

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

September 2007 Reporting Period

September Residential Highlights

When comparing September 2007 to September 2006, new listings decreased 2.3%. Closed and pending sales fell 25.5% and 25.7% respectively. At September's rate of closed sales, the 16,054 active residential listings would last approximately 8.6 months.

The 8.6 months of inventory is the highest rate since January 2000, when inventory reached 10.1 months. Additionally, inventory reached 8.5 months in January 2001.

Appreciation

Using the average sale prices for the twelve months that ended with September 2007 compared to the twelve months ending in September 2006, the average sale price appreciated 6.9% (\$337,700 v. \$315,800).

Using the same formula, the median sale price also appreciated 7.5% (\$285,000 v. \$265,000).

Third Quarter Report

In third quarter of 2007, there were 3.4% more new listings than July-September 2006 (16,573 v. 16,023). Closed sales fell 13.7% (7,351 v. 8,519) and pending sales also dipped 19.6% (6,711 v. 8,342).

Correction

Due to a reporting inconsistency in August, the average sale price was \$355,000, not the reported \$366,900. The median sale price was \$302,000 vs. \$300,000. Also, the average sale price in area 156: Yamhill County was \$273,400, not \$564,500. This discrepancy didn't affect other Portland area statistics such as appreciation, DOM, or inventory.

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2007	257,200	4%
2006	246,800	14%
2005	216,300	13%
2004	191,300	8%

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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	5.7
August	1.6	3.6	6.2
September	1.9	4.5	8.6
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	September	4,966	1,930	1,866	334,000	283,500	60
	Year-to-Date	48,714	23,113	22,688	342,600	290,000	58
2006	September	5,085	2,599	2,506	332,500	275,500	41
	Year-to-Date	44,335	26,589	25,185	322,400	270,000	41

AREA REPORT • 9/2007

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 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	554	218	113	95	-30.7%	104	273,300	50	1,999	1,087	-17.7%	1,080	267,100	252,100	8.8%	14	444,800	31	188,700	37	363,600	
142	Northeast Portland	1,158	456	262	199	-24.6%	151	331,700	50	4,483	2,377	-5.6%	2,345	322,500	283,000	6.7%	40	517,500	49	260,200	84	367,500	
143	Southeast Portland	1,774	651	367	248	-32.6%	276	269,800	54	6,268	3,136	-12.0%	3,031	287,200	250,000	9.8%	46	502,200	93	237,100	145	473,900	
144	Gresham/ Troutdale	1,341	440	241	145	-15.7%	117	286,300	67	3,541	1,483	-14.7%	1,411	282,000	260,000	9.7%	11	495,800	81	226,900	50	341,500	
145	Milwaukie/ Clackamas	1,394	390	259	128	-28.9%	129	337,600	64	3,945	1,589	-14.4%	1,509	338,900	300,000	1.6%	13	511,600	75	219,300	22	353,800	
146	Oregon City/ Canby	921	242	177	82	-34.9%	102	338,000	69	2,439	1,096	-10.2%	1,063	330,400	303,700	5.1%	9	185,200	81	204,900	14	324,000	
147	Lake Oswego/West Linn	1,009	253	179	113	-19.9%	81	547,700	61	2,806	1,174	-11.3%	1,140	557,300	465,000	3.7%	3	420,000	45	418,500	8	407,900	
148	West Portland	1,838	535	317	207	-15.5%	191	467,100	63	5,173	2,512	-17.2%	2,764	461,800	379,000	2.8%	18	561,700	67	334,500	28	546,400	
149	Northwest Washington County	617	205	109	82	-30.5%	67	371,400	51	2,137	1,062	2.4%	1,011	415,700	385,000	1.8%	1	300,000	50	284,700	14	401,600	
150	Beaverton/Aloha	1,479	460	291	206	-22.0%	189	288,300	49	4,888	2,326	-15.4%	2,214	290,500	262,500	3.6%	13	283,500	44	395,900	44	529,900	
151	Tigard/Wilsonville	1,377	423	268	141	-25.8%	154	355,900	59	4,065	1,825	-17.5%	1,757	377,100	340,000	4.6%	11	595,300	40	992,200	17	504,900	
152	Hillsboro/ Forest Grove	1,057	318	236	123	-26.8%	132	308,800	62	3,242	1,581	-12.2%	1,583	298,900	271,000	9.5%	22	285,400	45	282,300	33	331,500	
153	Mt. Hood: Govt. Camp/Wemme	108	21	10	12	-45.5%	13	247,800	44	240	104	-38.8%	100	292,600	254,900	6.2%	0	N/A	16	195,300	1	530,000	
155	Columbia County	475	144	76	75	4.2%	69	276,400	75	1,317	699	-8.9%	645	256,200	241,000	13.8%	12	310,000	70	165,400	9	274,800	
156	Yamhill County	952	210	115	74	-43.9%	91	306,300	91	2,171	1,062	-16.8%	1,035	280,900	250,000	8.4%	23	316,700	97	244,300	26	255,500	

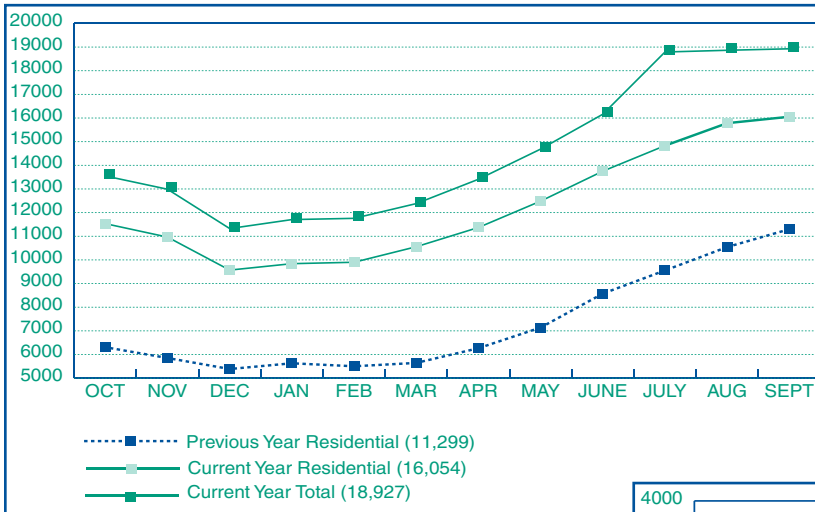
180-200	Marion/ Polk Counties	1,175	231	152	87	-19.4%	88	244,900	77	2,530	1,050	-0.8%	1,026	251,700	227,500	9.1%	14	585,000	92	139,100	30	270,000
	North Coastal Counties	1,222	191	126	99	7.6%	63	377,300	112	2,028	633	3.9%	553	387,600	315,000	13.9%	13	262,800	158	178,400	12	499,400

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

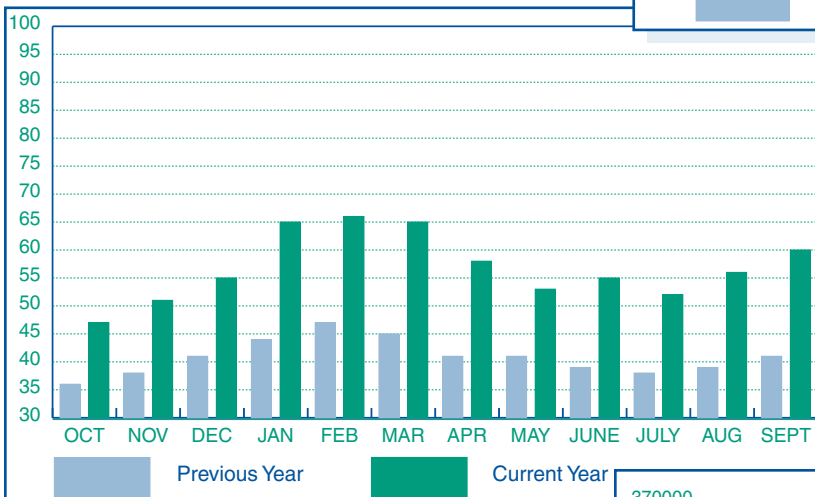
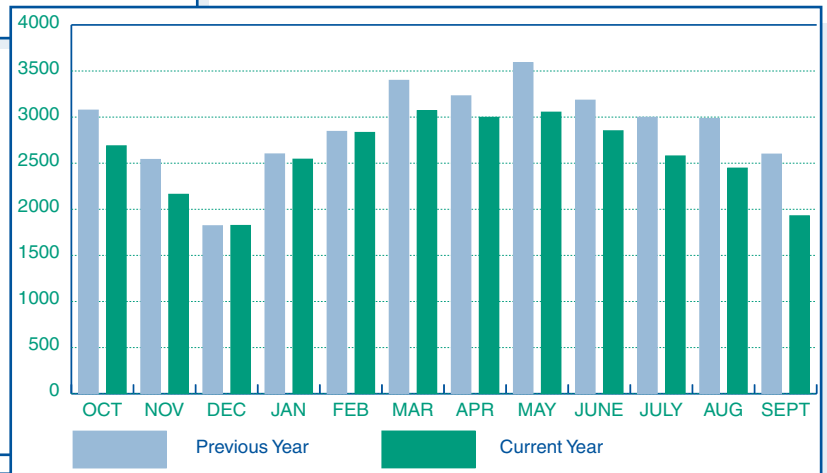
³ Appreciation percents based on a comparison of average price for the last 12 months (10/1/06-9/30/07) with 12 months before (10/1/05-9/30/06).

