

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

April 2008 Reporting Period

April Residential Highlights

Comparing April 2008 to April 2007, market activity remains slow. On the other hand, month-to-month activity (March v. April) showed growth in some categories.

One area of growth from March to April was pending sales, which grew 6.8% (2,070 v. 1,938). This is the first increase in pending sales from March to April since 2005. New listings also grew 2.7% (5,295 v. 5,155). Closed sales dropped 6.4% (1,582 v. 1,691). This drop is on par with the last three years, though, as closed sales have dropped an average of 6.7% from March to April.

On the other hand, when comparing April 2008 with the same month in 2007, transactions were down across the board. New listings fell 2.9%. Closed sales and pending sales decreased 39% and 31%, respectively.

At the month's rate of sales, the 16,370 active residential listings would

last 10.3 months, up from 9.1 months in March.

Year-to-Date

Comparing January-April 2008 with the same period a year ago, new listings were up 5.8%. Closed sales and pending sales were down 35.1% and 34.6%, respectively (see table below).

Sale Prices

Also of note was the first decline in average sale price since August 2002 and in median sale price since May 2001 when comparing April of the current year to the same month the year prior. Average sale price dropped 3.9% and the median fell 3.5% (see table below).

One factor in this price decline may be a 51.2% (21 v. 43) decrease in the number of homes sold for \$1 million or more, when comparing April 2008 with April 2007. Year-to-date, sales in this price range are down 31.9% compared with the same time last year.

SEE PAGE 20 for information on affordability and 12-month sales price percent change for the Portland metro area.

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Inventory in Months (Active Listings / Closed Sales)

	2006	2007	2008
January	3.2	6.2	12.8
February	2.7	5.2	10.4
March	2.0	3.8	9.1
April	2.4	4.4	10.3
May	2.3	4.5	
June	2.6	5.0	
July	3.5	5.7	
August	3.6	6.2	
September	4.5	8.6	
October	4.6	8.4	
November	5.1	8.3	
December	4.5	8.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	5,295	2,070	1,582	325,000	275,000	75
	Year-to-Date	20,248	7,230	5,944	335,900	280,000	82
2007	April	5,451	2,998	2,594	338,200	285,000	58
	Year-to-Date	19,141	11,060	9,162	333,100	282,500	63

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Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings ⁴	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	% Change ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	North Portland	565	228	130	106	-26.9%	95	276,200	56	881	402	-22.4%	327	274,800	255,000	7.7%	7	325,300	10	133,900	11	503,100
142	Northeast Portland	1,141	506	272	222	-31.1%	159	305,700	59	1,816	762	-35.2%	603	316,400	275,000	6.7%	10	444,300	5	114,500	12	339,900
143	Southeast Portland	1,681	615	313	299	-21.9%	222	275,700	60	2,452	1,042	-28.7%	816	276,600	245,000	4.5%	13	515,100	18	194,400	39	544,400
144	Gresham/ Troutdale	1,215	354	240	116	-35.9%	98	250,300	59	1,420	441	-36.3%	368	257,900	246,000	0.4%	5	230,400	25	247,400	12	315,500
145	Milwaukie/ Clackamas	1,398	456	261	162	-28.6%	108	302,600	70	1,734	496	-34.6%	386	339,500	294,500	-5.9%	6	668,800	11	277,800	7	436,600
146	Oregon City/ Canby	943	242	151	86	-37.2%	71	381,800	96	1,054	328	-35.0%	284	326,300	286,000	2.5%	3	522,500	25	299,500	5	230,900
147	Lake Oswego/West Linn	1,069	322	163	86	-41.1%	68	542,600	105	1,208	307	-44.6%	269	552,800	449,000	7.0%	3	266,300	8	243,400	0	N/A
148	West Portland	1,918	615	266	252	-24.6%	169	460,800	93	2,308	823	-28.4%	711	491,500	397,000	4.0%	5	311,800	10	268,700	7	640,600
149	Northwest Washington County	657	201	94	89	-38.2%	87	382,600	72	811	332	-33.1%	264	394,800	367,500	4.4%	0	N/A	5	274,000	4	393,700
150	Beaverton/Aloha	1,426	493	243	201	-29.2%	156	269,000	77	1,897	676	-38.5%	582	277,100	250,600	1.9%	1	110,000	7	173,200	4	365,300
151	Tigard/Wilsonville	1,539	488	236	144	-41.7%	122	360,500	85	1,790	574	-35.4%	503	362,700	337,000	2.5%	1	403,000	5	482,000	5	334,000
152	Hillsboro/ Forest Grove	1,096	377	169	142	-31.1%	115	276,900	82	1,338	506	-40.2%	379	286,000	259,900	1.3%	4	376,500	8	276,100	10	380,200
153	Mt. Hood: Govt. Camp/Wemme	114	29	11	7	-41.7%	8	293,700	91	115	42	-12.5%	40	261,300	245,000	-5.2%	0	N/A	4	167,500	0	N/A
155	Columbia County	569	141	53	48	-52.0%	41	220,700	88	492	183	-45.5%	162	228,400	214,400	5.7%	1	210,000	11	127,600	4	169,400
156	Yamhill County	1,039	228	111	110	-15.4%	63	263,400	88	932	316	-40.5%	250	279,000	227,000	1.6%	2	392,500	18	253,700	14	350,000

