

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

May 2007 Reporting Period

May Residential Highlights

Market Activity in the Portland Metro Area appears to have cooled when comparing May 2007 to May 2006. While new listings continue to grow, the market experienced a decline in both closed and pending sales transactions. The number of new listings in the market continued its growth trend, increasing 4.8% over last May's total. See table below. On the other hand, the total amount of closed sales dropped 8.3% (2,802 v. 3,054), while pending sales dropped 16.4% (3,054 v. 3,651).

The average sale price reached a record high of \$348,800. This is likely the result of increased high end home sales, which included five homes that sold for \$2 million or more.

The 12,486 active residential listings at the end of May would last approximately 4.5 months at the

month's rate of sales (see table to right).

Year-To-Date Trends

New listings have grown considerably when comparing market activity for January-May 2007 to the same period of time in 2006. In that time, new listings have increased 15.8%. On the other hand, pending sales and closed sales have declined 8% and 5% respectively. See Year-To-Date rows below for more information.

Appreciation

Using the average and median sale prices for the twelve months that ended with May 2007 compared to the twelve months ending in May 2006, the average sale price appreciated 10.1% (\$331,600 v. \$301,300). Using the same formula, the median sale price appreciated 10.6% (\$279,900 v. \$253,000).

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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	
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	May	5,892	3,054	2,802	348,800	297,000	53
	Year-to-Date	25,113	13,968	12,142	337,900	285,900	60
2006	May	5,620	3,651	3,054	329,500	275,000	41
	Year-to-Date	21,694	15,186	12,774	314,500	264,900	43

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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	402	207	60	137	-19.9%	123	269,300	32	999	650	-3.8%	585	264,000	248,500	11.5%	6	510,700	16	135,300	22	366,800	
142	Northeast Portland	851	569	159	329	-0.6%	308	328,700	36	2,322	1,490	2.1%	1,326	312,900	274,500	9.4%	23	617,300	29	228,400	45	365,800	
143	Southeast Portland	1,408	766	236	439	-10.6%	350	293,300	41	3,288	1,891	-6.7%	1,589	281,700	248,000	11.5%	22	434,000	55	206,400	83	491,300	
144	Gresham/ Troutdale	968	405	145	195	-14.1%	181	284,500	58	1,739	869	-13.3%	763	282,400	260,000	16.3%	4	686,100	46	211,800	28	371,600	
145	Milwaukie/ Clackamas	1,121	474	184	182	-32.8%	199	358,700	61	2,009	933	-15.4%	799	345,000	307,700	11.2%	7	497,600	49	210,300	13	368,600	
146	Oregon City/ Canby	782	295	105	135	-11.8%	127	338,300	70	1,315	630	-8.2%	532	320,300	299,900	9.1%	2	201,000	44	215,700	7	381,400	
147	Lake Oswego/West Linn	871	349	110	158	-1.9%	153	580,600	65	1,514	705	-3.2%	613	550,400	462,500	13.3%	1	310,000	27	406,200	4	388,900	
148	West Portland	1,451	584	218	338	-37.1%	319	473,600	54	2,620	1,481	-14.8%	1,409	464,100	377,000	5.2%	8	570,200	31	373,100	19	560,200	
149	Northwest Washington County	508	268	54	144	11.6%	131	418,900	62	1,141	638	7.4%	513	399,600	369,000	6.1%	1	300,000	30	259,800	11	403,400	
150	Beaverton/Aloha	994	552	187	304	-15.6%	273	286,300	49	2,379	1,391	-11.5%	1,209	285,200	260,000	6.4%	6	349,300	29	310,700	24	549,500	
151	Tigard/Wilsonville	1,106	489	141	213	-24.5%	222	378,800	63	2,038	1,089	-17.4%	940	375,600	335,000	3.8%	4	263,000	22	1,122,200	8	413,900	
152	Hillsboro/ Forest Grove	816	424	110	215	-13.0%	190	299,600	64	1,755	1,053	2.5%	915	298,100	270,000	13.1%	13	248,300	25	246,500	21	322,500	
153	Mt. Hood: Govt. Camp/Wemme	87	35	9	10	-44.4%	15	332,900	34	122	56	-36.4%	55	320,400	282,700	12.7%	0	N/A	7	153,500	1	530,000	
155	Columbia County	435	157	36	98	-1.0%	89	256,400	48	746	421	1.0%	336	251,200	239,000	14.3%	6	279,100	38	124,600	2	212,900	
156	Yamhill County	686	318	61	157	-9.8%	122	268,200	68	1,126	671	-10.5%	558	277,800	246,400	16.0%	11	339,000	59	228,300	18	256,400	

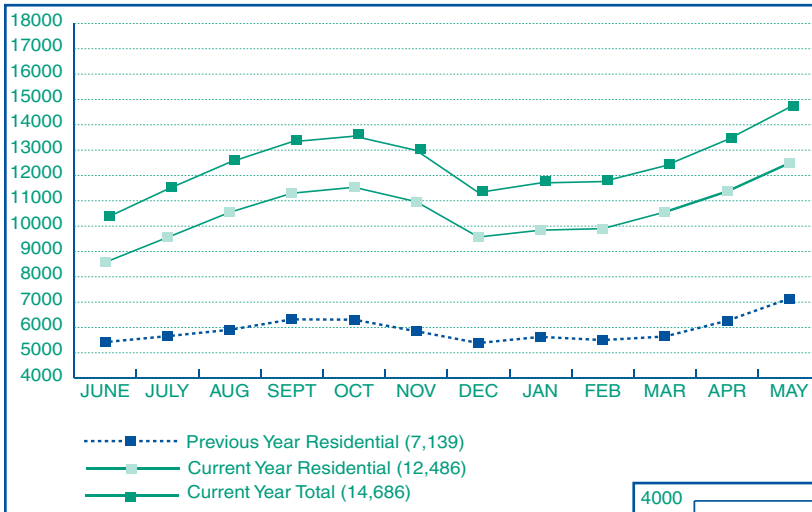
180-200	Marion/ Polk Counties	903	307	113	137	11.4%	99	253,200	94	1,280	607	6.3%	531	249,000	226,900	13.3%	8	327,700	66	136,200	18	273,500
	North Coastal Counties	857	262	63	69	1.5%	72	389,800	85	980	312	6.8%	244	385,600	320,000	19.7%	8	258,700	83	182,200	9	526,500