Market Action



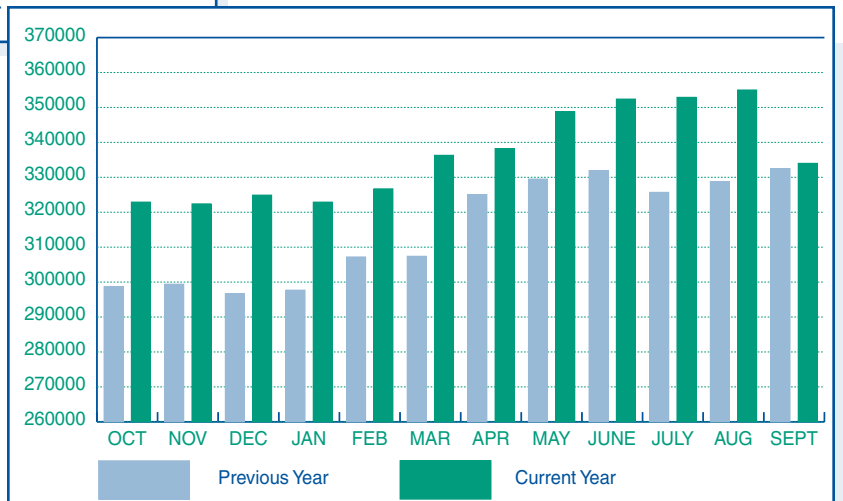
PENDING SALES Metro Portland, Oregon

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



DAYS ON MARKET Metro Portland, Oregon

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



AVERAGE SALE PRICE Metro Portland, Oregon

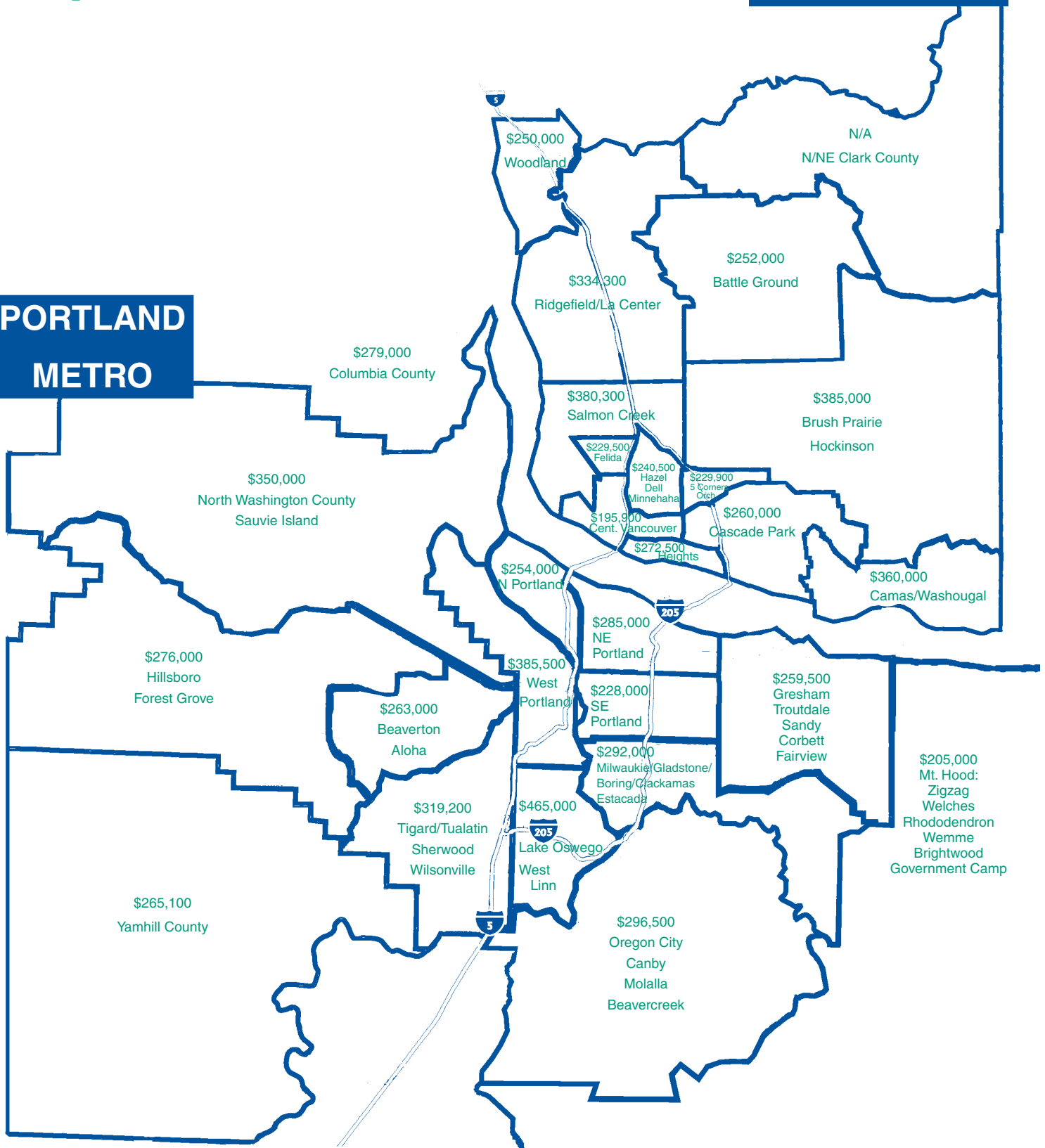
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

September 2007

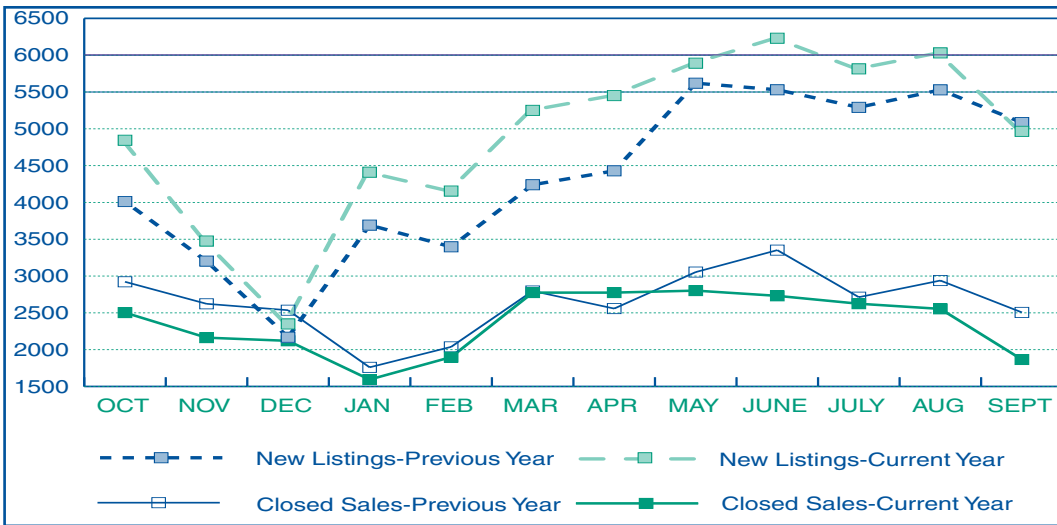
SW
WASHINGTON

PORTLAND
METRO



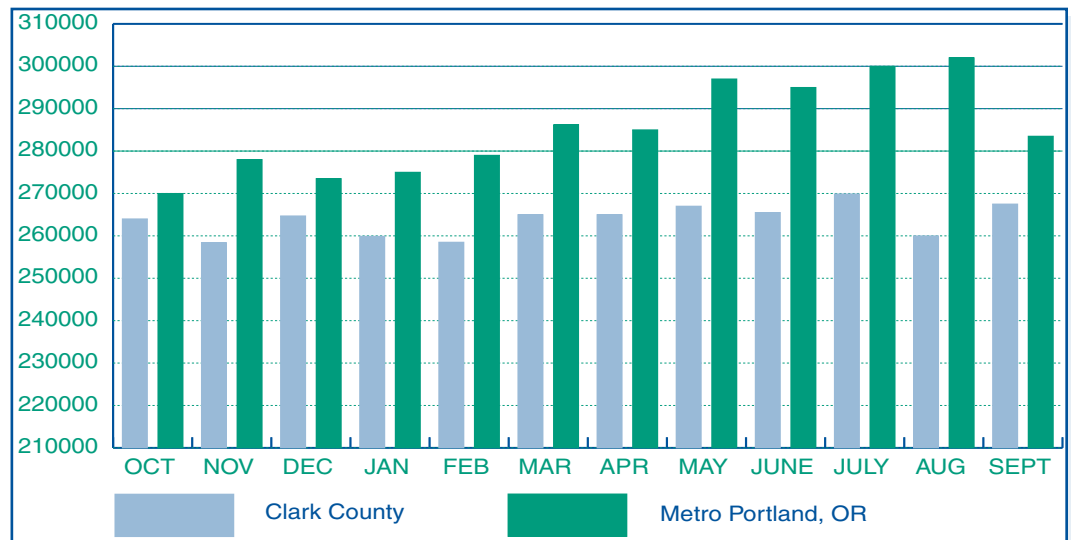
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



