

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

June 2007 Reporting Period

June Residential Highlights

Outside, the temperature continues to rise but the market is cooling when comparing June 2007 to June 2006.

New listings continued to grow at 12.7%. However, closed sales and pending sales dropped 18.5% and 10.4%, respectively. As a result, there were 13,752 active listings at the end of June 2007. Given the month's rate of sales they would last 5 months.

Year-To-Date Trends

Similarly, when comparing market activity for January-June 2007 to the same time period in 2006, new listings increased 14.4%. On the other hand, the number of pending and closed sales decrease 8.8% and 8%, respectively.

Appreciation

Using the average and median

sale prices for the twelve months that ended with June 2007 compared to the twelve months ending in June 2006, the average sale price appreciated 8.9% (\$333,200 v. \$306,100). Using the same formula, the median sale price appreciated 8.7% (\$280,000 v. \$257,500).

Second Quarter Report

Comparing the second quarters of 2007 and 2006, new listings are up 10.3% (17,386 v. 15,769). However, pending sales decreased 11.9% (8,652 v. 9,819) and closed sales dropped 9.8% (8,361 v. 9,271).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2007	262,100	14%
2006	230,900	12%
2005	205,900	17%
2004	175,300	7%
2003	164,100	N/A

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Inventory in Months

(Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.2	6.2
February	3.0	2.7	5.2
March	1.8	2.0	3.8
April	1.8	2.4	4.4
May	1.6	2.3	4.5
June	1.5	2.6	5.0
July	1.7	3.5	
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	June	6,231	2,852	2,731	352,400	295,000	55
	Year-to-Date	31,429	16,649	15,001	340,400	288,900	59
2006	June	5,530	3,184	3,352	331,900	280,000	39
	Year-to-Date	27,463	18,254	16,309	318,000	267,900	42

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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	509	275	72	121	-15.4%	130	261,400	34	1,287	767	-10.1%	724	263,700	249,900	10.4%	9	422,100	19	154,200	28	362,700	
142	Northeast Portland	951	539	188	289	-10.8%	278	322,600	46	2,876	1,757	-0.4%	1,612	314,500	277,300	7.7%	26	595,400	34	246,500	56	374,200	
143	Southeast Portland	1,531	795	284	412	-1.9%	403	300,200	45	4,111	2,281	-5.9%	2,010	285,100	250,000	10.6%	25	423,100	61	204,700	100	485,300	
144	Gresham/ Troutdale	1,067	440	149	194	-19.2%	167	279,500	62	2,176	1,046	-15.0%	932	281,800	260,000	13.4%	7	539,800	54	216,000	35	361,200	
145	Milwaukie/ Clackamas	1,232	581	280	219	1.4%	179	346,900	58	2,593	1,134	-13.0%	984	344,700	305,600	10.3%	8	585,400	60	209,800	17	364,500	
146	Oregon City/ Canby	794	281	113	160	-4.2%	124	336,100	58	1,592	783	-7.3%	664	323,400	300,000	6.5%	3	198,600	48	214,200	7	381,400	
147	Lake Oswego/West Linn	931	348	137	147	-10.9%	129	636,200	79	1,875	850	-4.9%	747	564,900	470,000	12.6%	2	355,000	29	412,100	6	367,400	
148	West Portland	1,529	661	263	316	4.6%	325	488,400	48	3,278	1,800	-10.7%	1,754	467,100	378,500	4.3%	12	469,200	38	370,300	21	564,500	
149	Northwest Washington County	543	243	108	127	11.4%	136	420,500	49	1,380	764	8.2%	659	405,000	375,000	4.5%	1	300,000	36	261,200	12	396,900	
150	Beaverton/Aloha	1,262	684	194	263	-13.8%	267	296,500	52	3,114	1,640	-12.1%	1,490	287,400	260,000	4.2%	7	336,600	34	333,500	28	522,300	
151	Tigard/Wilsonville	1,193	521	206	207	-25.0%	214	387,500	68	2,565	1,276	-19.7%	1,164	378,000	340,000	3.9%	6	452,200	28	945,600	11	382,700	
152	Hillsboro/ Forest Grove	897	404	144	175	-20.5%	177	294,800	56	2,154	1,208	-2.2%	1,103	297,200	270,000	11.7%	15	235,800	30	253,400	24	337,300	
153	Mt. Hood: Govt. Camp/Wemme	87	23	7	15	-21.1%	5	268,700	105	142	68	-36.4%	62	314,600	276,800	12.3%	0	N/A	11	191,200	1	530,000	
155	Columbia County	470	166	58	85	-25.4%	71	269,400	76	908	499	-5.3%	409	254,100	240,000	15.9%	9	275,100	43	123,000	7	229,800	
156	Yamhill County	756	270	85	122	-23.3%	126	275,000	75	1,378	776	-13.5%	687	277,100	250,000	11.8%	15	359,100	68	226,300	22	256,000	

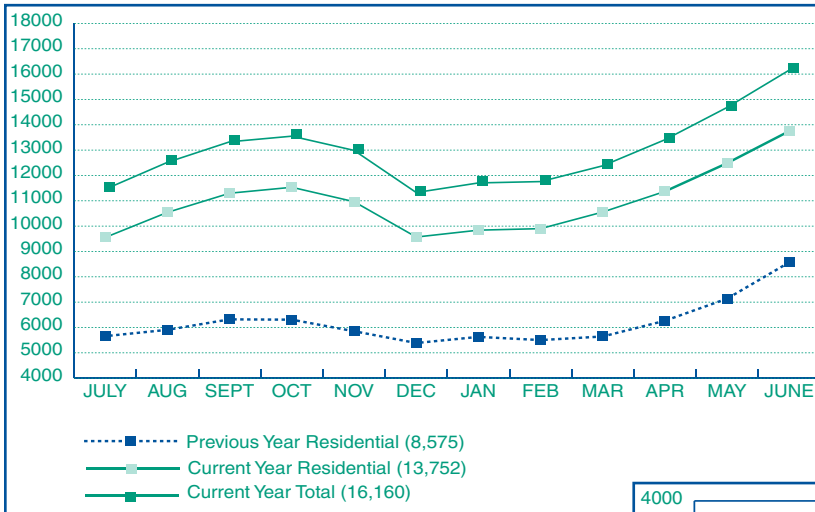
180-200	Marion/ Polk Counties	1,039	339	119	124	7.8%	117	244,500	90	1,629	722	6.6%	667	248,100	225,000	14.3%	9	323,500	72	135,000	20	273,600
	North Coastal Counties	963	236	69	75	-13.8%	74	384,400	93	1,229	383	3.0%	322	385,600	309,000	19.9%	10	240,700	100	184,500	9	526,500