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

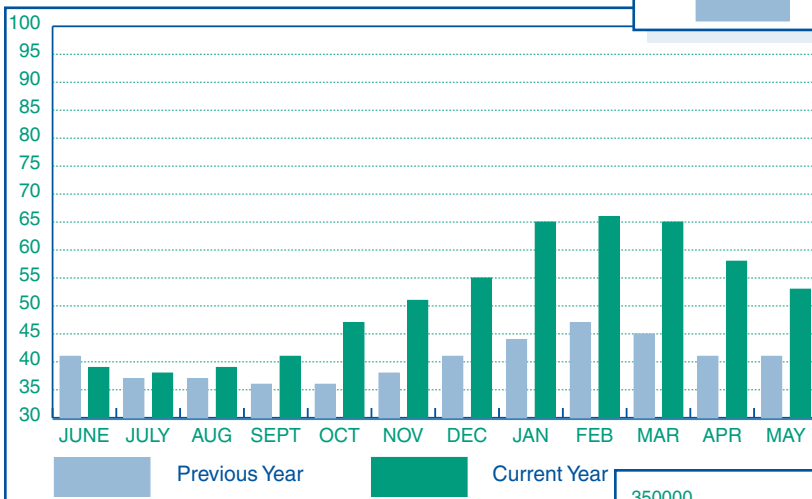
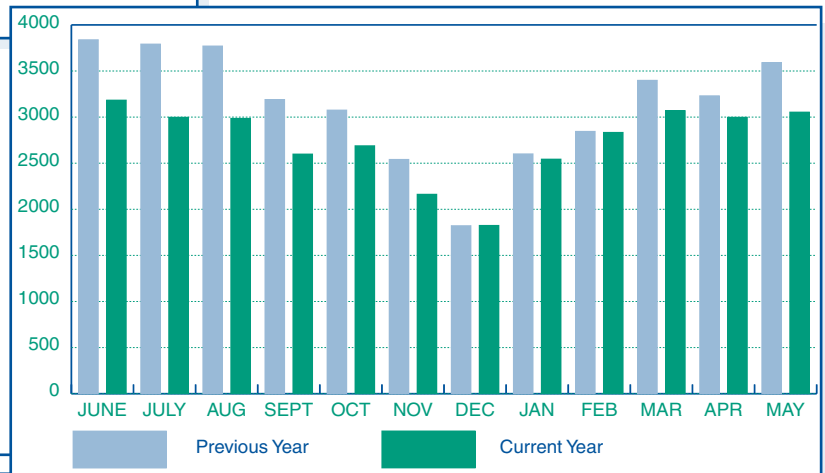
³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/06-5/31/07) with 12 months before (6/1/05-5/31/06).

Market Action



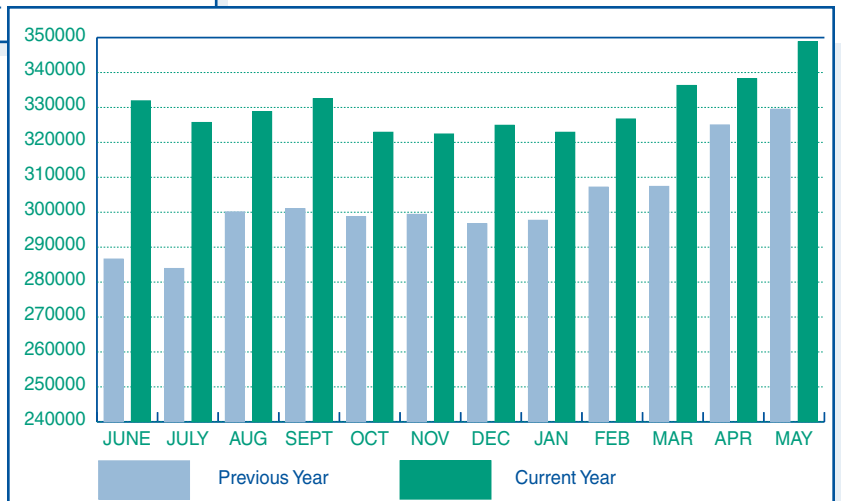
PENDING SALES Metro Portland, Oregon

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

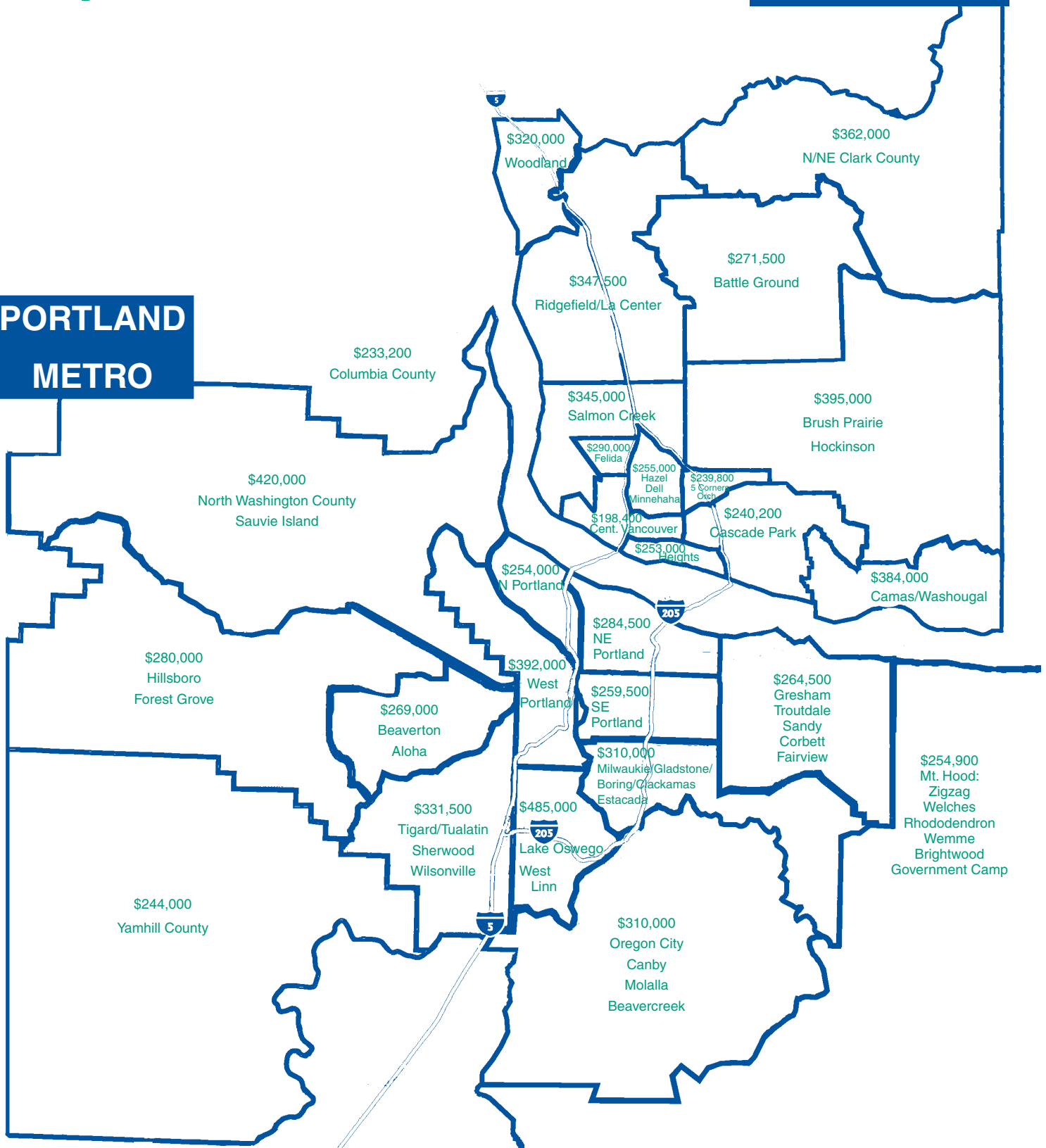
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