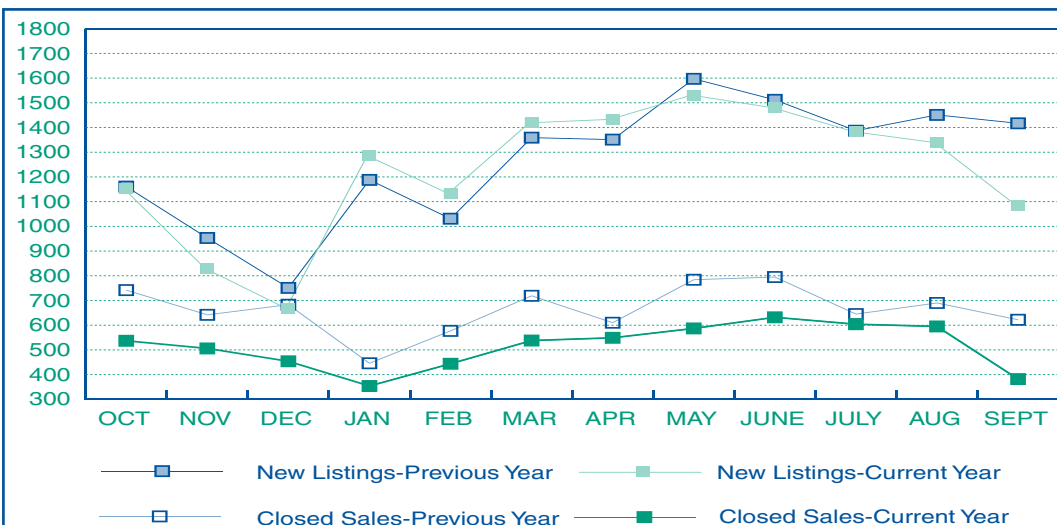
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

September 2007 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	September	1,086	405	382	308,600	267,500	75
	Year-to-Date	11,779	5,126	4,938	307,900	264,600	79
2006	September	1,448	581	657	301,300	266,000	60
	Year-to-Date	12,012	6,043	5,926	299,100	260,000	57

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.

September Residential Highlights

While new listings fell a considerable 25% in September, closed sales also dropped 41.9% compared with September 2006. Due to this, the 4,595 active residential listings would last approximately 12 months at September's rate of sales. Pending sales also dropped 30.3%.

Third Quarter Report

Comparing July-September 2007 to the same period in 2006, new listings fell 12.3% (3,696 v. 4,213). Closed sales were also down 18.4% (1,627 v. 1,993) and pending sales dropped 19.9% (1,488 v. 1,858).

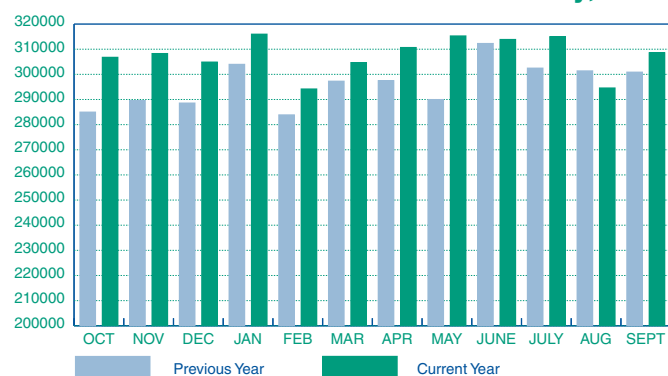
Appreciation

Comparing the 12 months ending with September 2007 to the 12 months immediately prior, the average sale price rose 3.9% (\$307,800 v. \$296,200). Using the same formula, the median sale price increased 1.9% (\$264,000 v. \$259,000).

Clark Co. Inventory in Months

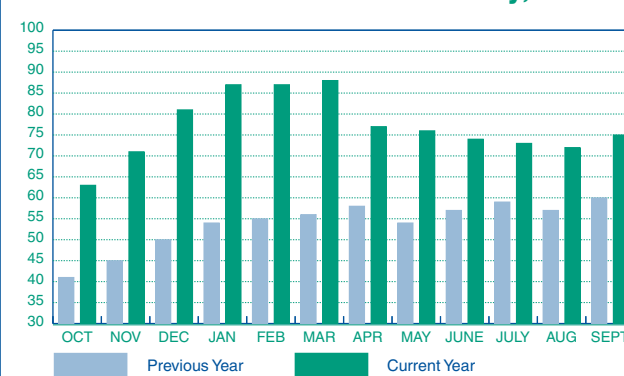
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	7.2
May	2.0	4.2	7.1
June	1.7	4.7	6.8
July	2.0	6.1	7.6
August	2.1	5.9	7.7
September	2.6	6.4	12.0
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

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	102	35	39	9	-59.1%	10	232,800	30	325	188	11.2%	181	246,700	217,000	7.7%	4	411,600	2	96,100	10	268,700
12	NW Heights	133	30	12	19	-29.6%	10	165,800	81	337	163	-37.3%	151	179,300	169,900	-0.5%	3	418,600	4	212,900	11	241,600
13	SW Heights	55	20	10	3	-66.7%	8	429,700	38	167	90	-8.2%	89	390,500	280,000	25.4%	2	180,000	0	N/A	2	721,700
14	Lincoln/Hazel Dell	63	14	4	6	-25.0%	5	208,500	53	188	106	-3.6%	104	245,700	230,000	-0.6%	0	N/A	2	292,800	3	389,700
15	E Hazel Dell	221	50	48	31	6.9%	19	238,400	63	590	250	-27.1%	219	231,900	237,900	-1.3%	5	432,500	51	117,200	4	374,600
20	NE Heights	123	22	13	10	-60.0%	13	225,500	57	320	177	-6.3%	172	246,100	229,000	3.1%	2	223,000	6	92,300	4	561,200
21	Orchards	262	109	67	19	-50.0%	19	244,700	83	693	267	-29.0%	266	236,100	227,500	-6.5%	3	311,000	9	228,000	1	393,500
22	Evergreen	357	89	53	48	-4.0%	34	232,800	73	1,117	522	-9.2%	477	245,900	227,100	9.4%	3	676,700	13	261,200	6	324,100
23	E Heights	69	13	12	16	77.8%	14	311,400	60	206	120	6.2%	111	320,000	218,000	15.7%	0	N/A	3	475,000	0	N/A
24	Cascade Park	110	40	18	13	-51.9%	15	259,100	39	352	166	-18.6%	165	298,400	262,000	2.8%	2	34,800	2	386,000	8	433,100
25	Five Corners	129	34	17	16	-23.8%	14	228,200	54	398	194	-36.6%	186	242,600	229,600	3.4%	1	350,000	8	119,400	3	495,000
26	E Orchards	141	24	37	13	-53.6%	16	303,500	65	422	182	-22.9%	176	313,400	294,500	-1.3%	0	N/A	6	235,200	1	340,000
27	Fisher's Landing	193	44	38	16	-27.3%	20	356,200	50	556	269	-0.7%	257	314,300	300,000	5.2%	1	35,000	4	1,339,000	4	299,800
31	SE County	44	8	3	3	-25.0%	2	313,800	64	80	26	-40.9%	28	407,900	346,300	-2.0%	0	N/A	10	292,400	0	N/A
32	Camas City	352	83	78	25	-30.6%	26	419,200	74	936	347	-21.0%	352	434,600	380,000	-0.9%	1	525,000	31	386,900	7	286,700
33	Washougal	389	69	53	18	-10.0%	22	364,900	109	794	289	-15.7%	282	358,500	314,800	8.0%	3	226,500	68	146,400	2	350,000
41	N Hazel Dell	159	37	38	12	-52.0%	18	275,900	67	386	208	-1.4%	199	301,200	267,500	0.8%	0	N/A	21	144,900	0	N/A
42	S Salmon Creek	249	82	71	24	-29.4%	20	272,500	83	667	253	24.0%	235	292,700	289,000	6.9%	2	391,200	1	85,000	2	396,500
43	N Felida	171	33	20	18	-52.6%	19	342,400	98	466	260	-16.1%	257	329,100	312,000	3.5%	1	1,650,000	21	201,500	0	N/A
44	N Salmon Creek	223	38	29	21	-12.5%	12	378,200	113	481	219	10.1%	208	341,600	310,600	-4.1%	0	N/A	6	179,900	0	N/A
50	Ridgefield	131	30	16	10	-16.7%	16	333,600	100	305	112	15.5%	116	358,100	342,800	13.3%	2	600,000	16	142,800	1	169,900
51	W of I-5 County	43	10	9	2	-71.4%	1	749,000	411	73	18	-43.8%	15	457,600	425,000	-6.2%	0	N/A	8	319,400	0	N/A
52	NW E of I-5 County	79	23	8	4	-20.0%	7	581,400	101	139	49	-23.4%	48	523,600	477,500	18.7%	1	1,200,000	16	220,200	0	N/A
61	Battleground	317	74	53	20	-13.0%	18	319,400	79	745	295	-19.8%	297	304,300	260,000	1.3%	3	598,300	23	287,300	0	N/A
62	Brush Prairie	248	44	42	20	25.0%	16	433,600	102	555	201	-16.3%	192	407,300	350,000	1.1%	1	515,000	19	306,000	3	335,700
63	East County	2	0	0	0	N/A	1	398,500	93	9	4	0.0%	4	331,100	366,800	-21.4%	0	N/A	1	125,000	0	N/A
64	Central County	19	5	3	1	-50.0%	0	N/A	N/A	41	19	-13.6%	19	442,200	455,000	14.7%	0	N/A	2	242,600	0	N/A
65	Mid-Central County	30	5	6	0	-100.0%	0	N/A	N/A	69	22	-21.4%	23	462,400	449,500	16.7%	0	N/A	15	283,900	0	N/A
66	Yacolt	58	6	7	2	0.0%	3	177,000	68	120	41	-29.3%	42	317,000	265,500	-1.1%	2	237,500	7	193,900	0	N/A
70	La Center	77	11	11	3	-57.1%	4	296,000	71	161	49	-46.7%	50	353,000	329,500	6.6%	2	146,000	4	214,800	0	N/A
71	N Central	37	3	4	2	-66.7%	0	N/A	N/A	60	12	-45.5%	11	365,400	325,000	-7.7%	0	N/A	8	202,500	0	N/A
72	NE Corner	9	1	4	1	0.0%	0	N/A	N/A	21	8	-50.0%	6	315,800	317,500	8.5%	0	N/A	6	170,800	0	N/A
	Clark County Total	4,595	1,086	823	405	-30.3%	382	308,600	75	11,779	5,126	-15.2%	4,938	307,900	264,600	3.9%	44	418,200	393	222,300	72	350,100
80	Woodland City	74	10	8	9	200.0%	9	231,100	119	156	73	46.0%	53	282,300	265,000	3.0%	1	312,000	2	123,000	1	246,900
81	Woodland Area	63	11	11	2	-33.3%	4	540,000	176	125	32	-17.9%	37	429,400	365,000	21.9%	1	420,000	19	160,900	0	N/A
82	Cowlitz County	358	130	70	23	-45.2%	22	229,600	120	742	253	-7.0%	233	219,500	197,000	12.3%	6	362,300	36	195,300	16	215,000
	Cowlitz County Total	495	151	89	34	-29.2%	35	265,500	126	1,023	358	-0.8%	323	253,800	220,000	14.0%	8	363,200	57	181,300	17	216,900
87	Pacific County	256	21	19	13	N/A	18	244,600	139	354	142	N/A	142	212,034	189,000	17.8%	5	286,400	64	81,900	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