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

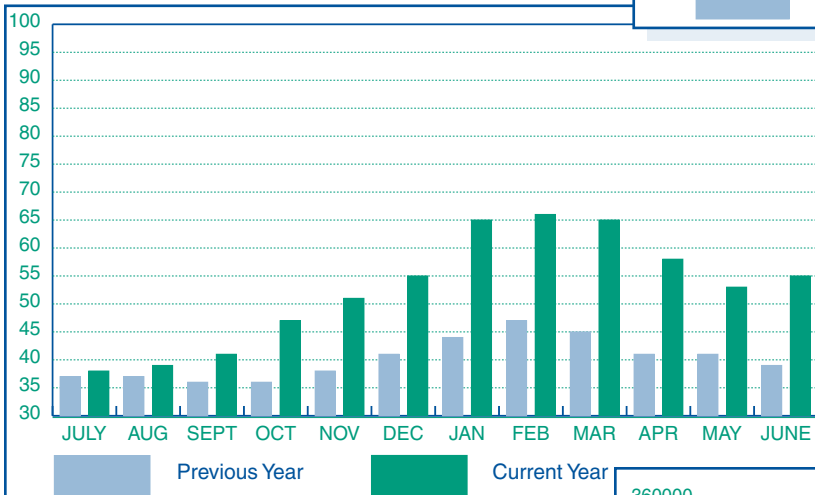
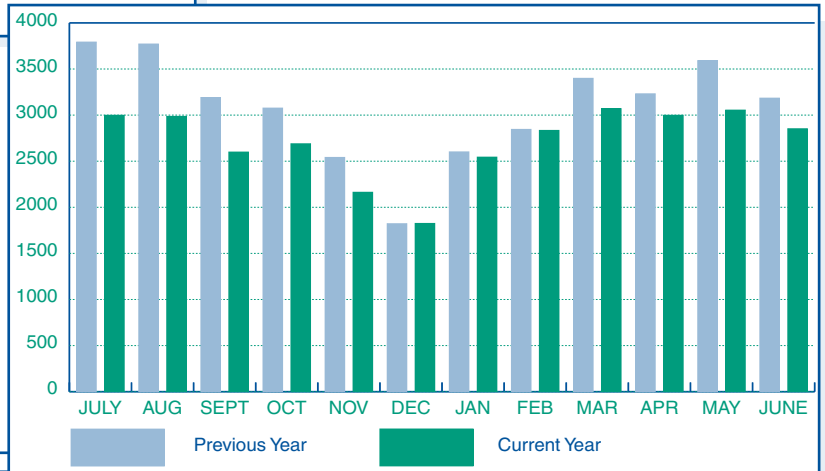
³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/06-6/30/07) with 12 months before (7/1/05-6/30/06).

Market Action



PENDING SALES Metro Portland, Oregon

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

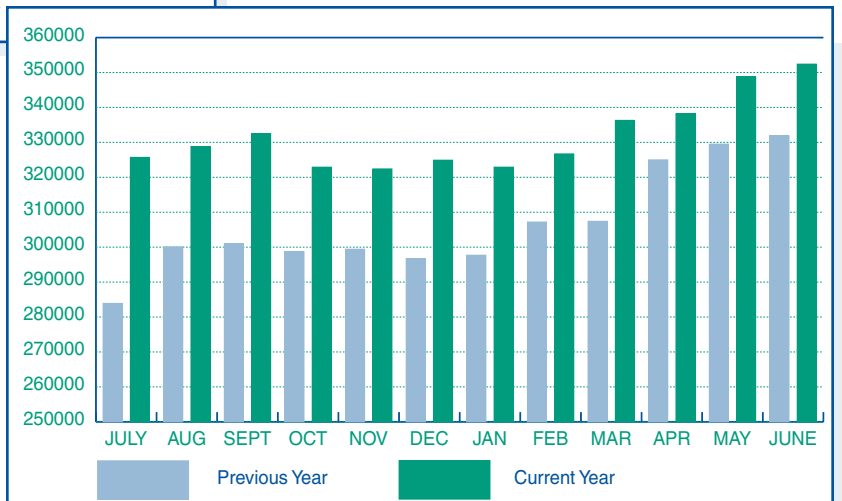


AVERAGE SALE PRICE Metro Portland, Oregon

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

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.)

