

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

October 2007 Reporting Period

October Residential Highlights

October's statistics show similar patterns to September, as the number of transactions continue to drop and sale prices continue to see appreciation. The number of closed sales fell 25.5% and pending sales declined 22%

However, the number of new listings dropped for the first time since February of 2006, decreasing 5.1% this month when comparing October of this year with October 2006. At the month's rate of sales, the 15,567 active residential properties would last approximately 8.4 months.

Appreciation

Using the average sale prices for the twelve months that ended with October 2007 compared to the twelve months ending in October 2006, the average sale price appreciated 6.7% (\$339,300 v. \$318,100). Using the same formula, the median sale price also appreciated 7.3% (\$287,500 v. \$267,900).

Year-to-Date Trends

When comparing the period of January 2007 through October 2007 to the same time a year ago, pending sales have decreased 13.9% and closed sales declined 11.3%. New listings, on the other hand, are up 8.8%.

Affordability

After its lowest reported rate of 88% in July, affordability improved to 94% in September carried by lower interest rates and a lower median sales price. This means that a family living in the Portland Metro area making the median income (\$63,800 per HUD) cannot afford to purchase a median priced home in the area (\$283,500 in September).

According to the NAR formula, a median income family can only afford 94% of a monthly mortgage payment with 20% down and a 30-year fixed rate (6.38%, according to Freddie Mac). For more information, see graph and notes on last page.

TABLE OF CONTENTS

Portland Metro Area.....	1-3
Portland Metro/SW Washington.....	4-5
SW Washington.....	6-7
Lane County, OR.....	8-9
Douglas County, OR.....	10-11
Coos County, OR.....	12
Curry County, OR.....	13
Mid-Columbia.....	14-15
Columbia Basin.....	16-17
Union & Baker County, OR.....	18-19

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	5.7
August	1.6	3.6	6.2
September	1.9	4.5	8.6
October	2.2	4.6	8.4
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	October	4,597	2,098	1,864	341,800	287,000	64
	Year-to-Date	53,678	25,035	24,677	342,500	290,000	58
2006	October	4,845	2,689	2,503	322,900	270,000	47
	Year-to-Date	49,354	29,066	27,830	322,600	270,000	42

AREA REPORT • 10/2007

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 Listings⁴	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	582	204	117	93	-34.5%	82	254,300	59	2,213	1,172	-19.3%	1,170	265,800	252,000	8.5%	16	428,000	36	180,900	42	378,900	
142	Northeast Portland	1,112	444	322	231	-12.5%	209	312,600	55	4,962	2,592	-6.5%	2,569	321,700	282,500	5.9%	44	503,500	51	254,800	90	364,800	
143	Southeast Portland	1,672	549	361	306	-20.7%	264	281,000	48	6,848	3,424	-12.7%	3,309	286,600	250,000	8.9%	48	491,700	100	233,100	153	480,700	
144	Gresham/ Troutdale	1,250	261	195	154	-4.9%	125	277,800	59	3,812	1,614	-14.7%	1,542	281,500	259,900	8.8%	13	506,400	82	225,700	53	342,100	
145	Milwaukie/ Clackamas	1,365	365	258	130	-25.7%	121	326,600	68	4,331	1,699	-15.6%	1,637	337,600	300,000	-1.7%	13	511,600	84	225,700	22	353,800	
146	Oregon City/ Canby	885	244	194	97	-21.1%	89	330,400	77	2,693	1,190	-10.7%	1,153	330,500	302,900	3.7%	10	187,500	86	208,700	18	393,400	
147	Lake Oswego/West Linn	940	237	214	101	-24.6%	98	595,300	82	3,058	1,272	-12.0%	1,240	560,400	465,000	3.8%	3	420,000	47	413,700	9	411,400	
148	West Portland	1,796	546	435	264	-16.2%	197	506,900	64	5,764	2,734	-17.9%	2,994	463,900	379,800	3.7%	22	551,400	68	333,600	30	535,300	
149	Northwest Washington County	614	178	132	74	-23.7%	81	448,500	63	2,330	1,126	0.3%	1,100	418,400	385,000	2.7%	1	300,000	51	284,400	14	401,600	
150	Beaverton/Aloha	1,428	478	362	188	-34.9%	169	279,300	59	5,396	2,491	-17.2%	2,391	289,500	260,000	3.8%	14	270,400	47	390,900	46	523,700	
151	Tigard/Wilsonville	1,325	446	427	166	-20.2%	140	351,200	61	4,620	2,017	-16.3%	1,907	375,600	339,900	5.4%	15	553,400	48	952,400	18	492,600	
152	Hillsboro/ Forest Grove	1,017	277	234	123	-30.5%	105	293,100	64	3,544	1,689	-13.6%	1,693	298,400	270,000	8.7%	22	285,400	51	271,400	38	323,500	
153	Mt. Hood: Govt. Camp/Wemme	101	31	18	16	6.7%	14	293,400	71	274	119	-35.0%	114	292,700	255,000	8.8%	0	N/A	16	195,300	1	530,000	
155	Columbia County	511	128	56	65	-17.7%	78	244,200	83	1,449	757	-10.3%	727	255,900	240,000	13.0%	12	310,000	77	171,900	11	276,600	
156	Yamhill County	969	209	123	90	-26.8%	92	307,300	94	2,384	1,139	-17.6%	1,131	282,900	250,000	8.2%	25	317,000	105	246,800	27	255,300	

180-200	Marion/ Polk Counties	1,104	194	196	96	-31.4%	71	264,800	69	2,740	1,142	-4.5%	1,106	252,500	226,900	9.6%	15	572,200	97	137,200	33	279,000
	North Coastal Counties	1,224	224	196	63	-21.3%	77	390,200	101	2,272	694	33.7%	631	387,500	310,000	13.1%	17	309,900	169	177,900	12	499,400

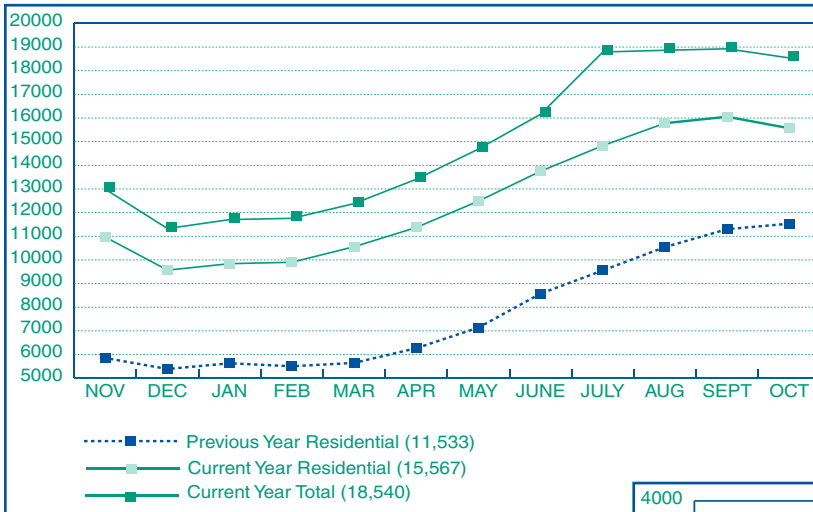
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2007 with October 2006. The Year-To-Date section compares year-to-date statistics from October 2007 with year-to-date statistics from October 2006.

³ Appreciation percents based on a comparison of average price for the last 12 months (11/1/06-10/31/07) with 12 months before (11/1/05-10/31/06).

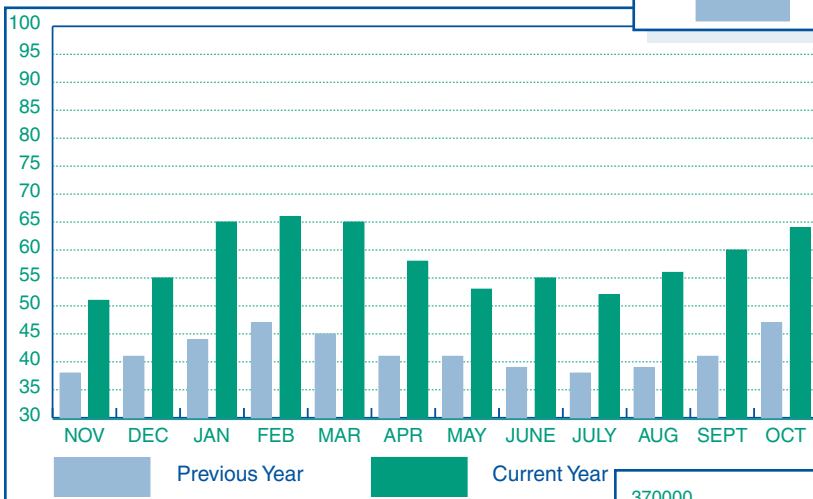
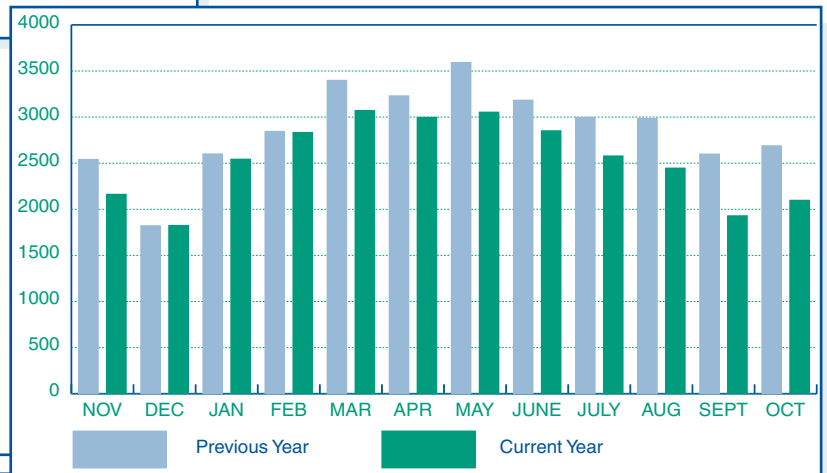
⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