September 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	September	576	266	278	257,800	234,800	70
	Year-to-Date	6,336	3,383	3,336	267,000	236,000	69
2006	September	638	410	384	251,900	220,000	53
	Year-to-Date	6,166	3,875	3,685	253,600	223,000	51

September Residential Highlights

When comparing September 2007 to September 2006, the number of new listings dropped 9.7%. Closed sales also fell 27.6% and pending sales were down 35.1%. At the month's rate of sales, the 2,215 active listings would last approximately eight months.

Third Quarter Report

The period of July-September 2007 compared to the same time in 2006 reveals that new listings fell 10.2% (2,010 v. 2,238). Pending sales were down 24.6% (1,025 v. 1,360) and closed sales decreased by 18.4% (1,110 v. 1,360).

Appreciation

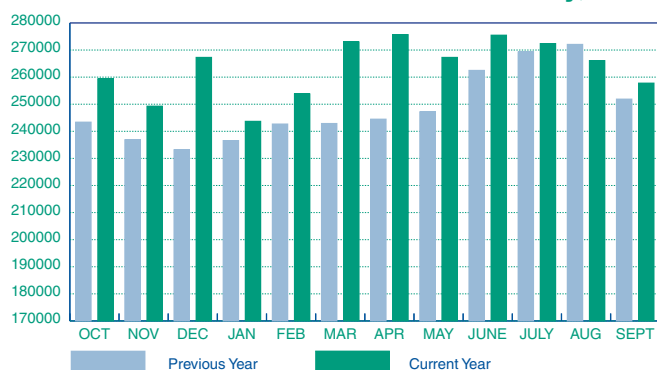
Comparing the 12 months ending with September 2007 to the 12 immediately prior, the average sale price rose 6.5% (\$265,300 v. \$249,200). Using the same formula we can see that the median sale price increased 7.3% (\$234,900 v. \$219,000).

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	
November	2.5	5.6	
December	2.7	4.9	

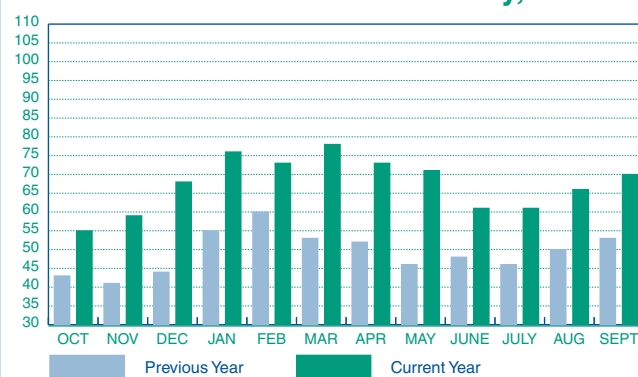
*August 2005–February 2007 revised due to a recording error.

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 • 9/2007

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	13	1	1	1	N/A	0	N/A	N/A	16	7	40.0%	5	62,300	58,500	-44.0%	0	N/A	10	53,400	0	N/A	
226	Florence Green Trees	27	2	3	2	-50.0%	1	111,000	58	42	25	13.6%	22	126,000	120,000	-17.0%	0	N/A	5	119,500	0	N/A	
227	Florence Florentine	29	1	1	1	0.0%	2	324,300	242	32	15	0.0%	17	265,700	239,000	1.4%	0	N/A	0	N/A	0	N/A	
228	Florence Town	165	23	22	14	-12.5%	9	223,600	154	256	96	-23.2%	93	275,000	243,900	5.3%	7	442,600	11	150,300	3	313,000	
229	Florence Beach	49	13	7	6	100.0%	8	263,200	92	85	52	92.6%	52	307,900	285,300	3.0%	0	N/A	9	125,200	0	N/A	
230	Florence North	62	10	2	2	-33.3%	3	191,700	154	78	16	-48.4%	14	372,900	273,500	-20.6%	1	30,000	13	135,500	0	N/A	
231	Florence South/ Dunes City	71	17	9	3	50.0%	4	590,000	420	88	23	4.5%	19	478,200	270,000	36.0%	0	N/A	8	193,100	0	N/A	
238	Florence East/ Mapleton	35	4	1	1	0.0%	2	318,300	40	49	17	54.5%	18	254,000	203,300	-21.9%	2	171,500	4	105,300	1	187,000	
	Florence Total	451	71	46	30	0.0%	29	291,400	169	646	251	-2.7%	240	283,600	240,000	-1.6%	10	347,120	60	127,300	4	281,500	

232	Hayden Bridge	45	8	9	6	-45.5%	9	227,100	65	168	108	4.9%	103	237,600	219,400	-1.3%	0	N/A	1	85,000	5	305,800
233	McKenzie Valley	77	16	15	3	-50.0%	2	505,000	106	155	47	-42.0%	48	432,400	405,000	20.4%	1	603,000	3	578,700	0	N/A
234	Pleasant Hill/Oak	102	18	14	8	-33.3%	10	214,500	78	237	108	-28.0%	103	241,500	180,000	1.8%	5	307,800	31	113,200	5	168,900
235	Cottage Grove/ Creswell/Dorena	304	62	48	25	-26.5%	15	201,100	68	648	265	-28.4%	254	229,400	213,300	5.0%	3	167,800	42	163,300	4	220,800
236	Veneta/Elmira	122	28	12	9	-57.1%	14	274,500	76	320	160	-28.9%	169	260,100	229,900	3.7%	2	132,000	11	371,400	1	215,000
237	Junction City	93	17	17	5	-64.3%	17	236,300	106	267	148	13.8%	145	281,400	240,000	17.4%	3	245,500	9	226,100	5	279,000
239	Thurston	131	32	21	19	-40.6%	14	236,900	92	441	225	-24.7%	231	233,200	219,400	13.6%	0	N/A	18	134,700	12	311,700
240	Coburg I-5	47	15	2	2	0.0%	6	302,000	91	97	40	-7.0%	42	262,400	212,000	5.5%	4	276,300	5	224,300	3	283,000
241	N Gilham	59	24	4	6	-45.5%	14	313,200	134	198	137	29.2%	138	335,000	302,000	7.8%	0	N/A	3	116,700	2	341,800
242	Ferry Street Bridge	129	32	21	18	-41.9%	20	360,900	89	427	271	-4.2%	275	312,600	278,000	6.7%	1	165,000	7	643,700	5	308,800
243	E Eugene	124	49	22	27	-3.6%	24	334,500	66	444	267	-3.6%	253	345,200	299,900	3.4%	4	293,000	12	317,900	9	333,300
244	SW Eugene	308	81	39	31	-18.4%	42	277,500	47	783	408	1.7%	373	330,800	288,800	2.0%	0	N/A	27	224,600	8	384,800
245	W Eugene	68	25	8	12	-60.0%	12	208,200	30	225	147	14.0%	166	215,100	202,000	-6.0%	5	395,000	4	158,500	12	319,700
246	Danebo	205	49	38	37	-37.3%	31	203,700	62	662	359	-18.6%	349	212,300	212,500	11.1%	6	546,700	1	54,000	14	257,000
247	River Road	41	13	6	13	0.0%	6	228,300	72	179	111	-13.3%	105	229,200	214,000	9.7%	0	N/A	6	107,300	2	283,500
248	Santa Clara	198	60	29	26	-13.3%	12	266,600	49	538	270	-12.1%	260	280,500	257,300	2.7%	1	17,400	4	187,600	4	258,700
249	Springfield	139	40	29	16	-46.7%	28	189,900	46	495	283	-18.0%	295	182,400	172,500	4.0%	5	257,200	8	86,300	20	226,900
250	Mohawk Valley	23	7	2	3	-57.1%	2	239,500	116	52	29	-37.0%	27	336,400	335,000	-8.5%	0	N/A	8	230,400	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

September 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	September	194	85	83	212,200	193,500	96
	Year-to-Date	2,257	948	917	216,000	187,500	105
2006	September	196	114	119	207,700	189,000	96
	Year-to-Date	2,329	1,160	1,130	207,600	180,000	82

September Residential Highlights

In September 2007, closed sales dropped 30.3% when compared with September 2006. Pending sales were down 25.4%. New listings also saw a decline of 1%.