180-200	Marion/ Polk Counties	1,297	304	158	82	-39.7%	82	274,900	98	1,193	495	38.3%	262	253,700	219,900	3.6%	5	409,700	33	87,600	9	853,800
	North Coastal Counties	1,416	259	150	65	-5.8%	62	394,700	101	1,030	229	41.4%	199	367,900	305,900	7.4%	8	362,600	35	192,400	3	296,700

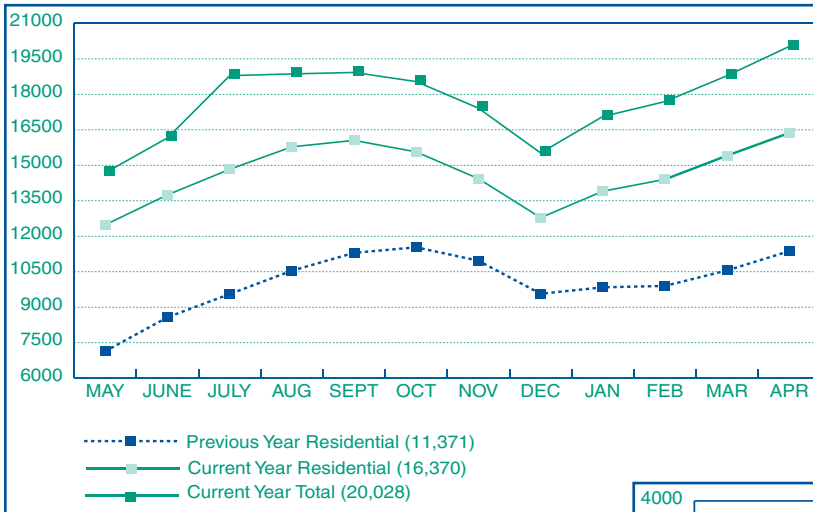
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2008 with April 2007. The Year-To-Date section compares year-to-date statistics from April 2008 with year-to-date statistics from April 2007.

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/07-4/30/08) with 12 months before (5/1/06-4/30/07).

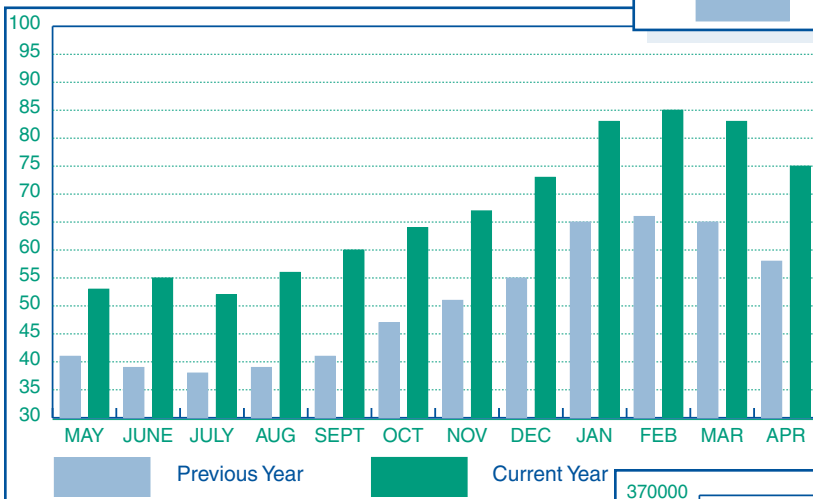
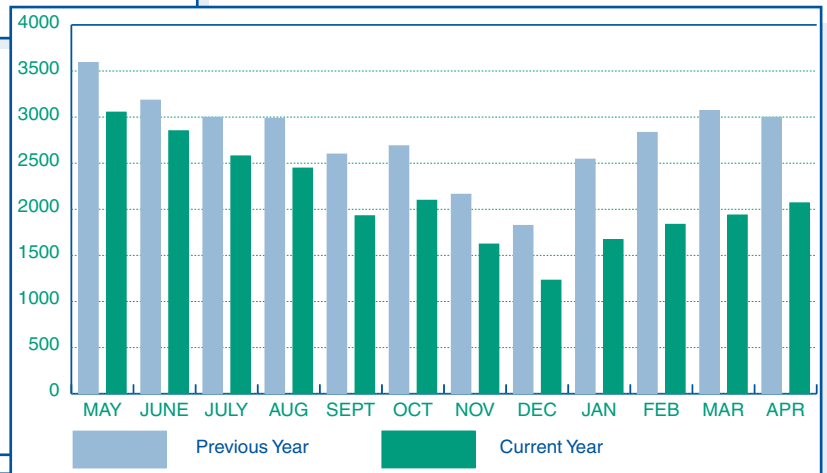
⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

