

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

April 2007 Reporting Period

April Residential Highlights

Market Activity in the Portland Metro Area was mixed when comparing April 2007 with April 2006. Closed sales increased 1.4%, and the number of new listings on the market also rose 23.1%. Pending sales, however, dropped 7.2%. See table below.

The 11,371 active residential listings at the end of April would last approximately 4.4 months at the month's rate of sales.

Appreciation

Using the average and median sale prices for the twelve months that ended with April 2007 compared to the twelve months ending in April 2006, the average sale price appreciated 11.1% (\$329,400 v. \$296,600) and the median sale price appreciated 11.2% (\$277,900 v. \$249,900).

Affordability

For the second time since RMLS™ began recording Affordability in June 1994, a family earning the Portland area's median income (\$63,800 per HUD) made slightly less (95% based on a formula from NAR) than needed to purchase the median priced home in March 2007 (\$286,200). This is a new low, the previous was 97% in June 2006.

This is likely the result of a decrease in median family income and an increase in the area's median priced home, with interest rates of 6.16% reported for the month of March 2007 by Freddie Mac.

The formula assumes the buyer has a 20% down payment and applies for a 30 year fixed rate mortgage. See graph on last page.

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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	
June	1.5	2.6	
July	1.7	3.5	
August	1.6	3.6	
September	1.9	4.5	
October	2.2	4.6	
November	2.2	5.1	
December	2.1	4.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	April	5,451	2,998	2,594	338,200	285,000	58
	Year-to-Date	19,141	11,060	9,162	333,100	282,500	63
2006	April	4,429	3,231	2,558	325,000	269,500	41
	Year-to-Date	15,887	11,718	9,531	309,500	260,000	44

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Metro Portland & Adjacent Regions, Oregon

		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 2007 v. 2006²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006²	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	330	252	55	145	2.8%	140	273,200	46	757	518	1.6%	457	263,000	245,000	12.0%	4	539,200	14	133,400	18	365,300	
142	Northeast Portland	794	503	110	322	2.9%	283	312,500	46	1,738	1,176	2.9%	1,005	307,400	270,000	10.4%	21	661,600	29	228,400	38	367,000	
143	Southeast Portland	1,281	697	231	383	-18.5%	339	281,700	44	2,505	1,461	-7.2%	1,219	278,900	245,200	12.9%	14	364,500	34	201,400	65	511,300	
144	Gresham/ Troutdale	901	368	137	181	-20.3%	158	284,200	68	1,339	692	-12.8%	578	281,900	257,000	14.9%	2	897,500	32	229,600	20	295,800	
145	Milwaukie/ Clackamas	1037	458	169	227	7.1%	166	319,900	61	1,540	758	-9.9%	589	341,300	307,500	12.6%	3	598,500	38	214,700	10	367,000	
146	Oregon City/ Canby	712	298	85	137	-6.8%	123	311,600	83	1,009	505	-6.5%	398	313,800	294,200	9.8%	1	236,900	36	204,300	7	381,400	
147	Lake Oswego/West Linn	771	311	118	146	-7.6%	130	582,200	66	1,158	554	-3.8%	452	540,100	455,500	14.1%	1	310,000	23	433,800	0	N/A	
148	West Portland	1,414	555	167	334	0.0%	301	449,700	57	2,031	1,150	-5.8%	1,025	445,900	365,000	6.7%	7	579,200	22	303,000	16	584,000	
149	Northwest Washington County	451	224	70	144	15.2%	109	394,700	55	874	496	6.2%	377	390,600	351,500	7.2%	1	300,000	22	279,900	4	340,000	
150	Beaverton/Aloha	924	507	134	284	-17.2%	255	320,400	62	1,800	1,100	-11.2%	924	293,700	259,500	9.4%	5	279,800	21	285,900	16	621,300	
151	Tigard/Wilsonville	972	462	163	247	-18.8%	172	362,500	64	1,559	889	-14.1%	711	374,900	336,000	3.9%	3	275,700	18	1,284,100	7	422,800	
152	Hillsboro/ Forest Grove	708	389	110	206	5.6%	199	301,800	53	1,331	846	7.1%	712	298,400	269,000	14.0%	11	226,200	21	249,400	19	328,500	
153	Mt. Hood: Govt. Camp/Wemme	68	34	9	12	-29.4%	9	316,200	136	86	48	-32.4%	40	315,800	288,800	11.1%	0	N/A	5	135,900	1	530,000	
155	Columbia County	396	166	26	100	19.0%	76	243,300	72	590	336	3.4%	243	251,000	240,000	13.4%	5	314,900	27	133,900	2	212,900	
156	Yamhill County	612	227	76	130	-19.3%	134	293,900	74	824	531	-10.2%	432	280,100	246,400	17.8%	7	234,900	47	216,000	14	257,800	

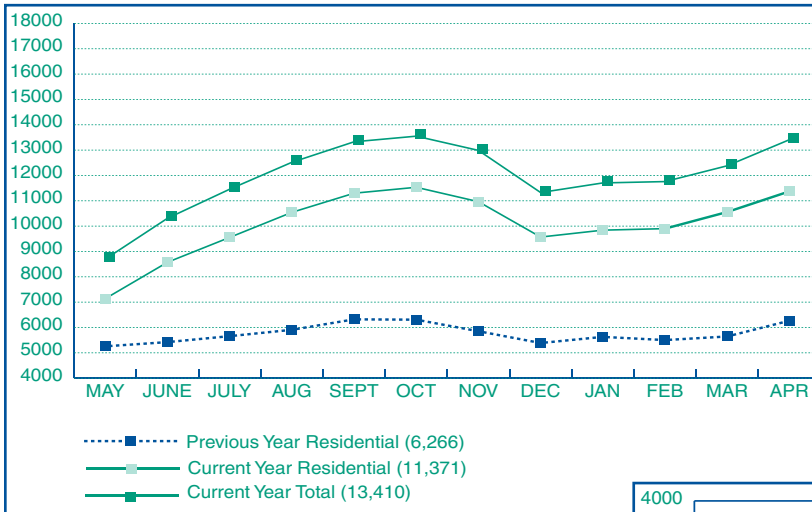
180-200	Marion/ Polk Counties	817	296	79	136	10.6%	125	252,800	102	941	495	12.8%	422	248,400	225,900	14.0%	8	327,700	54	141,200	11	297,700
	North Coastal Counties	736	200	62	69	1.5%	45	374,500	101	705	229	0.9%	172	383,800	322,000	17.8%	7	269,900	66	189,000	7	609,200

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 April 2007 with April 2006. The Year-To-Date section compares year-to-date statistics from April 2007 with year-to-date statistics from April 2006.

