

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

January 2007 Reporting Period

January Residential Highlights

January 2007 seems to follow the same trend as the previous months in 2006, with new listings up and closed and pending sales both down. When compared with the month of January 2006, the number of new listings increased 19.5%. Closed sales decreased 9.4% and pending sales fell 2.2%. (See table below.) The 9,841 active residential listings at month's end would last approximately 6.2 months (see table to right) given the month's rate of sales.

Counties	Average Sale Price	Change 2005-06
Clackamas	\$388,300	+16%
Columbia	\$229,100	+15%
Multnomah	\$309,500	+14%
Washington	\$316,300	+12%
Yamhill	\$267,100	+19%

New Construction in 2006

The sale of properties listed as proposed, under construction, or new construction fell 7% (5,045 v. 5,407) when comparing 2006 and 2005. However, the average sale price appreciated 16% (\$365,600 v. \$315,200). Median sale price also increased 16% (\$300,000 v. \$259,000).

Affordability

According to the formula used by NAR, the average Portland family household had 105% of the income needed to purchase the median price home (\$273,500) in the greater metro area in December. A family making the median annual income (\$66,900) would pay \$1331.58 a month for this home with a 20% down payment and a 30-year fixed-rate mortgage with an interest rate of 6.14% (per Freddie Mac).

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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	
March	1.8	2.0	
April	1.8	2.4	
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	January	4,411	2,544	1,594	322,900	275,000	65
	Year-to-Date	4,411	2,544	1,594	322,900	275,000	65
2006	January	3,692	2,601	1,760	297,700	245,800	44
	Year-to-Date	3,692	2,601	1,760	297,700	245,800	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	310	148	62	100	-5.7%	76	255,800	60	148	100	-5.7%	76	255,800	247,000	16.4%	0	N/A	3	89,000	1	254,800		
142	Northeast Portland	690	363	162	278	21.4%	194	284,200	59	363	278	21.4%	194	284,200	257,000	14.4%	6	1,003,000	5	141,000	6	558,100		
143	Southeast Portland	1,056	577	208	343	-5.8%	192	261,800	56	577	343	-5.8%	192	261,800	236,300	16.2%	4	288,500	4	115,000	6	297,400		
144	Gresham/ Troutdale	789	363	141	159	-1.9%	105	293,700	78	363	159	-1.9%	105	293,700	260,000	15.7%	0	N/A	7	259,100	5	307,400		
145	Milwaukie/ Clackamas	856	377	180	158	-16.4%	108	368,200	84	377	158	-16.4%	108	368,200	313,000	19.8%	0	N/A	7	208,300	2	665,000		
146	Oregon City/ Canby	603	242	120	117	2.6%	65	317,300	58	242	117	2.6%	65	317,300	270,000	14.4%	0	N/A	7	264,200	1	410,000		
147	Lake Oswego/West Linn	668	280	134	127	-9.9%	75	586,100	69	280	127	-9.9%	75	586,100	473,000	15.3%	0	N/A	2	637,500	0	N/A		
148	West Portland	1,280	407	175	268	-10.1%	181	390,800	61	407	268	-10.1%	181	390,800	352,500	8.9%	1	354,000	7	277,900	3	712,300		
149	Northwest Washington County	455	205	79	113	11.9%	65	329,500	67	205	113	11.9%	65	329,500	309,900	8.6%	0	N/A	8	229,800	2	307,500		
150	Beaverton/Aloha	816	441	197	253	-3.4%	168	282,300	58	441	253	-3.4%	168	282,300	260,000	11.6%	1	522,000	2	563,500	5	420,000		
151	Tigard/Wilsonville	846	352	155	200	-20.0%	114	371,700	65	352	200	-20.0%	114	371,700	317,800	8.2%	0	N/A	8	2,022,900	1	245,000		
152	Hillsboro/ Forest Grove	593	326	130	234	40.1%	133	313,600	64	326	234	40.1%	133	313,600	274,800	15.6%	1	30,000	3	367,800	4	303,700		
153	Mt. Hood: Govt. Camp/Wemme	48	15	5	15	7.1%	9	282,000	28	15	15	7.1%	9	282,000	205,000	13.5%	0	N/A	0	N/A	0	N/A		
155	Columbia County	292	114	41	63	-18.2%	40	242,600	72	114	63	-18.2%	40	242,600	215,500	13.5%	0	N/A	3	90,500	0	N/A		
156	Yamhill County	539	201	66	116	-8.7%	69	270,700	86	201	116	-8.7%	69	270,700	250,000	17.8%	2	288,500	8	313,900	3	210,100		

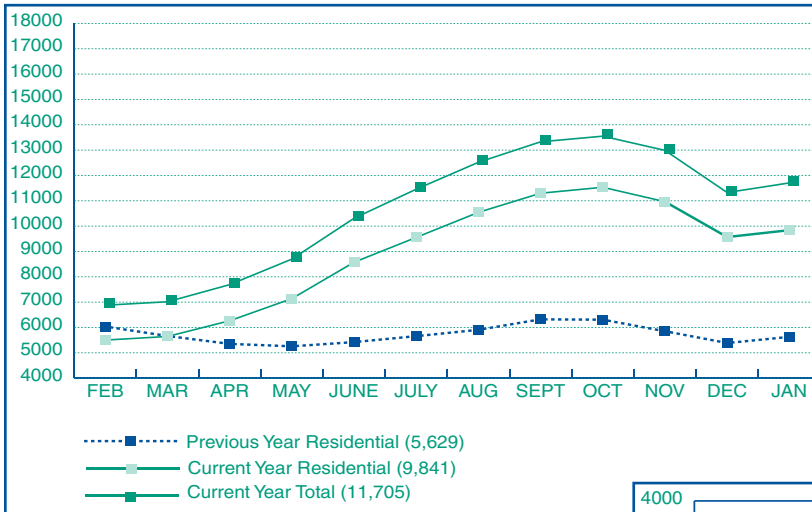
180-200	Marion/ Polk Counties	738	216	82	110	11.1%	102	248,600	93	216	110	11.1%	102	248,600	225,000	14.9%	6	375,300	12	138,000	3	231,400
	North Coastal Counties	519	148	46	39	-29.1%	38	380,900	141	148	39	-29.1%	38	380,900	333,500	17.6%	1	175,000	16	242,100	3	788,300