Market Action



PENDING SALES Metro Portland, Oregon

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

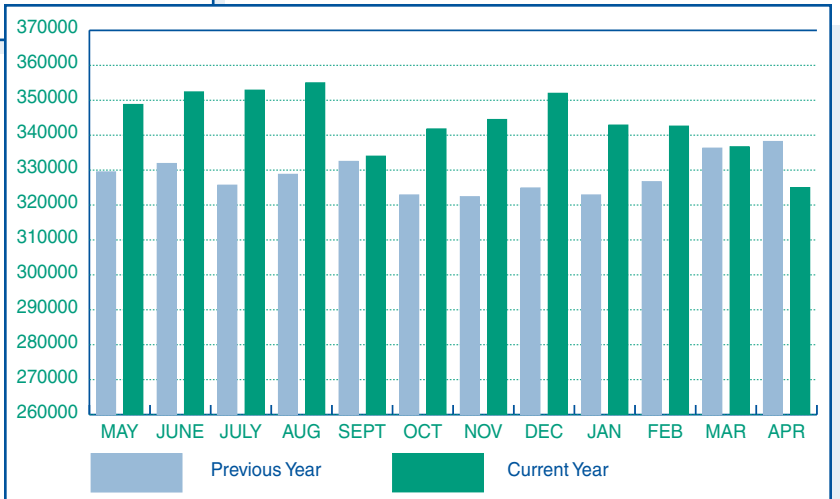


DAYS ON MARKET Metro Portland, Oregon

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.