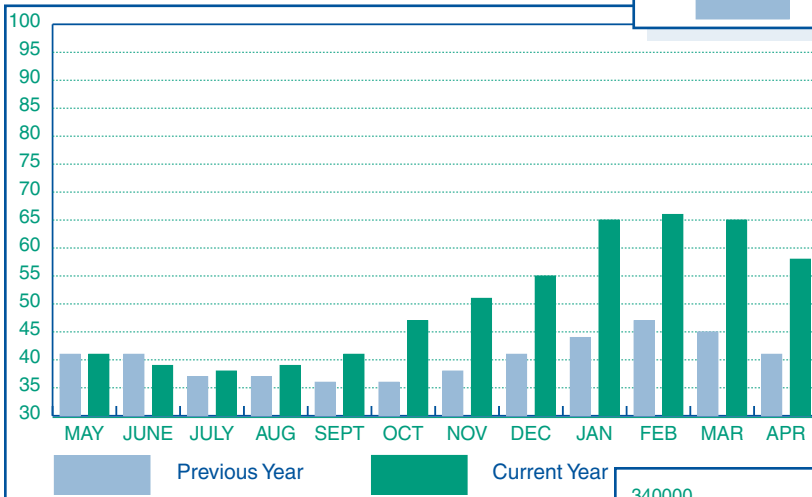
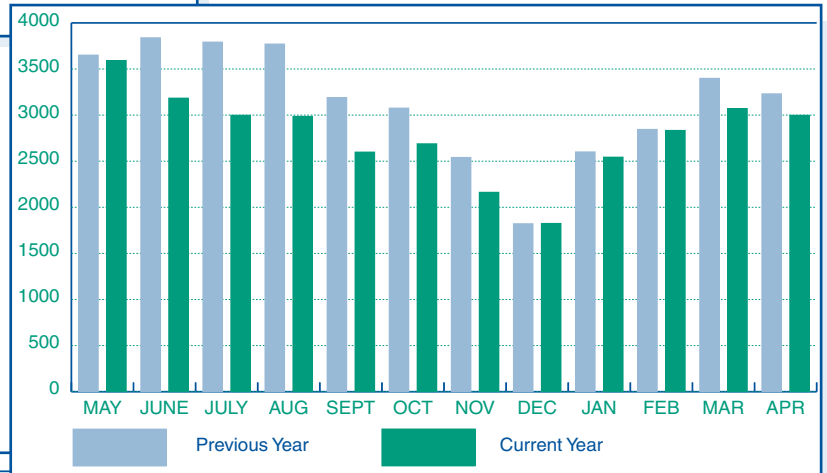
³ Appreciation percents based on a comparison of average price for the last 12 months (5/1/06-4/30/07) with 12 months before (5/1/05-4/30/06).

Market Action



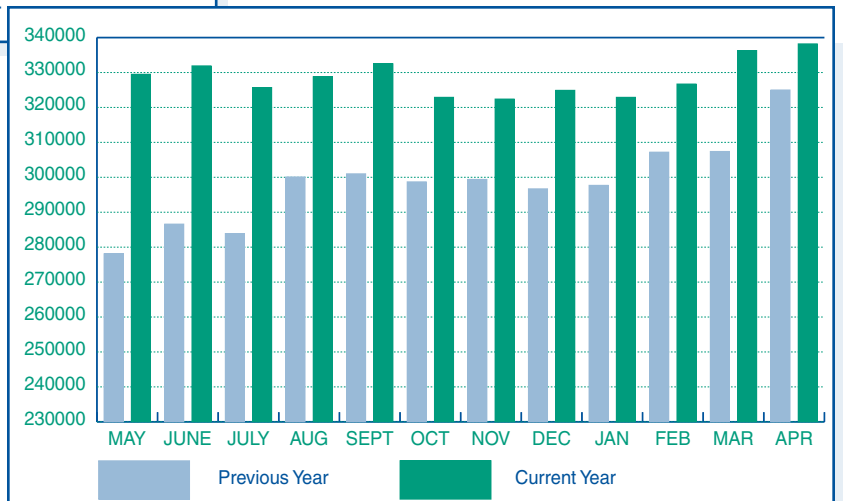
PENDING SALES Metro Portland, Oregon

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



DAYS ON MARKET Metro Portland, Oregon

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



AVERAGE SALE PRICE Metro Portland, Oregon

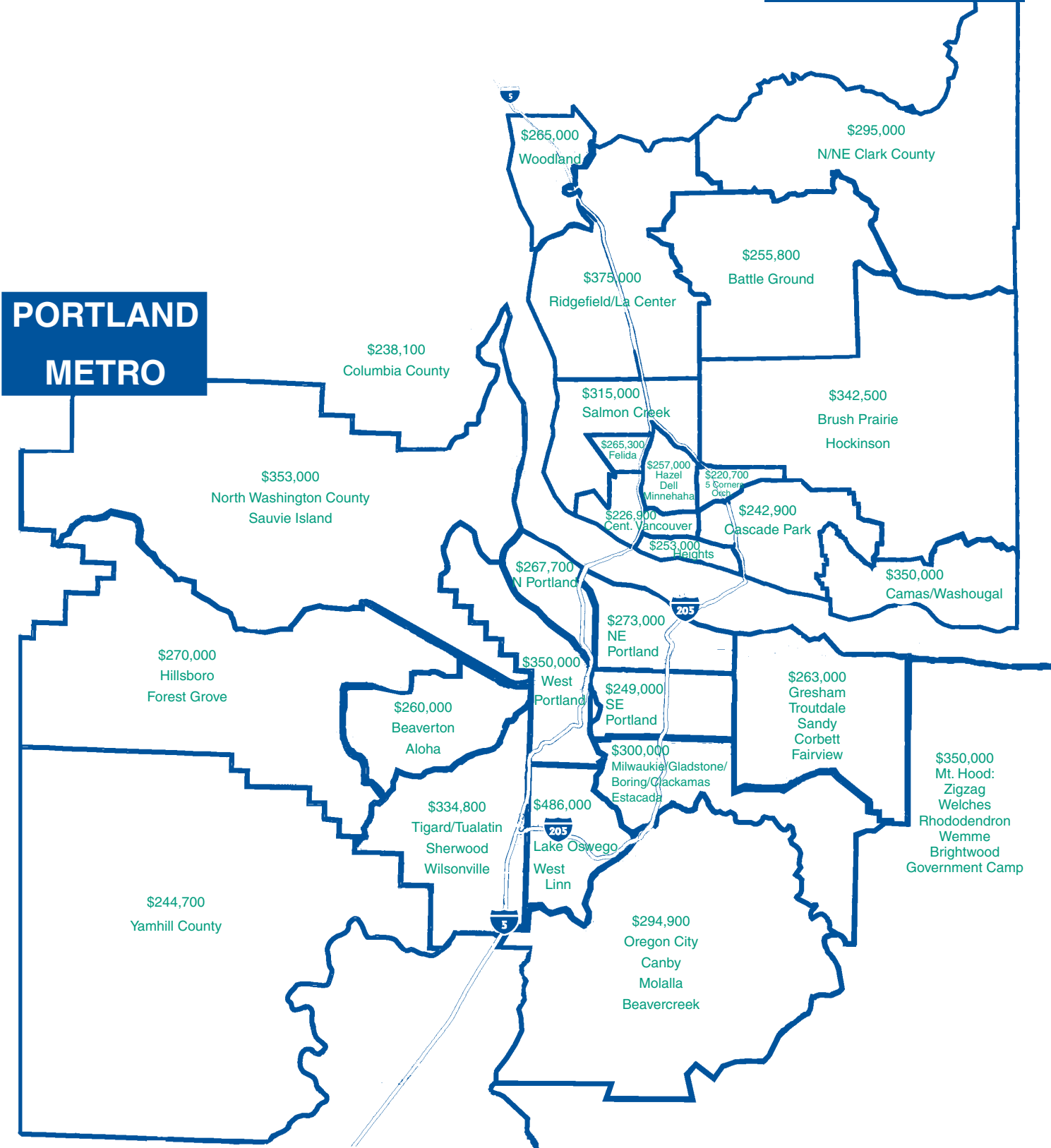
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