Market Action



PENDING SALES Metro Portland, Oregon

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

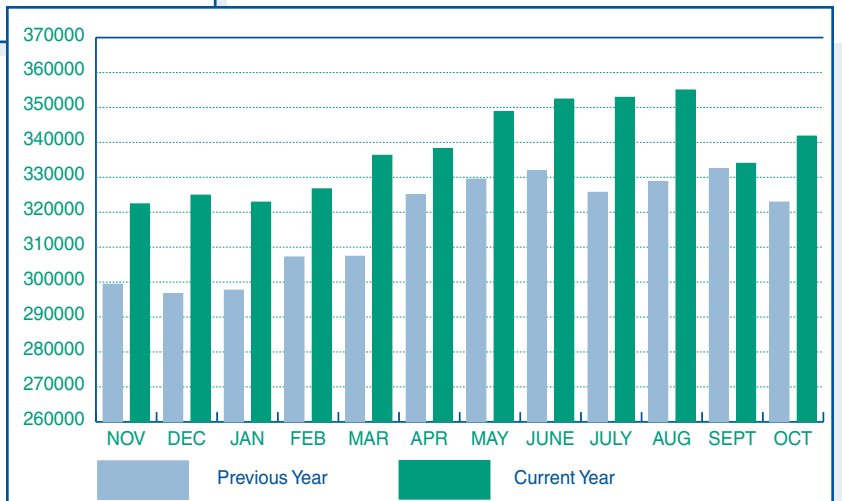


DAYS ON MARKET Metro Portland, Oregon

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.

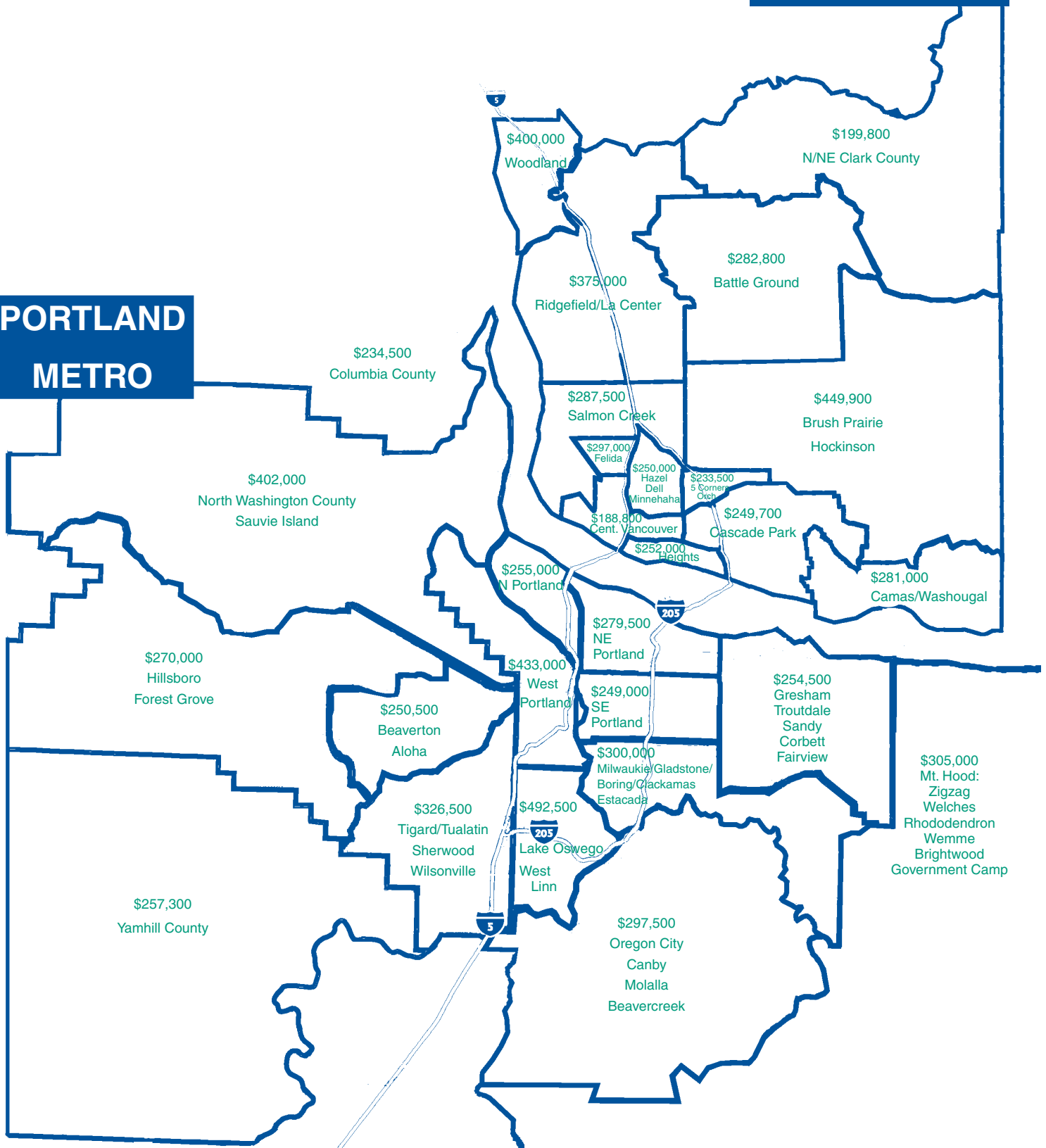


MEDIAN SALE PRICE

October 2007

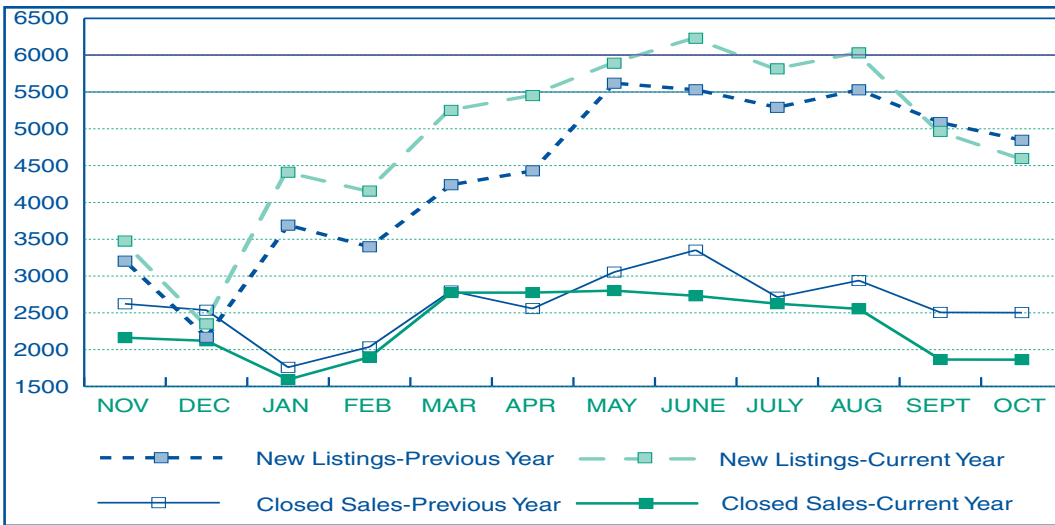
SW
WASHINGTON

PORTLAND
METRO



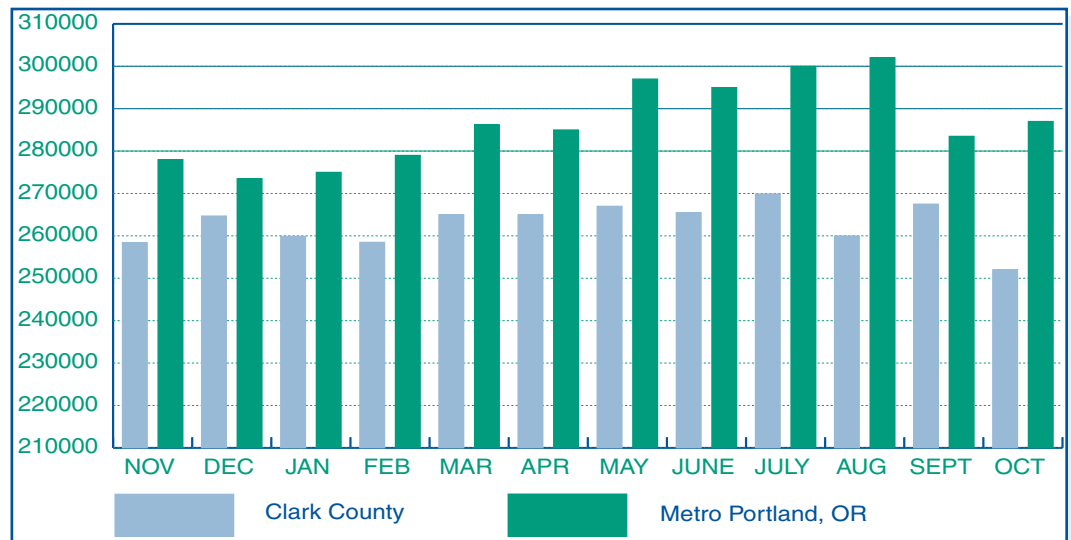
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