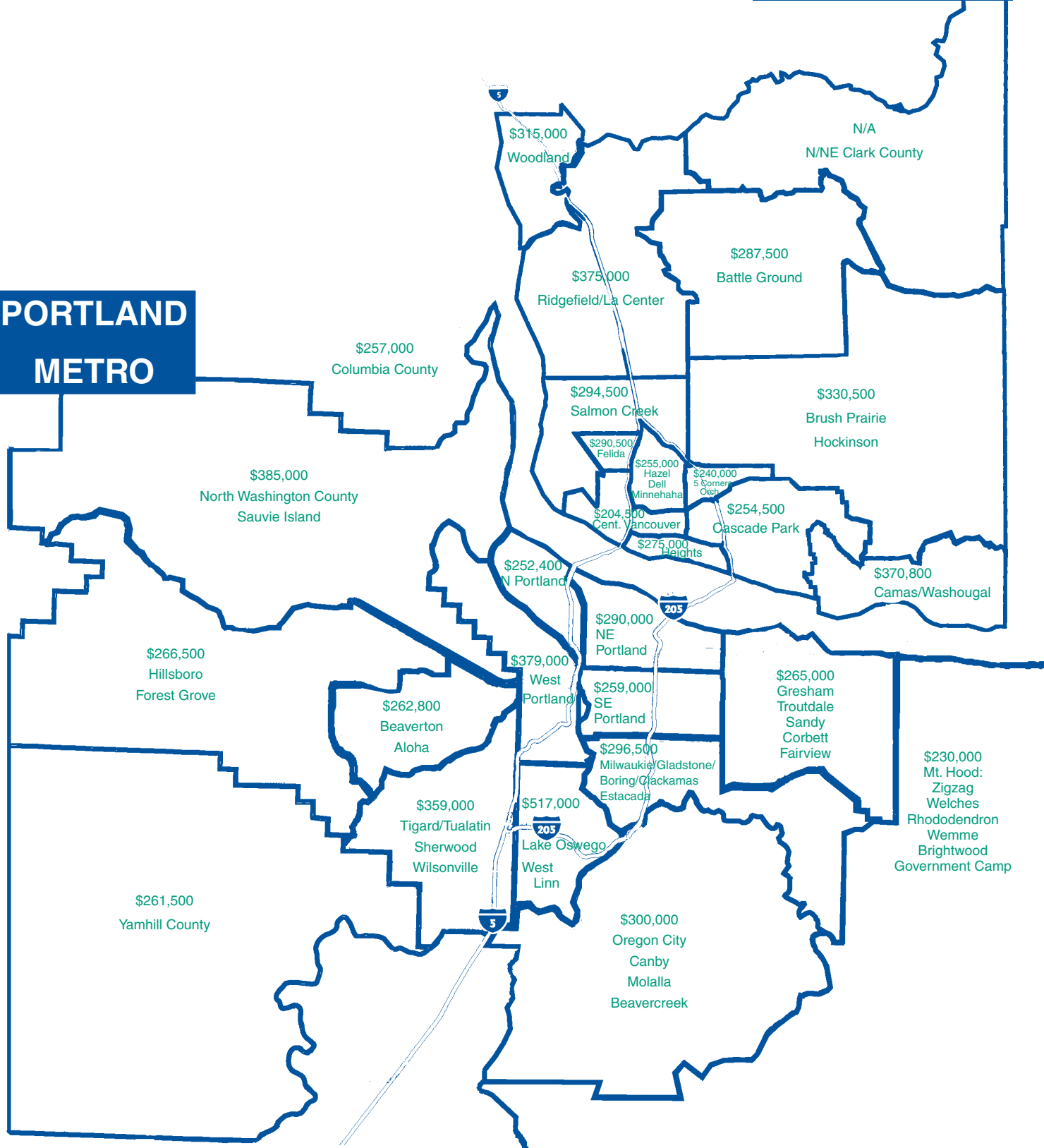


MEDIAN SALE PRICE

June 2007

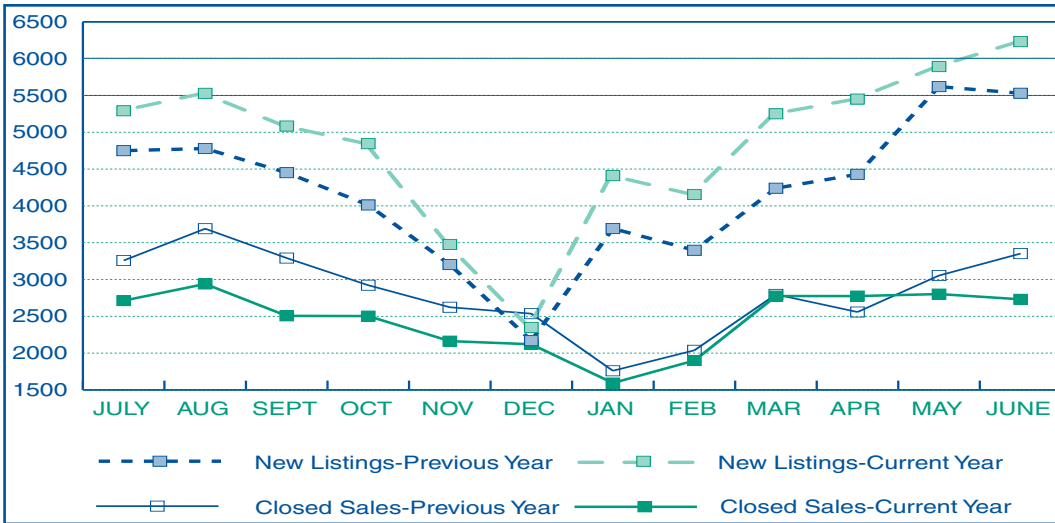
SW
WASHINGTON

PORTLAND
METRO



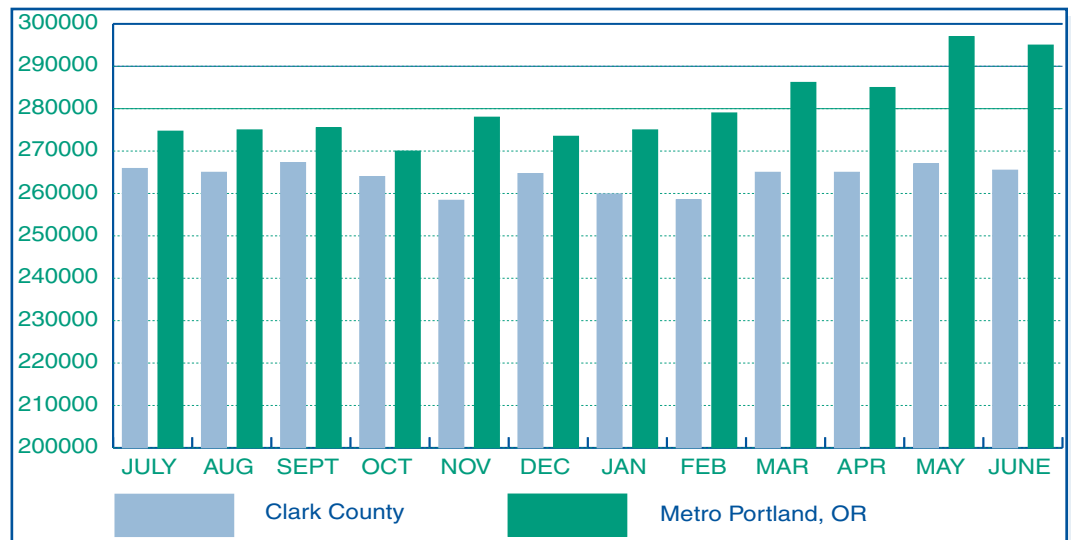
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



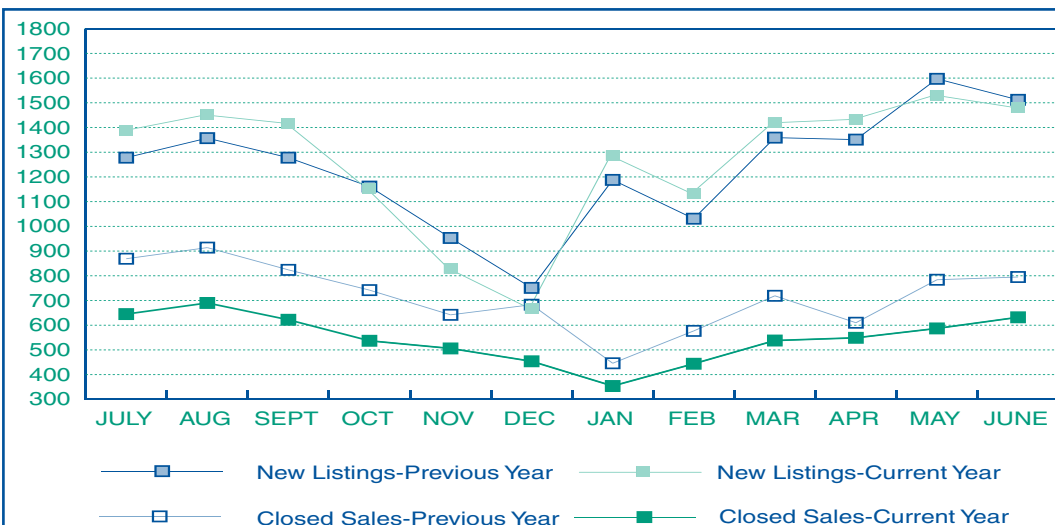
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

June 2007 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	June	1,480	714	632	313,900	265,500	74
	Year-to-Date	8,040	3,729	3,248	309,300	264,900	81
2006	June	1,512	738	795	312,300	269,900	57
	Year-to-Date	7,715	4,222	3,931	297,700	259,000	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.

June Residential Highlights

The number of new listings in Clark County dropped a slight 2.1% when comparing June 2007 to June 2006. Closed sales and pending sales were also down 20.5% and 3.3%, respectively. The 4,310 active listings at month's end would last 6.8 months at June's rate of sales.

Second Quarter Report

When comparing the second quarters of June 2007 and June 2006, pending sales and closed sales have dropped 18.8% (2,004 v. 2,467) and 16.7% (1,823 v. 2,189), respectively. New listings dropped 2.5% (4,329 v. 4,441), as well.

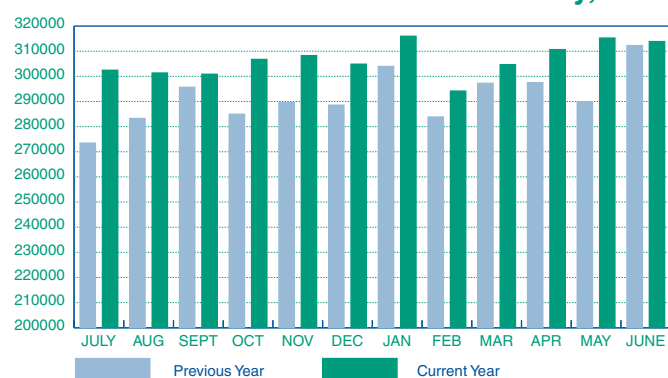
Appreciation

Comparing the 12 months ending with June 2007 to the 12 immediately prior, the average sale price rose 5.3% (\$306,600 v. \$291,100). Using the same formula, the median sale price increased 5.1% (\$264,900 v. \$252,000).