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

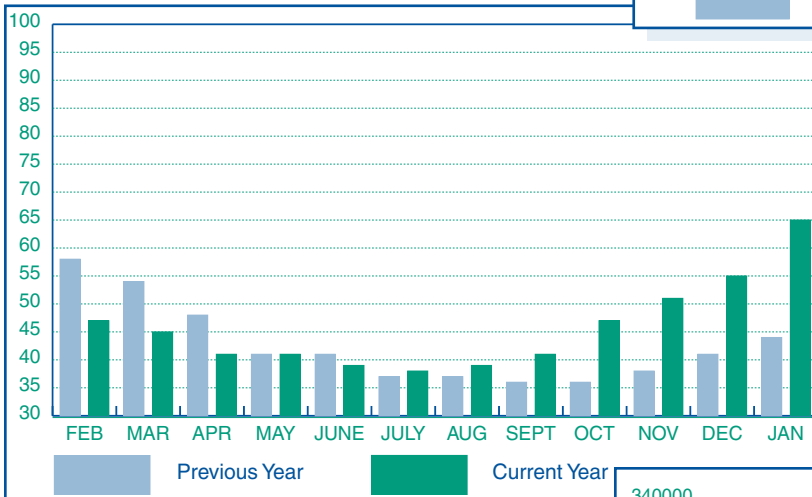
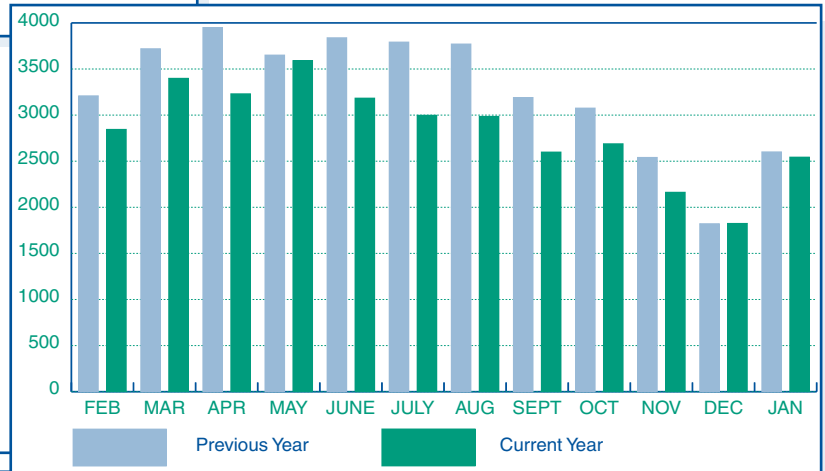
³ Appreciation percents based on a comparison of average price for the last 12 months (2/1/06-1/31/07) with 12 months before (2/1/05-1/31/07).

Market Action



PENDING SALES Metro Portland, Oregon

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

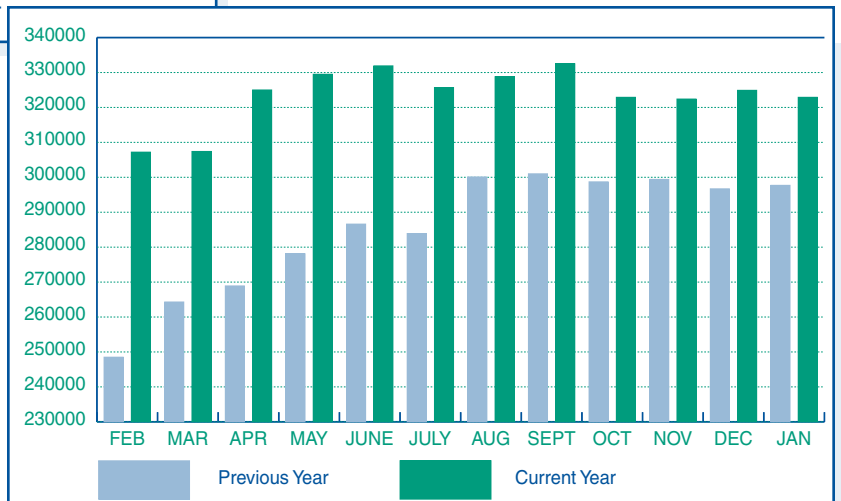


DAYS ON MARKET Metro Portland, Oregon

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.