May 2007

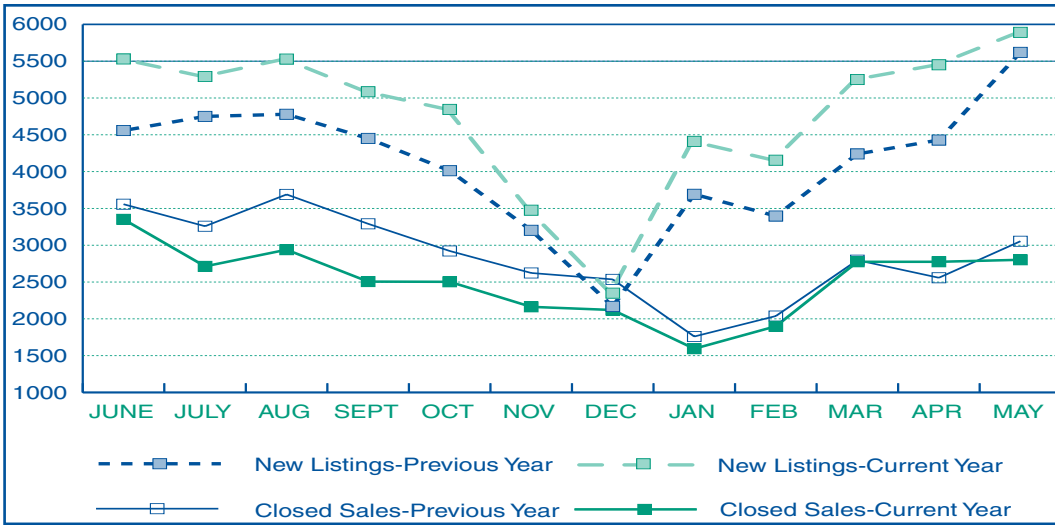
SW
WASHINGTON

PORTLAND
METRO



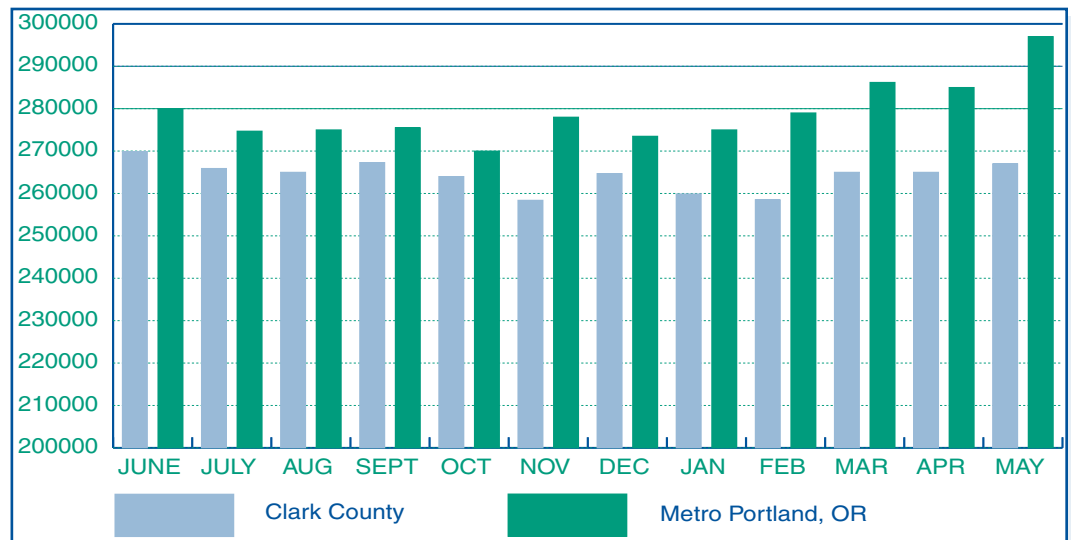
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



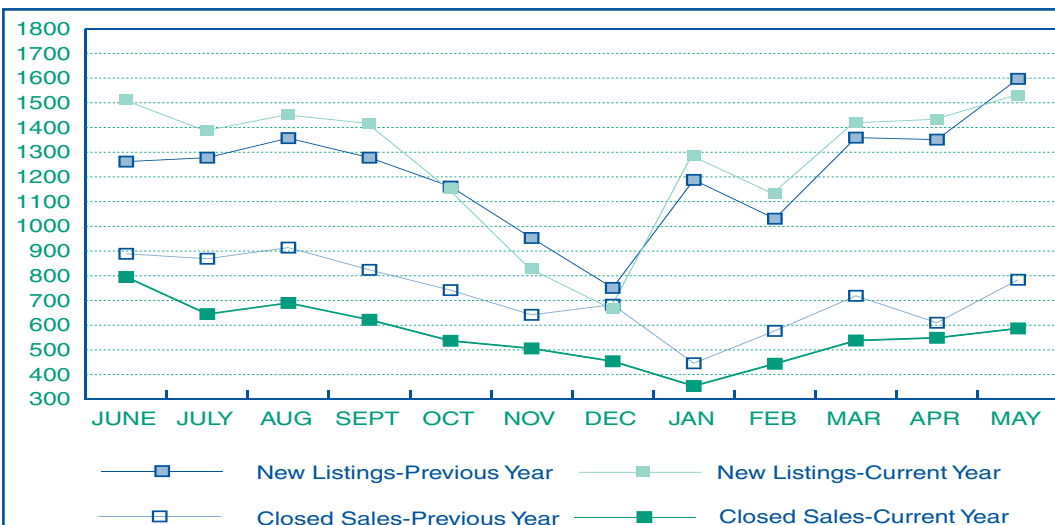
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

May 2007 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	May	1,531	716	587	315,300	267,000	76
	Year-to-Date	6,591	3,069	2,580	308,500	264,000	83
2006	May	1,684	838	793	286,900	255,900	55
	Year-to-Date	6,248	3,520	3,136	294,000	255,000	55

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.

May Residential Highlights

When comparing May 2007 to May 2006 for Clark County, the number of accepted and closed offers has dropped 14.6% and 26% respectively. The number of new listings also dropped 9.1%. (See table above.) For Cowlitz and Pacific county information, please see page 7.

Year-to-Date Trends

When comparing market activity for January-May 2007 to the same time period in 2006, new listings were up 5.5%. Meanwhile, closed sales have decreased 17.7% and pending sales have dropped 12.8%.

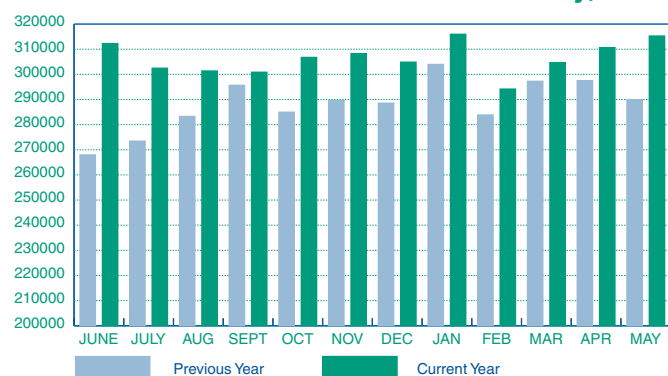
Appreciation

Comparing the 12 months ending with May 2007 to the 12 immediately prior, the average sale price rose 6.9% (\$306,700 v. \$286,800). Using the same formula we can see that the median sale price increased 6% (\$264,900 v. \$249,900).