Clark Co. Inventory in Months

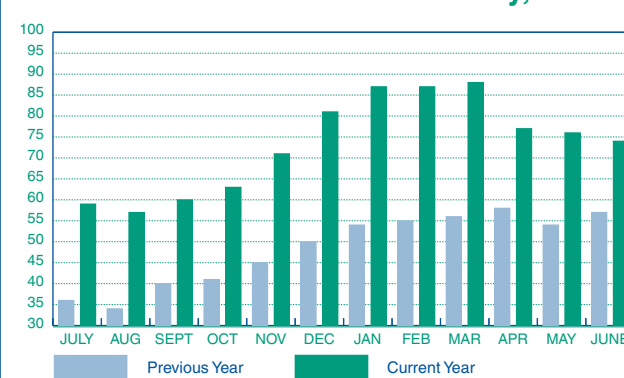
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	7.2
May	2.0	4.2	7.1
June	1.7	4.7	6.8
July	2.0	6.1	
August	2.1	5.9	
September	2.6	6.4	
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

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

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		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	81	30	12	25	38.9%	23	271,300	78	186	130	1.6%	112	257,900	227,500	14.6%	2	329,500	2	96,100	8	277,100
12	NW Heights	109	54	40	25	-39.0%	24	191,300	63	232	122	-35.4%	104	182,700	172,500	6.8%	3	418,600	3	247,300	6	251,500
13	SW Heights	42	17	11	13	8.3%	10	296,700	89	102	67	3.1%	63	396,000	283,000	25.1%	1	190,000	0	N/A	2	721,700
14	Lincoln/Hazel Dell	49	17	6	14	27.3%	13	250,200	65	124	81	12.5%	71	245,100	230,000	-0.1%	0	N/A	2	292,800	2	254,500
15	E Hazel Dell	190	64	32	35	-18.6%	24	228,400	57	391	178	-27.3%	142	227,200	234,700	2.4%	2	442,500	30	130,300	4	374,600
20	NE Heights	106	56	10	15	0.0%	21	258,600	66	213	134	10.7%	121	246,000	227,500	7.2%	2	223,000	6	92,300	3	668,600
21	Orchards	202	76	37	41	-18.0%	32	240,100	85	436	204	-20.9%	183	240,300	235,000	-2.3%	1	95,000	7	219,400	1	393,500
22	Evergreen	357	161	100	77	13.2%	65	233,900	58	801	365	-9.7%	306	244,600	226,000	10.1%	2	65,000	6	417,300	5	321,400
23	E Heights	77	37	9	14	40.0%	11	680,500	118	149	72	-10.0%	65	365,300	223,500	28.5%	0	N/A	2	470,000	0	N/A
24	Cascade Park	117	53	17	24	20.0%	17	331,200	57	241	109	-21.6%	94	289,100	259,900	-5.5%	1	37,500	0	N/A	8	433,100
25	Five Corners	118	41	22	32	-11.1%	21	250,800	38	274	148	-32.4%	128	244,800	229,600	6.6%	1	350,000	7	123,900	3	495,000
26	E Orchards	157	63	33	26	-31.6%	20	348,300	52	306	131	-19.6%	116	312,800	295,000	-0.4%	0	N/A	4	291,300	1	340,000
27	Fisher's Landing	181	71	26	41	57.7%	43	305,400	54	392	193	0.0%	161	306,800	302,000	6.0%	1	35,000	3	333,300	4	299,800
31	SE County	40	12	8	3	-50.0%	4	438,400	168	46	15	-55.9%	17	396,700	355,000	-12.0%	0	N/A	6	290,300	0	N/A
32	Camas City	387	111	46	52	-3.7%	45	438,300	112	652	257	-14.6%	229	445,300	395,000	4.6%	0	N/A	17	544,800	5	237,400
33	Washougal	334	96	54	47	-2.1%	39	348,400	107	521	221	-13.0%	189	354,200	305,500	4.6%	3	226,500	52	145,400	2	350,000
41	N Hazel Dell	149	50	15	25	25.0%	23	298,000	64	258	158	14.5%	134	305,800	271,000	-0.1%	0	N/A	11	157,600	0	N/A
42	S Salmon Creek	233	64	28	28	64.7%	26	302,300	47	447	184	44.9%	158	293,300	290,000	8.2%	2	391,200	1	85,000	2	396,500
43	N Felida	166	56	24	38	-17.4%	35	313,100	66	334	188	-6.5%	163	339,300	312,900	3.2%	0	N/A	18	209,400	0	N/A
44	N Salmon Creek	211	53	20	34	41.7%	31	309,900	90	341	163	24.4%	145	336,300	300,000	-9.8%	0	N/A	5	182,900	0	N/A
50	Ridgefield	118	40	36	13	-27.8%	5	341,500	211	219	77	1.3%	70	359,200	349,000	5.3%	2	600,000	9	165,800	1	169,900
51	W of I-5 County	38	10	8	2	-33.3%	3	489,300	195	45	12	-42.9%	8	480,700	437,500	-2.7%	0	N/A	5	346,000	0	N/A
52	NW E of I-5 County	66	13	8	9	12.5%	7	464,300	134	88	39	-15.2%	30	546,700	482,100	14.6%	1	1,200,000	13	221,900	0	N/A
61	Battleground	294	117	45	38	-20.8%	38	318,100	51	509	219	-16.7%	203	303,100	255,000	6.6%	3	598,300	15	299,600	0	N/A
62	Brush Prairie	246	63	24	24	-14.3%	38	382,600	87	389	144	-18.2%	135	407,900	372,000	8.6%	1	515,000	16	316,200	2	403,500
63	East County	2	1	1	1	N/A	0	N/A	N/A	7	3	200.0%	2	248,000	248,000	25.5%	0	N/A	0	N/A	0	N/A
64	Central County	15	3	1	1	-66.7%	3	450,800	54	29	16	23.1%	15	417,700	435,000	11.4%	0	N/A	2	242,600	0	N/A
65	Mid-Central County	30	8	1	4	0.0%	1	625,000	100	45	19	-20.8%	15	427,700	425,000	9.2%	0	N/A	10	297,400	0	N/A
66	Yacolt	61	18	10	1	-90.9%	6	349,400	153	82	28	-37.8%	25	319,600	262,900	7.6%	2	237,500	6	182,000	0	N/A
70	La Center	91	13	6	12	71.4%	4	392,000	190	122	39	-44.3%	30	339,600	324,600	4.1%	2	146,000	2	179,500	0	N/A
71	N Central	34	9	5	0	-100.0%	0	N/A	N/A	45	7	-56.3%	9	386,100	337,000	-5.2%	0	N/A	5	207,400	0	N/A
72	NE Corner	9	3	3	0	N/A	0	N/A	N/A	14	6	-33.3%	5	332,600	340,000	9.1%	0	N/A	5	192,000	0	N/A
	Clark County Total	4,310	1,480	698	714	-3.3%	632	313,900	74	8,040	3,729	-11.7%	3,248	309,300	264,900	5.3%	32	344,400	270	228,300	59	361,500
80	Woodland City	74	18	3	12	33.3%	8	296,100	139	116	52	26.8%	29	293,800	312,000	25.3%	1	312,000	2	123,000	1	246,900
81	Woodland Area	65	26	11	4	-50.0%	7	441,600	125	90	21	-38.2%	24	382,500	356,500	15.2%	1	420,000	15	179,100	0	N/A
82	Cowlitz County	300	85	30	37	37.0%	26	208,100	73	453	164	-15.5%	137	213,000	187,000	13.2%	5	357,800	26	221,800	11	261,300
	Cowlitz County Total	439	129	44	53	20.5%	41	265,200	95	659	237	-11.9%	190	246,800	219,900	15.0%	7	360,100	43	202,300	12	260,100
87	Pacific County	225	33	24	16	N/A	20	226,200	141	216	99	N/A	96	206,800	188,000	24.6%	3	206,700	39	90,100	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

June 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	June	902	445	454	275,500	243,300	61
	Year-to-Date	4,263	2,401	2,209	267,100	235,000	71
2006	June	819	485	453	262,500	231,500	48
	Year-to-Date	3,804	2,540	2,288	246,900	219,000	52

June Residential Highlights

When comparing June 2007 to June 2006 closed sales rose a slight 0.2%. New listings also grew 10.1%. On the other hand, pending sales saw a decrease of 8.3%. At the month's rate of sales, the 2,091 active listings would last 4.6 months.

Second Quarter Report

Comparing the second quarters of June 2007 and 2006, new listings grew 14.8% (2,429 v. 2,188). On the other hand, pending sales dropped 4.3% (1,309 v. 1,368) and closed sales fell 2.4% (1,266 v. 1,297).