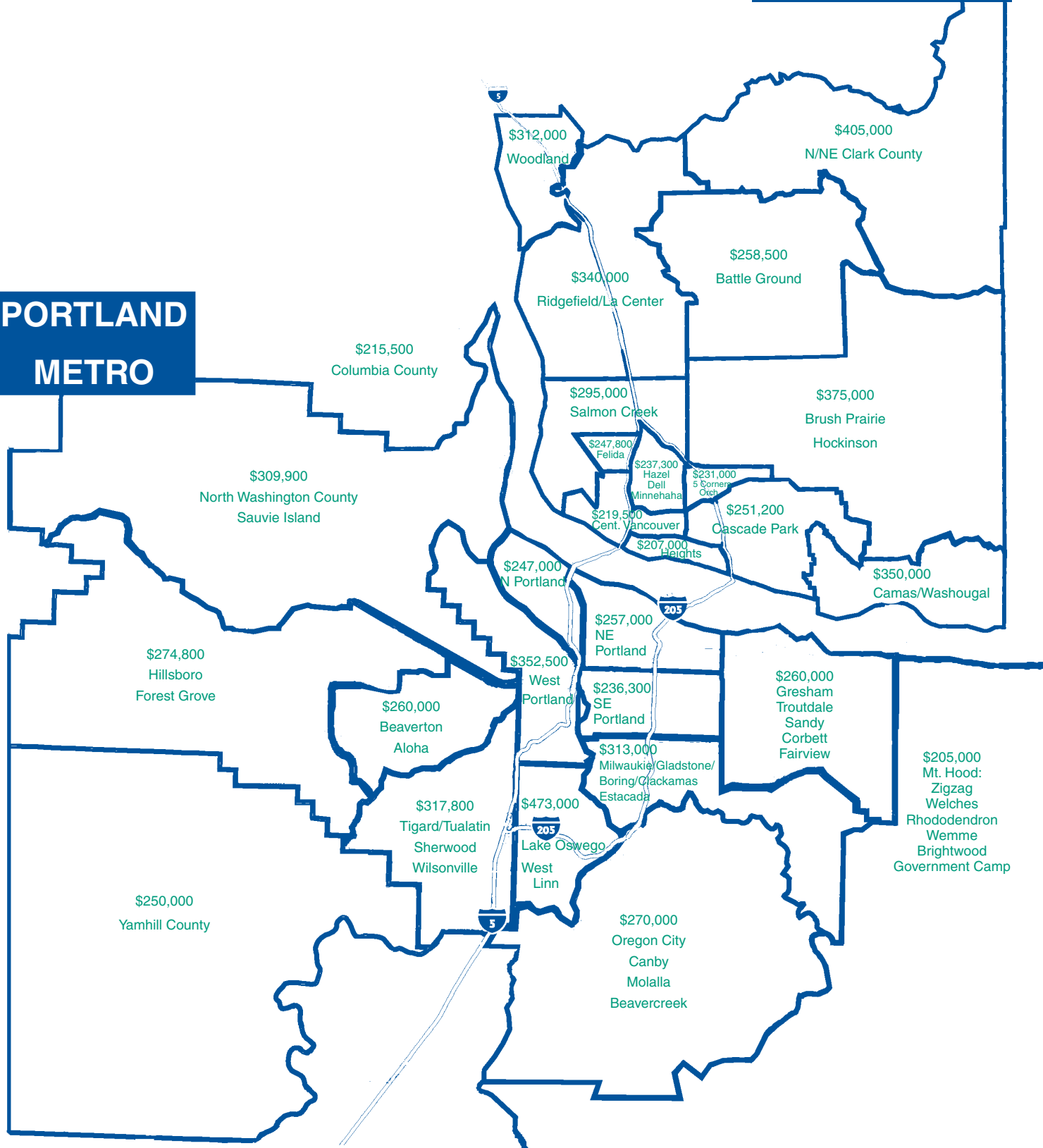


MEDIAN SALE PRICE

January 2007

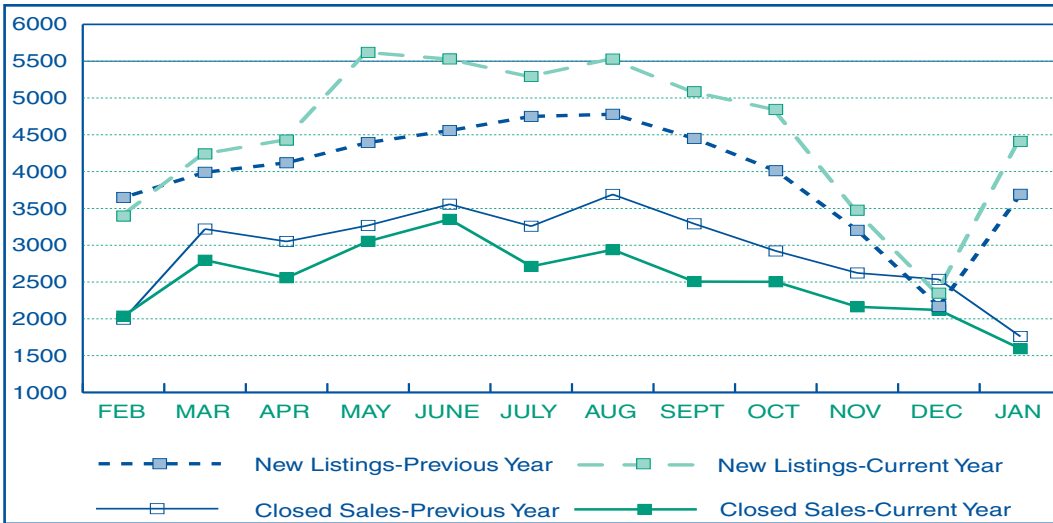
SW
WASHINGTON

PORTLAND
METRO



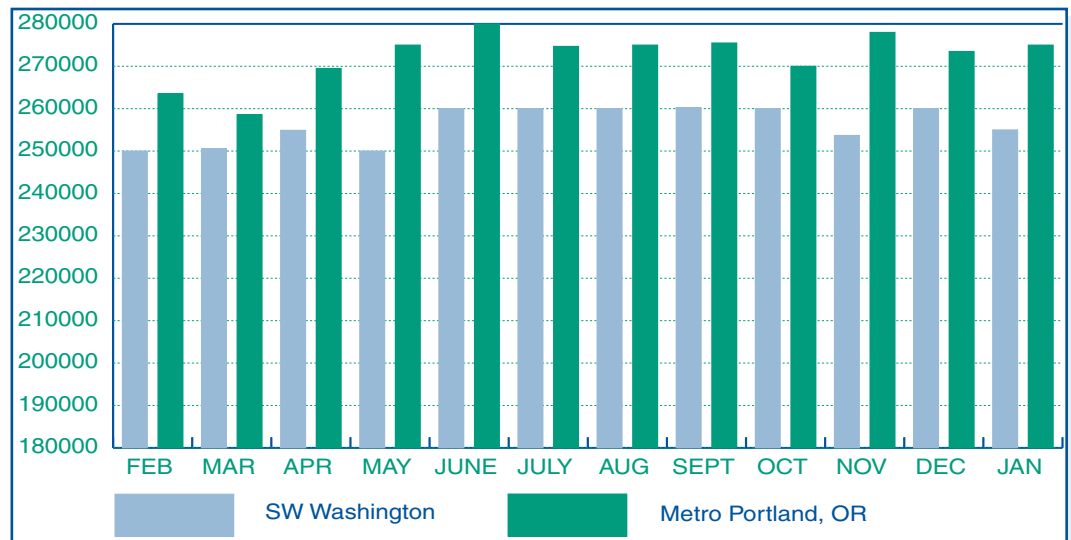
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



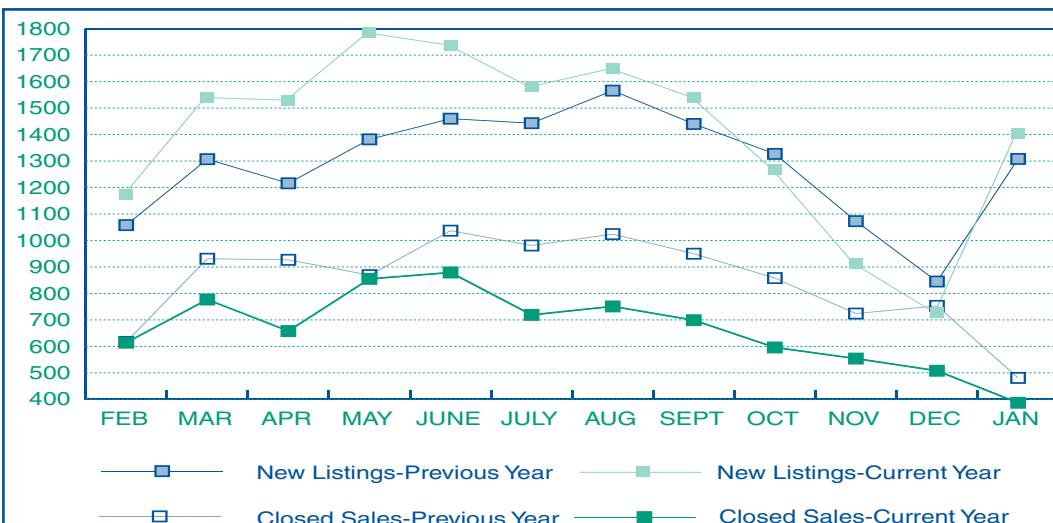
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan 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

January 2007 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	January	1,403	593	387	308,200	255,000	89
	Year-to-Date	1,403	593	387	308,200	255,000	89
2006	January	1,308	N/A	481	297,400	241,900	56
	Year-to-Date	1,308	N/A	481	297,400	241,900	56

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 comparison were unreliable so they have not been included. Individual county data are available on page 7.

January Residential Highlights

The number of new listings increased 7.3% when comparing January 2007 to January 2006 for Clark, Cowlitz and Pacific Counties combined. Further, the number of closed sales decreased 19.5%. (See table above.)

For individual county information please see page 7.

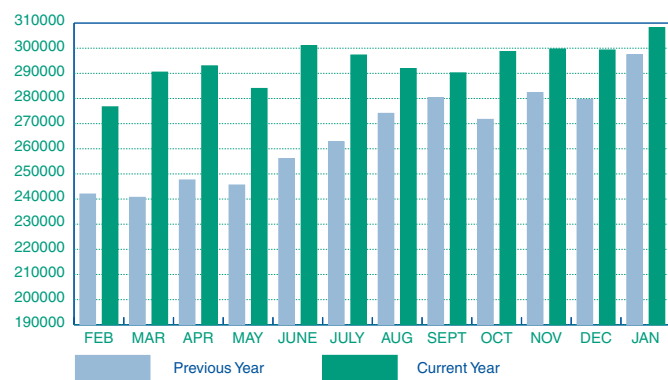
New Construction in 2006

Of the 8,204 closed sales in 2006 in Southwest Washington, 2,015 were labeled as proposed, under construction or new construction, down slightly (4%) from the 2,109 that sold with these labels last year. However, those listings garnered higher sale prices. The average sale price for the group appreciated 8% (\$ 348,100 v. \$ 321,900). The median sale price of the group was \$303,500, up 7% from 2005's median of \$ 283,000.