Clark Co. Inventory in Months

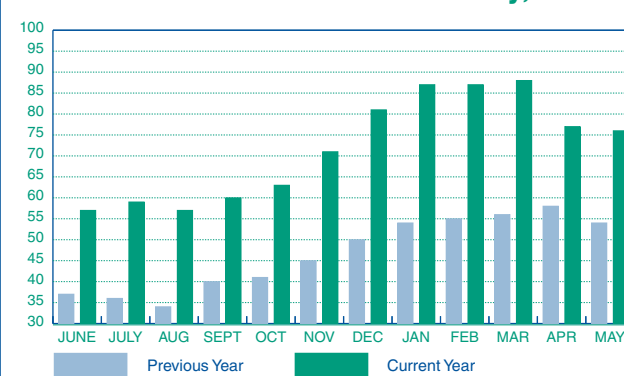
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	7.2
May	2.0	4.2	7.1
June	1.7	4.7	
July	2.0	6.1	
August	2.1	5.9	
September	2.6	6.4	
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

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 • 5/2007 • SW Washington

		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	82	28	16	30	3.4%	20	240,800	88	156	108	-2.7%	87	254,300	227,000	14.3%	1	240,000	2	96,100	7	267,900	
12	NW Heights	95	43	11	29	-21.6%	21	178,000	108	179	101	-33.1%	79	180,100	172,000	7.2%	3	418,600	2	170,900	5	229,900	
13	SW Heights	48	20	4	8	-50.0%	11	509,000	85	86	54	-1.8%	52	417,800	289,900	27.9%	1	190,000	0	N/A	1	239,900	
14	Lincoln/Hazel Dell	52	22	8	16	33.3%	8	242,100	57	109	68	11.5%	57	245,500	228,900	3.8%	0	N/A	2	292,800	1	253,000	
15	E Hazel Dell	179	66	40	29	-21.6%	28	189,700	35	327	148	-28.8%	117	227,100	235,000	2.5%	1	850,000	24	133,500	4	374,600	
20	NE Heights	77	32	4	28	12.0%	15	244,400	32	156	120	12.1%	99	241,400	227,000	8.6%	1	36,000	6	92,300	3	668,600	
21	Orchards	209	84	17	28	-33.3%	27	254,000	79	362	164	-21.9%	143	240,600	235,000	-0.2%	1	95,000	6	210,900	1	393,500	
22	Evergreen	357	122	44	76	2.7%	62	229,400	78	643	291	-13.9%	237	247,600	227,000	12.2%	2	65,000	4	525,000	4	327,000	
23	E Heights	64	20	7	14	16.7%	12	265,400	60	113	60	-15.5%	54	301,100	220,000	11.2%	0	N/A	2	470,000	0	N/A	
24	Cascade Park	104	40	13	23	9.5%	12	255,200	56	185	85	-26.7%	76	277,400	244,200	-5.8%	1	37,500	0	N/A	8	433,100	
25	Five Corners	127	46	19	24	-51.0%	23	232,200	69	233	117	-37.4%	106	243,900	229,400	8.1%	1	350,000	7	123,900	3	495,000	
26	E Orchards	147	65	18	25	19.0%	18	334,900	70	242	108	-13.6%	93	305,200	290,000	-0.3%	0	N/A	4	291,300	1	340,000	
27	Fisher's Landing	167	88	24	43	13.2%	23	330,500	48	321	152	-9.0%	117	306,900	300,000	4.1%	1	35,000	3	333,300	4	299,800	
31	SE County	36	14	1	0	-100.0%	1	440,000	60	34	12	-57.1%	12	392,600	364,000	-11.4%	0	N/A	5	282,400	0	N/A	
32	Camas City	381	159	70	46	-25.8%	46	479,600	71	544	208	-16.5%	181	447,900	395,000	7.5%	0	N/A	14	627,900	4	239,700	
33	Washougal	351	88	40	43	-23.2%	34	345,400	115	431	176	-15.0%	150	355,700	311,000	8.2%	3	226,500	48	135,200	2	350,000	
41	N Hazel Dell	129	53	13	33	10.0%	31	311,300	84	208	133	11.8%	111	307,400	268,000	2.9%	0	N/A	7	171,600	0	N/A	
42	S Salmon Creek	225	86	25	38	35.7%	35	296,400	63	385	161	43.8%	131	291,200	289,000	9.2%	1	205,000	1	85,000	2	396,500	
43	N Felida	168	62	18	40	5.3%	33	361,000	82	278	153	-1.3%	127	345,800	316,500	5.9%	0	N/A	16	214,100	0	N/A	
44	N Salmon Creek	209	83	15	29	-12.1%	24	318,100	90	287	129	20.6%	113	344,200	315,000	-8.5%	0	N/A	5	182,900	0	N/A	
50	Ridgefield	118	42	49	14	-33.3%	12	337,200	68	183	67	11.7%	65	360,500	355,000	7.7%	1	700,000	8	124,000	1	169,900	
51	W of I-5 County	37	5	6	2	0.0%	1	450,000	10	37	10	-44.4%	5	475,600	450,000	-8.9%	0	N/A	4	326,200	0	N/A	
52	NW E of I-5 County	64	26	6	4	-33.3%	2	818,500	64	75	31	-18.4%	23	571,800	514,000	21.9%	1	1,200,000	8	238,900	0	N/A	
61	Battleground	262	79	21	41	17.1%	39	363,800	95	394	185	-14.4%	163	299,900	254,000	8.7%	1	550,000	10	334,900	0	N/A	
62	Brush Prairie	246	78	35	35	34.6%	23	460,600	71	331	126	-16.6%	97	417,800	380,000	12.8%	1	515,000	9	293,900	2	403,500	
63	East County	3	1	0	0	N/A	0	N/A	N/A	6	2	100.0%	2	248,000	248,000	18.5%	0	N/A	0	N/A	0	N/A	
64	Central County	14	7	2	5	66.7%	3	342,000	75	27	15	50.0%	12	409,400	425,000	13.4%	0	N/A	2	242,600	0	N/A	
65	Mid-Central County	28	7	3	1	-85.7%	6	437,000	103	38	15	-25.0%	13	420,200	425,000	8.2%	0	N/A	10	297,400	0	N/A	
66	Yacolt	53	10	5	5	-50.0%	8	267,500	98	65	27	-18.2%	19	310,200	250,000	10.5%	0	N/A	5	178,400	0	N/A	
70	La Center	92	52	46	5	-44.4%	5	329,800	72	109	29	-56.7%	25	332,600	300,000	5.8%	1	50,000	1	134,000	0	N/A	
71	N Central	30	1	1	1	-80.0%	3	418,000	94	36	8	-33.3%	9	386,100	337,000	-2.8%	0	N/A	4	217,300	0	N/A	
72	NE Corner	9	2	0	1	N/A	1	295,000	7	11	6	-40.0%	5	332,600	340,000	6.4%	0	N/A	2	208,300	0	N/A	
	Clark County Total	4,163	1,531	581	716	-9.7%	587	315,300	76	6,591	3,069	-12.8%	2,580	308,500	264,000	6.9%	22	323,600	221	228,500	53	351,700	
80	Woodland City	73	18	3	10	100.0%	7	301,100	151	98	39	21.9%	21	293,000	312,000	24.0%	1	312,000	1	75,000	1	246,900	
81	Woodland Area	60	17	5	5	-37.5%	6	312,200	97	66	17	-34.6%	17	358,200	365,000	7.6%	1	420,000	12	165,100	0	N/A	
82	Cowlitz County	281	93	22	28	-12.5%	24	218,900	75	368	130	-22.2%	108	210,400	189,300	14.0%	4	222,300	24	232,800	10	276,500	
	Cowlitz County Total	414	128	30	43	-4.4%	37	249,600	93	532	186	-17.3%	146	239,500	212,000	13.9%	6	270,200	37	206,600	11	273,800	
87	Pacific County	229	48	16	17	N/A	16	163,000	108	184	81	N/A	75	202,600	187,500	23.6%	2	282,500	30	73,100	0	N/A	



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

May 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	May	804	491	429	267,300	235,000	71
	Year-to-Date	3,347	1,996	1,745	264,800	233,900	74
2006	May	746	492	430	247,200	221,100	46
	Year-to-Date	2,935	2,074	1,817	243,000	215,000	53

May Residential Highlights

When comparing May 2007 to May 2006 new listings increased 7.8%. The number of closed and pending sales only dropped a slight 0.2% each. The 1,912 active residential listings at month's end would last approximately 4.5 months given the month's rate of sales.