Third Quarter Report

When comparing the periods of July-September 2007 and July-September 2006 it reveals that closed sales and pending sales decreased 17.1% (324 v. 391) and 19.6% (312 v. 388), respectively. On the other hand, new listings have grown 2.2% (705 v. 690).

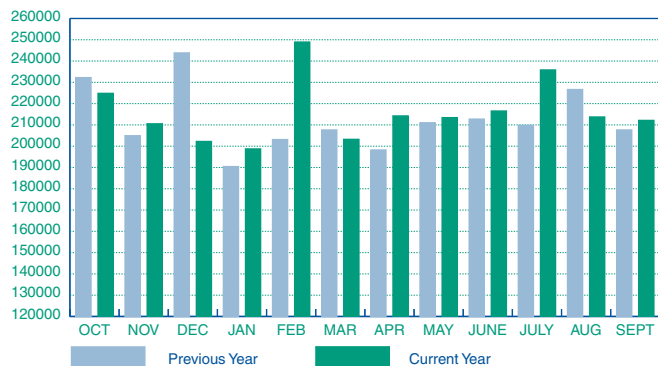
Appreciation

A comparison of the 12 months ending with August 2007 to the 12 immediately prior shows that the average sale price increased 1.9% (\$215,500 v. \$211,600). The same formula reveals that the median sale price increased 4% (\$185,000 v. \$177,800).

Inventory in Months (Active Listings / Closed Sales)

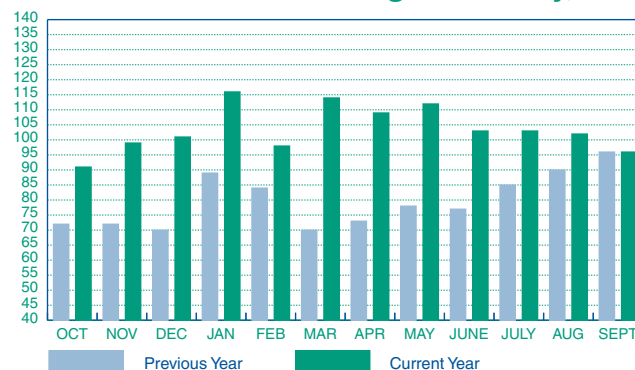
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	11.0
July	3.0	7.8	12.7
August	3.5	8.5	9.9
September	3.5	8.7	14.9
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

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



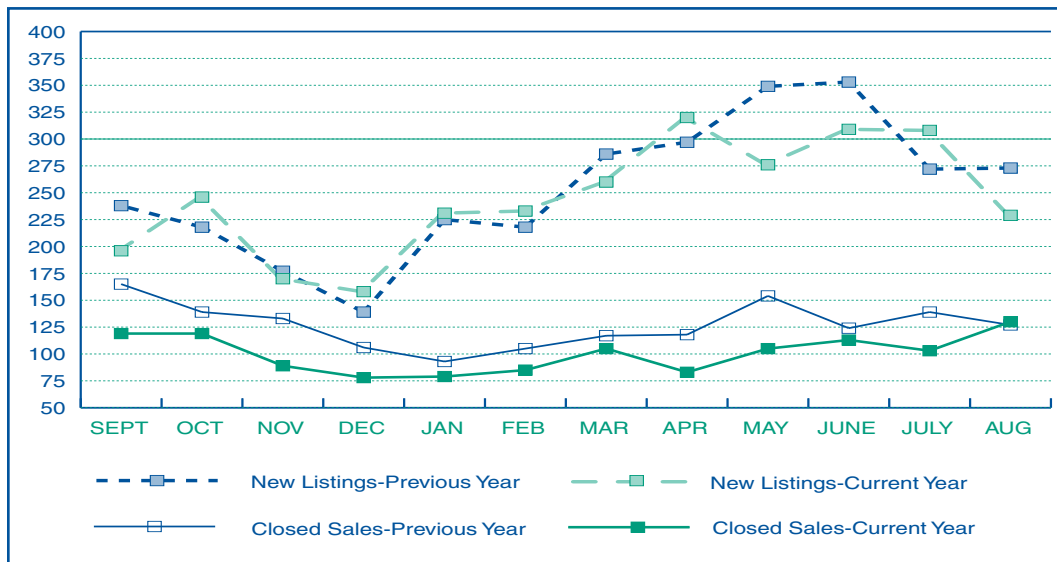
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 9/2007

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	134	29	23	13	-31.6%	11	172,900	132	264	129	-12.2%	128	228,700	200,000	19.5%	6	238,500	22	84,600	2	257,500	
252	NW Roseburg	99	6	10	3	-72.7%	7	318,300	89	187	87	-16.3%	86	319,300	292,500	1.3%	2	687,500	22	142,800	1	245,000	
253	SE Roseburg	77	18	5	4	-63.6%	2	134,800	106	157	75	-15.7%	71	180,400	165,000	-2.3%	6	167,500	4	83,800	4	177,000	
254	SW Roseburg	95	16	18	6	20.0%	14	263,800	54	177	76	-14.6%	75	260,800	217,000	4.7%	2	111,000	7	231,400	1	170,000	
255	Glide & E of Roseburg	63	6	9	5	0.0%	1	227,000	110	97	32	-27.3%	26	290,400	275,000	-13.7%	0	N/A	3	163,000	0	N/A	
256	Sutherlin/ Oakland Area	148	19	15	9	-47.1%	10	170,100	66	278	117	-18.8%	118	212,100	190,000	10.1%	5	436,500	20	188,600	1	170,000	
257	Winston & SW of Roseburg	132	19	14	5	-54.5%	10	217,000	143	228	91	-29.5%	96	197,300	181,000	-9.2%	1	140,000	11	113,300	5	201,700	
258	Myrtle Creek & S/SE of Roseburg	217	40	26	14	0.0%	11	132,500	72	387	139	-20.6%	132	178,100	160,000	0.8%	4	403,800	25	171,400	3	506,700	
259	Green District	101	22	17	11	0.0%	7	225,700	91	214	100	-12.3%	95	174,500	171,000	-13.0%	1	315,000	7	78,800	0	N/A	
265	North Douglas County	173	19	21	15	50.0%	10	238,700	131	268	102	-18.4%	90	193,100	158,500	9.7%	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

September 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	September	95	59	60	183,500	185,000	129
	Year-to-Date	1,447	559	525	214,500	185,800	111
2006	September	128	78	79	222,600	180,000	100
	Year-to-Date	1,389	653	623	207,400	174,900	90

September Residential Highlights

Comparing September 2007 with the same time a year ago, data reveals that new listings have dropped 25.8%. Closed sales and pending sales fell 24.1% and 24.4%.

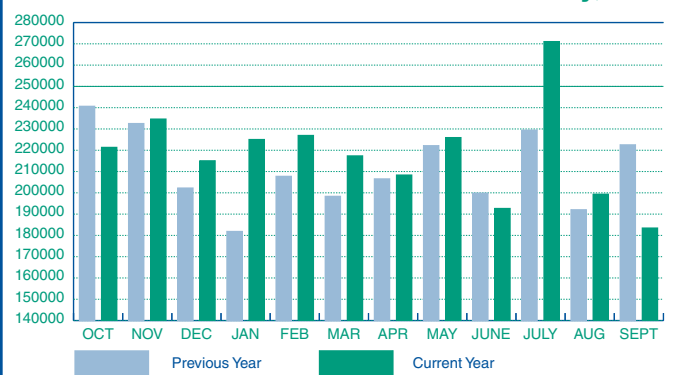
Third Quarter Report

Comparing July-September 2007 with the third quarter in 2006, new listings dropped 4.9% (447 v. 470). Closed sales fell 16.9% (202 v. 243) and pending sales were down 19.9% (201 v. 251).

Appreciation

The average sale price for the 12 months ending in September 2007 rose 1.9% (\$216,700 v. \$212,700) 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 • 9/2007 • 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	188	14	19	4	-55.6%	4	214,900	204	218	54	-15.6%	52	281,500	253,800	-11.6%	3	397,500	22	152,900	0	N/A
97414 Broadbent	0	1	0	1	N/A	0	N/A	N/A	1	2	100.0%	1	385,000	385,000	75.7%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	299	33	30	24	-14.3%	29	179,400	127	552	250	-10.1%	229	198,400	177,800	3.4%	13	534,700	24	67,600	8	221,900
97423 Coquille	93	10	11	9	50.0%	10	197,200	121	193	74	19.4%	74	190,400	168,600	4.9%	5	257,000	5	102,000	1	335,500
97449 Lakeside	37	4	4	6	50.0%	3	126,700	123	66	29	-14.7%	25	216,200	185,000	2.1%	1	450,000	11	99,500	0	N/A
97458 Myrtle Point	57	6	8	6	0.0%	5	130,400	204	97	35	-25.5%	35	196,000	186,000	14.8%	2	142,500	5	130,600	0	N/A
97459 North Bend	166	26	31	8	-65.2%	9	215,800	68	304	109	-28.3%	104	240,100	215,000	1.7%	4	353,800	17	103,500	4	310,400
97466 Powers	11	1	2	1	-50.0%	0	N/A	0	16	6	-60.0%	5	170,100	180,000	74.5%	0	N/A	5	86,400	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

September 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	September	56	32	24	286,500	299,800	174
	Year-to-Date	697	242	222	312,400	275,000	161
2006	September	66	31	33	296,600	270,000	88
	Year-to-Date	770	247	243	309,300	275,000	109

September Residential Highlights

Pending sales in September were 3.2% ahead of the September 2006 pace. However, closed sales dropped 27.3%. New listings also fell 15.2%.