Clark Co. Inventory in Months

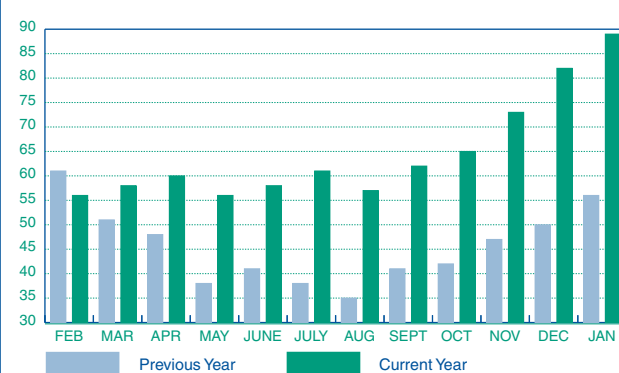
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	
March	1.8	3.8	
April	1.8	4.8	
May	2.0	4.2	
June	1.7	4.7	
July	2.0	6.1	
August	2.1	5.9	
September	2.6	6.4	
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

AVERAGE SALE PRICE - 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

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		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	
11	Downtown Vancouver	100	36	6	15	-31.8%	9	334,000	109	36	15	-31.8%	9	334,000	324,900	16.6%	0	N/A	0	N/A	0	N/A		
12	NW Heights	98	42	24	19	-20.8%	12	181,700	50	42	19	-20.8%	12	181,700	181,500	13.0%	2	365,500	0	N/A	3	252,100		
13	SW Heights	43	15	4	13	18.2%	8	312,800	56	15	13	18.2%	8	312,800	208,500	18.6%	1	190,000	0	N/A	0	N/A		
14	Lincoln/Hazel Dell	42	16	6	19	26.7%	9	251,300	95	16	19	26.7%	9	251,300	226,900	12.6%	0	N/A	0	N/A	1	253,000		
15	E Hazel Dell	160	59	25	20	-50.0%	14	217,700	63	59	20	-50.0%	14	217,700	225,000	9.4%	0	N/A	1	135,000	0	N/A		
20	NE Heights	88	32	13	22	10.0%	9	215,300	63	32	22	10.0%	9	215,300	219,900	16.4%	0	N/A	0	N/A	1	315,000		
21	Orchards	157	85	38	34	-22.7%	24	230,400	62	85	34	-22.7%	24	230,400	237,800	15.4%	0	N/A	0	N/A	0	N/A		
22	Evergreen	297	166	29	48	-27.3%	31	261,900	95	166	48	-27.3%	31	261,900	232,000	12.4%	0	N/A	1	185,000	1	380,000		
23	E Heights	52	20	5	9	-52.6%	9	471,200	77	20	9	-52.6%	9	471,200	203,000	19.3%	0	N/A	1	140,000	0	N/A		
24	Cascade Park	80	41	8	18	20.0%	18	306,000	80	41	18	20.0%	18	306,000	300,000	-3.5%	0	N/A	0	N/A	0	N/A		
25	Five Corners	87	47	23	33	22.2%	12	238,600	73	47	33	22.2%	12	238,600	225,000	14.1%	0	N/A	0	N/A	0	N/A		
26	E Orchards	112	44	18	22	-4.3%	13	292,100	103	44	22	-4.3%	13	292,100	284,900	8.6%	0	N/A	0	N/A	0	N/A		
27	Fisher's Landing	101	52	28	24	4.3%	15	329,700	65	52	24	4.3%	15	329,700	300,000	6.1%	0	N/A	1	350,000	2	298,000		
31	SE County	26	4	2	3	0.0%	3	551,600	215	4	3	0.0%	3	551,600	464,900	6.4%	0	N/A	2	286,000	0	N/A		
32	Camas City	314	111	38	38	-7.3%	25	454,400	109	111	38	-7.3%	25	454,400	419,000	6.6%	0	N/A	3	156,500	0	N/A		
33	Washougal	306	84	38	25	-41.9%	22	392,300	71	84	25	-41.9%	22	392,300	311,000	11.5%	2	154,700	5	144,000	1	330,000		
41	N Hazel Dell	107	34	19	25	8.7%	8	285,800	42	34	25	8.7%	8	285,800	247,800	4.6%	0	N/A	2	278,800	0	N/A		
42	S Salmon Creek	157	67	28	26	-13.3%	16	253,600	28	67	26	-13.3%	16	253,600	240,000	9.1%	0	N/A	1	85,000	1	385,000		
43	N Felida	148	56	35	24	-4.0%	22	385,000	85	56	24	-4.0%	22	385,000	334,500	7.0%	0	N/A	2	275,000	0	N/A		
44	N Salmon Creek	174	44	14	23	4.5%	17	345,400	120	44	23	4.5%	17	345,400	288,000	8.0%	0	N/A	0	N/A	0	N/A		
50	Ridgefield	144	42	17	14	75.0%	10	299,500	106	42	14	75.0%	10	299,500	281,500	14.4%	0	N/A	1	125,000	0	N/A		
51	W of I-5 County	33	7	4	1	-50.0%	0	N/A	N/A	7	1	-50.0%	0	N/A	N/A	14.5%	0	N/A	1	345,000	0	N/A		
52	NW E of I-5 County	47	13	7	8	-11.1%	3	811,300	38	13	8	-11.1%	3	811,300	760,000	3.2%	0	N/A	0	N/A	0	N/A		
61	Battleground	196	68	37	37	-21.3%	22	248,700	109	68	37	-21.3%	22	248,700	249,200	9.5%	0	N/A	1	217,000	0	N/A		
62	Brush Prairie	169	51	28	22	-35.3%	11	359,300	118	51	22	-35.3%	11	359,300	357,000	12.7%	0	N/A	2	197,500	0	N/A		
63	East County	5	1	0	1	0.0%	0	N/A	N/A	1	1	0.0%	0	N/A	N/A	23.5%	0	N/A	0	N/A	0	N/A		
64	Central County	22	10	0	2	0.0%	2	416,500	163	10	2	0.0%	2	416,500	416,500	27.8%	0	N/A	0	N/A	0	N/A		
65	Mid-Central County	21	11	3	3	-40.0%	2	424,800	497	11	3	-40.0%	2	424,800	424,800	6.2%	0	N/A	2	435,000	0	N/A		
66	Yacolt	40	12	4	3	-57.1%	2	371,500	160	12	3	-57.1%	2	371,500	371,500	15.5%	0	N/A	1	189,000	0	N/A		
70	La Center	83	9	8	4	-73.3%	4	372,400	113	9	4	-73.3%	4	372,400	366,500	7.5%	0	N/A	0	N/A	0	N/A		
71	N Central	20	4	3	1	0.0%	1	325,000	31	4	1	0.0%	1	325,000	325,000	9.6%	0	N/A	0	N/A	0	N/A		
72	NE Corner	15	3	1	1	-66.7%	1	485,000	199	3	1	-66.7%	1	485,000	485,000	18.2%	0	N/A	0	N/A	0	N/A		
	Clark County Total	3,444	1,286	513	557	-16.9%	354	316,000	87	1,286	557	-16.9%	354	316,000	259,900	10.6%	5	246,100	27	218,700	10	301,500		
80	Woodland City	27	3	3	4	0.0%	4	264,400	53	3	4	0.0%	4	264,400	265,000	32.0%	1	312,000	0	N/A	0	N/A		
81	Woodland Area	45	13	2	1	-80.0%	5	367,900	100	13	1	-80.0%	5	367,900	399,800	16.9%	1	420,000	2	112,300	0	N/A		
82	Cowlitz County	188	71	31	21	-41.7%	11	218,700	62	71	21	-41.7%	11	218,700	164,900	18.4%	0	N/A	7	85,800	3	524,700		
	Cowlitz County Total	260	87	36	26	-42.2%	20	265,100	70	87	26	-42.2%	20	265,100	219,000	19.4%	2	366,000	9	91,700	3	524,700		
87	Pacific County	182	30	22	10	N/A	13	164,400	159	30	10	N/A	13	164,400	165,000	10.1%	1	225,000	8	88,800	0	N/A		



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

January 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	January	558	354	257	243,700	214,900	76
	Year-to-Date	558	354	257	243,700	214,900	76
2006	January	510	364	257	236,600	201,400	55
	Year-to-Date	510	364	257	236,600	201,400	55

January Residential Highlights

Comparing January 2007 to January 2006 new listings increased 9.4%. Comparing closed sales for the same two months there was no change. However, pending sales decreased 2.8%. The 1,430 active residential listings at months end would last approximately 5.6 months given the month's rate of sales.