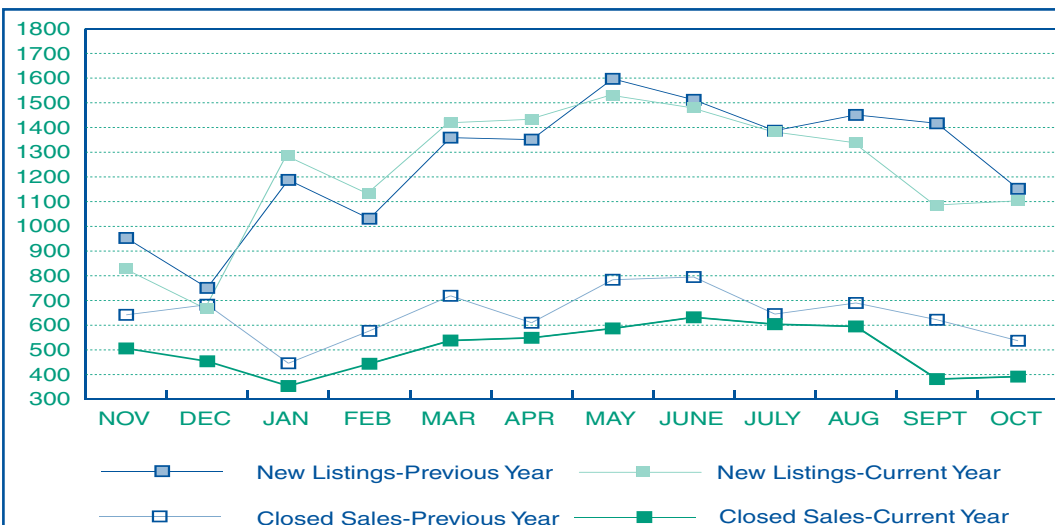
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

October 2007 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	October	1,103	469	392	294,200	252,000	78
	Year-to-Date	12,895	5,548	5,358	306,900	262,900	78
2006	October	1,152	599	537	306,800	265,000	63
	Year-to-Date	13,050	6,596	6,440	299,500	260,000	57

Due to significant differences between the counties in the Southwest Washington region, the Area Report on page 7 provides summary information for each county. The Residential Review on page 6 contains Clark County data only.

October Residential Highlights

New listings dropped 4.3% this October, compared to October of 2006. Additionally, closed sales and pending sales decreased 27% and 21.7%, respectively. At the month's current rate of sales, the 4,464 active residential listings would last approximately 11.4 months.

Year-to-Date Trends

Comparing January-October 2007 to the same period in 2006, new listings have now decreased a slight 1.2%. Closed sales and pending sales are both on the decline at 16.8% and 15.9%, respectively.

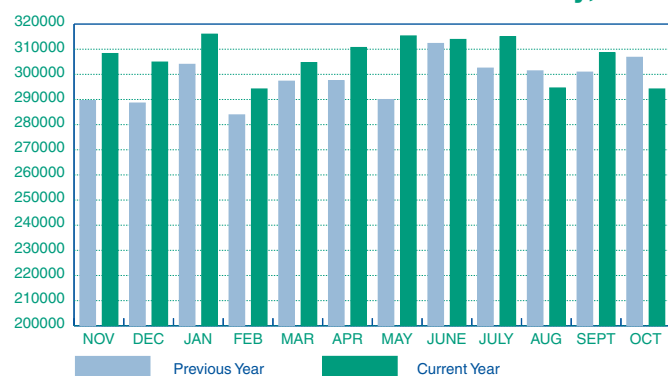
Appreciation

A comparison of the 12 months ending with October 2007 to the 12 immediately prior shows that the average sale price grew 3% (\$307,000 v. \$298,100). Using the same formula, the median sale price increased 1% (\$262,500 v. \$259,900).

Clark Co. Inventory in Months

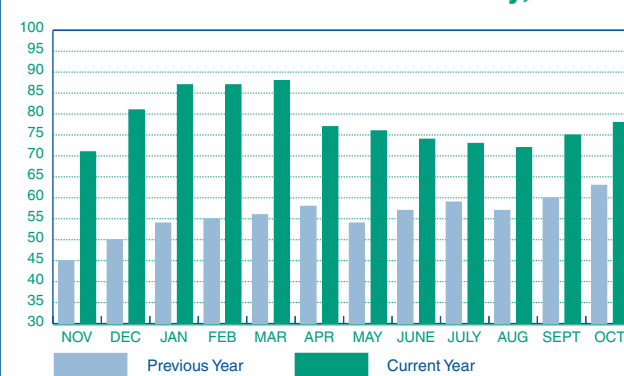
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	7.2
May	2.0	4.2	7.1
June	1.7	4.7	6.8
July	2.0	6.1	7.6
August	2.1	5.9	7.7
September	2.6	6.4	12.0
October	3.0	7.2	11.4
November	3.7	7.0	
December	3.2	7.0	

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 • 10/2007 • SW Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	114	54	17	16	0.0%	21	220,700	31	375	208	14.9%	202	244,000	213,500	7.0%	5	528,700	2	96,100	11	268,700
12	NW Heights	126	29	14	19	5.6%	21	182,200	91	368	182	-34.5%	173	179,600	170,000	-0.6%	4	386,200	5	228,200	14	241,600
13	SW Heights	54	14	10	7	-12.5%	5	321,300	39	183	95	-10.4%	98	387,300	280,000	20.8%	2	180,000	0	N/A	4	721,700
14	Lincoln/Hazel Dell	67	17	7	8	-20.0%	5	284,500	112	205	114	-3.4%	109	247,500	230,000	-3.4%	0	N/A	2	292,800	3	389,700
15	E Hazel Dell	241	85	33	30	-33.3%	29	231,300	79	675	276	-26.6%	250	231,000	236,700	-3.3%	6	394,300	54	116,100	4	374,600
20	NE Heights	120	29	31	7	-58.8%	11	247,000	52	350	183	-9.9%	185	247,200	229,000	0.9%	2	223,000	6	92,300	4	561,200
21	Orchards	241	47	31	32	-8.6%	23	243,600	66	744	302	-25.8%	289	236,700	227,500	-7.9%	3	311,000	9	228,000	2	393,500
22	Evergreen	332	100	68	56	1.8%	48	232,000	74	1,214	568	-9.4%	527	244,700	226,500	7.7%	3	676,700	14	250,600	6	324,100
23	E Heights	61	12	10	11	-26.7%	12	348,900	84	220	127	0.8%	123	322,800	219,000	18.0%	0	N/A	3	475,000	0	N/A
24	Cascade Park	132	42	7	16	-20.0%	11	295,200	59	393	182	-18.8%	177	296,600	262,000	4.5%	2	34,800	3	434,000	11	433,100
25	Five Corners	125	39	32	18	-25.0%	14	262,600	60	438	211	-35.9%	200	244,000	230,300	4.0%	1	350,000	8	119,400	4	495,000
26	E Orchards	122	37	39	18	-14.3%	14	340,800	53	459	199	-22.3%	191	314,900	294,900	-1.6%	0	N/A	6	235,200	1	340,000
27	Fisher's Landing	166	33	35	27	22.7%	16	316,700	48	594	293	0.3%	273	314,500	300,000	6.0%	1	35,000	4	1,339,000	4	299,800
31	SE County	41	3	5	2	-50.0%	0	N/A	0	85	28	-41.7%	28	407,900	346,300	-6.1%	0	N/A	11	288,100	0	N/A
32	Camas City	329	75	66	34	-40.4%	23	397,800	75	1,013	380	-23.2%	376	432,000	379,500	-0.2%	1	525,000	32	376,700	7	286,700
33	Washougal	370	80	56	29	38.1%	18	267,100	106	875	308	-14.9%	303	353,500	305,500	6.2%	3	226,500	74	156,200	2	350,000
41	N Hazel Dell	147	23	17	15	-48.3%	14	306,200	88	414	221	-6.4%	213	301,600	269,900	-3.9%	0	N/A	24	141,300	0	N/A
42	S Salmon Creek	259	60	33	28	-3.4%	19	290,600	83	720	275	19.6%	254	292,500	286,800	6.4%	2	391,200	1	85,000	2	396,500
43	N Felida	163	45	27	15	-57.1%	17	403,000	90	509	272	-21.2%	275	333,600	312,000	3.3%	1	1,650,000	22	200,100	0	N/A
44	N Salmon Creek	224	44	38	13	-43.5%	28	336,900	132	526	232	6.4%	238	342,200	308,000	-2.7%	0	N/A	6	179,900	0	N/A
50	Ridgefield	133	24	12	5	-44.4%	5	338,300	100	325	117	9.3%	121	357,200	342,500	8.8%	2	600,000	16	142,800	2	169,900
51	W of I-5 County	40	4	9	2	-50.0%	2	466,000	20	77	20	-42.9%	17	458,600	425,000	-3.6%	0	N/A	8	319,400	0	N/A
52	NW E of I-5 County	78	17	12	3	-25.0%	0	N/A	0	158	52	-23.5%	49	520,000	470,000	21.0%	1	1,200,000	17	212,200	0	N/A
61	Battleground	290	77	65	28	21.7%	16	310,000	91	826	323	-17.6%	318	303,400	256,300	0.1%	4	474,300	24	284,600	0	N/A
62	Brush Prairie	265	70	40	14	-57.6%	13	488,600	85	625	213	-22.0%	207	413,300	359,900	-1.5%	1	515,000	20	302,700	3	335,700
63	East County	2	1	1	0	N/A	0	N/A	N/A	10	4	0.0%	4	331,100	366,800	-21.4%	0	N/A	1	125,000	0	N/A
64	Central County	23	8	1	2	-50.0%	2	667,500	114	48	21	-19.2%	21	463,600	465,000	20.6%	0	N/A	2	242,600	0	N/A
65	Mid-Central County	28	5	3	3	-50.0%	2	400,000	41	73	25	-26.5%	25	457,400	449,500	19.7%	0	N/A	15	283,900	0	N/A
66	Yacolt	51	11	10	5	-28.6%	0	N/A	0	133	46	-29.2%	42	317,000	265,500	-3.0%	2	237,500	8	181,300	0	N/A
70	La Center	80	12	10	4	0.0%	0	N/A	0	173	51	-46.9%	50	353,000	329,500	7.0%	2	146,000	5	194,800	0	N/A
71	N Central	32	6	5	2	100.0%	3	198,200	64	66	13	-43.5%	14	329,600	290,000	6.8%	0	N/A	9	210,000	0	N/A
72	NE Corner	8	0	3	0	N/A	0	N/A	N/A	21	7	-56.3%	6	315,800	317,500	10.9%	0	N/A	6	170,800	0	N/A
	Clark County Total	4,464	1,103	747	469	-21.7%	392	294,200	78	12,895	5,548	-15.9%	5,358	306,900	262,900	3.0%	48	416,500	417	220,700	84	298,000
80	Woodland City	75	10	10	2	-60.0%	10	335,200	114	167	73	23.7%	63	290,700	289,500	6.4%	1	312,000	6	89,300	1	246,900
81	Woodland Area	65	10	7	3	-25.0%	2	434,900	163	136	35	-20.5%	40	428,000	377,000	23.8%	1	420,000	23	170,000	0	N/A
82	Cowlitz County	357	84	53	35	25.0%	24	251,200	111	830	288	-12.2%	265	222,400	197,500	10.9%	7	458,400	48	172,900	17	212,900
	Cowlitz County Total	497	104	70	40	8.1%	36	284,700	115	1,133	396	-8.1%	368	256,400	225,000	13.9%	9	437,900	77	165,500	18	214,800
87	Pacific County	218	22	45	14	-57.6%	14	202,500	143	373	156	-40.0%	156	211,200	187,800	12.2%	5	286,400	69	78,900	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