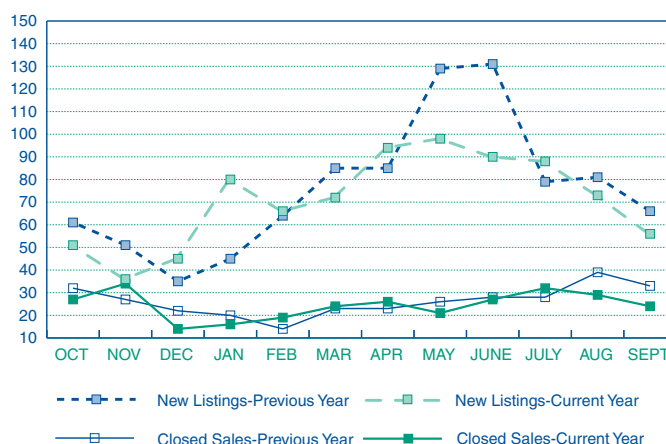
Third Quarter Report

Comparing July-September 2007 with the same quarter in 2006, new listings were down 6.7% (209 v. 224). Pending sales fell 3.3% (89 v. 92), and closed sales decreased 15.5% (87 v. 103).

Appreciation

Comparing the 12 months ending with August 2007 to the 12 immediately prior, average sale price fell a slight 0.8% (\$312,200 v. \$314,800). Using the same formula reveals that the median sale price also decreased by 1.4% (\$275,000 v. \$279,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 9/2007 • Curry 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 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
270	City, Airport, Marina Hts., NB Chetco	176	14	19	11	0.0%	11	295,000	149	246	94	-9.6%	93	345,600	291,500	5.6%	5	498,300	15	451,100	5	292,600
271	Harbor, Winchuck, SB Chetco	102	20	14	10	25.0%	4	346,200	205	148	57	3.6%	45	294,600	237,000	22.5%	0	N/A	5	204,800	1	270,000
272	Carpenterville, Cape Ferrello, Whaleshead	43	5	4	3	-25.0%	2	397,500	102	57	15	-42.3%	13	272,300	265,000	-27.0%	0	N/A	2	135,000	0	N/A
273	Gold Beach	162	14	13	7	40.0%	6	217,000	208	169	49	-3.9%	43	304,100	275,000	-7.8%	4	651,300	11	179,900	0	N/A
274	Port Orford, Langlois	55	3	15	1	-66.7%	1	149,000	261	77	27	145.5%	28	261,900	217,500	-34.2%	3	238,700	9	254,300	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

September 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	September	125	77	65	263,900	215,000	114
	Year-to-Date	1,478	697	655	260,400	227,000	105
2006	September	130	85	87	263,300	197,000	71
	Year-to-Date	1,402	819	772	246,900	196,500	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.

September Residential Highlights

When comparing September 2007 with September 2006, the data reveals that new listings fell 3.8%. Pending sales were also on the decline at 9.4%. Closed sales also slipped 25.3%.

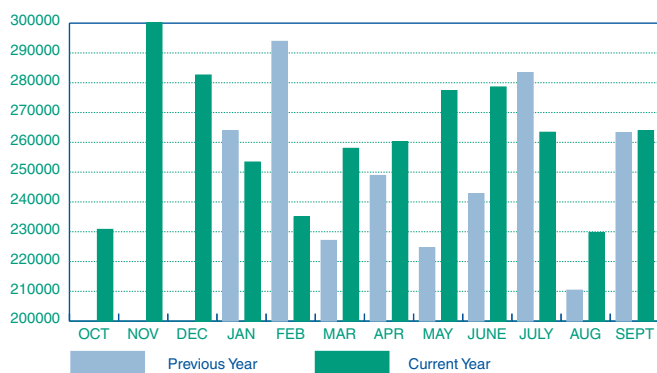
Third Quarter Report

When comparing July-September 2007 with the same quarter in 2006, new listings dipped a slight 1.3% (467 v. 473). Additionally, pending sales fell 18.4% (235 v. 288) and closed sales decreased 20.8% (240 v. 303).

Appreciation

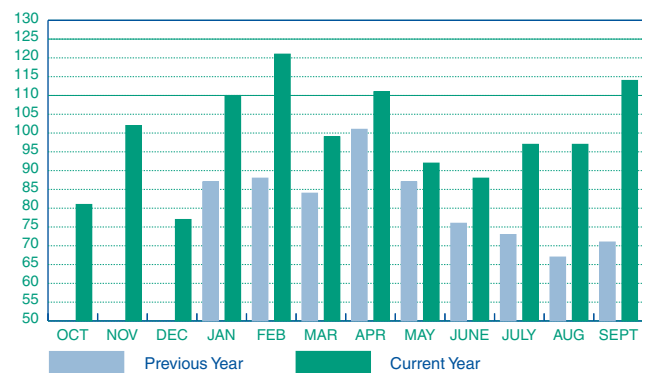
Comparing the 12 months ending with September 2007 to the 12 immediately prior, average sale price appreciated 5.7% (\$261,700 v. \$247,600). Using the same formula reveals that the median sale price also increased by 13.1% (\$224,500 v. \$198,500).

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 • 9/2007 • 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	61	13	11	3	0.0%	3	425,000	64	117	50	-2.0%	46	323,700	273,500	14.2%	3	460,000	12	274,100	1	350,000
101 Snowden	15	1	0	1	0.0%	0	N/A	N/A	15	5	-50.0%	5	548,600	385,000	41.1%	0	N/A	0	N/A	0	N/A
102 Trout Lake/Glenwood	17	1	0	1	0.0%	0	N/A	N/A	16	8	0.0%	7	436,000	270,000	-3.0%	1	219,000	11	174,600	0	N/A
103 Husum/BZ Corner	13	0	0	1	N/A	0	N/A	N/A	14	5	-16.7%	3	279,700	239,000	8.1%	0	N/A	4	159,100	0	N/A
104 Lyle	19	3	0	2	-50.0%	1	131,000	145	29	12	-20.0%	9	428,000	243,000	58.0%	0	N/A	15	109,800	0	N/A
105 Dallesport/Murdock	19	1	3	1	-50.0%	2	262,000	127	21	13	-7.1%	12	185,900	181,300	17.5%	0	N/A	7	164,600	1	190,000
106 Appleton/Timber Valley	3	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	5	0	2	1	N/A	0	N/A	N/A	6	4	-20.0%	3	147,200	162,700	16.2%	0	N/A	4	262,400	0	N/A
108 Goldendale	59	7	8	7	-30.0%	11	245,700	113	122	70	-26.3%	65	169,400	120,000	27.8%	3	196,700	87	73,800	0	N/A
109 Bickleton/East County	6	1	0	0	N/A	1	70,000	191	10	5	25.0%	4	81,200	82,500	4.4%	0	N/A	2	40,400	0	N/A
110 Klickitat	5	1	1	1	0.0%	0	N/A	N/A	13	7	75.0%	6	193,400	135,000	92.8%	0	N/A	0	N/A	0	N/A
Klickitat County Total	222	28	25	18	-18.2%	18	261,300	113	367	181	-17.4%	162	252,400	187,500	15.4%	7	312,700	142	114,100	2	270,000

111 Skamania	6	1	1	0	N/A	0	N/A	N/A	13	3	0.0%	3	171,700	135,000	-20.3%	0	N/A	2	222,500	0	N/A
112 North Bonneville	22	1	2	1	0.0%	0	N/A	N/A	57	12	20.0%	10	253,100	245,200	7.4%	0	N/A	3	43,300	0	N/A
113 Stevenson	23	2	3	0	-100.0%	0	N/A	N/A	38	11	-54.2%	15	290,400	291,000	8.5%	1	475,000	3	220,000	0	N/A
114 Carson	22	2	0	2	N/A	0	N/A	N/A	38	19	35.7%	16	193,800	207,500	-12.6%	0	N/A	8	125,800	0	N/A
115 Home Valley	2	0	0	0	N/A	0	N/A	N/A	3	2	100.0%	2	292,000	292,000	45.3%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	15	1	3	0	N/A	1	250,000	70	18	6	-25.0%	7	459,300	425,000	44.9%	0	N/A	6	442,700	0	N/A
117 Unincorporated North	19	1	2	1	0.0%	0	N/A	N/A	23	8	-20.0%	7	153,200	148,000	12.9%	0	N/A	10	130,100	0	N/A
Skamania County Total	109	8	11	4	0.0%	1	250,000	70	190	61	-12.9%	60	256,200	238,500	6.2%	1	475,000	32	193,700	0	N/A