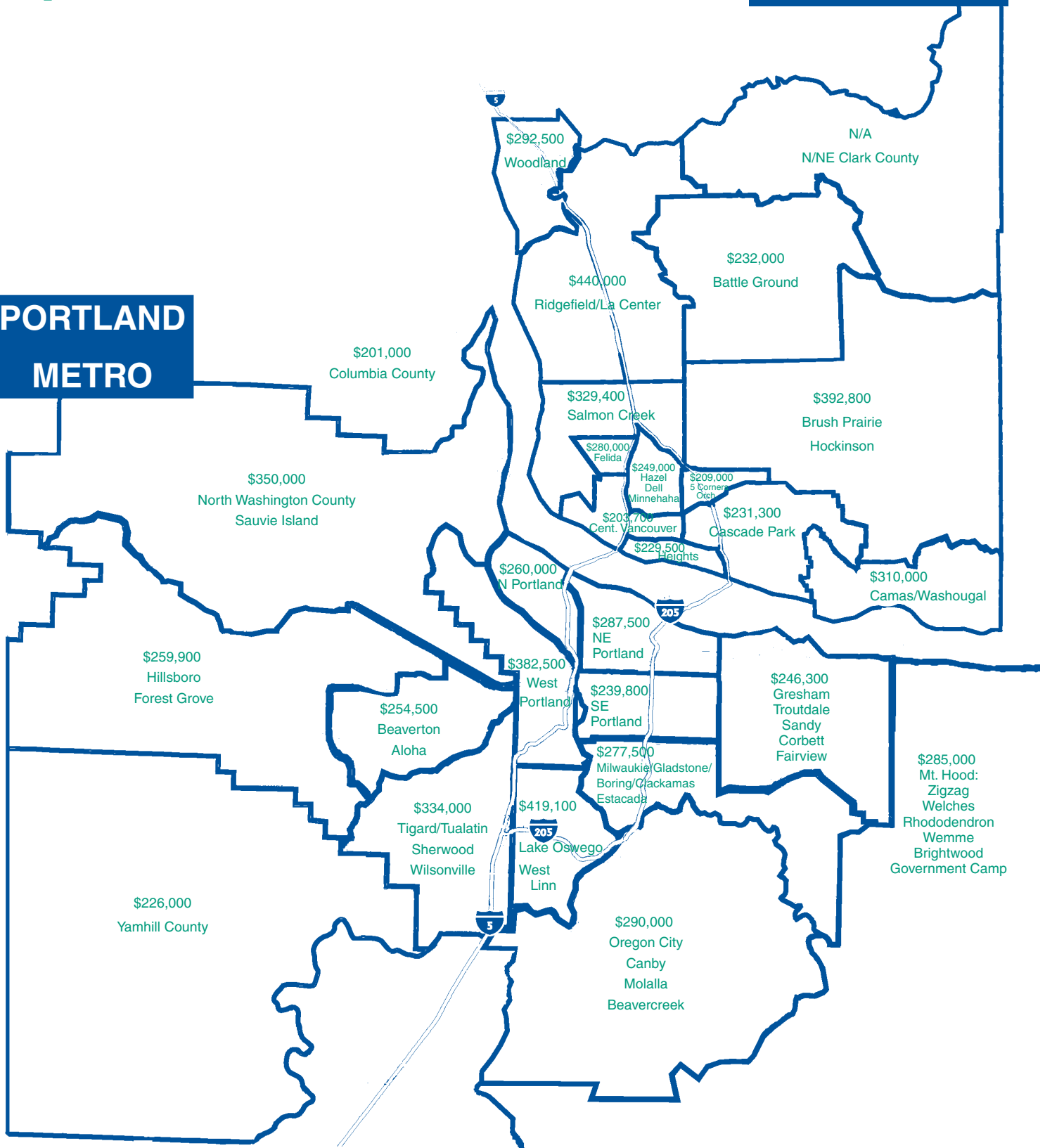


MEDIAN SALE PRICE

April 2008

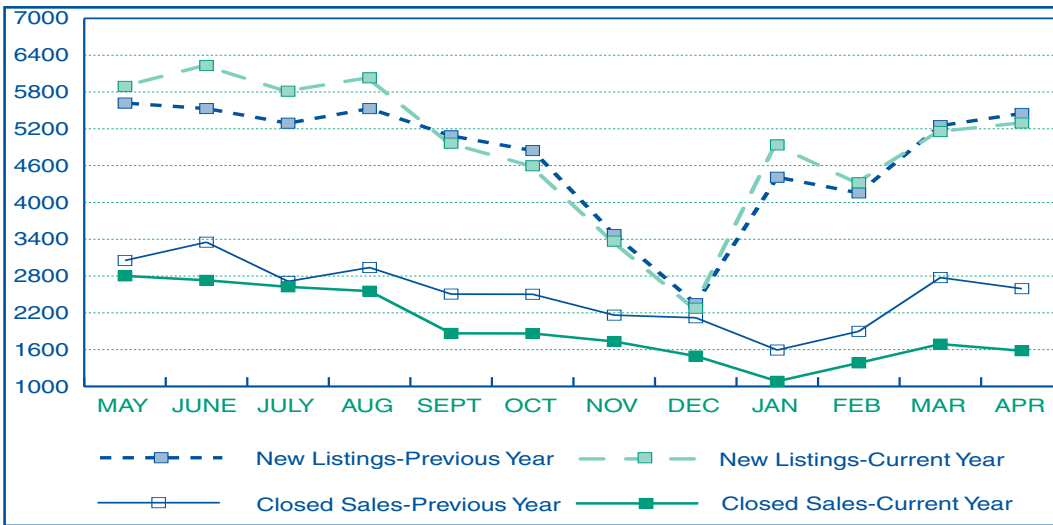
SW
WASHINGTON

PORTLAND
METRO



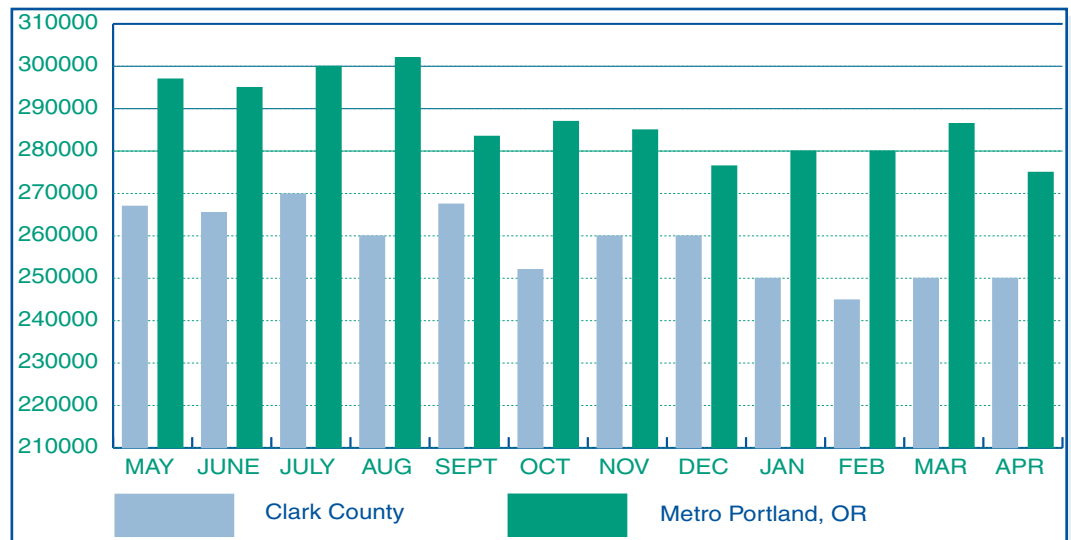
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