October 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	October	557	273	303	260,300	225,000	71
	Year-to-Date	6,884	3,629	3,647	266,300	235,000	69
2006	October	603	370	386	259,400	225,000	55
	Year-to-Date	6,765	4,218	4,091	254,200	223,500	51

October Residential Highlights

When comparing October 2007 with October 2006, statistics show that new listings have decreased 7.6%. Closed and pending sales have declined 21.5% and 26.2%, respectively. At the month's rate of sales, the 2,178 active residential listings would last 7.2 months.

Year-to-Date Trends

The period of January-October 2007 compared to the same time in 2006 reveals that new listings increased 1.8%. Pending sales decreased 14%, while closed sales also fell 10.9%.

Appreciation

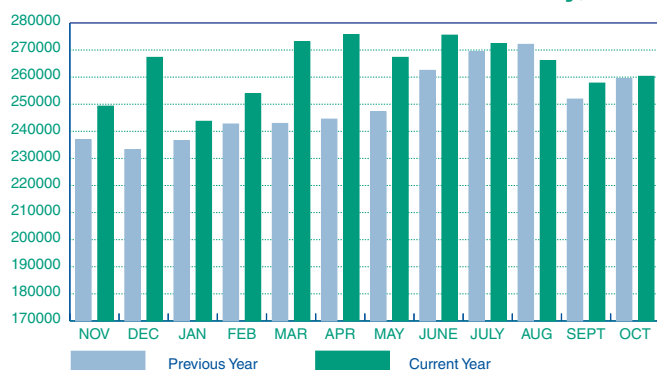
Comparing the 12 months ending with October 2007 to the 12 months immediately prior, the average sale price increased 5.8% (\$265,500 v. \$250,900). Using the same formula, the median sale price increased 6.6% (\$234,600 v. \$220,000).

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	6.0
August	1.8	3.2	5.1
September	2.3	4.5	8.0
October	2.3	4.5	7.2
November	2.5	5.6	
December	2.7	4.9	

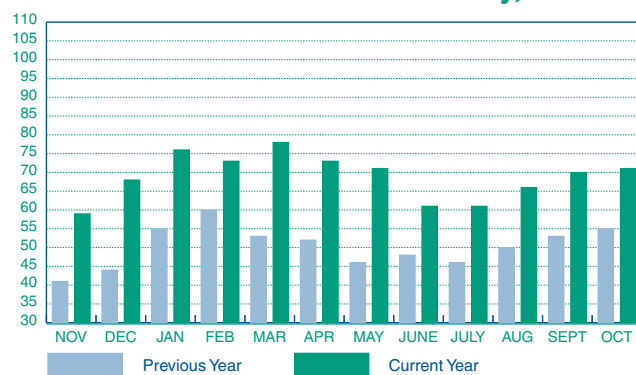
*August 2005–February 2007 revised due to a recording error.

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 • 10/2007

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. 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
225	Florence Coast Village	11	0	1	0	N/A	2	112,500	307	16	7	40.0%	7	76,600	75,000	-33.8%	0	N/A	10	53,400	0	N/A
226	Florence Green Trees	27	2	3	1	-50.0%	3	177,700	277	44	26	13.0%	25	132,200	120,000	-12.2%	0	N/A	5	119,500	0	N/A
227	Florence Florentine	23	3	3	4	33.3%	3	210,000	307	35	20	11.1%	20	257,400	223,000	-0.4%	0	N/A	0	N/A	0	N/A
228	Florence Town	162	20	18	9	28.6%	12	248,000	68	276	106	-19.7%	106	270,900	241,000	4.8%	8	464,700	12	144,900	3	313,000
229	Florence Beach	43	7	6	5	66.7%	3	242,300	60	93	57	83.9%	55	304,300	288,000	-5.1%	0	N/A	9	125,200	0	N/A
230	Florence North	59	4	5	0	-100.0%	2	329,500	84	81	16	-50.0%	16	367,500	273,500	-13.7%	1	30,000	15	136,600	0	N/A
231	Florence South/ Dunes City	67	5	4	3	200.0%	3	1,100,000	42	92	26	13.0%	22	563,000	297,500	39.0%	0	N/A	8	193,100	0	N/A
238	Florence East/ Mapleton	41	7	5	0	-100.0%	1	320,000	44	56	17	41.7%	19	257,500	206,500	-8.7%	2	171,500	4	105,300	1	187,000
	Florence Total	433	48	45	22	22.2%	29	323,100	128	693	275	-0.4%	270	287,400	239,500	-0.2%	11	371,900	63	127,200	4	281,500

232	Hayden Bridge	44	17	9	3	-50.0%	9	231,200	21	183	109	0.0%	112	237,000	219,700	-5.7%	0	N/A	1	85,000	5	305,800
233	McKenzie Valley	70	12	11	7	-12.5%	8	494,700	88	166	53	-40.4%	56	441,300	405,000	18.8%	1	603,000	5	467,200	0	N/A
234	Pleasant Hill/Oak	92	14	11	11	-38.9%	12	227,200	112	249	118	-28.9%	115	240,000	186,900	6.9%	6	271,000	34	112,300	6	153,600
235	Cottage Grove/ Creswell/Dorena	300	47	33	21	-40.0%	31	213,500	77	694	283	-30.3%	285	227,600	210,100	3.0%	4	130,900	45	157,800	4	220,800
236	Veneta/Elmira	115	35	22	21	-27.6%	14	247,300	107	351	181	-27.6%	183	259,100	230,000	6.0%	2	132,000	11	336,500	1	215,000
237	Junction City	107	36	20	7	-63.2%	5	450,200	57	302	152	3.4%	151	287,600	248,000	21.4%	3	245,500	12	185,900	5	279,000
239	Thurston	147	48	29	17	-41.4%	25	209,200	96	487	239	-26.9%	256	230,900	218,800	11.5%	1	275,000	19	128,000	13	314,700
240	Coburg I-5	40	6	6	6	20.0%	2	184,500	75	102	46	-2.1%	44	258,800	212,000	-3.7%	4	276,300	5	213,400	3	283,000
241	N Gilham	60	29	16	11	-15.4%	9	353,700	126	229	148	25.4%	148	337,400	303,300	10.7%	0	N/A	3	116,700	2	341,800
242	Ferry Street Bridge	138	39	17	15	-37.5%	18	279,000	56	464	286	-5.3%	293	308,900	278,000	4.5%	1	165,000	8	511,300	5	308,800
243	E Eugene	123	35	23	19	-24.0%	22	353,300	46	480	282	-6.0%	275	345,800	300,000	2.3%	5	242,400	13	303,100	9	333,300
244	SW Eugene	261	45	48	41	2.5%	47	294,200	62	831	445	1.8%	421	326,200	278,000	0.3%	0	N/A	28	226,300	10	429,300
245	W Eugene	69	21	12	12	-7.7%	12	235,400	40	244	159	12.8%	178	216,400	202,300	-9.4%	5	395,000	5	181,800	14	311,600
246	Danebo	206	52	33	29	-12.1%	34	184,800	78	715	386	-18.4%	385	209,500	212,000	9.7%	6	546,700	2	51,000	15	261,600
247	River Road	41	16	12	6	-64.7%	8	255,800	85	197	114	-20.8%	114	230,600	222,000	10.4%	0	N/A	7	117,600	2	283,500
248	Santa Clara	195	51	41	23	-8.0%	25	247,300	57	586	292	-11.5%	287	277,900	255,000	2.4%	1	17,400	4	187,600	5	251,000
249	Springfield	146	48	20	23	-14.8%	20	189,200	59	545	306	-17.5%	315	182,900	174,900	3.3%	6	223,900	8	150,500	21	1,004,200
250	Mohawk Valley	24	6	2	1	-66.7%	2	619,300	43	59	30	-38.8%	29	355,900	340,000	-0.2%	1	549,900	11	257,700	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

October 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	October	196	93	77	197,900	165,000	131
	Year-to-Date	2,447	1,033	996	214,700	185,000	107
2006	October	246	103	119	224,900	194,900	91
	Year-to-Date	2,562	1,252	1,253	209,200	180,000	83

October Residential Highlights

In October 2007, new listings dropped 20.3% when compared with October 2006. Closed sales also dropped 35.3% and pending sales saw a decrease of 9.7%.