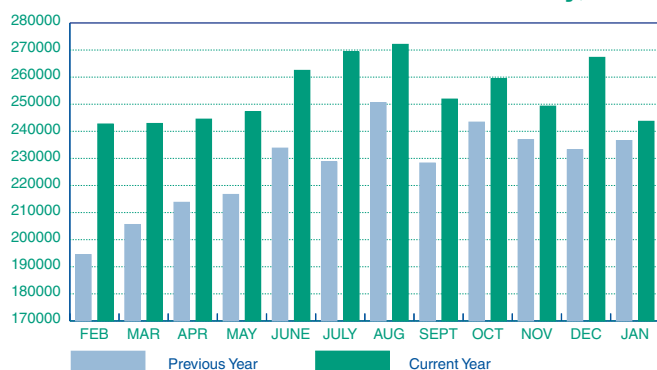
New Construction in 2006

The Greater Lane County area witnessed the sale of 413 properties listed as proposed, new or under construction in 2006, a 15% increase from the 360 in 2005. Further, the sale of these listings is not the only number that grew. The price for these homes also appreciated. Average sale price for these homes increased 17% (\$302,700 v. \$259,600) and the median sale price rose 18% (\$264,100 v. \$224,200).

Inventory in Months (Active Listings / Closed Sales)

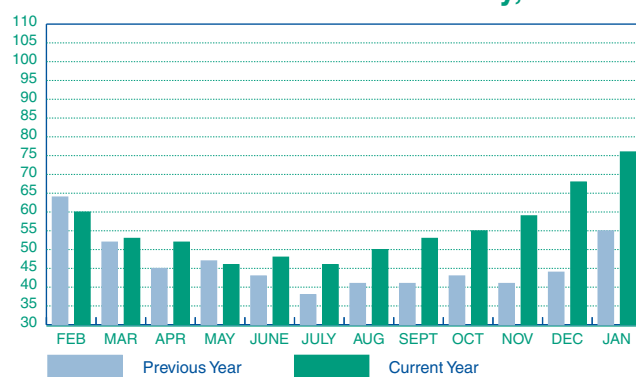
	2005	2006	2007
January	3.4	4.1	5.6
February	2.8	3.4	
March	1.8	2.4	
April	1.8	2.5	
May	1.7	2.6	
June	1.8	2.9	
July	2.1	3.3	
August	2.1	2.9	
September	2.5	3.6	
October	2.8	3.8	
November	2.6	4.0	
December	2.5	4.0	

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 • 1/2007

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 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
225 Florence Coast Village	15	3	1	1	N/A	0	N/A	N/A	3	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
226 Florence Green Trees	35	12	2	2	N/A	1	65,000	204	12	2	N/A	1	65,000	65,000	N/A	0	N/A	0	N/A	0	N/A
227 Florence Florentine	20	1	1	0	N/A	3	238,300	267	1	0	N/A	3	238,300	200,000	N/A	0	N/A	0	N/A	0	N/A
228 Florence Town	140	30	10	8	N/A	13	246,500	100	30	8	N/A	13	246,500	217,400	N/A	0	N/A	1	235,000	0	N/A
229 Florence Beach	51	9	3	5	N/A	3	242,800	93	9	5	N/A	3	242,800	162,500	N/A	0	N/A	1	91,000	0	N/A
230 Florence North	38	9	3	2	N/A	1	178,000	313	9	2	N/A	1	178,000	178,000	N/A	0	N/A	0	N/A	0	N/A
231 Florence South/ Dunes City	42	10	1	3	N/A	1	830,000	116	10	3	N/A	1	830,000	830,000	N/A	0	N/A	0	N/A	0	N/A
Florence Total	341	74	21	21	N/A	22	260,100	137	74	21	N/A	22	260,100	207,500	N/A	0	N/A	0	N/A	0	N/A

232 Hayden Bridge	41	13	4	9	-18.2%	7	194,400	68	13	9	-18.2%	7	194,400	198,000	16.5%	0	N/A	0	N/A	0	N/A
233 McKenzie Valley	41	9	2	3	-57.1%	5	488,000	93	9	3	-57.1%	5	488,000	400,000	13.6%	0	N/A	2	738,500	0	N/A
234 Pleasant Hill/Oak	65	27	8	12	9.1%	3	281,700	116	27	12	9.1%	3	281,700	180,000	33.6%	0	N/A	5	115,800	2	145,800
235 Cottage Grove/ Creswell/Dorena	155	66	22	26	-3.7%	25	220,200	101	66	26	-3.7%	25	220,200	225,000	10.3%	0	N/A	2	50,000	0	N/A
236 Veneta/Elmira	73	25	5	25	-7.4%	16	264,400	75	25	25	-7.4%	16	264,400	236,000	13.9%	0	N/A	2	149,100	0	N/A
237 Junction City	72	25	11	12	-7.7%	9	251,400	50	25	12	-7.7%	9	251,400	308,000	17.4%	0	N/A	1	325,000	0	N/A
238 Florence	22	1	2	2	-33.3%	1	350,000	7	1	2	-33.3%	1	350,000	350,000	6.6%	0	N/A	0	N/A	0	N/A
239 Thurston	99	46	13	23	-34.3%	13	216,600	55	46	23	-34.3%	13	216,600	229,900	15.3%	0	N/A	0	N/A	0	N/A
240 Coburg I-5	19	9	4	3	0.0%	4	160,300	77	9	3	0.0%	4	160,300	192,000	-9.0%	1	350,000	0	N/A	0	N/A
241 N Gilham	68	19	10	11	-21.4%	10	314,700	107	19	11	-21.4%	10	314,700	318,500	3.3%	0	N/A	0	N/A	0	N/A
242 Ferry Street Bridge	122	43	8	31	34.8%	18	277,400	93	43	31	34.8%	18	277,400	224,000	5.0%	0	N/A	1	112,500	1	355,000
243 E Eugene	72	28	9	14	-46.2%	14	318,000	59	28	14	-46.2%	14	318,000	305,300	9.8%	0	N/A	0	N/A	1	295,300
244 SW Eugene	125	52	26	36	-20.0%	22	285,200	74	52	36	-20.0%	22	285,200	256,800	19.0%	0	N/A	1	500,000	1	399,000
245 W Eugene	59	12	7	27	107.7%	30	231,900	91	12	27	107.7%	30	231,900	209,800	27.3%	1	395,000	0	N/A	1	180,000
246 Danebo	136	73	16	47	80.8%	24	225,200	65	73	47	80.8%	24	225,200	206,000	12.9%	0	N/A	0	N/A	1	229,500
247 River Road	28	10	6	11	10.0%	8	220,100	62	10	11	10.0%	8	220,100	223,800	8.0%	0	N/A	1	85,000	1	269,900
248 Santa Clara	135	50	15	32	3.2%	15	254,500	71	50	32	3.2%	15	254,500	252,400	14.4%	1	17,400	0	N/A	0	N/A
249 Springfield	84	44	12	25	-32.4%	32	162,200	57	44	25	-32.4%	32	162,200	161,000	11.1%	2	352,000	0	N/A	1	223,800
250 Mohawk Valley	14	6	3	5	150.0%	1	185,000	55	6	5	150.0%	1	185,000	185,000	1.4%	0	N/A	1	295,000	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

January 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	January	231	105	79	198,800	182,000	116
	Year-to-Date	231	105	79	198,800	182,000	116
2006	January	225	138	93	190,500	157,500	89
	Year-to-Date	225	138	93	190,500	157,500	89

January Residential Highlights

The number of new listings in Douglas County increased 2.7% when comparing January 2007 to January 2006. On the other hand, the number of pending sales dropped 23.9% and closed sales decreased 15.1%. (See the table above.)