April 2007

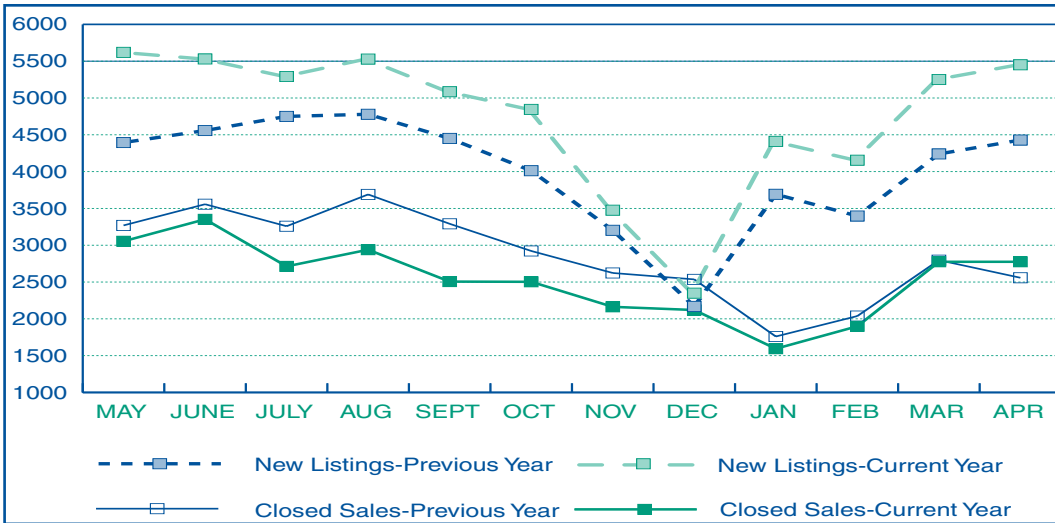
SW
WASHINGTON

PORTLAND
METRO



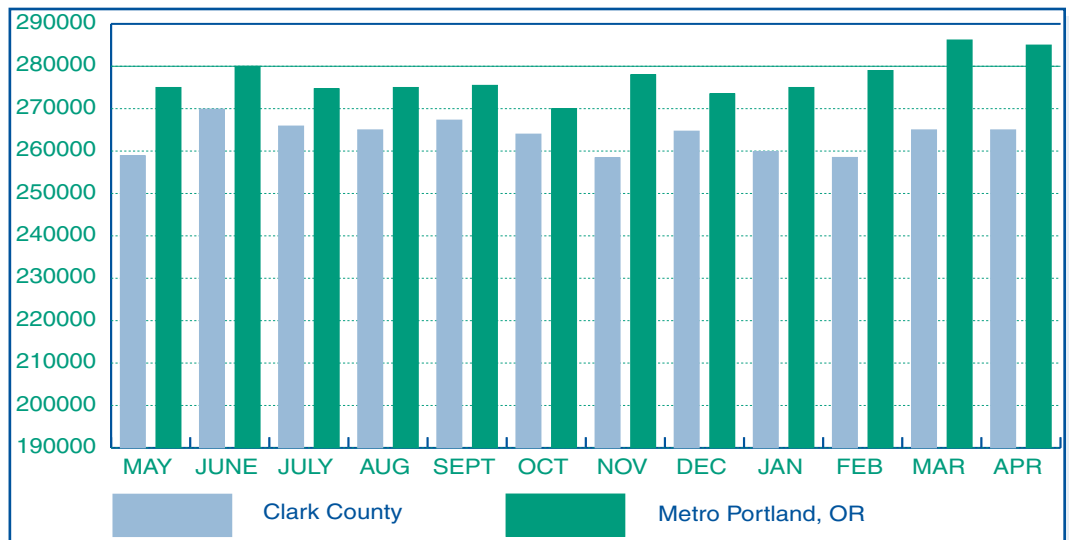
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



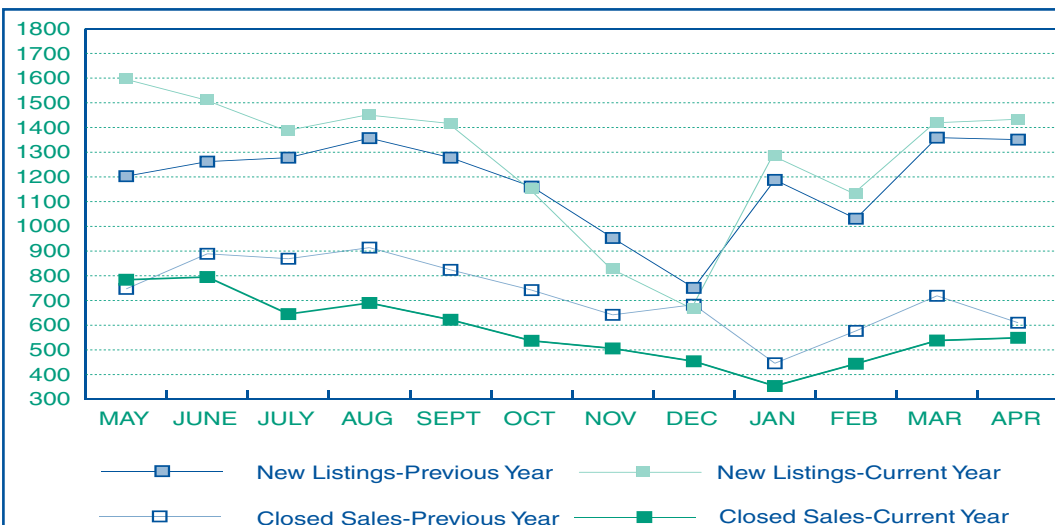
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

April 2007 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	April	1,433	654	549	310,700	265,000	77
	Year-to-Date	5,113	2,410	1,959	306,500	262,000	85
2006	April	1,351	780	574	297,500	258,000	58
	Year-to-Date	4,705	2,774	2,283	295,300	255,000	56

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

April Residential Highlights

When comparing April 2007 to April 2006 for Clark County, the number of accepted and closed offers has decreased 16.2% and 4.4% respectively. However, the number of new listings was up 6.1%. (See table above.) For Cowlitz and Pacific county information, please see page 7.

Year-to-Date Trends

When comparing market activity for January-April 2007 to the same time period in 2006, new listings were up 8.7%. Meanwhile, closed sales have decreased 14.2% and pending sales have dropped 13.1%.

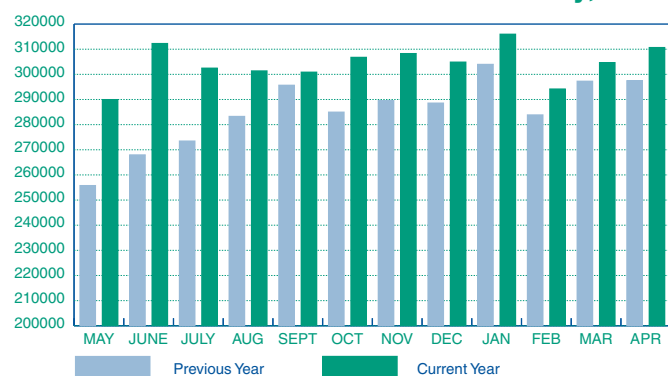
Appreciation

Comparing the 12 months ending with April 2007 to the 12 immediately prior, the average sale price rose 7.2% (\$304,200 v. \$283,900). Using the same formula we can see that the median sale price increased 6.5% (\$263,000 v. \$247,000).