351 The Dalles	190	36	24	18	-28.0%	22	213,500	121	364	185	-21.6%	182	198,100	188,000	4.5%	4	308,600	14	85,000	5	197,600
352 Dufur	3	1	0	0	N/A	1	140,500	121	11	11	175.0%	12	171,800	135,300	6.8%	0	N/A	3	126,600	0	N/A
353 Tygh Valley	4	0	0	1	N/A	2	79,000	71	7	6	200.0%	6	148,800	121,700	45.5%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	24	1	2	2	0.0%	2	129,300	99	37	19	-9.5%	20	168,900	151,100	-4.9%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	9	0	1	0	-100.0%	2	424,500	51	18	7	-22.2%	9	225,800	198,400	22.4%	0	N/A	11	72,000	0	N/A
356 Rowena	1	1	N/A	1	N/A	0	N/A	N/A	3	2	#DIV/0!	1	300,000	300,000	N/A	0	N/A	0	N/A	0	N/A
357 Mosier	19	1	3	0	-100.0%	2	227,000	262	42	20	150.0%	18	302,500	241,000	-32.8%	0	N/A	3	231,300	0	N/A
Wasco County Total	250	40	30	22	-33.3%	31	211,500	121	482	250	-10.7%	248	202,300	188,000	2.2%	4	308,600	31	98,600	5	197,600

361 Cascade Locks	35	3	3	2	N/A	0	N/A	N/A	55	10	-37.5%	8	232,700	251,200	20.5%	1	385,000	4	142,900	0	N/A
362 Hood River City	102	30	9	26	116.7%	11	401,400	83	224	119	-6.3%	106	343,600	305,100	-1.2%	2	386,500	8	314,400	4	359,000
363 Hood River-Westside	34	4	5	2	0.0%	2	449,500	123	59	34	-2.9%	30	424,400	396,000	-10.6%	0	N/A	9	327,500	0	N/A
364 Hood River-Eastside	7	1	2	0	-100.0%	0	N/A	N/A	11	2	-66.7%	2	647,500	647,500	-17.4%	1	575,000	1	259,000	0	N/A
365 Odell	18	2	3	2	-33.3%	2	165,500	216	36	16	-15.8%	14	242,700	235,300	15.9%	2	445,000	1	104,000	0	N/A
366 Parkdale/Mt. Hood	16	3	2	1	-50.0%	0	N/A	N/A	37	18	-40.0%	19	416,000	359,000	18.6%	1	615,000	3	530,700	0	N/A
Hood River Co. Total	212	43	24	33	57.1%	15	376,400	106	422	199	-14.6%	179	355,400	315,000	-0.4%	7	462,600	26	307,300	4	359,000

370 Sherman County	10	6	0	0	-100.0%	0	N/A	N/A	17	6	-64.7%	6	91,500	87,500	-8.4%	1	60,000	2	32,500	0	N/A
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Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

September 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	September	70	41	40	151,500	145,800	137
	Year-to-Date	613	392	387	135,800	131,700	113
2007	August	81	49	58	141,700	143,300	89
	Year-to-Date	544	350	343	133,800	130,000	113

Month-to-Month Residential Highlights

When comparing September 2007 to August 2007 it shows that closed sales dropped 31% (40 v. 58). New listings also decreased 13.6% month over month (70 v. 81). Pending sales were also on the decline at 16.3% (41 v. 49).

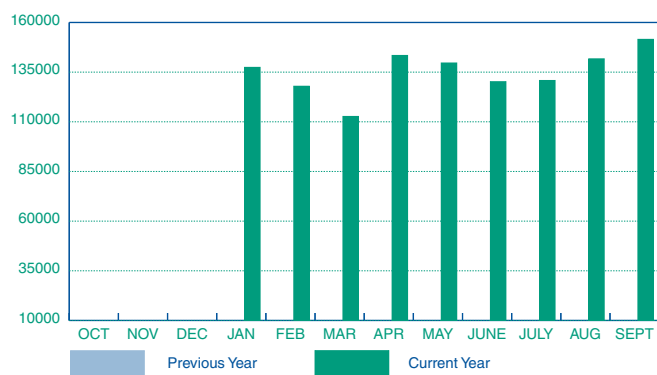
September's average days on market jumped from 89 days in August to 137 days in September. At August's rate of sales, the 264 active residential listings would last approximately 6.6 months.

Columbia Basin Residential Highlights

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

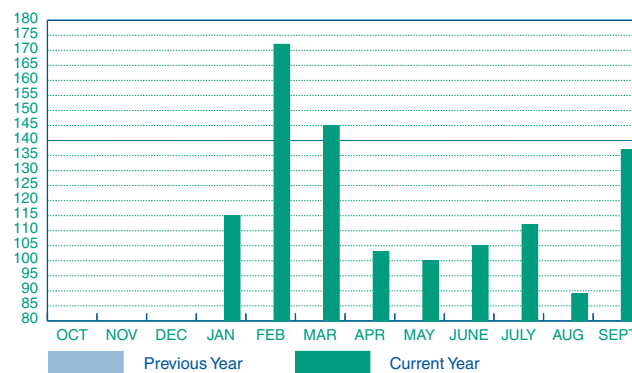
We began tracking data for these areas in January 2007. In January 2008, we will include appreciation and percentage changes for all categories, as the comparable data will then be available.

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



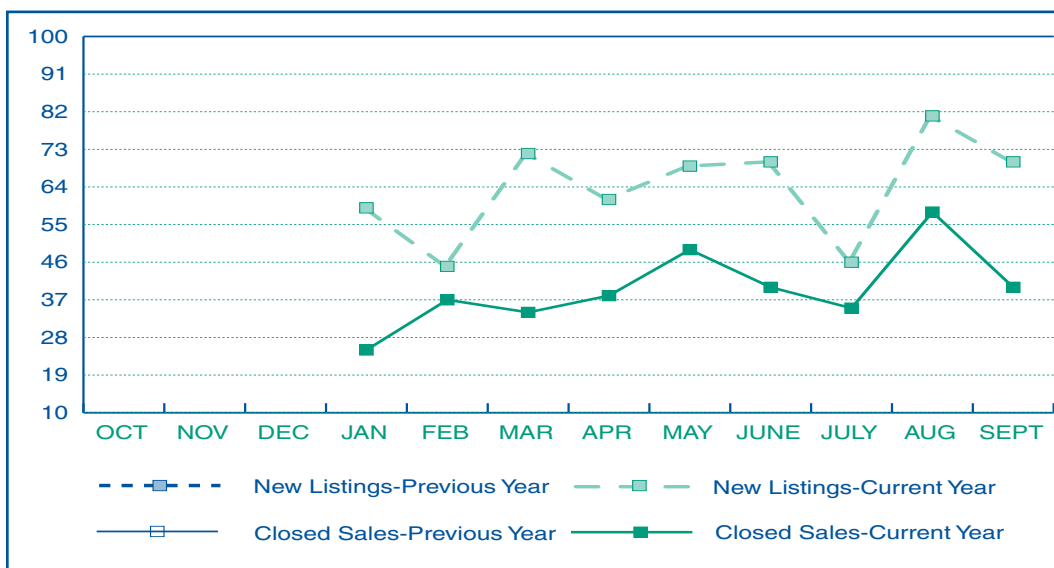
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

AREA REPORT • 9/2007 • 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	16	1	0	0	N/A	0	N/A	N/A	14	3	N/A	4	128,800	135,000	N/A	1	235,000	4	15,400	1	167,000
	Condon/South	17	1	0	2	N/A	0	N/A	N/A	22	6	N/A	5	51,200	44,900	N/A	1	76,000	0	N/A	0	N/A
	Gilliam Co. Total	33	2	0	2	N/A	0	N/A	N/A	36	9	N/A	9	85,700	92,000	N/A	2	155,500	4	15,400	1	167,000

420 Boardman/Northeast	15	9	1	3	N/A	4	112,700	135	35	29	N/A	27	129,200	127,000	N/A	2	173,500	2	94,400	0	N/A
421 Irrigon	32	2	2	6	N/A	5	121,700	240	51	30	N/A	24	114,700	84,800	N/A	0	N/A	2	17,000	0	N/A
422 Lone	1	0	0	0	N/A	1	525,000	11	4	3	N/A	2	337,500	337,500	N/A	0	N/A	0	N/A	0	N/A
423 Lexington	0	0	2	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	11	3	0	4	N/A	2	105,500	59	22	6	N/A	4	127,800	135,000	N/A	0	N/A	0	N/A	1	96,500
Morrow Co. Total	59	14	5	13	N/A	12	149,600	156	115	68	N/A	57	130,300	115,000	N/A	2	173,500	4	55,700	1	96,500

430 Umatilla	30	8	6	5	N/A	7	119,300	181	73	53	N/A	55	98,500	97,000	N/A	1	759,500	6	14,000	2	242,500
431 Hermiston	121	41	14	18	N/A	19	167,900	112	344	233	N/A	238	149,500	146,400	N/A	6	159,600	17	102,500	11	155,600
432 Stanfield	5	1	1	2	N/A	1	124,900	156	18	14	N/A	14	108,600	108,200	N/A	0	N/A	1	16,000	0	N/A
433 Echo	6	1	0	0	N/A	0	N/A	N/A	10	8	N/A	8	167,700	143,500	N/A	0	N/A	0	N/A	0	N/A
435 Pendleton/Other	10	3	0	1	N/A	1	114,800	48	17	7	N/A	6	80,100	78,500	N/A	0	N/A	0	N/A	0	N/A
Umatilla Co. Total	172	54	21	26	N/A	28	152,300	129	462	315	N/A	321	138,100	136,300	N/A	7	245,300	23	76,800	13	169,000