At the current rate of sales, Douglas County's 944 active residential listings at month's end, would last 11.9 months (see table at right).

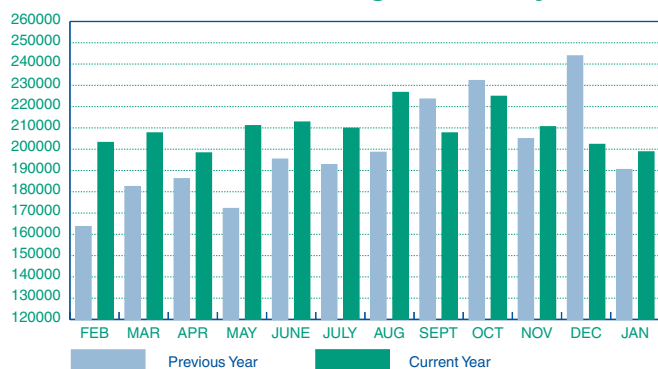
New Construction in 2006

In Douglas County, 262 of closed sales in 2006 were described as new, proposed or under construction—down 9% from the 289 that were sold with one of these descriptions in 2005. However the sale price of these listings continues to climb. The average sale price appreciated 14% (\$280,400 v. \$245,800). Further, the median sale price increased 15% (\$248,300 v. \$215,000).

Inventory in Months (Active Listings / Closed Sales)

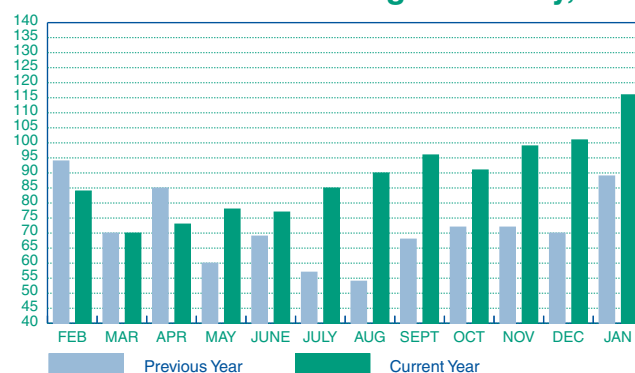
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	
March	3.3	6.3	
April	3.1	6.9	
May	3.0	6.0	
June	2.9	8.5	
July	3.0	7.8	
August	3.5	8.5	
September	3.5	8.7	
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

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



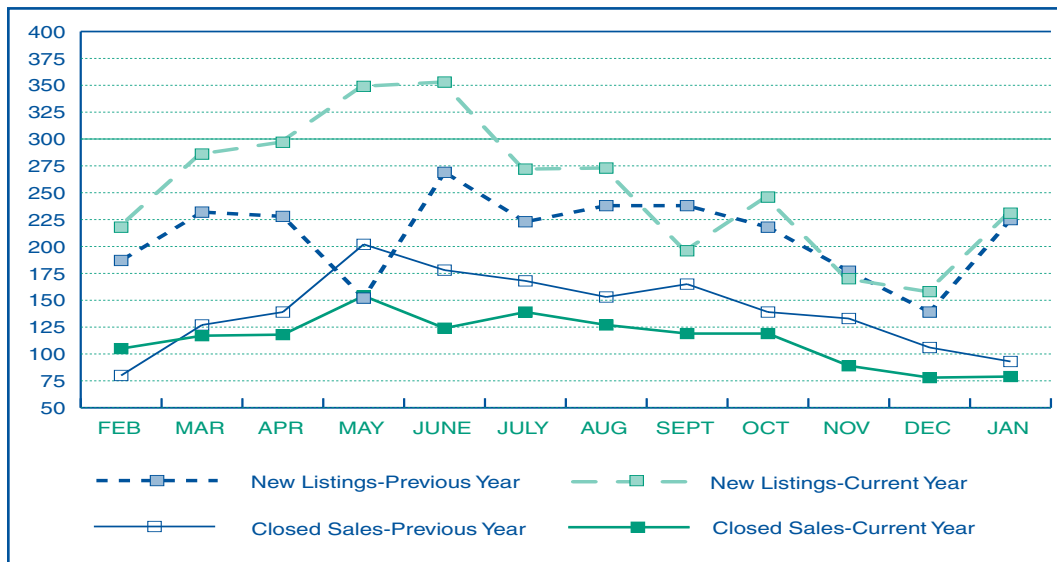
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 1/2007

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 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
251	NE Roseburg	111	32	19	16	0.0%	10	217,600	128	32	16	0.0%	10	217,600	185,000	7.8%	1	320,000	4	80,800	0	N/A
252	NW Roseburg	83	18	6	7	-30.0%	4	210,300	102	18	7	-30.0%	4	210,300	211,000	7.2%	0	N/A	0	N/A	0	N/A
253	SE Roseburg	59	15	4	6	-33.3%	1	219,900	8	15	6	-33.3%	1	219,900	219,900	14.4%	1	250,000	0	N/A	0	N/A
254	SW Roseburg	62	16	8	6	-62.5%	7	252,600	158	16	6	-62.5%	7	252,600	188,000	-10.1%	0	N/A	0	N/A	0	N/A
255	Glide & E of Roseburg	36	4	3	2	-50.0%	2	341,300	222	4	2	-50.0%	2	341,300	341,300	11.2%	0	N/A	0	N/A	0	N/A
256	Sutherlin/ Oakland Area	103	34	12	20	17.6%	11	203,200	125	34	20	17.6%	11	203,200	215,000	7.4%	0	N/A	2	130,000	0	N/A
257	Winston & SW of Roseburg	120	30	11	13	-31.6%	9	254,000	122	30	13	-31.6%	9	254,000	230,000	12.2%	0	N/A	0	N/A	1	170,000
258	Myrtle Creek & S/SE of Roseburg	142	31	18	11	-52.2%	13	145,000	108	31	11	-52.2%	13	145,000	135,900	8.2%	1	980,000	2	45,300	0	N/A
259	Green District	73	21	10	14	-6.7%	13	168,600	69	21	14	-6.7%	13	168,600	164,500	15.8%	0	N/A	1	39,900	0	N/A
265	North Douglas County	155	30	10	10	11.1%	9	157,700	127	30	10	11.1%	9	157,700	166,500	1.3%	2	393,800	1	382,500	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

January 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	January	139	56	45	225,100	186,000	112
	Year-to-Date	139	56	45	225,100	186,000	112
2006	January	124	56	55	181,900	152,000	69
	Year-to-Date	124	56	55	181,900	152,000	69

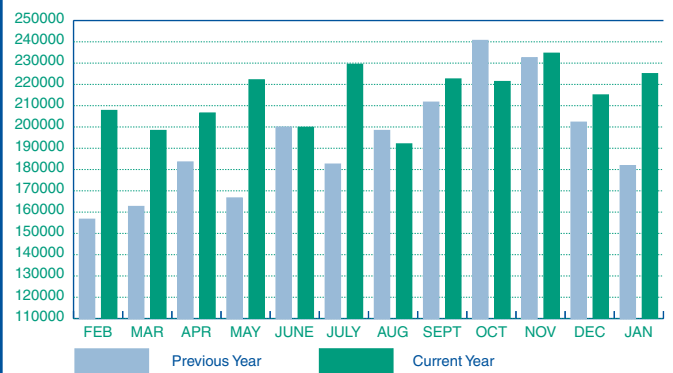
January Residential Highlights

Comparing January 2007 to January 2006 in Coos County the number of new listings increased 12.1%. However, closed sales decreased 18.2%. Also interesting to note, the number of pending sales was exactly the same. Inventory is at 13.4 months at the current rate of sales (604 active listings at month's end).