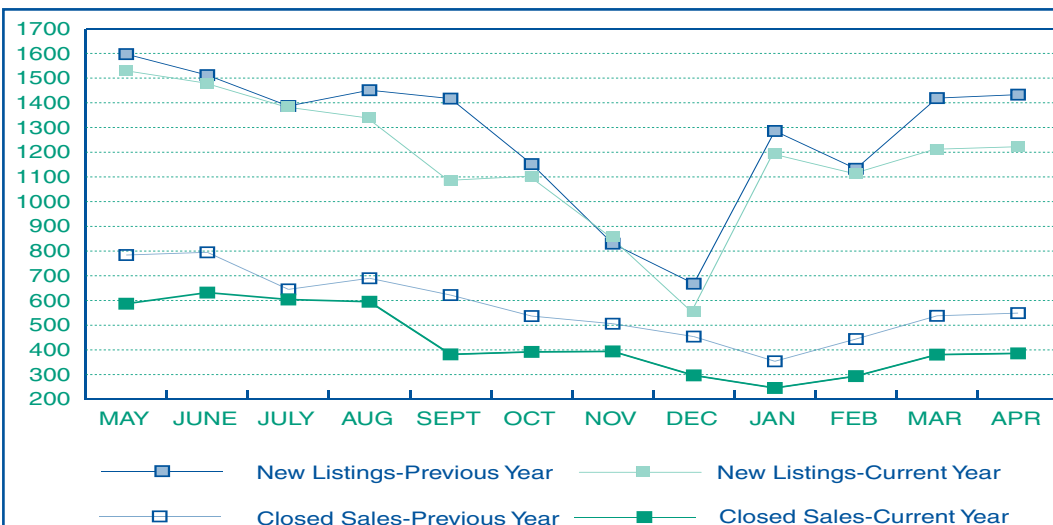
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

April 2008 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	1,222	470	386	288,200	250,000	91
	Year-to-Date	4,807	1,687	1,338	292,500	248,700	97
2007	April	1,433	654	549	310,700	265,000	77
	Year-to-Date	5,113	2,410	1,959	306,500	262,000	85

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.

April Residential Highlights

Comparing April 2008 with the same month a year ago, new listings were down 14.7%. Closed sales and pending sales decreased 29.7% and 28.1%, respectively. On the other hand, comparing March 2008 with April 2008, both pending and closed sales showed growth. Pending sales rose 2.4% (470 v. 459) and closed sales were up 1.3% (386 v. 381).

Year-to-Date

When comparing market activity for January-April 2008 with the same period in 2007, new listings were down 6%. Closed sales also decreased 31.7% and pending sales fell 30%.

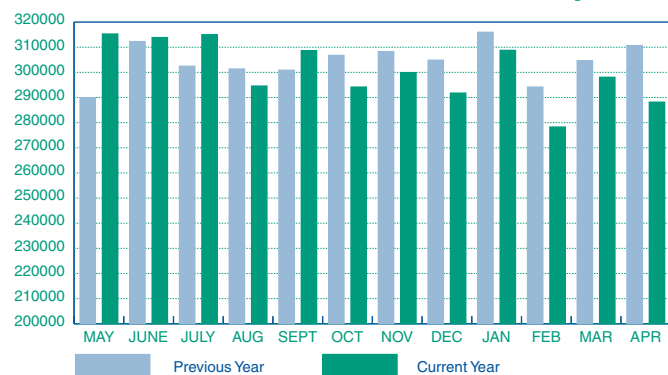
12-Month Sale Price Percent Change

Comparing sales prices for the 12 months ending in April 2008 with those of the 12 immediately prior, average sale price declined a slight 0.7% (\$302,100 v. \$304,300) and median sale price fell 1.5% (\$259,500 v. \$263,300).

Clark Co. Inventory in Months

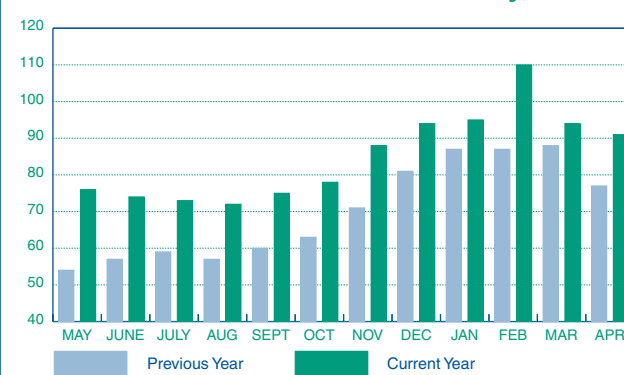
(Active Listings / Closed Sales)	2006	2007	2008
January	5.3	9.7	17
February	4.5	7.8	14.6
March	3.8	7.0	11.9
April	4.8	7.2	12.4
May	4.2	7.1	
June	4.7	6.8	
July	6.1	7.6	
August	5.9	7.7	
September	6.4	12.0	
October	7.2	11.4	
November	7.0	11.0	
December	7.0	12.7	