Year-to-Date Trends

When comparing January-October 2007 to the same period in 2006, it shows that closed sales and pending sales decreased 17.5% and 20.5%, respectively. New listings have also dropped 4.5%.

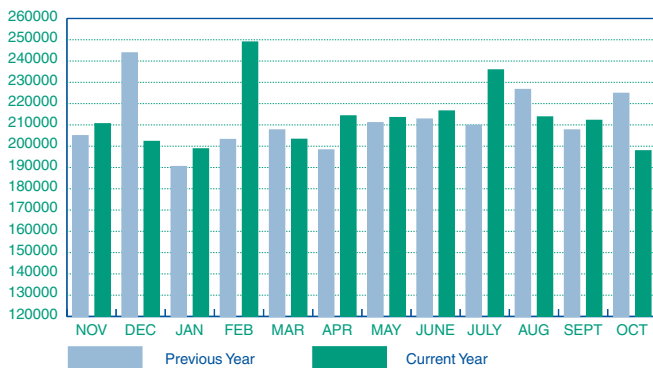
Appreciation

A comparison of the 12 months ending with October 2007 to the 12 months immediately prior shows that the average sale price increased 1.5% (\$213,700 v. \$210,600). The same formula also reveals that the median sale price increased 2.8% (\$185,000 v. \$180,000).

Inventory in Months (Active Listings / Closed Sales)

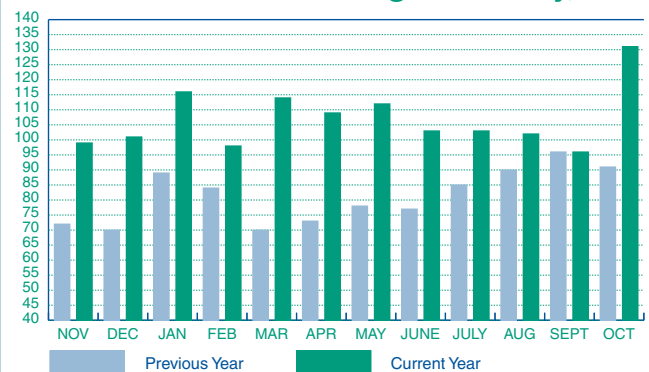
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	11.0
July	3.0	7.8	12.7
August	3.5	8.5	9.9
September	3.5	8.7	14.9
October	4.6	8.7	15.3
November	4.7	11.1	
December	5.5	11.9	

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



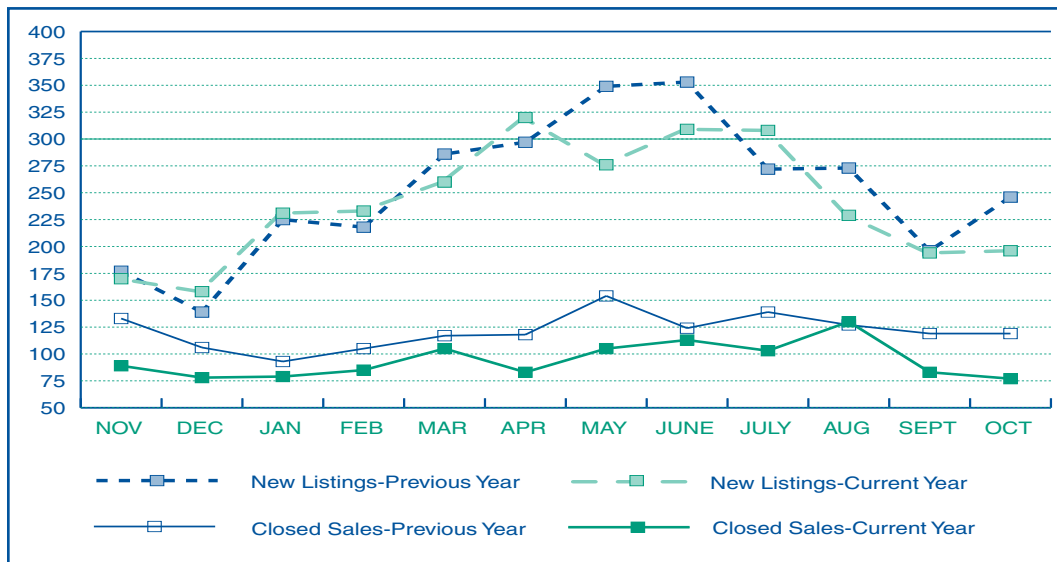
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 10/2007

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	126	30	21	15	-6.3%	14	212,700	96	293	143	-11.2%	142	227,100	199,900	17.6%	7	275,900	23	144,000	2	257,500	
252	NW Roseburg	84	9	15	7	-12.5%	7	348,700	146	197	94	-16.1%	93	321,500	295,000	7.0%	4	1,132,000	22	142,800	1	245,000	
253	SE Roseburg	75	4	7	5	25.0%	5	147,600	168	161	80	-13.0%	76	178,200	160,000	-4.6%	6	167,500	4	83,800	4	177,000	
254	SW Roseburg	84	11	7	13	-7.1%	8	151,300	66	188	89	-13.6%	83	250,300	210,000	-8.4%	2	111,000	9	210,300	2	843,700	
255	Glide & E of Roseburg	63	10	9	4	100.0%	5	273,000	163	107	35	-23.9%	31	287,600	285,000	-15.2%	0	N/A	5	188,800	0	N/A	
256	Sutherlin/ Oakland Area	146	30	21	9	-43.8%	6	190,400	93	304	126	-20.3%	124	211,100	190,000	6.6%	5	436,500	21	190,300	1	170,000	
257	Winston & SW of Roseburg	127	23	16	10	0.0%	5	186,600	203	253	100	-28.1%	101	196,800	185,000	-5.5%	1	140,000	13	114,700	5	201,700	
258	Myrtle Creek & S/SE of Roseburg	223	39	35	8	33.3%	8	137,200	173	427	145	-18.1%	141	176,600	160,000	4.5%	5	423,000	27	169,400	3	506,700	
259	Green District	88	19	21	12	-7.7%	5	190,900	112	232	111	-12.6%	101	175,300	171,000	-10.6%	2	347,500	8	75,800	0	N/A	
265	North Douglas County	161	14	21	10	-28.6%	14	169,900	146	285	110	-19.7%	104	190,000	158,500	7.9%	7	446,800	16	121,300	3	395,700	



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

October 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	October	109	61	52	216,400	180,000	114
	Year-to-Date	1,554	619	579	214,800	185,600	109
2006	October	104	63	70	221,400	180,000	91
	Year-to-Date	1,491	708	694	209,100	175,000	90

October Residential Highlights

Comparing October 2007 with the same time a year ago, statistics show that new listings grew 4.8%. Pending sales were down a slight 3.2%, while closed sales fell 25.7%.

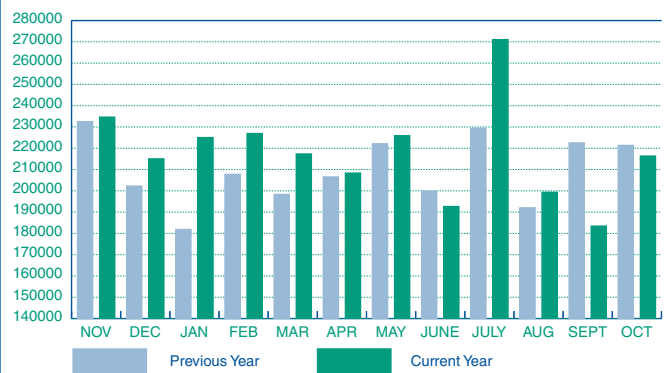
Year-to-Date Trends

A comparison of January-October 2007 to the same period a year ago reveals that new listings increased 4.2%. On the other hand, pending sales and closed sales decreased 12.6% and 16.6%, respectively.

Appreciation

The average sale price for the 12 months ending in October 2007 rose 2.7% (\$216,300 v. \$210,600) compared to the previous 12 months. Median sale price also increased 6.1% (\$185,600 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 • 10/2007 • 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	191	25	21	5	-54.5%	10	326,400	169	239	59	-22.4%	62	288,800	253,800	-12.5%	4	463,400	23	253,800	0	N/A	
97414 Broadbent	0	1	0	1	N/A	0	N/A	N/A	2	3	200.0%	1	385,000	385,000	290.9%	0	N/A	0	N/A	0	N/A	
97420 Coos Bay	292	45	37	26	8.3%	18	172,800	108	596	275	-7.7%	249	196,800	175,000	3.3%	14	538,600	30	65,800	9	244,400	
97423 Coquille	89	9	9	6	-40.0%	4	223,800	169	202	80	12.7%	78	192,100	170,100	8.4%	6	228,300	5	102,000	1	335,500	
97449 Lakeside	27	5	5	5	400.0%	7	191,800	132	72	35	0.0%	32	210,900	182,100	3.7%	1	450,000	12	100,400	0	N/A	
97458 Myrtle Point	52	7	9	3	N/A	5	197,500	59	106	37	-19.6%	40	196,100	188,500	14.2%	2	142,500	7	96,500	0	N/A	
97459 North Bend	142	13	23	13	-23.5%	7	213,800	48	317	122	-26.5%	111	238,400	215,000	0.5%	4	353,800	17	103,500	5	304,900	
97466 Powers	12	4	1	2	N/A	1	159,000	78	20	8	-46.7%	6	168,300	169,500	84.8%	0	N/A	6	79,100	0	N/A	



October 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	October	51	34	37	245,200	220,000	161	
	Year-to-Date	749	274	261	303,300	265,000	161	
2006	October	51	36	27	341,100	285,000	155	
	Year-to-Date	821	282	271	312,200	276,000	114	

October Residential Highlights

Closed sales jumped 37% in October, compared to October 2006. New listings saw zero growth. Pending sales dropped 5.6%.

