in Mid-Columbia in 2006 was \$248 million.

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 • 12/2006

Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/Bingen	26	3	8	1	N/A	1	950,000	33	93	57	N/A	62	317,400	268,800	N/A	4	292,000	19	190,300	2	296,000	
101	Snowden	7	1	1	0	N/A	0	N/A	N/A	22	12	N/A	10	406,000	384,500	N/A	0	N/A	5	210,400	0	N/A	
102	Trout Lake/Glenwood	11	1	1	0	N/A	0	N/A	N/A	21	7	N/A	9	535,100	380,000	N/A	0	N/A	10	178,100	0	N/A	
103	Husum/BZ Corner	10	3	1	1	N/A	2	812,500	96	21	11	N/A	12	453,300	435,000	N/A	0	N/A	14	159,300	0	N/A	
104	Lyle	9	1	1	0	N/A	0	N/A	N/A	34	20	N/A	18	267,800	210,000	N/A	1	475,000	32	128,200	1	307,500	
105	Dallesport/Murdock	17	0	1	2	N/A	0	N/A	N/A	30	16	N/A	15	172,100	180,300	N/A	0	N/A	9	123,100	0	N/A	
106	Appleton/Timber Valley	0	0	0	0	N/A	0	N/A	N/A	6	10	N/A	8	132,300	135,000	N/A	0	N/A	5	98,400	0	N/A	
107	Centerville/High Prairie	6	2	2	0	N/A	0	N/A	N/A	13	5	N/A	4	165,800	175,000	N/A	0	N/A	15	108,400	0	N/A	
108	Goldendale	48	5	5	6	N/A	4	137,500	69	167	111	N/A	113	122,100	109,000	N/A	6	152,900	120	72,600	2	106,600	
109	Bickleton/East County	2	1	4	0	N/A	1	115,000	80	11	6	N/A	5	90,400	82,000	N/A	0	N/A	4	41,900	0	N/A	
110	Klickitat	2	0	0	0	N/A	0	N/A	N/A	8	4	N/A	4	136,500	101,800	N/A	0	N/A	5	52,000	0	N/A	
111	Skamania	4	0	2	0	N/A	0	N/A	N/A	12	4	N/A	5	240,200	229,900	N/A	1	149,000	5	125,000	0	N/A	
112	North Bonneville	16	1	5	0	N/A	2	276,300	63	31	11	N/A	11	256,000	242,500	N/A	1	26,500	3	160,000	0	N/A	
113	Stevenson	15	2	3	2	N/A	0	N/A	N/A	52	31	N/A	30	384,800	356,500	N/A	2	307,500	14	113,600	0	N/A	
114	Carson	16	6	1	0	N/A	1	350,000	1	39	16	N/A	18	229,500	194,400	N/A	0	N/A	7	71,000	0	N/A	
115	Home Valley	2	0	1	0	N/A	0	N/A	N/A	5	2	N/A	2	297,500	297,500	N/A	0	N/A	0	N/A	0	N/A	
116	Cook, Underwood, Mill A, Willard	7	1	2	2	N/A	1	735,000	172	24	12	N/A	13	327,700	282,000	N/A	0	N/A	5	131,600	0	N/A	
117	Unincorporated North	13	0	1	0	N/A	0	N/A	N/A	26	9	N/A	11	149,600	129,900	N/A	0	N/A	18	115,000	0	N/A	