Clark Co. Inventory in Months

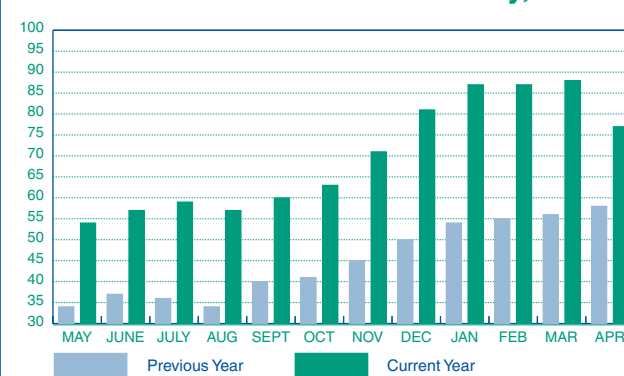
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	7.2
May	2.0	4.2	
June	1.7	4.7	
July	2.0	6.1	
August	2.1	5.9	
September	2.6	6.4	
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

AVERAGE SALE PRICE - Clark County, WA



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

DAYS ON MARKET - Clark County, WA



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

Market Action

AREA REPORT • 4/2007 • 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. 2006²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³						
11	Downtown Vancouver	98	34	9	21	-34.4%	22	266,900	103	128	80	-7.0%	65	258,500	229,900	16.0%	1	240,000	2	96,100	6	279,300
12	NW Heights	105	34	14	19	-32.1%	9	172,100	69	136	74	-35.7%	56	182,000	176,500	8.6%	3	418,600	2	170,900	4	235,300
13	SW Heights	43	18	7	19	46.2%	12	529,000	118	67	47	11.9%	39	398,600	289,900	24.4%	1	190,000	0	N/A	1	239,900
14	Lincoln/Hazel Dell	52	27	6	9	-47.1%	14	227,300	72	86	54	10.2%	49	246,000	228,900	7.0%	0	N/A	2	292,800	1	253,000
15	E Hazel Dell	177	75	49	30	-50.8%	28	244,900	67	262	129	-25.9%	88	238,200	237,500	7.7%	0	N/A	21	129,700	1	497,000
20	NE Heights	74	38	7	12	-40.0%	23	253,900	83	124	92	15.0%	81	239,900	227,000	10.7%	0	N/A	6	92,300	3	668,600
21	Orchards	162	62	38	43	-29.5%	27	243,300	82	278	137	-21.3%	114	237,000	225,000	2.8%	0	N/A	5	232,700	1	393,500
22	Evergreen	355	132	44	63	-8.7%	51	232,900	57	525	219	-18.3%	172	254,900	228,000	12.8%	2	65,000	4	525,000	3	353,500
23	E Heights	62	18	6	13	-23.5%	9	221,600	64	94	47	-21.7%	42	311,300	221,800	16.7%	0	N/A	2	470,000	0	N/A
24	Cascade Park	95	41	14	11	-63.3%	19	284,200	36	146	63	-34.4%	62	283,200	249,000	-7.9%	1	37,500	0	N/A	6	474,300
25	Five Corners	131	59	17	17	-51.4%	23	234,700	73	188	94	-33.3%	81	245,700	229,800	9.0%	1	350,000	0	N/A	2	220,500
26	E Orchards	119	56	24	19	-47.2%	25	304,500	66	178	87	-17.1%	75	298,000	290,000	-0.9%	0	N/A	4	291,300	0	N/A
27	Fisher's Landing	145	64	15	32	-17.9%	28	284,700	50	232	113	-13.1%	94	301,200	298,500	4.6%	1	35,000	3	333,300	2	298,000
31	SE County	29	10	3	6	20.0%	4	261,500	159	22	13	-38.1%	11	388,300	355,000	-9.0%	0	N/A	5	282,400	0	N/A
32	Camas City	347	107	57	51	21.4%	36	448,100	68	396	166	-12.6%	134	438,300	377,000	6.8%	0	N/A	12	692,500	4	239,700
33	Washougal	348	98	50	36	-10.0%	30	349,100	107	353	135	-14.6%	113	358,700	300,000	9.4%	3	226,500	43	131,500	2	350,000
41	N Hazel Dell	137	44	10	20	-13.0%	20	377,800	101	157	101	13.5%	79	306,800	258,000	4.8%	0	N/A	4	201,600	0	N/A
42	S Salmon Creek	172	106	54	39	39.3%	23	299,200	75	297	125	42.0%	92	290,700	289,500	9.7%	1	205,000	1	85,000	2	396,500
43	N Felida	161	61	26	31	0.0%	27	380,000	95	217	113	-2.6%	94	340,500	300,500	6.9%	0	N/A	13	220,000	0	N/A
44	N Salmon Creek	169	46	29	36	140.0%	25	327,200	80	205	105	43.8%	89	351,200	315,000	-7.6%	0	N/A	4	138,400	0	N/A
50	Ridgefield	140	32	51	13	-35.0%	15	383,700	95	143	55	37.5%	48	353,600	341,500	5.5%	0	N/A	8	124,000	1	169,900
51	W of I-5 County	42	15	3	3	-50.0%	4	482,000	173	33	8	-55.6%	4	482,000	457,500	5.1%	0	N/A	3	335,000	0	N/A
52	NW E of I-5 County	52	14	2	7	-22.2%	5	495,200	180	53	27	-18.2%	21	548,300	494,300	9.4%	1	1,200,000	4	216,700	0	N/A
61	Battleground	236	99	30	42	-17.6%	35	289,200	65	318	148	-20.0%	124	279,800	251,000	7.8%	1	550,000	8	319,900	0	N/A
62	Brush Prairie	250	81	22	32	3.2%	19	427,400	58	264	93	-24.4%	74	404,500	378,500	12.5%	1	515,000	7	277,800	1	515,000
63	East County	3	1	1	0	N/A	1	335,000	36	5	2	100.0%	2	248,000	248,000	18.5%	0	N/A	0	N/A	0	N/A
64	Central County	15	3	1	2	-50.0%	1	415,000	128	20	10	42.9%	8	409,500	425,000	13.2%	0	N/A	0	N/A	0	N/A
65	Mid-Central County	23	8	6	6	500.0%	1	425,000	9	30	15	15.4%	7	405,900	425,000	11.7%	0	N/A	5	337,500	0	N/A
66	Yacolt	57	18	9	11	175.0%	3	326,600	73	55	22	-4.3%	11	341,300	250,000	20.4%	0	N/A	3	197,300	0	N/A
70	La Center	93	19	19	6	-33.3%	9	305,500	64	58	24	-59.3%	20	333,300	300,000	5.0%	0	N/A	1	134,000	0	N/A
71	N Central	30	9	5	4	300.0%	1	295,000	40	35	7	0.0%	6	370,200	331,000	1.0%	0	N/A	3	173,000	0	N/A
72	NE Corner	7	4	0	1	-50.0%	0	N/A	N/A	8	5	-50.0%	4	342,000	352,300	12.2%	0	N/A	2	208,300	0	N/A
	Clark County Total	3,929	1,433	628	654	-16.2%	549	310,700	77	5,113	2,410	-13.1%	1,959	306,500	262,000	7.2%	17	316,900	177	232,600	40	352,200
80	Woodland City	71	15	6	21	250.0%	4	211,200	92	83	31	14.8%	13	286,400	312,000	31.4%	1	312,000	0	N/A	0	N/A
81	Woodland Area	55	14	6	7	40.0%	3	413,800	212	55	14	-22.2%	11	383,300	399,800	8.5%	1	420,000	10	182,600	0	N/A
82	Cowlitz County	228	80	25	29	-19.4%	23	186,500	72	274	106	-22.6%	80	210,300	192,300	17.7%	3	226,300	19	104,600	10	276,500
	Cowlitz County Total	354	109	37	57	21.3%	30	212,500	89	412	151	-17.0%	104	238,100	217,000	17.7%	5	282,200	29	131,500	10	276,500
87	Pacific County	210	35	9	20	N/A	14	257,000	159	134	67	N/A	59	213,300	193,000	26.6%	2	282,500	24	72,000	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

April 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	April	736	442	369	275,700	242,000	73
	Year-to-Date	2,531	1,537	1,307	263,100	230,000	75
2006	April	621	428	394	244,500	220,000	52
	Year-to-Date	2,177	1,607	1,375	241,900	213,000	55

April Residential Highlights

Comparing April 2007 to April 2006 new listings increased 18.5%. Pending sales increased 3.3% as well. However, closed sales dropped 6.4%. The 1,734 active residential listings at month's end would last approximately 4.7 months given the month's rate of sales.

Year-to-Date Trends

Comparing market activity for January-April 2007 to the same time period in 2006, closed sales decreased 5%. Pending sales also dropped 4.4%. However, new listings were up 16.3%.