New Construction in 2006

There was an 11% decrease (108 v. 121) in the number of new, proposed, or under construction properties that sold in 2006 compared with 2005 in Coos County. On the other hand, the average sale price increased 2% (\$259,500 v. \$255,600) and the median sale price was almost exactly the same (\$225,900 v. \$225,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 1/2007 • Coos 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
97407	Allegany	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	#DIV/0!	0	N/A	0	N/A	0	N/A
97411	Bandon	125	24	8	5	N/A	8	235,400	119	24	5	N/A	8	235,400	237,500	-4.1%	0	N/A	2	326,000	0	N/A
97414	Broadbent	1	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-64.8%	0	N/A	0	N/A	0	N/A
97420	Coos Bay	215	42	38	25	N/A	19	177,600	99	42	25	N/A	19	189,623	168,250	6.1%	2	118,800	2	102,000	0	N/A
97423	Coquille	70	26	9	5	N/A	5	336,000	110	26	5	N/A	5	336,000	179,000	17.9%	0	N/A	0	N/A	0	N/A
97449	Lakeside	38	10	0	4	N/A	1	270,000	121	10	4	N/A	1	270,000	270,000	8.6%	1	550,000	2	179,800	0	N/A
97458	Myrtle Point	36	12	1	3	N/A	6	148,900	140	12	3	N/A	6	148,900	156,800	12.0%	1	85,000	0	N/A	0	N/A
97459	North Bend	111	22	14	14	N/A	6	337,900	114	22	14	N/A	6	337,900	238,300	18.7%	1	480,000	2	195,000	2	274,600
97466	Powers	8	3	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	43.8%	0	N/A	0	N/A	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

January 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	January	80	18	16	328,900	267,000	182
	Year-to-Date	80	18	16	328,900	267,000	182
2006	January	45	16	20	353,800	345,000	109
	Year-to-Date	45	16	20	353,800	345,000	109

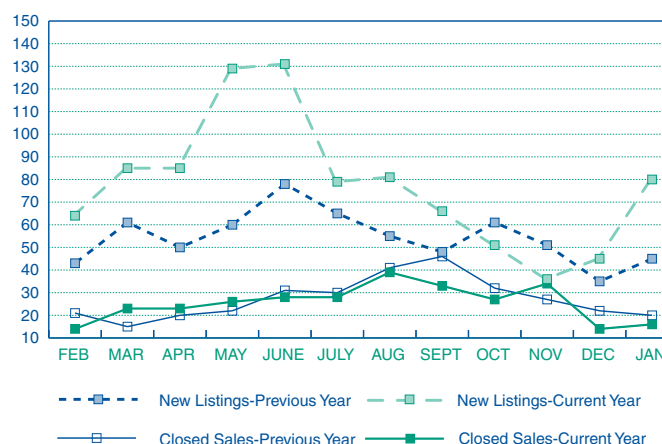
January Residential Highlights

New listings increased 77.8% when comparing January 2007 with January 2006. Further, the number of pending sales increased 12.5%. However, closed sales fell 20%. (See table above.)

New Construction in 2006

In 2006, Curry County generated 24% less closed sales labeled new, proposed, or under construction when compared with 2005 (31 v. 25). Further, the average sale price for these listings increased 6% (\$408,300 v. \$385,500). The median sale price also increased 3% (\$348,700 v. \$338,900).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 1/2007 • 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	152	30	14	8	-33.3%	7	391,600	211	30	8	-33.3%	7	391,600	325,000	0.9%	0	N/A	2	67,500	0	N/A
271	Harbor, Winchuck, SB Chetco	81	18	6	3	50.0%	2	140,000	119	18	3	50.0%	2	140,000	140,000	-35.4%	0	N/A	1	200,000	0	N/A
272	Carpenterville, Cape Ferrello, Whaleshead	24	6	1	3	200.0%	1	60,000	7	6	3	200.0%	1	60,000	60,000	-6.3%	0	N/A	0	N/A	0	N/A
273	Gold Beach	111	16	7	3	300.0%	5	281,200	203	16	3	300.0%	5	281,200	275,000	-34.8%	0	N/A	1	105,000	0	N/A
274	Port Orford, Langlois	58	10	6	1	0.0%	1	775,000	181	10	1	0.0%	1	775,000	775,000	66.9%	1	325,000	2	167,000	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

January 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	January	135	63	40	253,400	212,500	110
	Year-to-Date	135	63	40	253,400	212,500	110
2006	January	100	65	53	263,900	172,000	87
	Year-to-Date	100	65	53	263,900	172,000	87

As promised, we now have enough historical statistical data from the Mid-Columbia region to include appreciation and percentage changes for all categories. We would also like to note that due to the vast difference between the counties in the Mid-Columbia region, we have reformat the Area Report on page 15 to show summary information for each individual county.

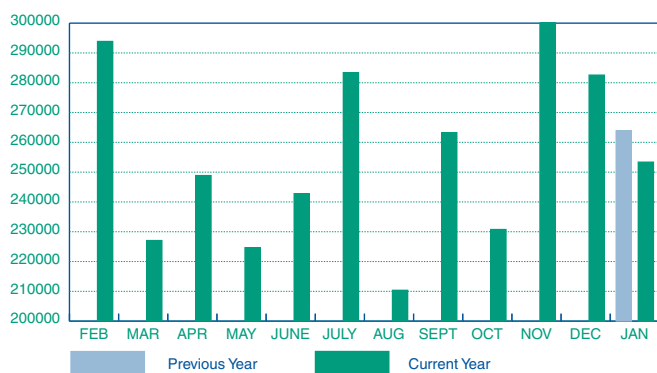
January Residential Highlights

As you can see in the table above, the number of new listings increased 35% when comparing January 2007 with January 2006. However, the number of closed sales dropped 24.5% and the number of pending sales decreased 3.1%. At January's rate of sales, the 504 active residential listings at month's end would last approximately 12.6 months.

New Construction in 2006

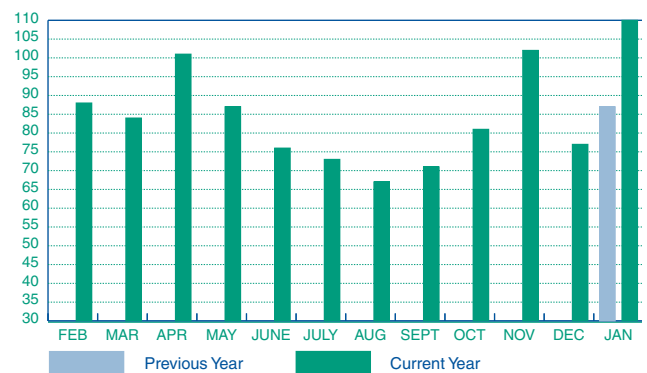
There was an incredible 184% increase (105 v. 37) in the number of properties that were listed as new, proposed, or under construction and sold in 2006 with 2005 in Mid-Columbia. Further, the average sale price appreciated 26% (\$319,100 v. \$254,000) and median sale price increased 32% (\$290,000 v. \$219,900).