351 The Dalles	112	18	23	12	N/A	13	186,000	62	458	284	N/A	287	183,100	170,000	N/A	4	238,500	20	79,300	10	211,300
352 Dufur	4	1	0	0	N/A	0	N/A	N/A	11	6	N/A	4	249,700	189,400	N/A	0	N/A	8	42,000	0	N/A
353 Tygh Valley	4	0	1	0	N/A	0	N/A	N/A	6	3	N/A	4	94,400	97,500	N/A	0	N/A	1	40,000	0	N/A
354 Wamic/Pine Hollow	11	2	1	3	N/A	2	185,000	438	39	28	N/A	26	190,900	141,300	N/A	0	N/A	5	260,900	0	N/A
355 Maupin/Pine Grove	3	1	0	3	N/A	2	222,500	29	17	13	N/A	10	179,300	159,000	N/A	1	250,000	12	130,300	0	N/A
356 Rowena	1	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
357 Mosier	16	3	0	0	N/A	1	152,000	13	24	10	N/A	10	477,700	311,100	N/A	1	540,000	8	204,000	0	N/A
361 Cascade Locks	28	3	3	0	N/A	0	N/A	N/A	59	23	N/A	18	201,300	184,000	N/A	0	N/A	7	99,300	0	N/A
362 Hood River City	50	11	22	9	N/A	14	313,100	61	282	158	N/A	152	324,100	299,800	N/A	4	506,300	36	156,400	6	722,500
363 Hood River-Westside	23	3	9	3	N/A	4	238,500	68	84	44	N/A	48	462,600	426,000	N/A	1	2,000,000	7	264,400	0	N/A
364 Hood River-Eastside	5	2	3	0	N/A	1	325,000	5	18	10	N/A	10	571,800	437,300	N/A	1	525,000	0	N/A	0	N/A
366 Odell	5	0	1	0	N/A	1	205,000	90	32	22	N/A	21	297,200	255,500	N/A	0	N/A	1	395,800	0	N/A
367 Parkdale/Mt. Hood	7	3	1	1	N/A	0	N/A	N/A	53	33	N/A	32	320,300	296,000	N/A	0	N/A	2	159,000	0	N/A
370 Sherman County	5	2	2	0	N/A	0	N/A	N/A	24	18	N/A	16	90,900	75,300	N/A	1	41,000	2	22,000	0	N/A

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

² Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2006 with December 2005. The Year-To-Date section compares year-to-date statistics from December 2006 with year-to-date statistics from December 2005.

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

⁴ Due to a recent increase in membership, and subsequently listings, in the Mid-Columbia areas, comparable data for these areas are not available. We will include comparable data beginning with the January 2007 issue of Market Action.



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Curry County

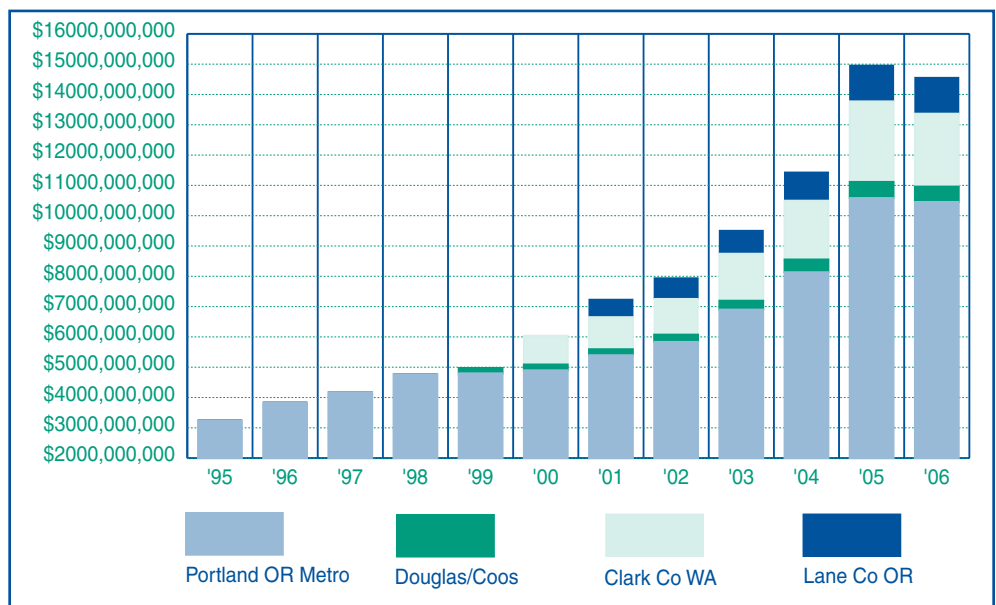
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark and Cowlitz Counties in Washington.

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