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

September 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	September	43	24	27	176,600	128,000	55
	Year-to-Date	407	231	228	157,000	128,500	47
2007	August	46	21	31	154,400	120,500	45
	Year-to-Date	367	207	198	153,900	127,300	47

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	September	34	9	13	176,900	120,000	69
	Year-to-Date	285	177	175	145,100	115,000	64
2007	August	42	13	19	165,000	126,000	55
	Year-to-Date	253	164	162	142,600	115,000	63

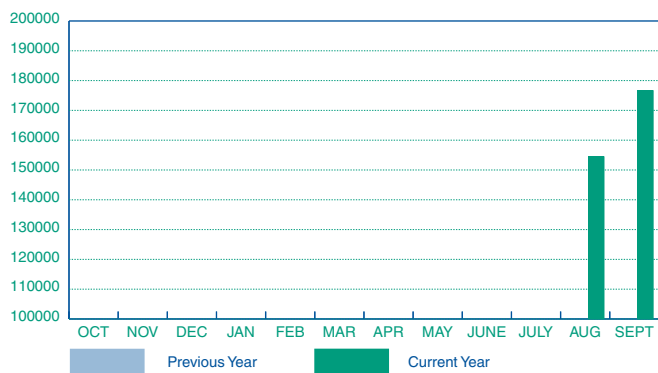
Union Co: Month-to-Month Highlights

Comparing the month of September 2007 to August 2007 show that pending sales were up 14.3%. However, new listings fell 6.5%. Closed sales also decreased 12.9%. At the month's rate of sales, the 139 active listings would last approximately 5.1 months.

Baker Co: Month-to-Month Highlights

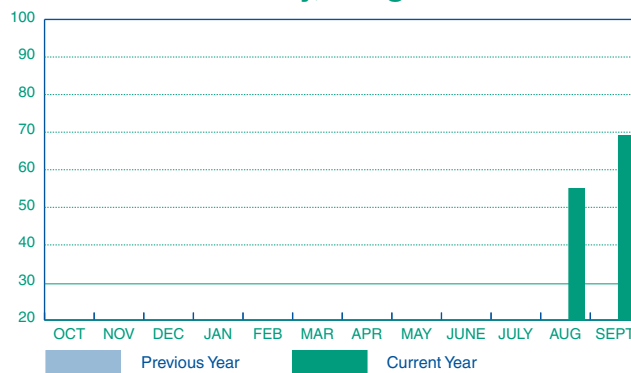
When comparing the month of September 2007 to August 2007 it shows that new listings were down 19%. Additionally, closed sales fell 31.6% and pending sales dropped 30.8%. At the month's rate of sales, the 114 active listings would last approximately 8.8 months.

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



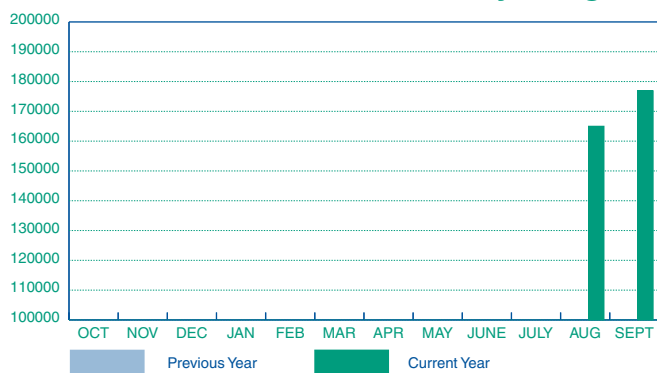
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

AREA REPORT • 9/2007 • 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
440 Cove	11	4	1	1	N/A	1	220,000	21	25	10	N/A	12	214,100	188,500	N/A	0	N/A	12	91,600	0	N/A
441 East La Grande	13	3	1	2	N/A	1	128,000	28	33	18	N/A	16	113,300	124,000	N/A	2	170,000	5	69,800	1	240,000
442 North La Grande	27	13	2	5	N/A	7	178,200	85	80	47	N/A	44	118,000	110,000	N/A	2	141,000	5	91,600	0	N/A
443 South La Grande	35	13	5	8	N/A	9	123,100	52	110	59	N/A	58	158,100	137,250	N/A	2	266,300	5	97,100	1	184,000
444 Elgin	19	4	0	2	N/A	3	188,500	86	54	33	N/A	32	151,000	107,750	N/A	1	230,000	7	68,600	0	N/A
445 Imbler	0	0	0	0	N/A	0	N/A	N/A	5	5	N/A	6	121,800	119,000	N/A	0	N/A	3	60,000	0	N/A
446 Island City	12	2	0	1	N/A	2	144,500	27	23	9	N/A	11	192,900	165,000	N/A	0	N/A	11	109,100	0	N/A
447 West La Grande	1	0	0	1	N/A	0	N/A	N/A	4	2	N/A	1	50,000	50,000	N/A	0	N/A	1	32,000	0	N/A
448 Summerville	4	0	1	1	N/A	1	649,900	15	15	8	N/A	7	274,000	215,000	N/A	0	N/A	4	189,400	0	N/A
449 Union	11	3	1	2	N/A	3	186,600	14	32	23	N/A	24	136,100	122,500	N/A	6	80,100	3	25,500	1	35,000
450 North Powder/Other	6	1	1	1	N/A	0	N/A	N/A	26	17	N/A	17	242,700	99,000	N/A	1	40,000	7	131,000	0	N/A
Union Co. Total	139	43	12	24	N/A	27	176,600	55	407	231	N/A	228	157,000	128,500	N/A	14	136,100	63	95,800	3	153,000

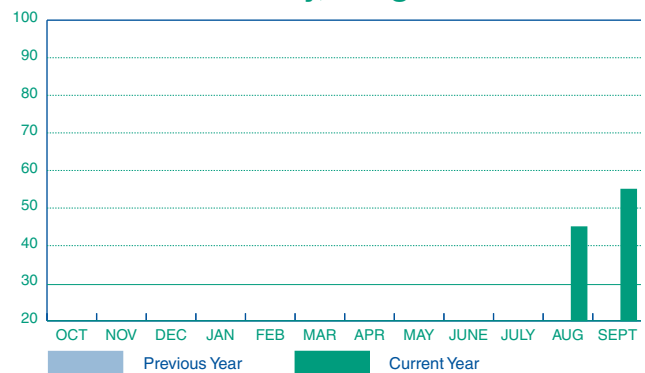
460 Baker City/Keating	82	27	9	8	N/A	11	177,300	73	243	164	N/A	161	142,300	115,000	N/A	3	271,700	35	127,000	1	185,000
461 Haines/Anthony Lk/ Muddy Crk	3	1	0	0	N/A	0	N/A	N/A	7	3	N/A	4	266,300	105,000	N/A	0	N/A	11	64,900	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	12	2	0	1	N/A	2	175,000	45	14	4	N/A	4	191,900	208,750	N/A	0	N/A	4	89,800	0	N/A
463 Unity/Hereford	0	0	0	0	N/A	0	N/A	N/A	1	1	N/A	1	108,800	108,772	N/A	1	195,000	0	N/A	0	N/A
464 Huntington/Lime	1	0	0	0	N/A	0	N/A	N/A	1	2	N/A	2	75,500	75,450	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	2	0	0	N/A	0	N/A	N/A	11	2	N/A	3	128,300	110,000	N/A	0	N/A	0	N/A	0	N/A
467 Halfway/Cornucopia	6	2	1	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	114	34	10	9	N/A	13	176,900	69	285	177	N/A	175	145,100	115,000	N/A	5	223,400	50	110,400	2	160,000

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.



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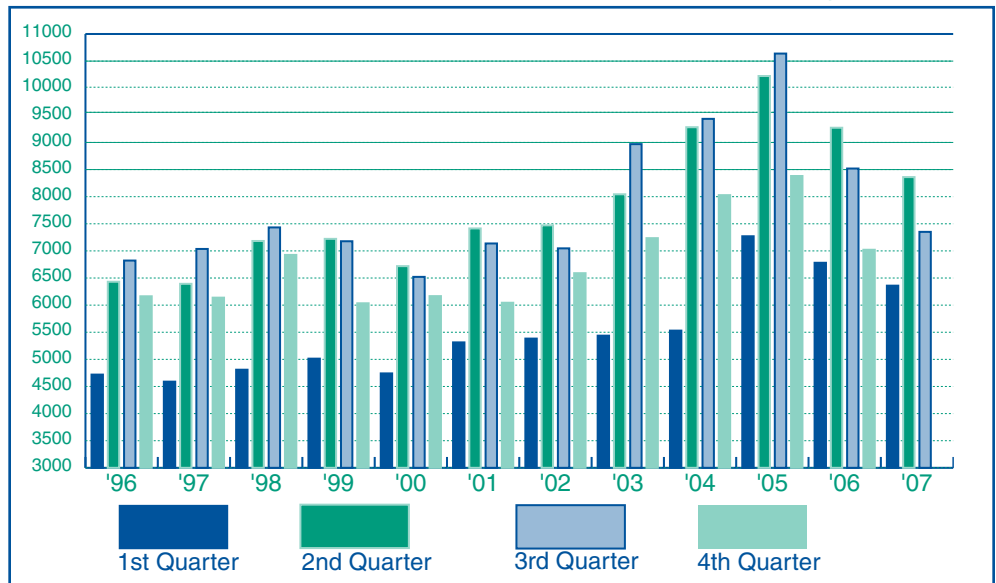
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