Year-to-Date Trends

Comparing market activity for January-May 2007 to the same time period in 2006, closed sales decreased 4%. Pending sales also dropped 3.8%. However, new listings were up 14%.

Appreciation

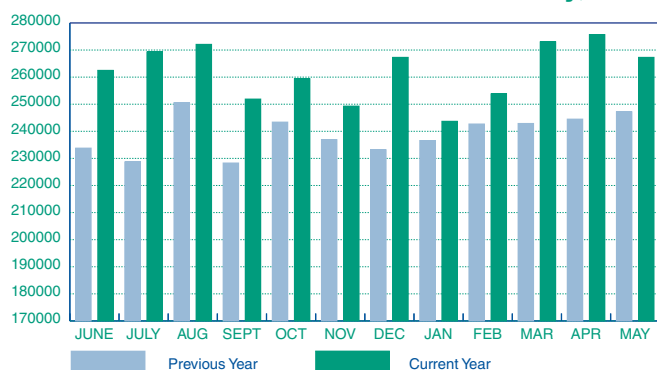
Comparing the 12 months ending with May 2007 to the 12 months immediately prior, the average sale price climbed 10.3% (\$263,000 v. \$238,400). Using the same formula we can see that the median sale price increased 11.7% (\$230,000 v. \$206,000).

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	
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	

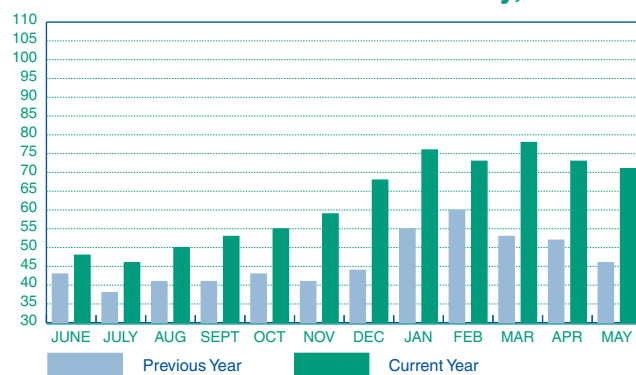
*August 2005–February 2007 revised due to a recording error.

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 • 5/2007

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	17	3	0	0	N/A	1	50,000	338	10	3	N/A	3	61,200	58,500	N/A	0	N/A	5	51,800	0	N/A		
226	Florence Green Trees	41	4	0	2	N/A	0	N/A	N/A	30	9	N/A	7	129,900	135,000	N/A	0	N/A	4	128,600	0	N/A		
227	Florence Florentine	27	8	2	3	N/A	2	264,500	124	22	8	N/A	7	247,300	239,000	N/A	0	N/A	0	N/A	0	N/A		
228	Florence Town	175	44	8	16	N/A	9	317,500	96	155	57	N/A	54	278,300	231,300	N/A	4	214,900	8	144,400	2	297,100		
229	Florence Beach	60	13	1	4	N/A	3	346,700	77	45	25	N/A	24	327,800	300,000	N/A	0	N/A	4	128,900	0	N/A		
230	Florence North	54	8	2	2	N/A	1	750,000	65	40	9	N/A	8	443,400	273,500	N/A	1	30,000	5	172,100	0	N/A		
231	Florence South/ Dunes City	52	7	4	1	N/A	2	220,000	228	36	10	N/A	9	361,100	250,000	N/A	0	N/A	1	165,000	0	N/A		
238	Florence East/ Mapleton	36	6	0	2	N/A	0	N/A	N/A	25	5	N/A	5	222,000	200,000	N/A	0	N/A	0	N/A	0	N/A		
	Florence Total	462	93	17	30	N/A	18	314,800	123	363	126	N/A	117	287,400	230,000	N/A	5	177,900	27	128,500	2	297,100		

232 Hayden Bridge	45	24	3	17	-5.6%	19	211,900	64	93	71	10.9%	59	234,400	212,000	9.4%	0	N/A	1	85,000	4	322,300
233 McKenzie Valley	68	22	8	10	-16.7%	6	424,000	96	85	33	-17.5%	29	430,800	379,900	8.4%	0	N/A	2	738,500	0	N/A
234 Pleasant Hill/Oak	91	34	7	25	4.2%	12	296,800	145	137	67	-19.3%	48	243,500	197,500	27.7%	2	460,000	19	142,100	5	168,900
235 Cottage Grove/ Creswell/Dorena	236	75	14	42	2.4%	34	250,000	74	351	164	-10.9%	138	218,600	211,300	5.6%	0	N/A	16	252,900	2	236,500
236 Veneta/Elmira	112	42	13	24	-25.0%	17	277,500	103	178	97	-23.6%	86	254,400	229,300	10.2%	0	N/A	4	164,500	0	N/A
237 Junction City	88	45	8	20	17.6%	19	289,400	97	152	88	22.2%	72	300,500	249,000	19.3%	1	200,100	3	206,300	2	263,000
239 Thurston	150	55	21	26	-31.6%	42	270,500	65	252	132	-18.5%	123	232,200	222,900	13.1%	0	N/A	8	135,400	4	322,300
240 Coburg I-5	34	12	2	5	-54.5%	3	263,300	61	49	20	-33.3%	19	243,600	205,000	19.2%	2	272,500	1	62,000	1	280,000
241 N Gilham	60	15	7	21	133.3%	10	314,700	93	95	74	27.6%	64	328,600	294,500	5.0%	0	N/A	3	116,700	2	341,800
242 Ferry Street Bridge	132	49	13	40	-2.4%	39	304,100	99	234	165	18.7%	139	308,000	272,300	5.2%	0	N/A	3	142,000	2	305,000
243 E Eugene	100	61	10	42	20.0%	32	336,500	57	217	138	-2.8%	104	343,400	301,800	3.0%	0	N/A	5	204,800	3	407,600
244 SW Eugene	188	78	13	55	0.0%	40	346,300	55	342	214	-1.8%	184	344,000	298,000	12.4%	0	N/A	16	235,000	6	400,800
245 W Eugene	72	25	4	21	50.0%	16	207,900	55	105	92	55.9%	97	216,300	203,500	23.4%	2	307,500	2	87,500	6	293,500
246 Danebo	200	97	20	50	-2.0%	51	204,500	61	382	222	0.9%	204	220,800	217,300	14.2%	1	850,000	0	N/A	6	257,300
247 River Road	46	22	10	13	-13.3%	15	211,600	44	102	66	-15.4%	60	224,200	205,800	9.0%	0	N/A	4	94,600	2	283,500
248 Santa Clara	161	71	26	35	6.1%	32	279,100	73	276	166	3.8%	155	282,900	265,000	8.8%	1	17,400	1	68,000	2	225,000
249 Springfield	112	72	14	41	7.9%	40	187,600	53	274	171	-17.8%	151	176,100	170,600	7.9%	3	281,300	7	86,300	12	221,400
250 Mohawk Valley	17	5	0	4	-50.0%	2	340,000	110	23	16	-33.3%	13	336,600	340,000	-10.8%	0	N/A	4	247,300	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

May 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	May	276	137	105	213,500	187,500	112
	Year-to-Date	1,244	550	464	214,600	185,000	110
2006	May	349	141	154	211,100	175,800	78
	Year-to-Date	1,303	647	608	202,100	175,000	78

May Residential Highlights

When comparing May 2007 to May 2006, the number of closed sales and pending sales dropped 31.8% and 2.8% respectively. New listings also dropped 20.9%. (See the table above.)