Appreciation

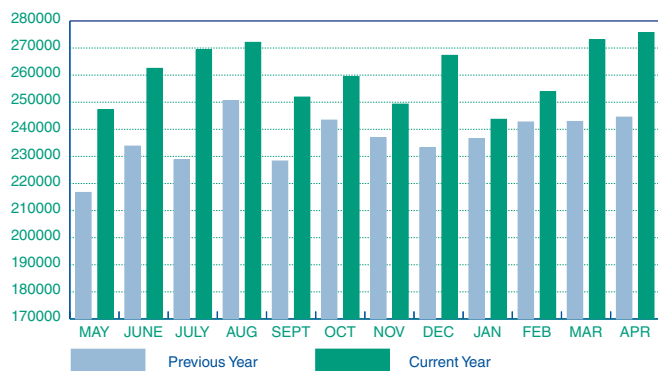
Comparing the 12 months ending with April 2007 to the 12 months immediately prior, the average sale price climbed 10.7% (\$260,900 v. \$235,600). Using the same formula we can see that the median sale price increased 12.2% (\$230,000 v. \$204,900).

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	
June	1.8	3.1	
July	2.1	3.8	
August	1.8	3.2	
September	2.3	4.5	
October	2.3	4.5	
November	2.5	5.6	
December	2.7	4.9	

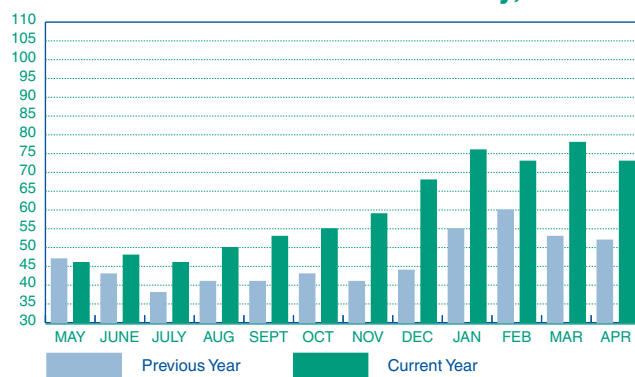
*August 2005–February 2007 revised due to a recording error.

AVERAGE SALE PRICE - Lane County, OR



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

DAYS ON MARKET - Lane County, OR



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

Market Action

AREA REPORT • 4/2007

Lane 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 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales			Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	15	2	1	0	N/A	1	58,500	254	7	3	N/A	2	66,800	66,800	N/A	0	N/A	3	52,700	0	N/A		
226	Florence Green Trees	41	10	2	1	N/A	0	N/A	N/A	27	7	N/A	7	129,900	135,000	N/A	0	N/A	4	128,600	0	N/A		
227	Florence Florentine	26	8	1	3	N/A	1	247,900	29	18	6	N/A	5	240,400	239,000	N/A	0	N/A	0	N/A	0	N/A		
228	Florence Town	156	33	10	5	N/A	10	275,100	110	116	42	N/A	45	270,500	230,000	N/A	4	214,500	6	145,100	1	338,900		
229	Florence Beach	54	9	2	3	N/A	9	408,300	159	34	21	N/A	21	325,100	288,000	N/A	0	N/A	4	128,900	0	N/A		
230	Florence North	48	10	2	1	N/A	3	549,000	184	33	7	N/A	7	399,600	250,000	N/A	1	30,000	4	188,900	0	N/A		
231	Florence South/ Dunes City	49	8	0	1	N/A	3	240,000	101	26	8	N/A	7	401,400	255,000	N/A	0	N/A	1	165,000	0	N/A		
238	Florence East/ Mapleton	33	9	2	0	N/A	2	197,500	52	20	3	N/A	5	222,000	200,000	N/A	0	N/A	0	N/A	0	N/A		
	Florence Total	422	89	20	14	N/A	29	327,400	130	281	97	N/A	99	282,400	220,000	N/A	5	177,900	22	135,400	1	338,900		

232 Hayden Bridge	43	20	3	23	109.1%	13	324,700	80	69	55	17.0%	40	245,100	219,000	11.6%	0	N/A	1	85,000	3	304,700
233 McKenzie Valley	56	21	3	8	14.3%	8	379,400	102	61	23	-14.8%	23	432,600	379,900	6.2%	0	N/A	2	738,500	0	N/A
234 Pleasant Hill/Oak	84	31	10	12	-33.3%	8	242,200	78	102	45	-23.7%	36	225,700	184,500	33.2%	1	700,000	17	136,600	5	168,900
235 Cottage Grove/ Creswell/Dorena	209	89	18	42	44.8%	37	204,500	59	280	125	-12.0%	104	208,400	201,800	4.0%	0	N/A	14	265,500	1	175,000
236 Veneta/Elmira	103	38	12	12	-47.8%	14	250,100	46	134	76	-21.6%	69	248,700	229,900	11.5%	0	N/A	3	176,100	0	N/A
237 Junction City	78	36	4	19	35.7%	16	305,400	92	112	70	25.0%	52	304,800	249,000	20.2%	1	200,100	3	206,300	2	263,000
239 Thurston	135	50	9	39	50.0%	22	213,300	71	194	108	-14.3%	81	212,300	210,000	11.3%	0	N/A	4	142,500	4	322,300
240 Coburg I-5	28	6	0	1	-50.0%	8	294,900	76	37	16	-15.8%	16	239,900	203,500	4.9%	2	272,500	1	62,000	1	280,000
241 N Gilham	65	23	9	12	71.4%	17	296,400	66	80	54	8.0%	54	331,200	294,500	8.7%	0	N/A	3	116,700	1	285,000
242 Ferry Street Bridge	127	51	19	34	25.9%	31	307,400	100	178	127	28.3%	100	309,500	277,700	8.1%	0	N/A	3	142,000	2	305,000
243 E Eugene	92	45	10	35	0.0%	23	407,300	66	154	96	-13.5%	72	346,400	301,800	5.8%	0	N/A	2	310,000	3	407,600
244 SW Eugene	172	80	9	43	-2.3%	39	365,100	77	260	162	-1.8%	139	338,100	282,000	11.2%	0	N/A	12	217,200	5	321,000
245 W Eugene	67	25	5	21	90.9%	13	225,500	56	78	71	57.8%	81	217,900	203,500	20.6%	2	307,500	2	87,500	3	208,700
246 Danebo	167	94	22	46	-23.3%	36	221,600	78	288	175	0.0%	152	226,200	220,000	13.1%	1	850,000	0	0	5	263,000
247 River Road	44	20	2	19	11.8%	15	248,400	48	80	56	-12.5%	45	228,400	212,500	9.5%	0	N/A	2	76,800	2	283,500
248 Santa Clara	147	56	11	26	-25.7%	31	284,200	75	205	132	3.9%	122	284,100	260,000	11.5%	1	17,400	1	68,000	2	225,000
249 Springfield	101	45	11	48	-12.7%	32	175,600	55	199	135	-23.3%	111	172,000	169,900	7.8%	3	281,300	3	102,300	7	224,400
250 Mohawk Valley	16	6	1	2	-66.7%	6	383,100	133	20	11	-31.3%	10	339,800	367,500	-0.4%	0	N/A	4	247,300	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

April 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	April	320	108	83	214,300	195,000	109
	Year-to-Date	994	419	356	215,400	185,000	108
2006	April	297	166	118	198,300	174,500	73
	Year-to-Date	983	524	447	199,400	175,000	78

April Residential Highlights

When comparing April 2007 to April 2006, the number of closed sales and pending sales dropped 29.7% and 34.9% respectively. New listings were up 7.7%, however. (See the table above.)

Year-to-Date Trends

Comparing market activity for January-April 2007 to the same time period in 2006, new listings increased a slight 1.1%, while closed sales dropped 20.4% and pending sales decreased 20%.