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						% Change ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	101	30	13	16	-23.8%	8	261,100	36	116	50	-37.5%	36	250,600	223,000	-0.5%	1	328,000	1	110,000	3	189,800	
12	NW Heights	105	24	9	13	-31.6%	7	169,100	37	108	49	-33.8%	48	167,500	166,300	-3.9%	2	650,000	0	N/A	6	322,700	
13	SW Heights	81	20	9	4	-78.9%	6	225,300	106	67	24	-48.9%	27	384,800	250,000	12.4%	0	N/A	1	425,000	9	188,200	
14	Lincoln/Hazel Dell	60	15	11	7	-22.2%	7	230,200	62	61	27	-50.0%	24	227,500	234,200	-2.6%	1	450,000	1	144,000	0	N/A	
15	E Hazel Dell	243	62	49	27	-10.0%	18	236,200	92	279	93	-27.9%	69	228,500	236,000	-5.1%	1	N/A	9	71,500	0	N/A	
20	NE Heights	160	44	20	13	8.3%	13	233,300	103	143	47	-48.9%	38	225,000	220,700	-1.6%	0	N/A	0	N/A	2	430,000	
21	Orchards	269	59	30	35	-18.6%	25	205,300	86	256	120	-12.4%	81	230,800	221,500	-3.8%	0	N/A	1	80,000	0	N/A	
22	Evergreen	323	106	38	65	3.2%	38	221,700	91	419	194	-11.4%	139	224,500	215,000	-4.3%	1	N/A	4	111,000	1	264,000	
23	E Heights	75	41	8	10	-23.1%	3	255,800	28	102	30	-36.2%	21	401,100	292,500	2.6%	0	N/A	1	200,000	1	283,000	
24	Cascade Park	120	29	13	12	9.1%	13	311,400	94	103	51	-19.0%	45	258,000	240,600	5.5%	1	37,500	2	166,500	0	N/A	
25	Five Corners	128	44	23	20	17.6%	16	203,300	94	166	73	-22.3%	55	227,600	221,300	-1.0%	1	590,000	2	385,000	0	N/A	
26	E Orchards	147	37	17	19	0.0%	11	293,500	80	167	56	-35.6%	37	289,700	275,000	0.9%	0	N/A	3	215,000	0	N/A	
27	Fisher's Landing	197	45	11	32	0.0%	17	292,700	69	199	91	-19.5%	70	270,500	257,500	3.6%	0	N/A	0	N/A	0	N/A	
31	SE County	47	8	7	2	-66.7%	1	660,000	77	35	11	-15.4%	9	552,500	469,900	17.1%	0	N/A	3	158,200	0	N/A	
32	Camas City	351	89	48	27	-47.1%	28	321,700	115	357	105	-36.7%	91	367,300	333,000	-3.4%	0	N/A	4	138,000	2	222,500	
33	Washougal	429	68	35	19	-47.2%	29	344,200	117	400	93	-31.1%	74	335,700	310,000	-4.2%	0	N/A	15	177,700	0	N/A	
41	N Hazel Dell	168	36	21	13	-35.0%	14	328,200	90	162	60	-40.6%	53	315,400	275,000	-1.0%	0	N/A	3	151,700	0	N/A	
42	S Salmon Creek	249	83	42	23	-41.0%	32	282,900	79	279	103	-17.6%	91	268,100	262,000	0.2%	1	70,000	2	208,300	0	N/A	
43	N Felida	196	69	29	14	-54.8%	21	367,800	70	226	65	-42.5%	55	403,500	365,000	1.3%	0	N/A	2	151,500	0	N/A	
44	N Salmon Creek	215	37	13	15	-58.3%	17	359,900	144	184	63	-40.0%	50	320,700	273,500	1.7%	0	N/A	0	N/A	0	N/A	
50	Ridgefield	113	22	14	10	-23.1%	5	309,300	103	89	31	-43.6%	23	353,400	356,700	0.4%	0	N/A	4	163,400	0	N/A	
51	W of I-5 County	46	12	2	4	33.3%	3	445,000	115	39	10	25.0%	10	564,000	487,500	2.7%	0	N/A	2	202,500	0	N/A	
52	NW E of I-5 County	81	21	12	1	-85.7%	5	560,600	158	59	12	-55.6%	10	586,100	590,000	12.5%	0	N/A	4	265,500	0	N/A	
61	Battleground	301	81	47	24	-42.9%	23	227,800	76	298	101	-31.8%	88	274,400	234,500	-2.3%	1	357,500	6	238,900	0	N/A	
62	Brush Prairie	290	82	32	30	-6.3%	19	401,400	98	266	84	-9.7%	58	410,800	361,800	-1.0%	0	N/A	6	336,800	1	337,000	
63	East County	3	1	1	0	N/A	0	N/A	N/A	3	0	-100.0%	0	N/A	N/A	7.3%	0	N/A	0	N/A	0	N/A	
64	Central County	35	7	5	2	0.0%	2	317,000	8	36	7	-30.0%	5	408,600	399,000	-1.9%	0	N/A	1	190,000	0	N/A	
65	Mid-Central County	44	8	3	3	-50.0%	2	428,600	41	32	7	-53.3%	5	378,500	333,500	7.8%	0	N/A	1	290,000	0	N/A	
66	Yacolt	61	17	6	7	-36.4%	3	237,300	61	63	17	-22.7%	16	256,400	262,500	-6.5%	0	N/A	2	167,500	0	N/A	
70	La Center	87	18	11	1	-83.3%	0	N/A	N/A	53	8	-66.7%	8	407,100	410,700	7.5%	0	N/A	1	340,000	0	N/A	
71	N Central	41	3	1	2	-50.0%	0	N/A	N/A	32	2	-71.4%	0	N/A	N/A	-3.5%	0	N/A	0	N/A	0	N/A	
72	NE Corner	9	4	0	0	-100.0%	0	N/A	N/A	8	3	-40.0%	2	244,900	244,900	-16.9%	0	N/A	0	N/A	0	N/A	
	Clark County Total	4,775	1,222	580	470	-28.1%	386	288,200	91	4,807	1,687	-30.0%	1,338	292,500	248,700	-0.7%	10	422,300	81	190,000	25	255,500	
80	Woodland City	78	15	41	4	-81.0%	2	336,000	168	51	15	-51.6%	10	263,900	256,000	-2.0%	0	N/A	1	230,000	0	N/A	
81	Woodland Area	73	12	9	1	-85.7%	2	255,200	28	52	8	-42.9%	7	326,700	328,000	24.7%	0	N/A	4	117,800	0	N/A	
82	Cowlitz County	398	80	44	34	17.2%	38	175,700	79	375	119	12.3%	107	213,100	179,000	3.8%	1	400,000	9	147,300	5	219,000	
	Cowlitz County Total	549	107	94	39	-31.6%	42	187,100	81	478	142	-6.0%	124	223,600	182,800	5.4%	1	400,000	14	144,800	5	219,000	
87	Pacific County	209	35	18	13	-35.0%	7	149,400	159	133	32	-52.2%	23	168,900	168,000	3.0%	0	N/A	9	90,200	0	N/A	