Year-to-Date Trends

Comparing market activity for January-May 2007 to the same time period in 2006, new listings decreased 4.5%, while closed sales dropped 23.7% and pending sales decreased 15%.

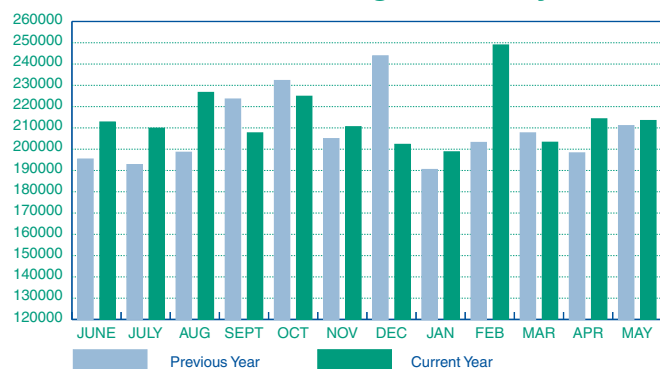
Appreciation

Comparing the 12 months ending with May 2007 to the 12 months immediately prior, the average sale price increased 3.4% (\$214,200 v. \$207,200). Using the same formula we can see that the median sale price increased 7.2% (\$185,000 v. \$172,500).

Inventory in Months (Active Listings / Closed Sales)

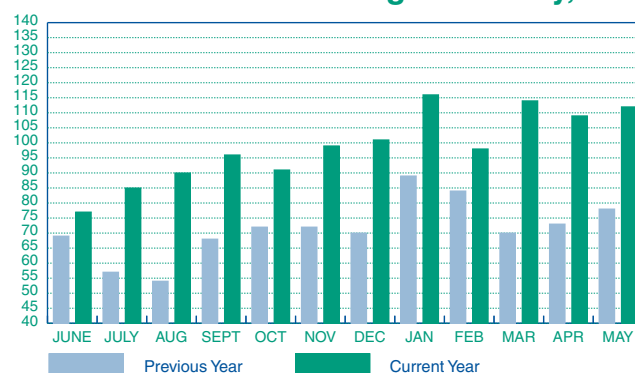
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	
July	3.0	7.8	
August	3.5	8.5	
September	3.5	8.7	
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

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



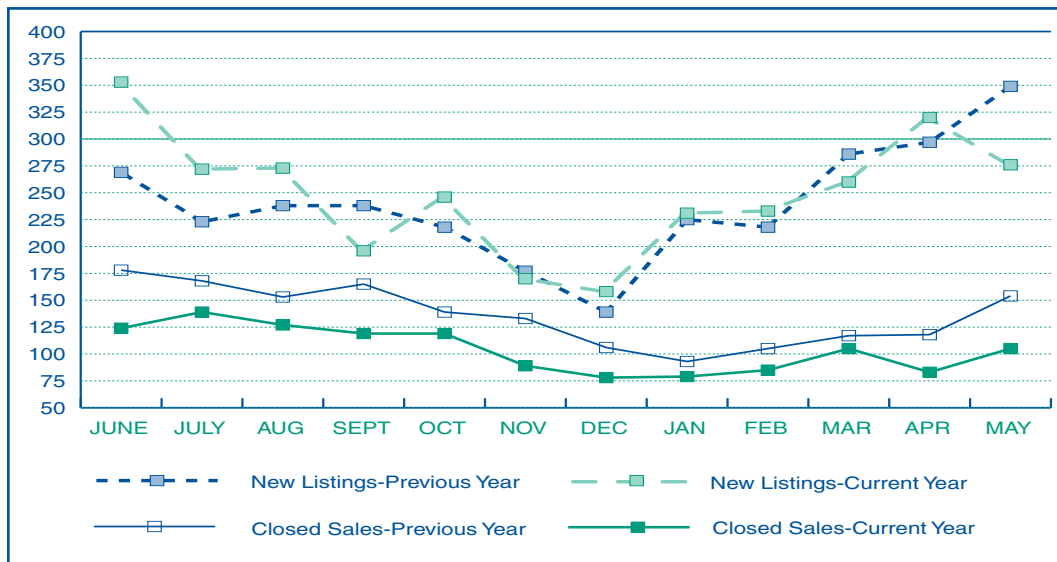
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 5/2007

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	112	21	15	12	-33.3%	14	205,400	75	131	74	-8.6%	69	217,700	195,000	9.7%	3	167,000	13	92,800	1	295,000	
252	NW Roseburg	88	28	13	18	12.5%	13	347,300	90	109	56	-6.7%	42	344,600	310,000	6.1%	1	725,000	14	127,100	0	N/A	
253	SE Roseburg	67	22	11	11	37.5%	9	167,600	135	88	42	-16.0%	31	167,500	149,900	7.3%	3	203,300	2	81,000	2	209,000	
254	SW Roseburg	79	22	7	9	-25.0%	9	278,700	113	93	37	-30.2%	35	264,200	220,000	0.6%	2	111,000	2	147,500	0	N/A	
255	Glide & E of Roseburg	61	14	2	6	50.0%	4	258,800	89	56	14	-36.4%	12	278,300	272,500	-1.7%	0	N/A	2	170,500	0	N/A	
256	Sutherlin/ Oakland Area	128	30	6	16	-23.8%	18	217,600	130	152	81	3.8%	70	224,000	195,000	5.3%	2	332,500	13	219,800	0	N/A	
257	Winston & SW of Roseburg	140	27	8	16	-5.9%	7	191,700	85	138	59	-23.4%	51	194,900	175,000	5.2%	0	N/A	7	107,900	4	217,100	
258	Myrtle Creek & S/SE of Roseburg	186	48	15	24	60.0%	10	135,500	130	197	78	-22.8%	58	175,100	158,300	11.4%	3	460,000	13	158,900	1	1,175,000	
259	Green District	110	29	6	10	-23.1%	9	167,500	111	123	53	-19.7%	50	174,800	174,500	-0.6%	1	315,000	6	75,800	0	N/A	
265	North Douglas County	191	35	16	15	-11.8%	12	154,700	146	157	56	-5.1%	46	169,000	150,000	-3.1%	3	337,500	7	139,900	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

May 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	May	189	79	56	226,000	201,300	107
	Year-to-Date	801	302	261	218,700	185,000	113
2006	May	206	61	65	222,200	190,000	89
	Year-to-Date	731	329	310	205,600	169,000	86

May Residential Highlights

Comparing May 2007 to May 2006, pending sales jumped 29.5%. Closed sales, however, dropped 13.8%. New listings also dropped off 8.3%.

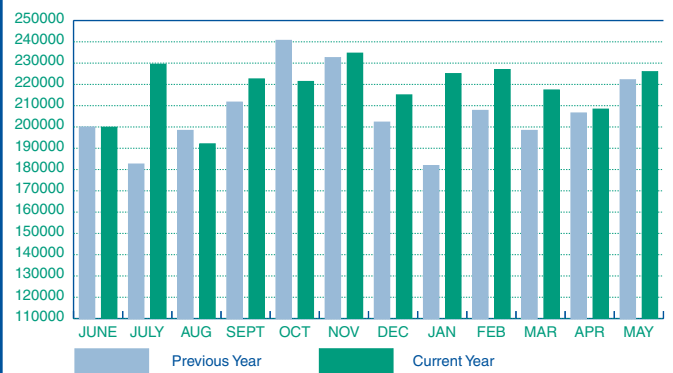
Year-to-Date Trends

Comparing January-May 2007 to that of 2006, new listings increased 9.6%. However, closed and pending sales fell 15.8% and 8.2% respectively.