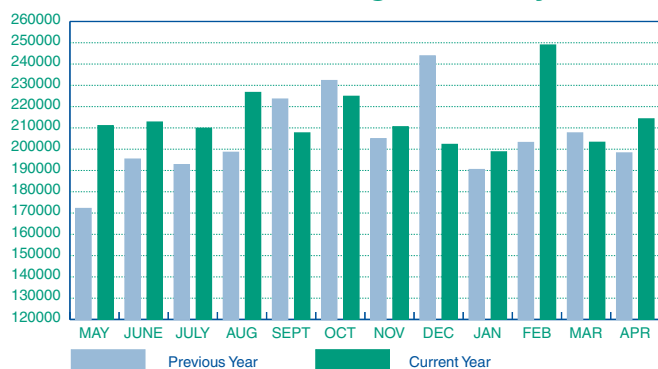
Appreciation

Comparing the 12 months ending with April 2007 to the 12 months immediately prior, the average sale price climbed 5% (\$213,900 v. \$203,700). Using the same formula we can see that the median sale price increased 8.8% (\$184,900 v. \$170,000).

Inventory in Months (Active Listings / Closed Sales)

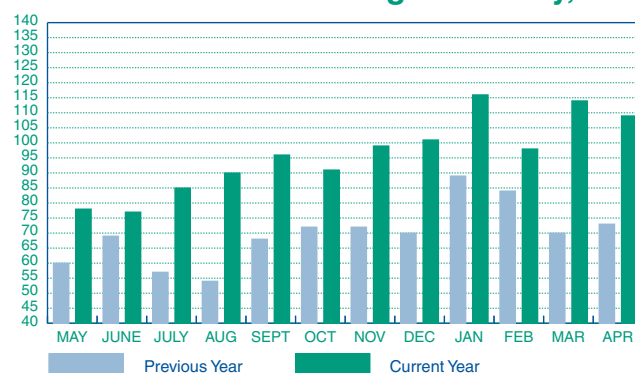
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	
June	2.9	8.5	
July	3.0	7.8	
August	3.5	8.5	
September	3.5	8.7	
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

AVG. SALE PRICE - Douglas County, OR



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

DAYS ON MARKET - Douglas County, OR



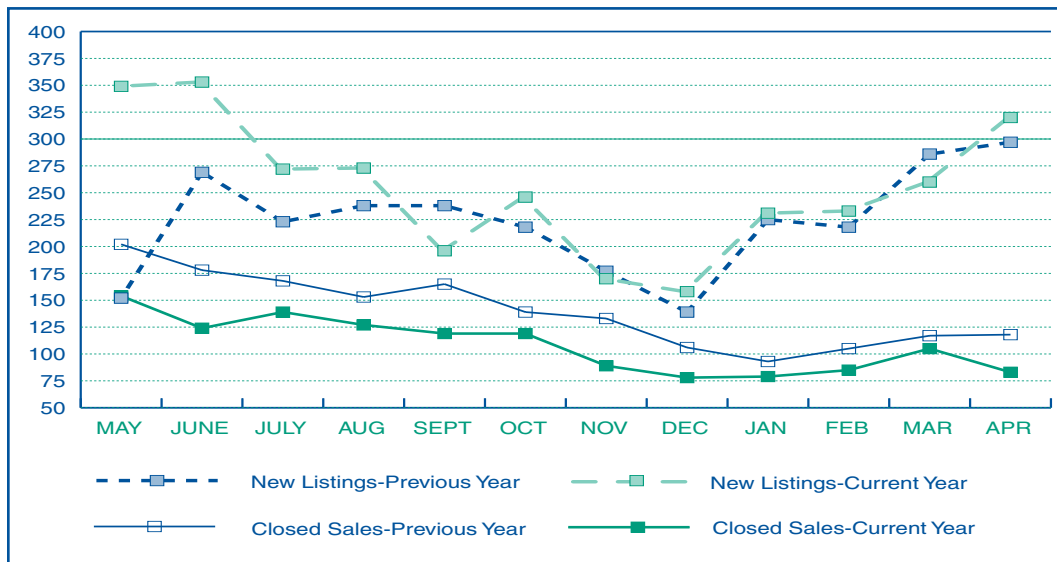
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 4/2007

Douglas County, Oregon

		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 2007 v. 2006²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006²	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	118	30	11	14	-30.0%	13	190,000	113	114	62	-8.8%	55	220,800	199,000	12.0%	3	167,000	9	115,800	1	295,000	
252	NW Roseburg	95	28	7	12	-25.0%	9	303,600	123	85	38	-19.1%	29	343,300	310,000	8.8%	1	725,000	5	97,800	0	N/A	
253	SE Roseburg	70	24	8	9	-50.0%	8	172,600	150	67	31	-27.9%	22	167,500	149,900	7.0%	3	203,300	2	81,000	1	268,000	
254	SW Roseburg	74	20	8	7	0.0%	8	225,000	107	73	29	-29.3%	25	261,500	220,000	-0.9%	1	57,000	1	65,000	0	N/A	
255	Glide & E of Roseburg	57	18	5	3	0.0%	1	442,500	192	42	9	-50.0%	8	288,000	272,500	0.7%	0	N/A	0	N/A	0	N/A	
256	Sutherlin/ Oakland Area	120	43	17	16	-5.9%	8	261,800	96	125	67	9.8%	52	226,200	203,500	9.7%	2	332,500	10	233,800	0	N/A	
257	Winston & SW of Roseburg	142	41	9	8	-61.9%	9	191,200	74	117	44	-26.7%	42	198,400	180,000	10.2%	0	N/A	5	112,000	2	194,800	
258	Myrtle Creek & S/SE of Roseburg	182	61	18	19	-26.9%	11	218,100	128	151	54	-39.3%	48	183,300	162,000	9.1%	3	460,000	11	180,100	1	1,175,000	
259	Green District	98	29	3	10	-47.4%	12	169,400	84	95	43	-18.9%	41	176,500	174,000	2.7%	1	315,000	5	74,000	0	N/A	
265	North Douglas County	185	26	9	10	-47.4%	4	177,900	90	125	42	-4.5%	34	174,000	155,000	-2.5%	3	337,500	3	185,800	2	515,000	



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

April 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	April	164	50	48	208,400	170,000	122
	Year-to-Date	617	223	202	218,200	182,000	116
2006	April	164	82	68	206,600	170,500	98
	Year-to-Date	530	272	242	202,400	163,800	85

April Residential Highlights

Comparing April 2007 to April 2006, closed sales dropped 29.4% and pending sales fell 39%. New listings saw zero growth as well.

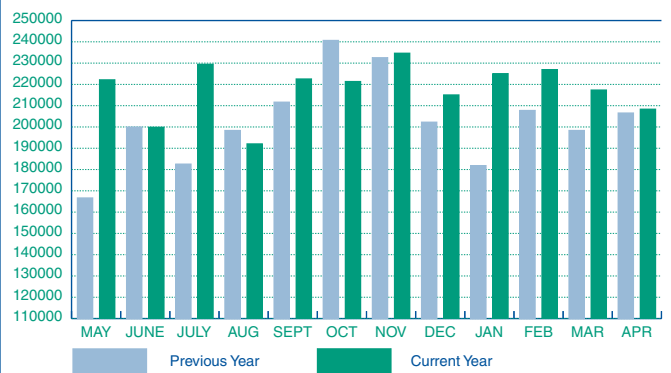
Year-to-Date Trends

Comparing January-April 2007 to that of 2006, new listings increased 16.4%. However, closed and pending sales fell 16.5% and 18% respectively.