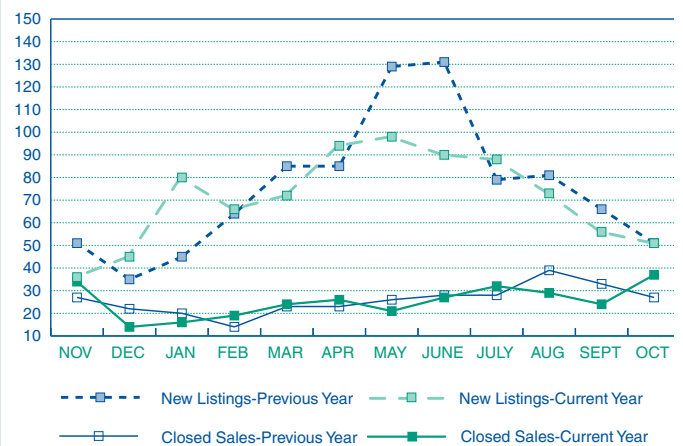
Year-to-Date Trends

Comparing January-October 2007 with the same period in 2006, new listings were down 8.8%. Closed sales fell 3.7%, while pending sales dropped 2.8%.

Appreciation

Comparing the 12 months ending with October 2007 to the 12 immediately prior, average sale price fell 4.5% (\$302,700 v. \$317,000). Using the same formula reveals that the median sale price also decreased by 5% (\$266,000 v. \$279,900).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 10/2007 • Curry 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 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
270	City, Airport, Marina Hts., NB Chetco	167	20	17	14	-12.5%	8	247,500	204	269	107	-10.1%	101	337,800	290,000	2.3%	5	498,300	15	451,100	6	286,300
271	Harbor, Winchuck, SB Chetco	97	13	8	10	0.0%	15	179,400	144	160	66	1.5%	60	265,800	221,300	5.4%	0	N/A	6	200,700	1	270,000
272	Carpenterville, Cape Ferrello, Whaleshead	42	5	3	1	0.0%	3	421,300	57	62	17	-37.0%	16	300,200	310,000	-21.6%	0	N/A	2	135,000	0	N/A
273	Gold Beach	143	4	15	9	80.0%	10	288,900	148	172	57	1.8%	55	303,800	267,000	-6.0%	4	651,300	14	242,600	0	N/A
274	Port Orford, Langlois	62	9	2	0	-100.0%	1	250,000	524	86	27	80.0%	29	261,500	235,000	-31.7%	4	199,000	12	236,200	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

October 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	October	119	58	83	308,400	225,000	144
	Year-to-Date	1,599	752	739	265,700	225,700	110
2006	October	123	83	88	230,800	192,000	81
	Year-to-Date	1,530	900	862	245,500	197,000	80

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.

October Residential Highlights

A look at October 2007 compared with the same month in 2006 shows that new listings fell 3.3%. Additionally, closed sales decreased 5.7% and pending sales dropped 30.1%.

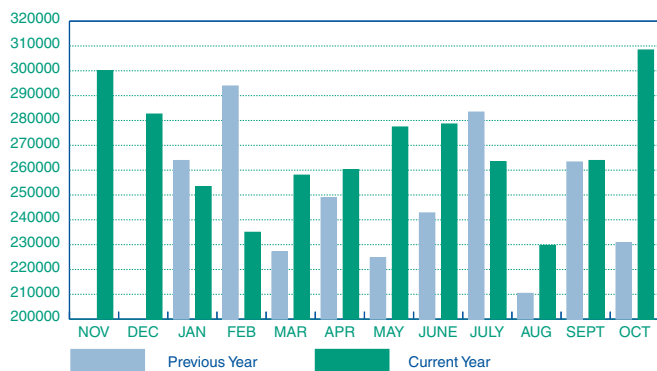
Year-to-Date Trends

When comparing January-October 2007 with the same period in 2006, new listings grew 4.5%. On the other hand, pending sales and closed sales have decreased 16.4% and 14.3%, respectively.

Appreciation

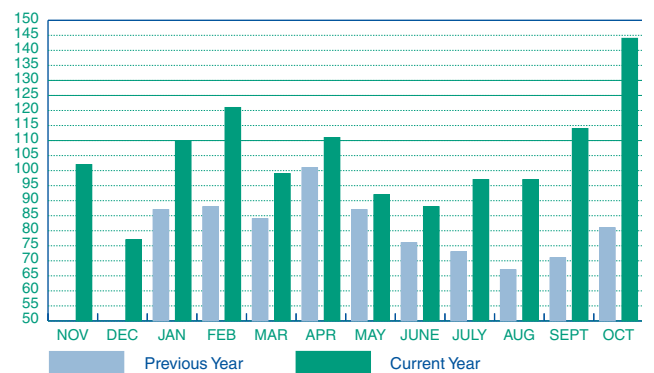
Comparing the 12 months ending with October 2007 to the 12 immediately prior, average sale price appreciated 9.5% (\$269,400 v. \$246,000). Using the same formula reveals that the median sale price also increased by 14.2% (\$227,900 v. \$199,500).

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 • 10/2007 • 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. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100 White Salmon/Bingen	54	7	10	5	66.7%	7	372,600	91	125	56	3.7%	53	330,200	275,000	9.8%	3	460,000	15	256,100	1	350,000
101 Snowden	14	1	1	0	N/A	1	250,000	379	14	5	-50.0%	6	498,800	385,000	28.3%	0	N/A	0	N/A	0	N/A
102 Trout Lake/Glenwood	13	1	3	1	N/A	1	1,300,000	406	17	9	28.6%	8	544,000	277,000	9.5%	2	759,500	11	174,600	0	N/A
103 Husum/BZ Corner	13	1	0	1	-50.0%	1	247,000	215	15	6	-25.0%	4	271,500	243,000	21.3%	0	N/A	5	186,300	0	N/A
104 Lyle	18	3	4	1	-66.7%	1	225,000	92	32	12	-36.8%	10	407,700	234,000	48.4%	0	N/A	15	109,800	0	N/A
105 Dallesport/Murdock	20	4	2	1	N/A	2	228,000	46	25	13	-7.1%	14	191,900	181,300	12.1%	1	285,000	7	164,600	1	190,000
106 Appleton/Timber Valley	2	0	0	0	N/A	0	N/A	N/A	4	2	-71.4%	2	175,000	175,000	26.5%	0	N/A	0	N/A	0	N/A
107 Centerville/High Prairie	3	0	1	1	N/A	1	290,000	144	6	5	0.0%	4	182,900	196,400	-7.8%	0	N/A	4	262,400	0	N/A
108 Goldendale	57	12	7	6	-25.0%	6	151,800	162	135	76	-26.2%	71	168,000	124,000	32.0%	3	196,700	93	72,800	0	N/A
109 Bickleton/East County	7	0	0	0	-100.0%	1	85,500	568	11	5	-16.7%	5	82,100	85,500	3.9%	0	N/A	2	40,400	0	N/A
110 Klickitat	3	0	2	1	N/A	0	N/A	N/A	13	8	100.0%	6	193,400	135,000	49.6%	0	N/A	1	50,000	0	N/A
Klickitat County Total	204	29	30	17	-5.6%	21	303,500	167	397	197	-16.9%	183	258,300	190,000	21.6%	9	419,300	153	114,000	2	270,000

111 Skamania	5	0	1	0	-100.0%	0	N/A	N/A	13	3	-25.0%	3	171,700	135,000	-28.5%	0	N/A	2	222,500	0	N/A
112 North Bonneville	22	1	1	0	-100.0%	0	N/A	N/A	58	12	20.0%	10	253,100	245,200	0.6%	0	N/A	3	43,300	0	N/A
113 Stevenson	22	6	3	2	100.0%	2	301,000	80	44	14	-44.0%	17	291,600	291,000	-8.9%	1	475,000	3	220,000	0	N/A
114 Carson	20	7	5	1	-50.0%	3	182,200	75	43	21	31.3%	19	192,000	210,000	-12.0%	0	N/A	8	125,800	0	N/A
115 Home Valley	2	0	0	0	-100.0%	0	N/A	N/A	3	2	0.0%	2	292,000	292,000	45.3%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	12	0	3	0	-100.0%	0	N/A	N/A	18	6	-40.0%	7	459,300	425,000	44.9%	0	N/A	6	442,700	0	N/A
117 Unincorporated North	15	0	3	1	0.0%	0	N/A	N/A	23	9	-10.0%	7	153,200	148,000	26.7%	0	N/A	11	132,400	0	N/A
Skamania County Total	98	14	16	4	-55.6%	5	229,700	77	202	67	-13.0%	65	254,200	238,000	0.4%	1	475,000	33	192,500	0	N/A

351 The Dalles	181	29	22	15	-31.8%	17	238,700	178	393	198	-23.3%	200	201,400	190,800	8.5%	4	308,600	15	83,600	6	364,700
352 Dufur	2	0	0	1	N/A	1	161,000	60	11	12	200.0%	13	171,000	140,500	-7.8%	0	N/A	3	126,600	0	N/A
353 Tygh Valley	3	0	0	1	0.0%	1	80,000	175	7	7	133.3%	7	139,000	93,500	44.3%	1	225,000	0	N/A	0	N/A
354 Wamic/Pine Hollow	21	0	2	1	-75.0%	2	70,000	186	37	20	-20.0%	22	159,900	142,500	-6.8%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	5	2	5	0	N/A	1	165,000	34	20	7	-22.2%	10	219,700	196,000	30.7%	0	N/A	12	76,000	0	N/A
356 Rowena	1	0	1	0	N/A	1	2,250,000	79	3	2	N/A	2	1,275,000	1,275,000	N/A	0	N/A	0	N/A	0	N/A
357 Mosier	25	2	2	2	N/A	1	237,500	180	46	21	162.5%	19	299,100	240,000	-42.5%	0	N/A	5	284,800	0	N/A
Wasco County Total	238	33	32	20	-25.9%	24	295,500	164	517	267	-13.0%	273	210,300	186,000	5.8%	5	291,900	35	113,400	6	364,700