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

April 2008 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	650	291	237	251,900	227,000	86
	Year-to-Date	2,440	1,071	884	250,700	225,000	89
2007	April	736	442	369	275,700	242,000	73
	Year-to-Date	2,531	1,537	1,307	263,100	230,000	75

April Residential Highlights

A comparison of April 2008 with that of 2007 shows that new listings decreased 11.7%. Closed sales were down 35.8%, while pending sales fell 34.2%. At the month's rate of sales, the 2,252 active residential listings would last approximately 9.5 months.

Year-to-Date

A look at market activity for January-April 2008 compared with the same period in 2007 shows that new listings dropped 3.6%. Closed sales were down 32.4% and pending sales decreased 30.3% (see table above).

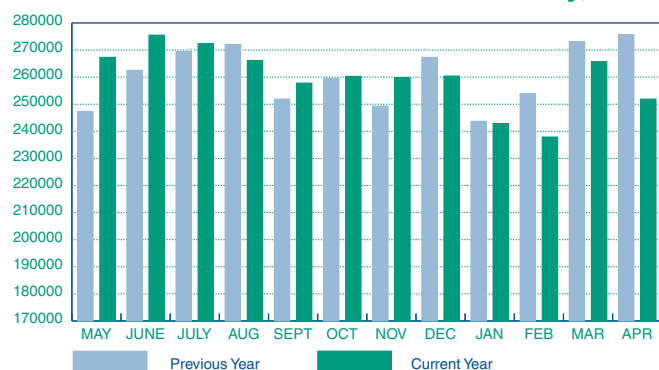
12-Month Sale Price Percent Change

Comparing the average sale price for the 12 months ending in April 2008 with that of the 12 immediately prior, it grew 0.5% (\$262,400 v. \$261,100). Using the same formula, the median sale price increased 0.7% (\$231,000 v. \$230,000).