Appreciation

The average sale price for the 12 months ending in April 2007 climbed 5.7% (\$216,100 v. \$204,500) compared to the previous 12 months. Median sale price also increased 6% (\$182,300 v. \$172,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 4/2007 • 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 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407 Allegany	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
97411 Bandon	151	16	9	3	N/A	7	335,300	119	85	21	N/A	25	304,800	280,000	-7.2%	3	397,500	10	161,800	0	N/A
97414 Broadbent	1	1	0	1	N/A	0	N/A	N/A	1	1	N/A	0	N/A	N/A	-64.8%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	279	70	22	23	N/A	20	177,000	108	237	99	N/A	86	194,900	174,500	0.3%	7	284,600	9	63,200	1	192,000
97423 Coquille	77	25	5	4	N/A	6	181,000	77	88	30	N/A	28	201,100	168,400	10.3%	1	275,000	3	105,000	0	N/A
97449 Lakeside	50	9	4	2	N/A	2	91,000	61	32	8	N/A	10	218,300	175,000	13.4%	1	550,000	6	111,800	0	N/A
97458 Myrtle Point	53	13	7	5	N/A	3	113,200	165	49	12	N/A	14	160,500	131,000	6.7%	1	85,000	1	37,000	0	N/A
97459 North Bend	129	27	9	12	N/A	10	250,900	177	117	51	N/A	38	250,900	198,800	15.5%	2	430,000	5	136,300	3	293,000
97466 Powers	10	3	1	0	N/A	0	N/A	N/A	8	1	N/A	1	105,000	105,000	77.5%	0	N/A	1	55,000	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

April 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	April	94	30	26	406,200	345,000	180
	Year-to-Date	297	101	86	325,400	277,000	176
2006	April	85	26	23	329,700	262,500	122
	Year-to-Date	292	92	80	308,400	275,000	108

April Residential Highlights

Closed sales and accepted offers increased 13% and 15.4% respectively when comparing April 2007 to April 2006. New listings also increased 10.6%.

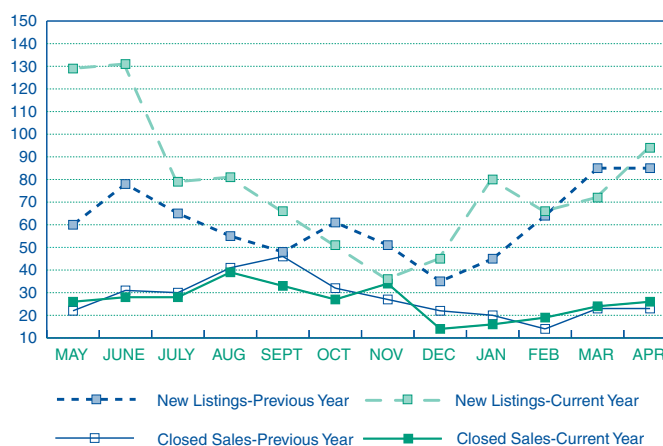
Year-to-Date Trends

Comparing January-April 2007 to January-April 2006, closed sales were up 7.5%. Further, pending sales increased 9.8%. The number of new listings also rose a slight 1.7%.

Appreciation

Comparing the 12 months ending with April 2007 to the 12 immediately prior, average sale price fell 5.4% (\$314,000 v. \$332,000). Using the same formula we can see that the median sale price also decreased 8% (\$275,000 v. \$299,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 4/2007 • 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 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	178	34	9	12	-7.7%	13	433,300	232	118	40	-16.7%	35	370,500	301,500	2.8%	0	N/A	6	323,500	0	N/A
271	Harbor, Winchuck, SB Chetco	85	16	9	5	-44.4%	5	404,300	93	53	22	0.0%	19	286,400	215,000	-23.5%	0	N/A	4	235,900	1	270,000
272	Carpenterville, Cape Ferrello, Whaleshead	31	6	2	1	0.0%	1	250,000	68	22	8	33.3%	7	237,100	245,000	-8.9%	0	N/A	1	75,000	0	N/A
273	Gold Beach	124	26	8	7	250.0%	5	449,000	205	66	17	21.4%	17	319,200	345,000	-14.5%	1	300,000	3	101,700	0	N/A
274	Port Orford, Langlois	63	12	5	5	400.0%	2	205,500	51	38	14	600.0%	8	311,600	288,000	18.8%	2	179,300	3	394,700	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

April 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	April	213	101	72	260,200	226,000	111
	Year-to-Date	609	315	249	254,500	215,000	112
2006	April	151	99	80	248,900	207,000	101
	Year-to-Date	498	325	259	255,200	199,000	91

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.

April Residential Highlights

Pending sales rose a slight 2% and new listings saw a large 41.1% increase when comparing April 2007 to April 2006. Closed sales, however, dropped 10%. At April's rate of sales, the 666 active residential listings at month's end would last approximately 9.3 months.

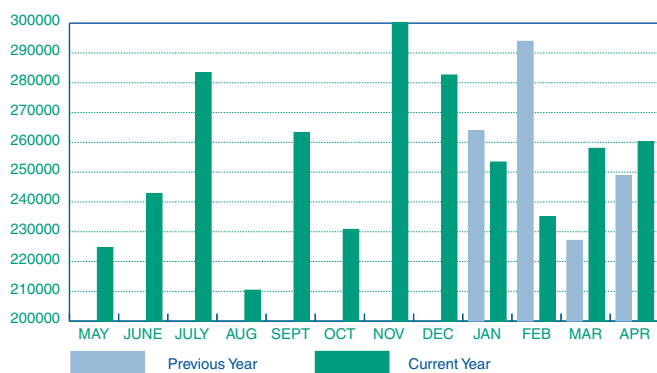
Year-to-Date Trends

Comparing January-April 2007 to January-April 2006, closed sales and pending sales dropped 3.9% and 3.1% respectively. On the other hand, new listings increased 22.3%.

Appreciation

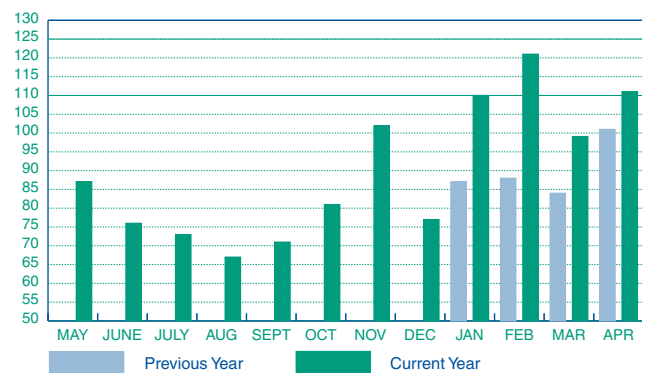
Comparing the 12 months ending with April 2007 to the 12 immediately prior, average sale price appreciated 11.6% (\$251,200 v. \$225,100) and median sale price increased 13.6% (\$209,000 v. \$184,000).