Appreciation

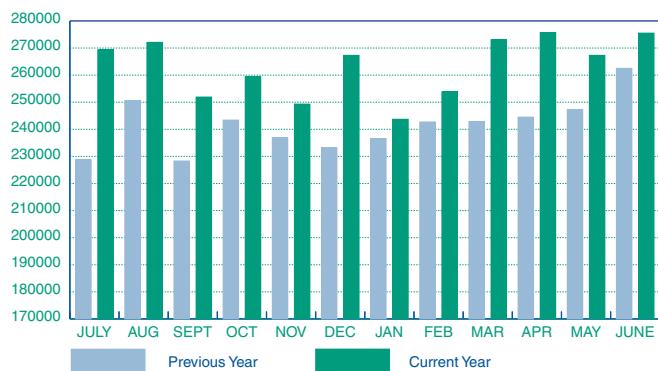
Comparing the 12 months ending with June 2007 to the 12 immediately prior, the average sale price rose 9.5% (\$264,400 v. \$241,400). Using the same formula we can see that the median sale price increased 10.7% (\$232,500 v. \$210,000).

Inventory in Months (Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.8	5.6
February	2.8	3.3	4.9*
March	1.8	2.4	4.5
April	1.8	2.7	4.7
May	1.7	2.8	4.5
June	1.8	3.1	4.6
July	2.1	3.8	
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	

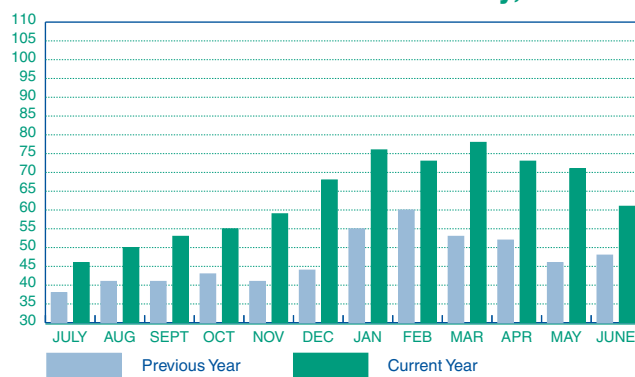
*August 2005–February 2007 revised due to a recording error.

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 • 6/2007

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	18	2	0	0	N/A	0	N/A	N/A	11	3	N/A	3	61,200	58,500	N/A	0	N/A	6	51,300	0	N/A
226	Florence Green Trees	41	4	1	4	N/A	2	196,000	143	33	12	N/A	9	144,600	137,000	N/A	0	N/A	5	119,500	0	N/A
227	Florence Florentine	29	7	1	3	N/A	6	273,700	260	27	11	N/A	13	259,500	239,000	N/A	0	N/A	0	N/A	0	N/A
228	Florence Town	181	31	14	9	N/A	10	286,600	185	183	63	N/A	65	280,700	242,000	N/A	5	309,900	8	144,400	3	313,000
229	Florence Beach	66	12	3	6	N/A	2	334,000	299	56	31	N/A	26	328,200	300,000	N/A	0	N/A	5	132,100	0	N/A
230	Florence North	54	12	4	3	N/A	0	N/A	N/A	52	12	N/A	8	443,400	273,500	N/A	1	30,000	5	172,100	0	N/A
231	Florence South/ Dunes City	58	10	3	1	N/A	1	825,000	8	47	11	N/A	10	407,500	252,500	N/A	0	N/A	5	245,200	0	N/A
238	Florence East/ Mapleton	32	5	2	4	N/A	1	230,000	66	30	9	N/A	6	223,300	200,000	N/A	0	N/A	1	65,000	0	N/A
	Florence Total	479	83	28	30	N/A	22	301,000	199	439	152	N/A	140	290,000	238,000	N/A	6	263,300	35	139,200	3	313,000

232 Hayden Bridge	56	29	13	8	-42.9%	14	209,500	70	126	78	0.0%	73	229,600	212,000	4.0%	0	N/A	1	85,000	4	322,300
233 McKenzie Valley	74	14	3	5	-64.3%	5	428,000	110	99	36	-34.5%	35	440,300	379,900	6.4%	0	N/A	2	738,500	0	N/A
234 Pleasant Hill/Oak	91	24	16	11	-50.0%	22	258,400	68	164	76	-25.5%	70	248,200	191,500	25.9%	2	460,000	22	129,300	5	168,900
235 Cottage Grove/ Creswell/Dorena	245	68	16	34	-26.1%	39	267,600	68	415	192	-16.5%	177	229,400	219,500	9.9%	2	202,500	27	188,300	3	244,300
236 Veneta/Elmira	125	56	15	25	-28.6%	27	273,100	55	234	118	-26.7%	113	258,900	229,900	4.9%	0	N/A	8	284,800	0	N/A
237 Junction City	103	40	11	16	6.7%	16	266,400	87	190	103	19.8%	88	294,300	249,000	20.3%	1	200,100	5	250,800	3	288,300
239 Thurston	161	58	15	30	-11.8%	32	233,000	58	309	160	-17.5%	155	232,300	222,900	15.4%	0	N/A	11	143,200	5	299,800
240 Coburg I-5	38	18	3	8	300.0%	3	561,300	74	65	28	-9.7%	22	286,900	214,000	19.3%	2	272,500	3	274,000	1	280,000
241 N Gilham	61	42	16	23	64.3%	22	312,200	33	140	97	34.7%	86	324,400	292,700	3.5%	0	N/A	3	116,700	2	341,800
242 Ferry Street Bridge	137	50	15	34	3.0%	38	306,400	78	286	197	14.5%	181	306,300	272,400	4.8%	1	165,000	6	643,700	4	298,500
243 E Eugene	117	72	18	42	27.3%	49	354,700	60	291	177	1.1%	154	346,800	300,000	3.2%	0	N/A	7	236,600	6	367,400
244 SW Eugene	274	167	13	62	21.6%	39	372,000	46	519	273	2.2%	224	348,800	299,500	11.3%	0	N/A	20	222,600	7	399,000
245 W Eugene	54	30	12	16	14.3%	23	230,600	43	137	108	52.1%	120	219,000	203,800	24.0%	2	307,500	2	87,500	6	293,500
246 Danebo	197	74	27	39	-33.9%	47	202,900	62	451	258	-6.2%	252	217,600	215,000	11.9%	2	822,500	1	54,000	8	263,900
247 River Road	47	23	4	13	8.3%	10	211,200	32	125	78	-10.3%	71	221,700	205,000	7.9%	0	N/A	4	94,600	2	283,500
248 Santa Clara	159	61	22	34	-8.1%	26	280,800	47	341	196	-1.0%	182	282,100	262,000	5.8%	1	17,400	1	68,000	3	261,700
249 Springfield	131	63	15	38	-11.6%	38	197,600	76	335	204	-18.4%	189	180,400	175,000	6.8%	3	281,300	7	86,300	16	222,700
250 Mohawk Valley	21	13	1	7	16.7%	4	238,000	126	36	22	-24.1%	17	313,400	335,000	-6.2%	0	N/A	5	227,700	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

June 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	June	309	114	113	216,600	187,000	103
	Year-to-Date	1,543	654	584	214,800	185,000	108
2006	June	353	154	124	212,800	185,000	77
	Year-to-Date	1,632	785	734	203,700	175,000	77

June Residential Highlights

When comparing June 2007 to June 2006, the number of closed sales and pending sales dropped 8.9% and 26% respectively. New listings also dropped 12.5%. (See the table above.) At the month's rate of sales, the 1,246 active listings would last 11 months.

Second Quarter Report

Comparing the second quarters of June 2007 and 2006, closed sales and pending sales decreased 23.3% (310 v. 404) and 19.7% (346 v. 431), respectively. New listings were also down 8.8% (865 v. 948).