361 Cascade Locks	46	7	8	1	-80.0%	2	300,000	522	62	11	-47.6%	10	246,100	259,000	22.6%	1	385,000	4	142,900	0	N/A
362 Hood River City	100	21	16	10	-28.6%	20	234,900	76	245	127	-9.9%	126	326,400	295,000	-0.7%	3	343,300	8	314,400	4	359,000
363 Hood River-Westside	32	5	5	1	-66.7%	6	784,000	201	65	35	-7.9%	36	484,300	400,000	2.7%	0	N/A	9	327,500	0	N/A
364 Hood River-Eastside	8	2	0	1	-66.7%	0	N/A	N/A	13	3	-66.7%	2	647,500	647,500	16.9%	1	575,000	1	259,000	0	N/A
365 Odell	17	2	3	1	0.0%	3	206,200	95	39	18	-10.0%	17	236,300	230,000	16.3%	2	445,000	1	104,000	0	N/A
366 Parkdale/Mt. Hood	12	3	5	2	0.0%	1	236,000	55	40	20	-37.5%	20	407,000	340,800	30.1%	1	615,000	3	530,700	0	N/A
Hood River Co. Total	215	41	37	16	-42.9%	32	339,300	128	464	214	-18.0%	211	353,000	302,000	4.9%	8	436,900	26	307,300	4	359,000

370 Sherman County	9	2	0	1	0.0%	1	127,000	22	19	7	-61.1%	7	96,600	95,000	-3.6%	1	60,000	2	32,500	0	N/A
--------------------	---	---	---	---	------	---	---------	----	----	---	--------	---	--------	--------	-------	---	--------	---	--------	---	-----



Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

October 2007 Reporting Period

Residential Market Highlights

Columbia Basin, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	October	52	33	47	151,200	138,300	99
	Year-to-Date	664	422	435	137,200	131,900	116
2007	September	70	41	40	151500	145800	137
	Year-to-Date	613	392	387	135800	131700	113

Month-to-Month Residential Highlights

When comparing October 2007 to September 2007 it reveals that closed sales grew 17.5%. On the other hand, pending sales dropped off by 19.5%. New listings also decreased 25.7%.

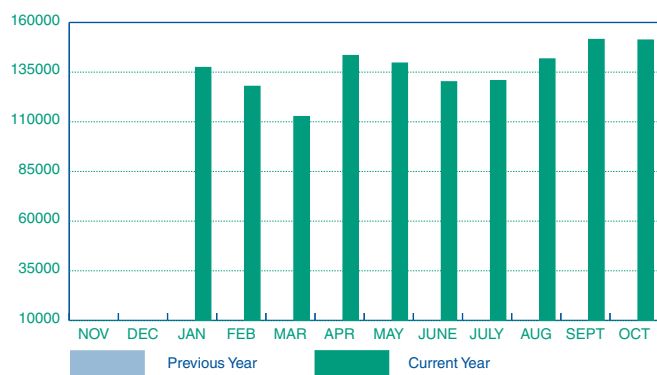
October's average days on market fell to 99 days compared to 137 days in September. At October's rate of sales, the 254 active residential listings would last approximately 5.4 months.

Columbia Basin Residential Highlights

We are happy to announce that the Columbia Basin region (Gilliam, Morrow and Umatilla counties) is now a regular feature in the Market Action newsletter. However, because our historical data is limited, we are unable to provide annual comparable statistics at this time.

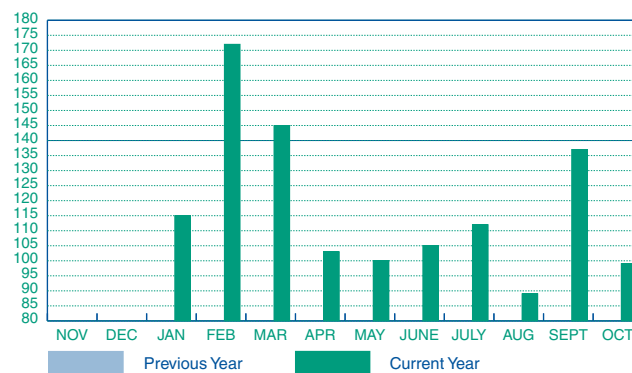
We began tracking data for these areas in January 2007. In January 2008, we will include appreciation and percentage changes for all categories, as the comparable data will then be available.

AVG. SALE PRICE - Columbia Basin



This graph represents the average sale price for all homes sold in the Columbia Basin region of Oregon.

DOM - Columbia Basin



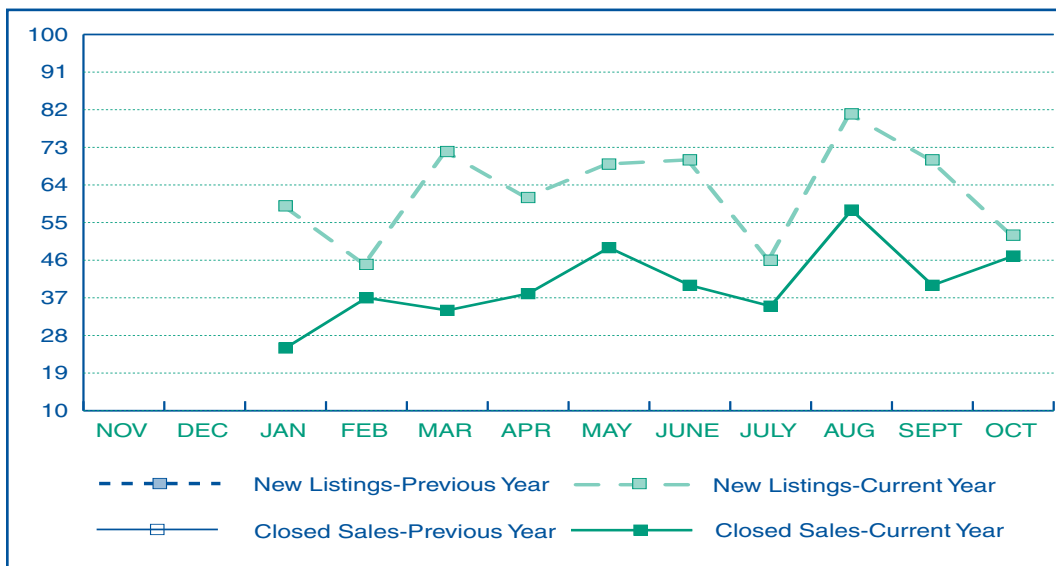
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

AREA REPORT • 10/2007 • Columbia Basin

	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. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
381	Arlington/North	15	1	3	0	N/A	0	N/A	N/A	15	2	N/A	4	128,800	135,000	N/A	2	132,500	5	16,500	1	167,000
	Condon/South	18	1	0	0	N/A	1	135,000	235	23	6	N/A	6	65,200	46,000	N/A	2	128,000	0	N/A	0	N/A
	Gilliam Co. Total	33	2	3	0	N/A	1	135,000	235	38	8	N/A	10	90,600	98,500	N/A	4	130,300	5	16,500	1	167,000

420 Boardman/Northeast	10	0	2	5	N/A	3	104,300	32	35	33	N/A	30	126,700	121,000	N/A	2	173,500	5	50,600	0	N/A
421 Irrigon	31	4	3	3	N/A	5	93,100	53	54	32	N/A	29	111,000	87,000	N/A	0	N/A	2	17,000	0	N/A
422 Lone	1	0	0	0	N/A	1	405,000	255	4	3	N/A	3	360,000	405,000	N/A	0	N/A	0	N/A	0	N/A
423 Lexington	0	0	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
424 Heppner/South	7	1	3	2	N/A	2	61,200	25	23	8	N/A	6	105,600	105,500	N/A	0	N/A	0	N/A	1	96,500
Morrow Co. Total	49	5	8	10	N/A	11	118,700	61	119	76	N/A	68	128,400	112,600	N/A	2	173,500	7	41,000	1	96,500

430 Umatilla	25	6	7	7	N/A	3	123,300	188	78	59	N/A	58	99,700	97,500	N/A	1	759,500	7	14,100	2	242,500
431 Hermiston	127	34	13	14	N/A	28	163,700	74	378	248	N/A	267	150,600	146,400	N/A	6	159,600	17	102,500	12	159,200
432 Stanfield	7	2	0	1	N/A	2	132,500	261	20	15	N/A	16	111,600	108,200	N/A	0	N/A	1	16,000	0	N/A
433 Echo	4	0	1	1	N/A	1	77,000	502	10	9	N/A	9	157,600	139,900	N/A	0	N/A	0	N/A	0	N/A
435 Pendleton/Other	9	3	4	0	N/A	1	370,000	99	21	7	N/A	7	121,500	79,000	N/A	0	N/A	1	122,000	0	N/A
Umatilla Co. Total	172	45	25	23	N/A	35	161,900	107	507	338	N/A	357	140,200	138,300	N/A	7	245,300	26	76,100	14	171,100



Columbia Basin NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in the Columbia Basin region of Oregon.



Union & Baker Counties



RESIDENTIAL REVIEW: Union & Baker Counties, Oregon

October 2007 Reporting Period

Residential Market Highlights

Union County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	October	24	21	21	119,000	120,500	45
	Year-to-Date	429	245	245	155,500	127,300	47
2007	September	43	24	27	176,600	128,000	55
	Year-to-Date	407	231	228	157,000	128,500	47

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	October	25	18	18	117,400	102,500	64
	Year-to-Date	309	195	193	142,500	115,000	64
2007	September	34	9	13	176,900	120,000	69
	Year-to-Date	285	177	175	145,100	115,000	64

Union Co: Residential Highlights

At the request of the Union County Board of REALTORS®, Union County areas have been combined into one area (Area 440). For Market Action, Union County is now separated by Zip code.