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 • 4/2007 • Mid-Columbia

		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 2007 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price		Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
100	White Salmon/Bingen	56	17	1	7	16.7%	2	386,000	60	51	18	-30.8%	12	356,700	289,000	28.5%	2	555,000	3	198,300	1	350,000
101	Snowden	12	2	0	0	-100.0%	1	385,000	152	6	3	-50.0%	4	530,800	385,000	64.5%	0	N/A	0	N/A	0	N/A
102	Trout Lake/Glenwood	15	3	0	0	N/A	0	N/A	N/A	8	4	300.0%	2	416,500	416,500	36.1%	0	N/A	2	239,500	0	N/A
103	Husum/BZ Corner	10	0	0	2	100.0%	1	239,000	41	5	3	-25.0%	1	239,000	239,000	37.1%	0	N/A	3	143,800	0	N/A
104	Lyle	12	2	1	0	N/A	2	349,000	68	10	5	25.0%	4	596,800	353,500	74.7%	0	N/A	5	126,000	0	N/A
105	Dallesport/Murdock	17	3	0	0	-100.0%	3	101,500	157	8	5	-37.5%	5	111,900	90,400	6.2%	0	N/A	3	72,600	1	190,000
106	Appleton/Timber Valley	2	2	0	0	-100.0%	0	N/A	N/A	2	1	-80.0%	1	165,000	165,000	2.1%	0	N/A	0	N/A	0	N/A
107	Centerville/High Prairie	7	3	0	0	-100.0%	0	N/A	N/A	3	1	-50.0%	1	49,000	49,000	-47.9%	0	N/A	2	154,800	0	N/A
108	Goldendale	57	17	3	6	0.0%	7	126,600	123	45	27	-27.0%	22	131,300	100,500	3.4%	1	55,000	31	71,200	0	N/A
109	Bickleton/East County	5	1	1	1	-50.0%	0	N/A	N/A	4	1	-50.0%	0	N/A	N/A	71.5%	0	N/A	0	N/A	0	N/A
110	Klickitat	1	2	1	2	100.0%	0	N/A	N/A	7	3	50.0%	1	120,000	120,000	46.6%	0	N/A	0	N/A	0	N/A
	Klickitat County Total	194	52	7	18	-33.3%	16	205,300	111	149	71	-26.8%	53	257,400	174,000	16.7%	3	388,300	49	99,400	2	270,000

111 Skamania	4	0	3	3	200.0%	0	N/A	N/A	7	3	50.0%	0	N/A	N/A	10.9%	0	N/A	1	310,000	0	N/A
112 North Bonneville	18	1	0	3	N/A	2	232,500	247	19	6	20.0%	3	251,300	245,000	18.2%	0	N/A	3	43,300	0	N/A
113 Stevenson	22	6	1	1	N/A	0	N/A	N/A	14	3	-40.0%	5	331,900	315,600	53.7%	0	N/A	2	192,500	0	N/A
114 Carson	15	4	1	4	300.0%	2	155,000	76	15	11	175.0%	7	200,900	210,000	9.9%	0	N/A	5	152,000	0	N/A
115 Home Valley	4	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	56.6%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	10	1	1	1	-75.0%	3	567,300	128	5	4	-42.9%	5	506,000	425,000	14.2%	0	N/A	1	227,000	0	N/A
117 Unincorporated North	15	1	1	2	100.0%	0	N/A	N/A	12	4	100.0%	1	152,000	152,000	23.4%	0	N/A	7	131,400	0	N/A
Skamania County Total	88	13	7	14	100.0%	7	353,900	147	73	31	24.0%	21	309,600	245,000	35.3%	0	N/A	19	143,800	0	N/A

351 The Dalles	155	59	3	30	-11.8%	22	219,900	126	155	90	-8.2%	70	200,000	191,300	15.7%	0	N/A	2	106,900	3	213,000
352 Dufur	3	2	0	0	-100.0%	4	199,400	96	5	5	150.0%	7	168,200	129,900	18.2%	0	N/A	0	N/A	0	N/A
353 Tygh Valley	4	1	0	0	-100.0%	0	N/A	N/A	3	2	0.0%	2	150,000	150,000	-11.7%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	17	7	0	1	-66.7%	3	259,700	108	18	11	57.1%	10	189,200	167,500	22.5%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	11	3	0	1	0.0%	1	193,500	24	12	3	200.0%	5	177,900	193,500	-2.6%	0	N/A	3	123,300	0	N/A
356 Rowena	0	0	0	0	N/A	0	N/A	N/A	0	1	N/A	0	N/A	N/A	-100.0%	0	N/A	0	N/A	0	N/A
357 Mosier	21	15	0	7	N/A	1	447,200	151	22	13	333.3%	5	144,800	32,000	-30.5%	0	N/A	2	245,000	0	N/A
Wasco County Total	211	87	3	39	-2.5%	31	227,600	118	215	125	10.6%	99	191,700	179,000	7.1%	0	N/A	7	153,400	3	213,000

361 Cascade Locks	39	4	0	2	0.0%	0	N/A	N/A	29	5	-16.7%	3	193,600	254,900	35.3%	0	N/A	2	105,700	0	N/A
362 Hood River City	70	35	3	17	325.0%	11	356,200	77	76	48	20.0%	44	312,400	300,000	-0.8%	1	288,000	4	434,500	1	342,500
363 Hood River-Westside	34	13	0	6	-14.3%	4	344,900	108	33	19	35.7%	14	361,300	371,000	12.0%	0	N/A	3	285,100	0	N/A
364 Hood River-Eastside	6	2	2	1	N/A	0	N/A	N/A	4	1	-50.0%	0	N/A	N/A	4.0%	1	575,000	0	N/A	0	N/A
365 Odell	12	2	1	1	-50.0%	1	190,000	3	12	4	-33.3%	4	262,000	202,500	35.3%	1	625,000	0	N/A	0	N/A
366 Parkdale/Mt. Hood	7	2	0	3	-50.0%	2	216,800	127	13	9	-43.8%	8	448,000	246,300	10.0%	1	615,000	2	676,000	0	N/A
Hood River Co. Total	168	58	6	30	42.9%	18	328,900	85	167	86	2.4%	73	329,000	298,000	3.1%	4	525,800	11	377,900	1	342,500

367 Sherman County	5	3	1	0	-100.0%	0	N/A	N/A	5	2	-66.7%	3	73,300	80,000	-0.5%	1	60,000	0	N/A	0	N/A
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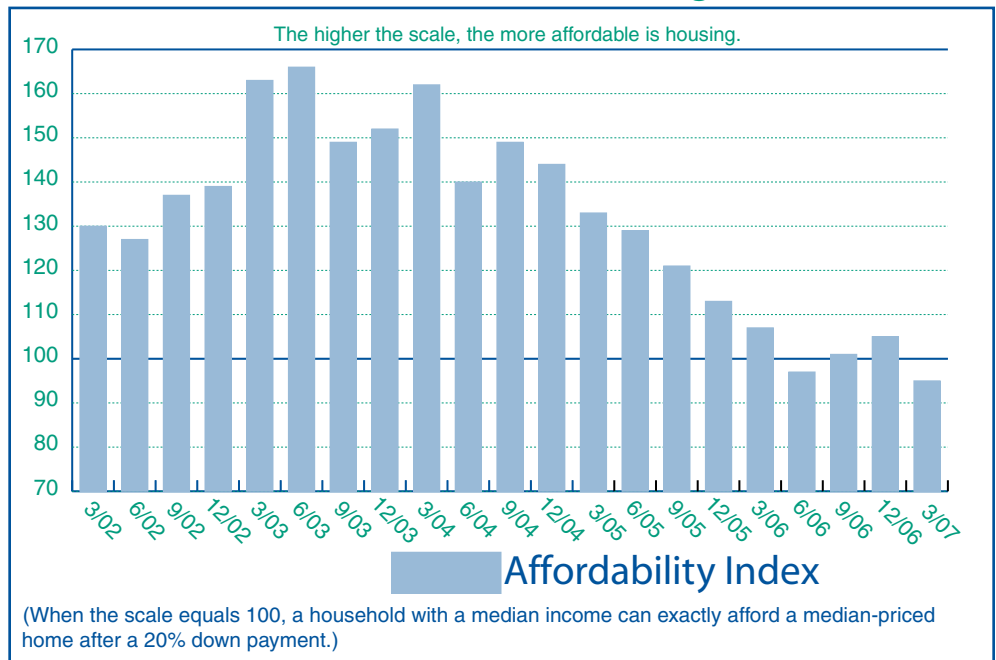
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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AFFORDABILITY - Metro Portland, Oregon



*Note: HUD has recently changed the way that information for median income is gathered. For more information, visit: <http://www.huduser.org/datasets/il/il07/IncomeLimitsBriefingMaterial.pdf>.



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