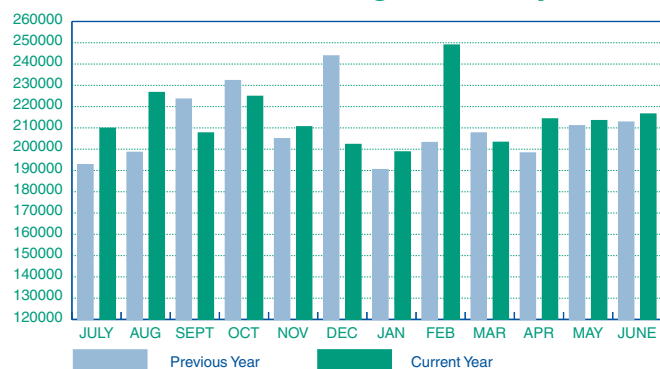
Appreciation

Comparing the 12 months ending with June 2007 to the 12 immediately prior, the average sale price increased 2.6% (\$214,400 v. \$209,000). Using the same formula, the median sale price increased 6.1% (\$185,000 v. \$174,300).

Inventory in Months (Active Listings / Closed Sales)

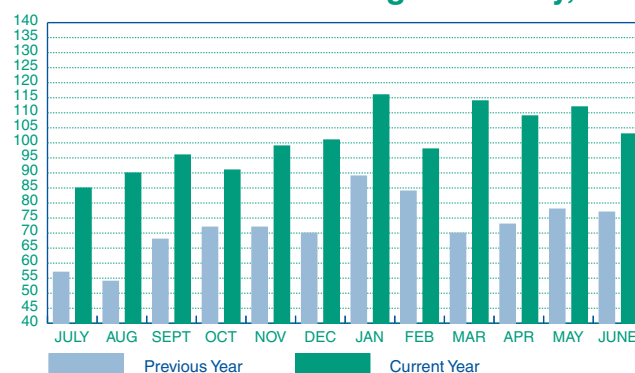
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	11.0
July	3.0	7.8	
August	3.5	8.5	
September	3.5	8.7	
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

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



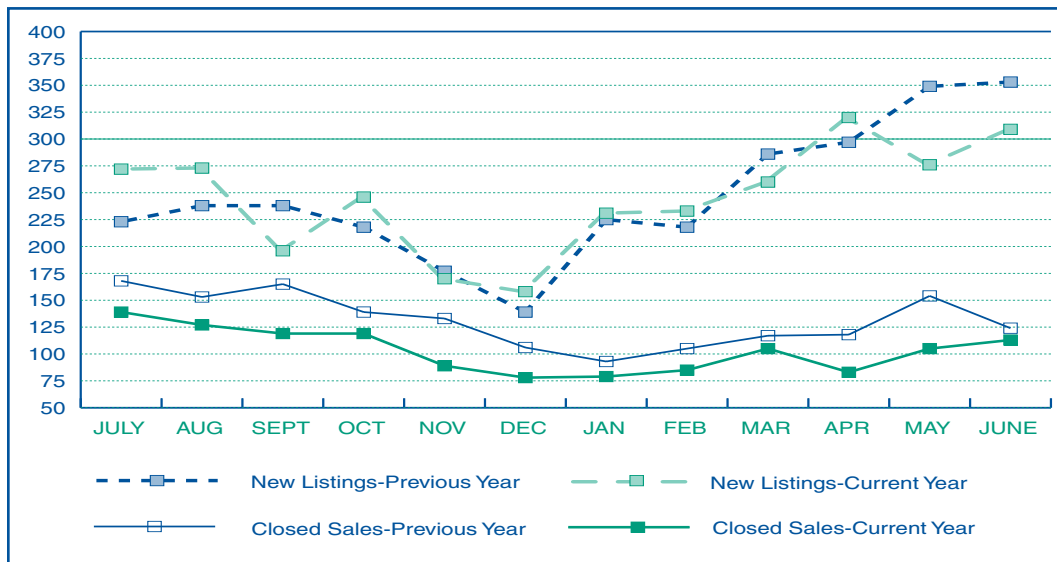
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 6/2007

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	128	39	16	13	-18.8%	13	262,900	67	168	84	-11.6%	84	225,600	199,900	20.3%	4	175,300	19	87,900	1	295,000		
252	NW Roseburg	97	31	11	9	-40.0%	13	287,400	110	141	65	-11.0%	56	329,800	302,500	5.1%	1	725,000	16	157,100	0	N/A		
253	SE Roseburg	68	20	10	14	27.3%	11	223,400	80	108	55	-6.8%	42	182,200	159,500	1.7%	4	195,000	2	81,000	3	196,000		
254	SW Roseburg	86	22	4	13	-7.1%	7	275,400	194	114	50	-21.9%	42	266,100	225,000	3.6%	2	111,000	3	181,700	0	N/A		
255	Glide & E of Roseburg	71	16	2	6	0.0%	3	275,800	291	71	19	-32.1%	15	277,800	285,000	-6.7%	0	N/A	3	163,000	0	N/A		
256	Sutherlin/ Oakland Area	146	42	14	7	-70.8%	14	177,900	86	192	86	-14.0%	85	216,300	187,500	2.2%	3	575,000	16	196,400	1	170,000		
257	Winston & SW of Roseburg	147	34	16	9	-35.7%	11	275,600	84	169	67	-25.6%	63	208,100	192,500	-2.0%	1	140,000	8	101,400	5	201,700		
258	Myrtle Creek & S/SE of Roseburg	204	47	17	21	-4.5%	23	175,200	94	244	98	-19.0%	81	175,100	157,000	11.1%	3	460,000	17	156,500	3	506,700		
259	Green District	99	22	14	15	0.0%	8	164,300	93	145	67	-15.2%	60	172,300	172,000	-4.9%	1	315,000	6	75,800	0	N/A		
265	North Douglas County	200	36	18	7	-58.8%	10	124,300	119	191	63	-17.1%	56	161,000	147,500	-8.0%	4	278,800	11	123,500	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

June 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	June	205	74	59	192,700	175,000	107
	Year-to-Date	997	363	320	213,900	182,000	113
2006	June	197	82	66	199,900	167,500	72
	Year-to-Date	925	408	378	204,500	169,000	84

June Residential Highlights

Comparing June 2007 to June 2006, new listings climbed 4.1%. Closed sales and pending sales, however, dropped 10.6% and 9.8%, respectively.

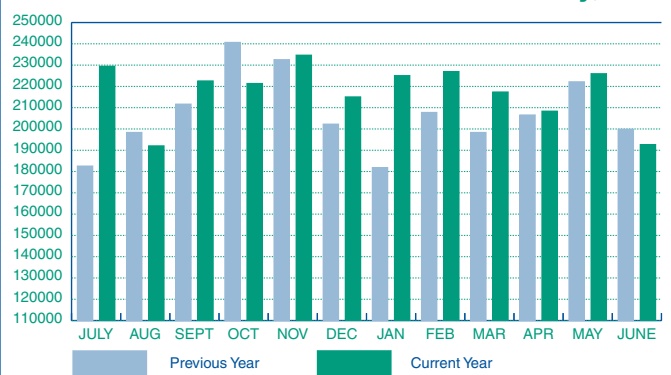
Second Quarter Report

Comparing the second quarters for June 2007 and June 2006, closed sales dropped 19.1% (165 v. 204) and pending sales fell 12.8% (190 v. 218). New listings also dropped a slight 2.2% (544 v. 556).