Appreciation

The average sale price for the 12 months ending in May 2007 rose 3.4% (\$216,100 v. \$209,000) 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 • 5/2007 • Coos 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
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	155	23	9	8	N/A	4	242,900	100	108	29	N/A	29	296,300	280,000	-6.4%	3	397,500	13	166,300	0	N/A
97414	Broadbent	1	0	0	0	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	293	77	24	34	N/A	24	207,500	113	310	134	N/A	111	196,500	175,000	-2.4%	8	561,600	12	64,700	3	225,700
97423	Coquille	88	31	13	12	N/A	7	183,600	83	120	41	N/A	36	195,800	166,900	7.9%	2	217,500	3	105,000	0	N/A
97449	Lakeside	46	6	7	5	N/A	2	139,600	159	38	13	N/A	12	205,200	174,600	10.2%	1	550,000	6	111,800	0	N/A
97458	Myrtle Point	57	11	2	5	N/A	2	271,800	150	59	17	N/A	16	174,400	160,300	-4.7%	1	85,000	3	135,700	0	N/A
97459	North Bend	142	40	15	14	N/A	17	270,400	100	156	65	N/A	56	254,600	210,300	14.3%	2	430,000	9	119,300	3	293,000
97466	Powers	11	1	0	1	N/A	0	N/A	N/A	9	2	N/A	1	105,000	105,000	69.0%	0	N/A	1	55,000	0	N/A



May 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	May	98	28	21	329,700	289,000	127
	Year-to-Date	391	123	108	325,100	277,000	166
2006	May	129	36	26	289,100	265,000	110
	Year-to-Date	418	127	107	303,900	275,000	108

May Residential Highlights

Closed sales and accepted offers decreased 19.2% and 22.2% respectively when comparing May 2007 to May 2006. New listings also dropped 24%.

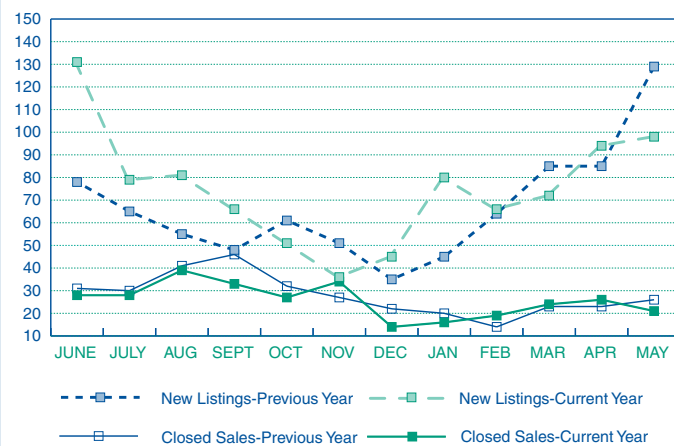
Year-to-Date Trends

Comparing January-May 2007 to January-May 2006, closed sales were up a slight 0.9%. However, pending sales decreased 3.2%. The number of new listings also dropped 6.5%.

Appreciation

Comparing the 12 months ending with May 2007 to the 12 immediately prior, average sale price fell 3.8% (\$316,500 v. \$329,000). Using the same formula we can see that the median sale price also decreased 7.7% (\$275,000 v. \$298,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 5/2007 • 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. 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	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	182	31	12	15	15.4%	6	328,500	117	149	52	-13.3%	42	360,500	300,800	3.4%	2	362,000	8	269,200	1	349,000
271	Harbor, Winchuck, SB Chetco	92	20	14	4	-55.6%	5	358,800	209	74	25	-21.9%	24	301,500	217,500	-20.0%	0	N/A	5	204,800	1	270,000
272	Carpenterville, Cape Ferrello, Whaleshead	39	9	2	1	-80.0%	2	237,500	161	29	9	-18.2%	9	237,200	245,000	-7.5%	0	N/A	1	75,000	0	N/A
273	Gold Beach	147	31	6	5	-16.7%	2	485,000	46	94	20	0.0%	19	336,600	345,000	-9.3%	2	245,000	3	101,700	0	N/A
274	Port Orford, Langlois	60	7	7	3	0.0%	6	285,800	83	45	17	325.0%	14	300,600	252,500	0.0%	2	179,300	4	381,000	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

May 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	May	200	87	74	277,400	243,700	92
	Year-to-Date	809	392	324	262,600	220,000	112
2006	May	192	107	98	224,700	196,000	87
	Year-to-Date	691	424	358	246,500	196,000	90

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.

May Residential Highlights

While new listings rose 4.2%, closed sales and pending sales dropped 24.5% and 18.7% respectively, when comparing May 2007 to May 2006. At May's rate of sales, the 752 active residential listings at month's end would last approximately 10.2 months.

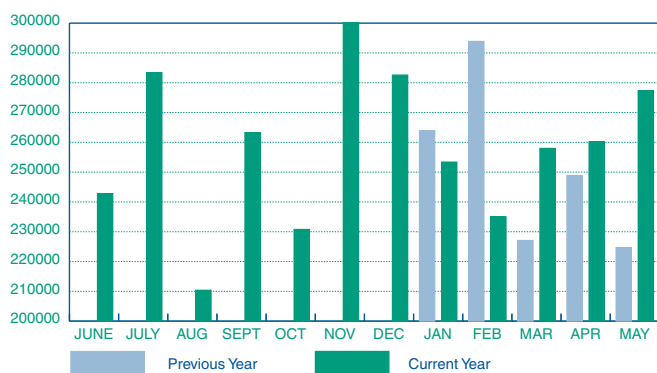
Year-to-Date Trends

Comparing January-May 2007 to January-May 2006, closed sales and pending sales dropped 9.5% and 7.6% respectively. On the other hand, new listings increased 17.1%.

Appreciation

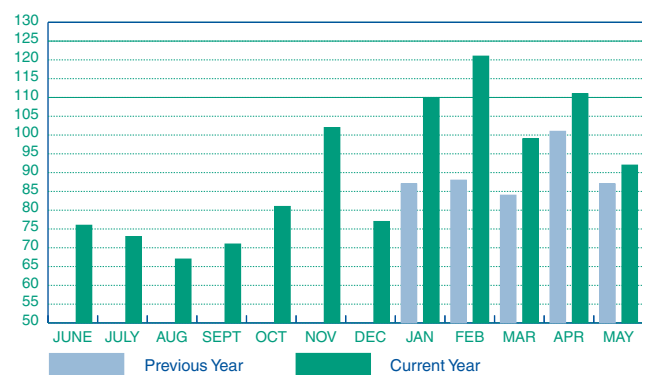
Comparing the 12 months ending with May 2007 to the 12 immediately prior, average sale price appreciated 12.8% (\$257,100 v. \$228,000) and median sale price increased 15.1% (\$213,000 v. \$185,000).