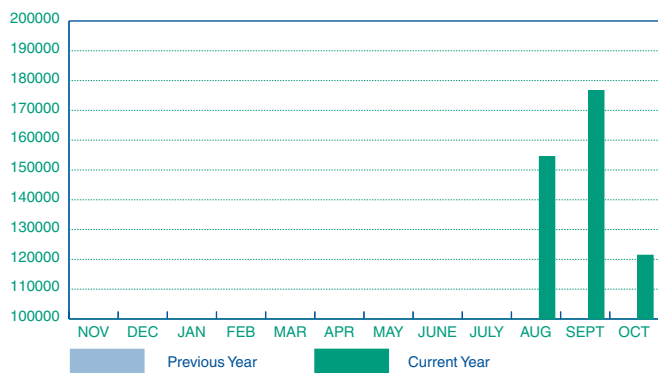
Compared to September, new listings fell 44.2% while pending and closed sales dropped 12.5% and 22.2% in October.

Baker Co: Month-to-Month Highlights

A comparison of October to September shows that pending sales were up 100% and closed sales also increased 38.5%. On the other hand, new listings dropped 26.5%.

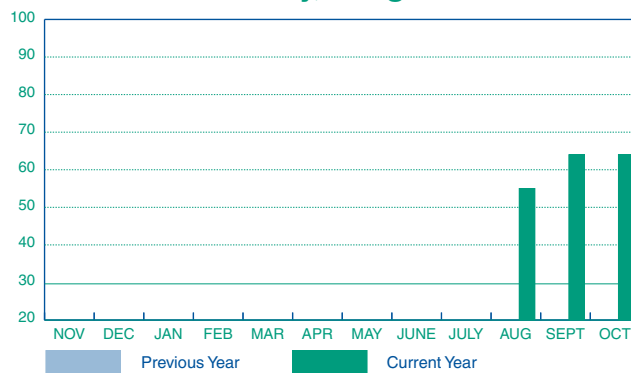
At the month's rate of sales, the 110 active residential listings would last approximately 6.1 months.

AVG. SALE PRICE - Union County, Oregon



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

DOM - Baker County, Oregon



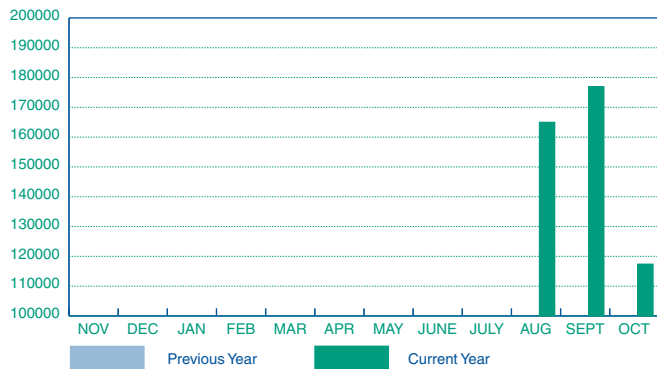
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

AREA REPORT • 10/2007 • Union & Baker Co.

	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
97824 Cove	10	0	2	2	N/A	0	N/A	N/A	27	13	N/A	13	231,600	190,000	N/A	0	N/A	13	89,200	0	N/A
97827 Elgin	19	1	2	2	N/A	2	112,000	36	54	34	N/A	35	150,900	99,000	N/A	3	141,300	8	78,800	0	N/A
97841 Imbler	0	0	0	0	N/A	0	N/A	N/A	6	6	N/A	7	122,800	128,900	N/A	0	N/A	3	60,000	0	N/A
97850 La Grande/Island City	83	20	8	16	N/A	18	124,700	48	280	161	N/A	157	152,300	128,000	N/A	9	198,500	33	98,100	3	198,000
97867 North Powder	4	0	1	0	N/A	0	N/A	N/A	15	3	N/A	4	61,500	71,500	N/A	1	40,000	1	68,000	0	N/A
97876 Summerville	5	1	1	0	N/A	0	N/A	N/A	15	6	N/A	6	295,700	232,300	N/A	0	N/A	2	212,500	0	N/A
97883 Union	10	2	0	1	N/A	1	81,000	1	32	22	N/A	23	131,200	120,000	N/A	5	82,100	3	84,000	1	35,000
Union Co. Total	131	24	14	21	N/A	21	121,400	45	429	245	N/A	245	155,500	127,300	N/A	18	147,800	63	94,500	4	157,300

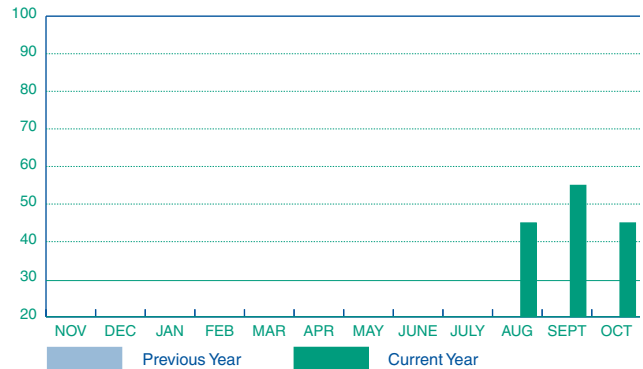
460 Baker City/Keating	81	22	5	15	N/A	17	117,800	57	265	179	N/A	178	140,000	115,000	N/A	4	253,800	35	127,000	4	145,500
461 Haines/Anthony Lk/ Muddy Crk	3	2	0	1	N/A	1	110,000	182	9	4	N/A	5	235,000	110,000	N/A	0	N/A	11	64,900	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	11	1	1	1	N/A	0	N/A	N/A	14	5	N/A	4	191,900	208,800	N/A	0	N/A	5	118,800	0	N/A
463 Unity/Hereford	0	0	0	0	N/A	0	N/A	N/A	1	1	N/A	1	108,800	108,800	N/A	1	195,000	0	N/A	0	N/A
464 Huntington/Lime	0	0	0	1	N/A	0	N/A	N/A	1	3	N/A	2	75,500	75,500	N/A	0	N/A	0	N/A	0	N/A
465 Durkee/Pleasant Valley	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
466 Richland/New Bridge	10	0	0	0	N/A	0	N/A	N/A	11	2	N/A	3	128,300	110,000	N/A	0	N/A	1	55,000	0	N/A
467 Halfway/Cornucopia	5	0	2	0	N/A	0	N/A	N/A	8	1	N/A	0	N/A	N/A	N/A	1	107,000	0	N/A	1	135,000
468 Oxbow	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
Baker Co. Total	110	25	8	18	N/A	18	117,400	64	309	195	N/A	193	142,500	115,000	N/A	6	219,500	52	111,700	5	143,400

AVG. SALE PRICE - Baker County, Oregon



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

DOM - Union County, Oregon



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



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

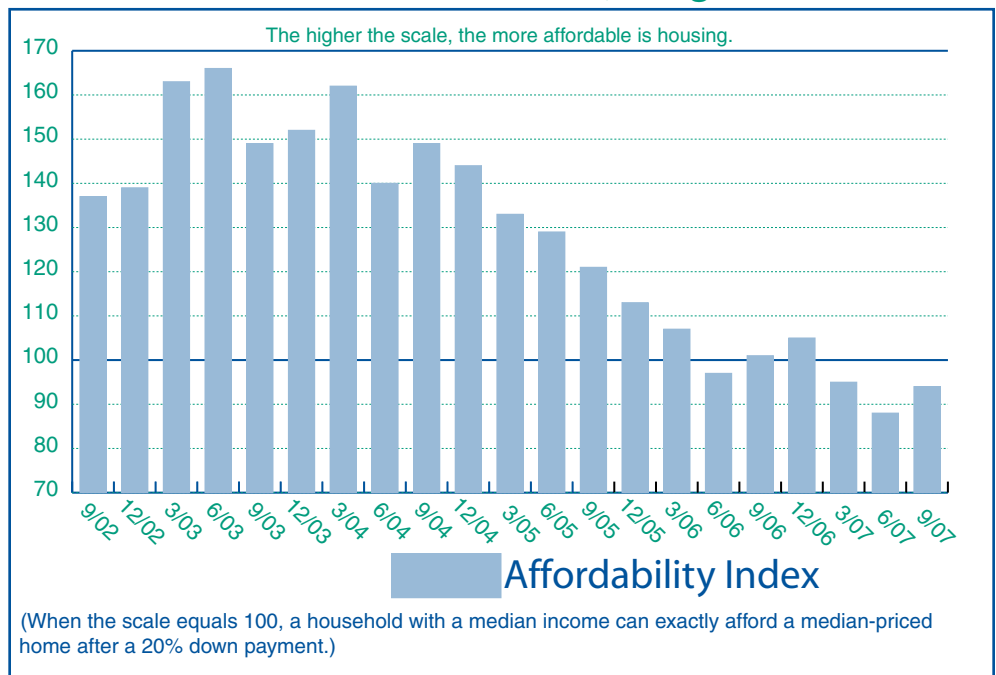
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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.

RMLS™ was formed by Portland metropolitan area Boards and Associations of REALTORS® in 1991.

Subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

AFFORDABILITY - Metro Portland, Oregon



*Note: HUD has recently changed the way that information for median income is gathered. For more information, visit: <http://www.huduser.org/datasets/i/i07/IncomeLimitsBriefingMaterial.pdf>.



Bob McMurtrey, Chairman of the Board
Beth Murphy, President
Kurt von Wasmuth, Senior Vice President
Natalie Middleton, Editor
Joel Weiler, Assistant Editor