Appreciation

The average sale price for the 12 months ending in June 2007 rose 3.2% (\$215,800 v. \$209,200) compared to the previous 12 months. Median sale price also increased 5.7% (\$185,000 v. \$175,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 6/2007 • 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	182	29	12	2	-75.0%	4	209,900	100	135	31	-13.9%	33	285,800	280,000	-10.1%	3	397,500	17	149,300	0	N/A
97414 Broadbent	1	0	0	0	N/A	1	385,000	N/A	1	1	N/A	1	385,000	385,000	75.6%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	301	76	29	36	0.0%	27	187,000	113	380	164	-8.4%	138	194,700	175,000	-1.1%	10	539,800	13	62,400	3	225,700
97423 Coquille	99	24	4	9	28.6%	11	144,400	83	144	49	28.9%	47	183,800	164,900	4.2%	2	217,500	5	102,000	0	N/A
97449 Lakeside	42	7	5	6	0.0%	3	313,300	159	45	18	-45.5%	15	226,800	184,300	13.7%	1	550,000	8	109,400	0	N/A
97458 Myrtle Point	68	14	1	7	-68.2%	3	200,000	150	72	20	-78.5%	19	178,400	186,000	-1.1%	2	142,500	3	135,700	0	N/A
97459 North Bend	166	51	15	14	600.0%	10	196,600	100	207	78	290.0%	66	245,800	200,800	13.6%	2	430,000	10	116,600	3	293,000
97466 Powers	14	4	1	0	-100.0%	0	N/A	N/A	13	2	-75.0%	1	105,000	105,000	60.9%	0	N/A	1	55,000	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

June 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	June	90	32	27	299,500	250,000	148
	Year-to-Date	484	154	136	318,500	265,000	166
2006	June	131	35	28	265,800	245,000	128
	Year-to-Date	543	158	136	296,600	262,800	113

June Residential Highlights

Closed sales and pending sales fell 3.6% and 8.6%, respectively when comparing June 2007 to June 2006. New listings also dropped 31.3% (see table above.)

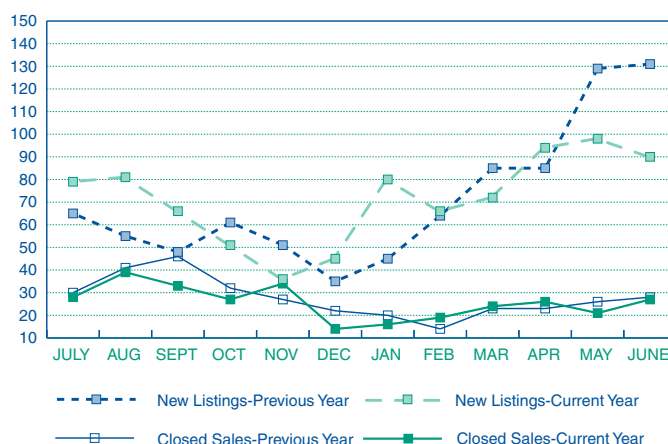
Second Quarter Report

Comparing the second quarters of 2007 and 2006, new listings fell 15.4% (280 v. 331). Pending sales and closed sales also dropped 10.8% (83 v. 93) and 3.8% (76 v. 79), respectively.

Appreciation

Comparing the 12 months ending with June 2007 to the 12 immediately prior, average sale price fell 0.8% (\$320,100 v. \$322,600). Using the same formula we can see that the median sale price also decreased 4.8% (\$275,000 v. \$289,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 6/2007 • Curry County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							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	186	29	18	14	16.7%	14	352,700	142	178	66	-5.7%	56	358,500	300,800	3.6%	3	472,200	11	281,900	1	349,000
271	Harbor, Winchuck, SB Chetco	105	23	10	2	-66.7%	2	98,800	45	95	26	-31.6%	26	285,900	208,200	-12.9%	0	N/A	5	204,800	1	270,000
272	Carpenterville, Cape Ferrello, Whaleshead	37	7	5	4	-20.0%	1	265,000	92	37	12	-20.0%	10	239,900	247,500	-9.8%	0	N/A	1	75,000	0	N/A
273	Gold Beach	156	21	11	8	-11.1%	7	252,400	145	119	28	0.0%	26	314,000	277,800	2.2%	2	245,000	6	166,800	0	N/A
274	Port Orford, Langlois	63	10	3	4	33.3%	3	306,700	267	55	22	214.3%	18	291,000	250,000	8.9%	2	179,300	5	356,800	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

June 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	June	191	94	86	278,600	246,300	88
	Year-to-Date	1,003	474	413	265,700	234,500	104
2006	June	233	115	100	242,800	201,000	76
	Year-to-Date	926	539	461	245,500	197,000	87

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.

June Residential Highlights

When comparing June 2007 to June 2006, pending sales and closed sales dropped 18.3% and 14%, respectively. New listings also saw a decline of 18%. At the month's rate of sales, the 813 active listings would last 9.5 months.

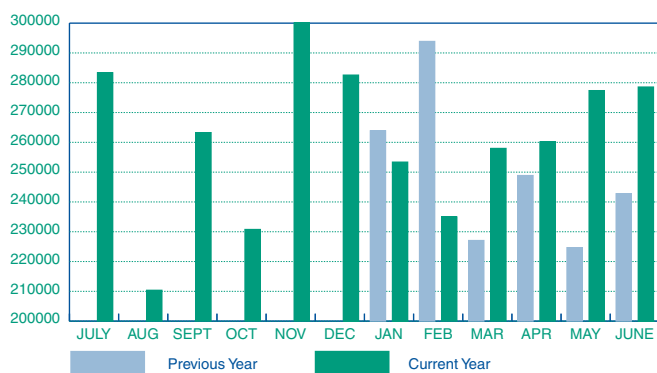
Second Quarter Report

Comparing the second quarters of June 2007 and June 2006, new listings grew 5.1% (603 v. 574). On the other hand, pending sales dropped 16.1% (266 v. 317) and closed sales fell 16% (236 v. 281).

Appreciation

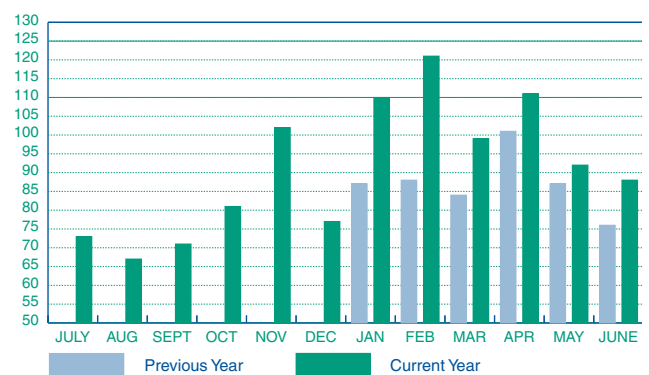
Comparing the 12 months ending with June 2007 to the 12 immediately prior, average sale price appreciated 12.3% (\$260,900 v. \$232,400) and median sale price increased 16.4% (\$220,000 v. \$189,000).