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 • 5/2007 • 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	49	10	7	11	120.0%	10	255,900	95	61	29	-12.1%	22	310,900	277,000	24.1%	2	555,000	5	183,800	1	350,000	
101	Snowden	15	4	0	0	-100.0%	0	N/A	N/A	10	3	-50.0%	4	530,800	385,000	24.9%	0	N/A	0	N/A	0	N/A	
102	Trout Lake/Glenwood	14	2	0	3	50.0%	1	284,000	210	9	7	133.3%	4	579,300	434,500	60.6%	0	N/A	6	157,800	0	N/A	
103	Husum/BZ Corner	11	3	0	0	N/A	1	425,000	334	8	3	-25.0%	2	332,000	332,000	57.9%	0	N/A	3	143,800	0	N/A	
104	Lyle	14	7	1	1	0.0%	1	90,600	216	18	6	0.0%	5	495,500	189,000	60.6%	0	N/A	8	127,200	0	N/A	
105	Dallesport/Murdock	17	1	1	0	-100.0%	0	N/A	N/A	9	5	-44.4%	5	111,900	90,400	-16.5%	0	N/A	5	162,700	1	190,000	
106	Appleton/Timber Valley	3	1	0	0	N/A	0	N/A	N/A	3	1	-80.0%	1	165,000	165,000	10.0%	0	N/A	0	N/A	0	N/A	
107	Centerville/High Prairie	10	2	0	0	-100.0%	0	N/A	N/A	5	1	-66.7%	1	49,000	49,000	-14.3%	0	N/A	2	154,800	0	N/A	
108	Goldendale	69	25	3	10	-16.7%	4	166,500	132	69	35	-20.5%	26	136,700	105,500	10.5%	2	82,500	40	70,400	0	N/A	
109	Bickleton/East County	6	1	0	0	-100.0%	1	95,000	97	5	1	-75.0%	1	95,000	95,000	70.3%	0	N/A	0	N/A	0	N/A	
110	Klickitat	4	2	0	0	-100.0%	2	192,000	97	8	3	50.0%	3	168,000	120,000	62.8%	0	N/A	0	N/A	0	N/A	
	Klickitat County Total	212	58	12	25	0.0%	20	225,200	126	205	94	-21.0%	74	261,400	185,500	18.2%	4	318,800	69	105,100	2	270,000	

111 Skamania	5	1	1	1	0.0%	1	135,000	30	8	2	-33.3%	1	135,000	135,000	7.2%	0	N/A	1	310,000	0	N/A
112 North Bonneville	21	4	0	0	N/A	3	250,100	102	23	6	20.0%	6	250,700	245,200	20.1%	0	N/A	3	43,300	0	N/A
113 Stevenson	22	6	4	3	-50.0%	1	225,000	132	20	6	-45.5%	6	314,100	305,300	52.9%	0	N/A	2	192,500	0	N/A
114 Carson	16	2	0	4	100.0%	2	135,000	80	17	15	150.0%	9	186,300	210,000	5.9%	0	N/A	5	152,000	0	N/A
115 Home Valley	5	2	1	1	0.0%	0	N/A	N/A	3	1	0.0%	0	N/A	N/A	56.6%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	14	6	0	1	0.0%	0	N/A	N/A	11	5	-28.6%	5	506,000	425,000	28.0%	0	N/A	2	218,000	0	N/A
117 Unincorporated North	16	3	0	1	N/A	2	156,200	96	15	5	400.0%	3	154,800	152,000	20.7%	0	N/A	9	129,900	0	N/A
Skamania County Total	99	24	6	11	0.0%	9	188,100	91	97	40	17.6%	30	273,200	233,000	30.7%	0	N/A	22	145,000	0	N/A

351 The Dalles	166	38	9	18	-51.4%	15	188,300	66	194	105	-20.5%	85	197,900	185,500	13.5%	1	175,000	3	91,300	3	213,000
352 Dufur	3	1	0	1	N/A	0	N/A	N/A	6	6	200.0%	7	168,200	129,900	16.4%	0	N/A	1	44,900	0	N/A
353 Tygh Valley	4	0	0	0	N/A	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	20	4	0	2	-66.7%	2	212,500	233	23	11	-15.4%	12	193,000	175,000	36.2%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	14	3	0	0	-100.0%	1	75,000	15	15	3	0.0%	6	160,700	166,800	16.7%	0	N/A	4	103,800	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	26	4	0	2	N/A	3	620,300	7	26	14	366.7%	8	323,200	220,000	-17.9%	0	N/A	2	245,000	0	N/A
Wasco County Total	233	50	9	23	-48.9%	21	246,900	71	267	142	-8.4%	120	201,400	184,000	9.9%	1	175,000	10	122,400	3	213,000

361 Cascade Locks	39	6	5	1	-50.0%	2	152,000	7	35	6	-25.0%	5	177,000	183,900	28.9%	0	N/A	2	105,700	0	N/A
362 Hood River City	95	40	2	14	7.7%	14	343,300	77	114	62	14.8%	58	319,900	300,000	-3.1%	1	288,000	5	391,600	2	343,800
363 Hood River-Westside	36	5	1	1	-75.0%	4	676,300	176	39	20	11.1%	18	431,300	400,000	18.4%	0	N/A	5	229,000	0	N/A
364 Hood River-Eastside	7	2	0	1	N/A	1	535,000	126	7	2	0.0%	1	535,000	535,000	3.6%	1	575,000	0	N/A	0	N/A
365 Odell	19	8	1	2	0.0%	0	N/A	N/A	20	6	-25.0%	4	262,000	202,500	29.5%	1	625,000	0	N/A	0	N/A
366 Parkdale/Mt. Hood	9	5	1	6	50.0%	2	338,600	7	18	15	-25.0%	10	426,100	252,600	5.7%	1	615,000	2	676,000	0	N/A
Hood River Co. Total	205	66	10	25	0.0%	23	392,500	84	233	111	0.9%	96	344,200	301,500	2.3%	4	525,800	14	333,300	2	343,800

367 Sherman County	3	2	1	3	200.0%	1	120,000	10	7	5	-16.7%	4	85,000	87,500	-20.9%	1	60,000	1	40,000	0	N/A
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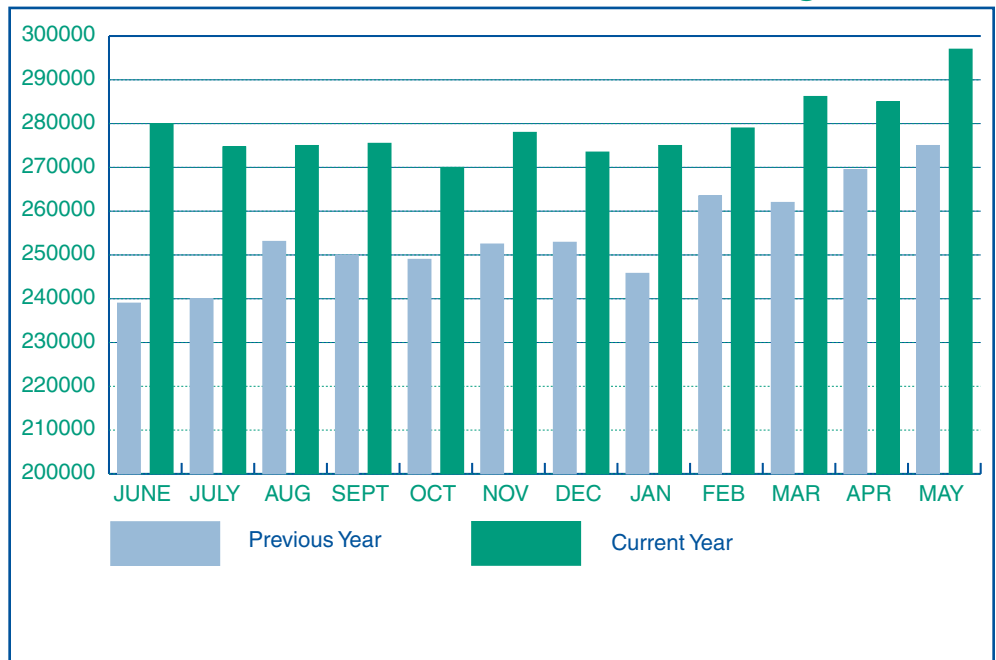
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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