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 • 1/2007 • Mid-Columbia

		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. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2007 ²	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	41	13	1	1	-66.7%	2	121,000	62	13	1	-66.7%	2	121,000	121,000	30.8%	0	N/A	1	235,000	0	N/A	
101	Snowden	8	1	0	0	N/A	1	1,000,000	194	1	0	N/A	1	1,000,000	1,000,000	75.9%	0	N/A	0	N/A	0	N/A	
102	Trout Lake/Glenwood	11	0	0	1	0.0%	0	N/A	N/A	0	1	0.0%	0	N/A	N/A	33.5%	0	N/A	0	N/A	0	N/A	
103	Husum/BZ Corner	9	1	2	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	36.8%	0	N/A	1	145,000	0	N/A	
104	Lyle	12	3	2	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	40.5%	0	N/A	0	N/A	0	N/A	
105	Dallesport/Murdock	14	1	2	1	-66.7%	1	65,000	46	1	1	-66.7%	1	65,000	65,000	34.5%	0	N/A	0	N/A	0	N/A	
106	Appleton/Timber Valley	1	0	0	0	-100.0%	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	22.3%	0	N/A	0	N/A	0	N/A	
107	Centerville/High Prairie	6	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-39.4%	0	N/A	1	140,000	0	N/A	
108	Goldendale	53	12	1	7	75.0%	2	118,800	33	12	7	75.0%	2	118,800	118,800	0.2%	1	55,000	3	67,200	0	N/A	
109	Bickleton/East County	2	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-15.1%	0	N/A	0	N/A	0	N/A	
110	Klickitat	3	1	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	52.5%	0	N/A	0	N/A	0	N/A	
	Klickitat County Total	160	32	8	10	-16.7%	6	257,400	72	32	10	-16.7%	6	257,400	118,800	19.4%	1	55,000	6	120,300	0	N/A	

111 Skamania	7	3	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	15.8%	0	N/A	0	N/A	0	N/A
112 North Bonneville	16	13	13	0	-100.0%	0	N/A	N/A	13	0	-100.0%	0	N/A	N/A	44.6%	0	N/A	0	N/A	0	N/A
113 Stevenson	15	4	5	2	N/A	2	344,500	288	4	2	N/A	2	344,500	344,500	57.4%	0	N/A	0	N/A	0	N/A
114 Carson	16	6	2	5	400.0%	0	N/A	N/A	6	5	400.0%	0	N/A	N/A	17.8%	0	N/A	4	153,000	0	N/A
115 Home Valley	4	1	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	26.6%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	7	1	0	1	N/A	0	N/A	N/A	1	1	N/A	0	N/A	N/A	-5.7%	0	N/A	0	N/A	0	N/A
117 Unincorporated North	13	0	0	1	0.0%	0	N/A	N/A	0	1	0.0%	0	N/A	N/A	27.8%	0	N/A	0	N/A	0	N/A
Skamania County Total	78	28	20	9	80.0%	2	344,500	288	28	9	80.0%	2	344,500	344,500	36.3%	0	N/A	4	153,000	0	N/A

351 The Dalles	98	23	5	20	-16.7%	14	187,800	91	23	20	-16.7%	14	187,800	174,500	16.4%	0	N/A	0	N/A	0	N/A
352 Dufur	4	1	0	0	-100.0%	1	129,900	44	1	0	-100.0%	1	129,900	129,900	57.0%	0	N/A	0	N/A	0	N/A
353 Tygh Valley	4	1	1	0	-100.0%	0	N/A	N/A	1	0	-100.0%	0	N/A	N/A	-20.3%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	11	5	1	3	200.0%	3	180,000	206	5	3	200.0%	3	180,000	150,000	14.6%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	6	5	1	1	N/A	1	198,400	128	5	1	N/A	1	198,400	198,400	46.6%	0	N/A	1	150,000	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	-100.0%	0	N/A	0	N/A	0	N/A
357 Mosier	12	3	3	2	0.0%	0	N/A	N/A	3	2	0.0%	0	N/A	N/A	16.7%	0	N/A	0	N/A	0	N/A
Wasco County Total	136	38	11	26	-10.3%	19	184,100	108	38	26	-10.3%	19	184,100	170,000	13.2%	0	N/A	1	150,000	0	N/A

361 Cascade Locks	34	17	13	0	-100.0%	1	254,900	301	17	0	-100.0%	1	254,900	254,900	49.6%	0	N/A	1	63,000	0	N/A
362 Hood River City	52	10	6	10	25.0%	6	344,500	84	10	10	25.0%	6	344,500	350,000	11.4%	0	N/A	1	875,000	0	N/A
363 Hood River-Westside	24	7	2	4	300.0%	3	380,300	88	7	4	300.0%	3	380,300	410,000	37.3%	0	N/A	1	157,000	0	N/A
364 Hood River-Eastside	4	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	21.4%	1	575,000	0	N/A	0	N/A
365 Odell	5	1	0	1	-66.7%	1	453,000	19	1	1	-66.7%	1	453,000	453,000	45.5%	1	625,000	0	N/A	0	N/A
366 Parkdale/Mt. Hood	7	2	1	2	-33.3%	2	244,000	133	2	2	-33.3%	2	244,000	244,000	14.1%	0	N/A	1	1,100,000	0	N/A
Hood River Co. Total	126	37	22	17	0.0%	13	338,800	104	37	17	0.0%	13	338,800	350,000	16.6%	2	600,000	4	548,800	0	N/A

367 Sherman County	4	0	1	1	-50.0%	0	N/A	N/A	0	1	-50.0%	0	N/A	N/A	9.4%	0	N/A	0	N/A	0	N/A
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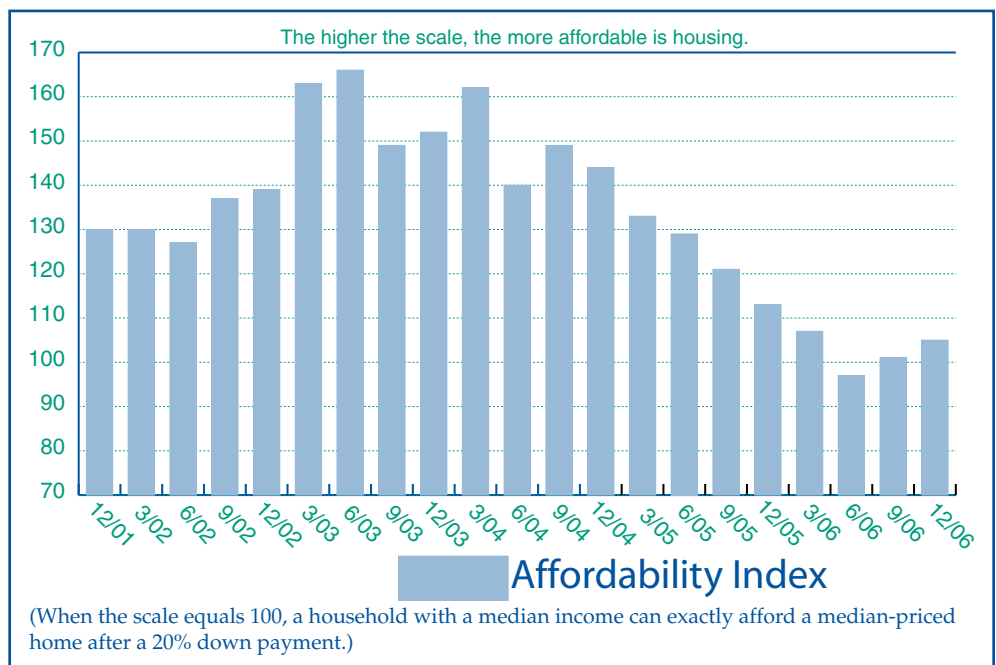
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