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 • 6/2007 • Mid-Columbia

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ 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	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100 White Salmon/Bingen	55	14	1	7	16.7%	6	453,000	155	76	34	-10.5%	29	339,000	279,000	25.1%	3	460,000	9	286,600	1	350,000
101 Snowden	15	2	1	0	-100.0%	1	619,800	46	12	3	-66.7%	5	548,600	385,000	25.7%	0	N/A	0	N/A	0	N/A
102 Trout Lake/Glenwood	15	1	0	0	-100.0%	2	252,500	131	10	7	16.7%	6	470,300	277,000	61.7%	0	N/A	6	157,800	0	N/A
103 Husum/BZ Corner	12	1	2	0	-100.0%	1	175,000	51	9	3	-40.0%	3	279,700	239,000	36.7%	0	N/A	3	143,800	0	N/A
104 Lyle	19	4	0	1	-66.7%	1	243,000	90	22	7	-22.2%	6	453,400	216,000	67.5%	0	N/A	11	121,100	0	N/A
105 Dallesport/Murdock	19	5	0	1	-50.0%	1	325,000	144	14	6	-45.5%	7	151,000	152,000	-2.2%	0	N/A	5	162,700	1	190,000
106 Appleton/Timber Valley	3	0	0	0	-100.0%	0	N/A	N/A	3	1	-83.3%	1	165,000	165,000	8.8%	0	N/A	0	N/A	0	N/A
107 Centerville/High Prairie	6	1	0	3	N/A	0	N/A	N/A	4	4	33.3%	1	49,000	49,000	11.2%	0	N/A	2	154,800	0	N/A
108 Goldendale	74	17	2	13	-31.6%	7	176,900	117	88	49	-19.7%	33	145,200	110,500	11.0%	2	82,500	51	75,500	0	N/A
109 Bickleton/East County	6	1	0	1	N/A	1	115,000	51	6	2	-50.0%	2	105,000	105,000	14.2%	0	N/A	0	N/A	0	N/A
110 Klickitat	4	3	0	1	0.0%	0	N/A	N/A	10	4	33.3%	3	168,000	120,000	91.8%	0	N/A	0	N/A	0	N/A
Klickitat County Total	228	49	6	27	-30.8%	20	297,000	120	254	120	-22.6%	96	268,100	191,500	21.9%	5	309,000	87	118,000	2	270,000

111 Skamania	4	0	1	1	N/A	2	190,000	81	8	3	0.0%	3	171,700	135,000	-16.9%	0	N/A	1	310,000	0	N/A
112 North Bonneville	19	1	0	3	N/A	0	N/A	N/A	24	9	80.0%	6	250,700	245,200	16.9%	0	N/A	3	43,300	0	N/A
113 Stevenson	20	3	3	4	-20.0%	3	283,300	31	23	10	-37.5%	9	303,800	295,100	26.4%	0	N/A	2	192,500	0	N/A
114 Carson	20	7	1	2	100.0%	4	202,800	169	24	16	166.7%	13	191,300	210,000	5.4%	0	N/A	5	152,000	0	N/A
115 Home Valley	3	0	0	2	N/A	0	N/A	N/A	3	2	100.0%	0	N/A	N/A	56.6%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	17	6	1	1	N/A	1	435,100	267	16	6	-25.0%	6	494,200	430,100	58.1%	0	N/A	4	396,500	0	N/A
117 Unincorporated North	19	4	0	1	N/A	1	148,000	13	19	6	500.0%	4	153,100	150,000	20.7%	0	N/A	10	130,100	0	N/A
Skamania County Total	102	21	6	14	133.3%	11	238,600	110	117	52	30.0%	41	263,900	239,000	21.7%	0	N/A	25	178,900	0	N/A

351 The Dalles	178	44	8	26	-13.3%	23	207,500	63	238	125	-23.8%	109	200,200	192,800	9.2%	2	212,500	9	91,500	4	188,800
352 Dufur	3	2	1	2	N/A	0	N/A	N/A	8	8	300.0%	7	168,200	129,900	15.4%	0	N/A	1	44,900	0	N/A
353 Tygh Valley	3	1	0	2	N/A	0	N/A	N/A	4	4	100.0%	2	150,000	150,000	-5.4%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	24	7	1	2	100.0%	0	N/A	N/A	30	12	-14.3%	12	193,000	175,000	-1.4%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	13	1	0	2	N/A	1	219,000	2	16	5	66.7%	7	169,100	193,500	18.0%	0	N/A	5	92,000	0	N/A
356 Rowena	1	2	0	0	N/A	1	300,000	552	2	1	N/A	1	300,000	300,000	N/A	0	N/A	0	N/A	0	N/A
357 Mosier	31	8	1	2	100.0%	2	236,800	2	34	14	250.0%	10	305,900	236,800	-24.2%	0	N/A	3	231,300	0	N/A
Wasco County Total	253	65	11	36	12.5%	27	213,500	74	332	169	-10.6%	148	203,800	192,600	5.8%	2	212,500	18	112,400	4	188,800

361 Cascade Locks	44	10	5	1	0.0%	1	247,500	8	45	7	-22.2%	6	188,700	215,700	26.9%	0	N/A	4	142,900	0	N/A
362 Hood River City	105	27	6	9	-43.8%	14	378,800	79	143	70	1.4%	72	331,300	303,500	-4.3%	1	288,000	5	391,600	3	370,300
363 Hood River-Westside	38	7	1	2	-71.4%	5	294,100	92	47	24	-4.0%	23	401,500	392,000	11.0%	0	N/A	6	210,400	0	N/A
364 Hood River-Eastside	7	0	0	0	-100.0%	0	N/A	N/A	7	2	-33.3%	1	535,000	535,000	-2.1%	1	575,000	0	N/A	0	N/A
365 Odell	20	5	1	3	-40.0%	3	230,600	29	25	9	-35.7%	7	248,500	215,000	13.5%	1	625,000	0	N/A	0	N/A
366 Parkdale/Mt. Hood	11	6	2	2	-66.7%	4	461,300	65	25	16	-40.7%	14	436,200	318,800	15.1%	1	615,000	2	676,000	0	N/A
Hood River Co. Total	225	55	15	17	-52.8%	27	354,000	71	292	128	-12.9%	123	346,400	305,000	0.4%	4	525,800	17	302,600	4	370,300

367 Sherman County	5	1	0	0	-100.0%	1	70,000	45	8	5	-37.5%	5	82,000	80,000	-26.9%	1	60,000	1	40,000	0	N/A
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MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Hood River
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Hermiston
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

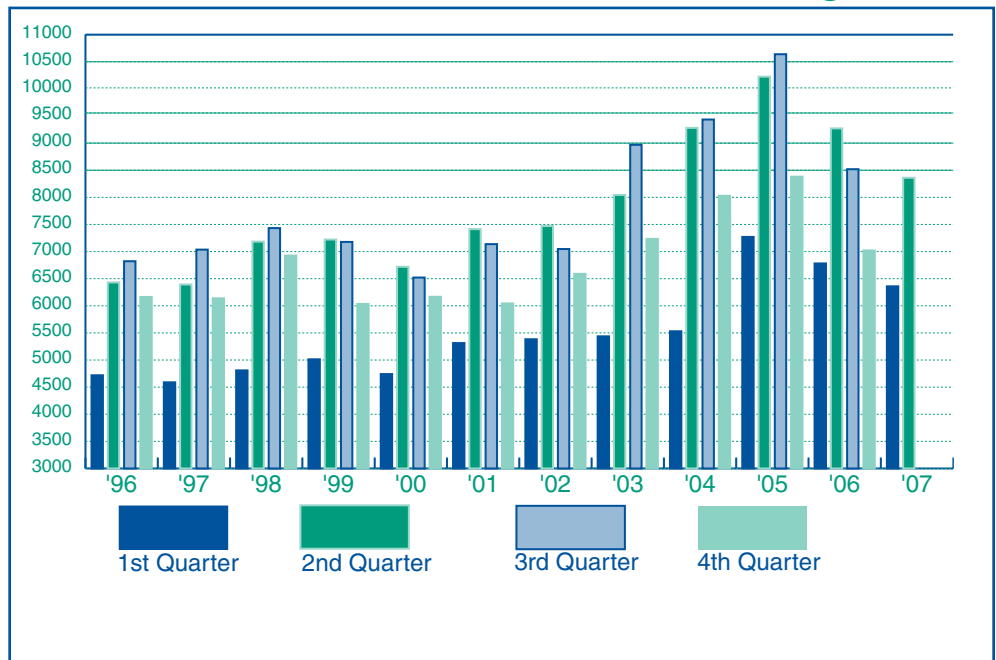
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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