Inventory in Months (Active Listings / Closed Sales)

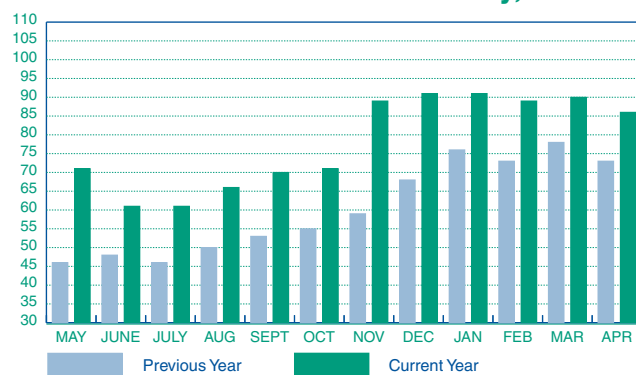
	2006	2007	2008
January	3.8	5.6	10.2
February	3.3	4.9	9
March	2.4	4.5	8.4
April	2.7	4.7	9.5
May	2.8	4.5	
June	3.1	4.6	
July	3.8	6.0	
August	3.2	5.1	
September	4.5	8.0	
October	4.5	7.2	
November	5.6	8.3	
December	4.9	7.0	

AVERAGE SALE PRICE - Lane County, OR



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

DAYS ON MARKET - Lane County, OR



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

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AREA REPORT • 4/2008

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 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	11	0	0	0	N/A	1	132,500	346	3	1	-66.7%	1	132,500	132,500	1.5%	0	N/A	3	61,000	0	N/A
226	Florence Green Trees	25	2	1	2	100.0%	2	209,500	363	12	9	28.6%	8	124,600	102,800	-17.5%	0	N/A	0	N/A	0	N/A
227	Florence Florentine	21	3	1	0	-100.0%	0	N/A	N/A	4	2	-66.7%	2	194,500	194,500	-7.7%	0	N/A	0	N/A	0	N/A
228	Florence Town	195	40	12	6	20.0%	4	220,800	266	97	28	-33.3%	23	247,900	240,000	-5.9%	3	143,700	3	140,800	0	N/A
229	Florence Beach	45	4	1	2	-33.3%	4	229,300	234	25	9	-57.1%	7	253,900	245,000	-12.4%	0	N/A	5	79,700	0	N/A
230	Florence North	43	3	7	2	100.0%	0	N/A	N/A	18	5	-28.6%	4	272,200	209,400	-13.2%	0	N/A	0	N/A	0	N/A
231	Florence South/ Dunes City	63	11	2	0	-100.0%	0	N/A	N/A	30	5	-37.5%	9	306,300	287,500	7.5%	0	N/A	0	N/A	0	N/A
238	Florence East/ Mapleton	35	5	4	1	N/A	3	178,000	121	14	5	66.7%	4	171,000	132,500	5.8%	0	N/A	0	N/A	0	N/A
	Florence Total	438	68	28	13	-7.1%	14	206,100	246	203	64	-34.0%	58	233,200	225,000	-6.8%	3	143,700	11	91,000	0	N/A

232	Hayden Bridge	59	25	6	11	-52.2%	9	276,200	72	82	39	-29.1%	29	237,500	229,900	-5.8%	0	N/A	4	120,300	1	243,900
233	McKenzie Valley	79	13	10	3	-62.5%	6	356,900	143	57	15	-34.8%	17	388,300	315,000	13.7%	2	588,500	6	175,000	0	N/A
234	Pleasant Hill/Oak	109	33	13	10	-16.7%	11	314,400	148	103	40	-11.1%	42	237,200	184,300	-1.0%	0	N/A	8	368,500	0	N/A
235	Cottage Grove/ Creswell/Dorena	259	70	44	30	-28.6%	30	220,100	108	241	105	-16.0%	82	221,800	205,000	2.8%	0	N/A	13	132,000	2	391,400
236	Veneta/Elmira	118	36	15	15	25.0%	8	313,700	46	130	45	-40.8%	34	298,500	230,000	7.3%	1	330,000	2	199,000	0	N/A
237	Junction City	135	20	12	5	-73.7%	5	292,800	89	106	27	-61.4%	24	288,500	304,500	8.9%	0	N/A	4	146,300	2	267,500
239	Thurston	151	43	12	22	-43.6%	19	218,500	81	201	108	0.0%	70	213,800	204,400	5.5%	1	275,000	3	58,900	5	251,900
240	Coburg I-5	39	10	1	6	500.0%	1	213,000	103	31	13	-18.8%	14	191,100	190,000	-16.6%	1	160,000	2	161,000	0	N/A
241	N Gilham	83	19	5	10	-16.7%	7	241,200	78	77	35	-35.2%	30	272,000	247,800	-0.8%	0	N/A	0	N/A	0	N/A
242	Ferry Street Bridge	174	68	24	23	-32.4%	16	273,600	75	193	74	-41.7%	66	288,200	264,000	-1.8%	0	N/A	2	123,300	4	329,500
243	E Eugene	117	32	7	22	-37.1%	20	337,200	59	143	75	-21.9%	65	319,500	279,000	0.9%	3	23,300	3	133,500	2	767,500
244	SW Eugene	248	57	16	31	-27.9%	21	270,600	91	225	118	-27.2%	95	321,800	288,500	-6.5%	0	N/A	3	224,200	6	329,200
245	W Eugene	72	22	2	13	-38.1%	10	191,300	93	94	49	-31.0%	37	199,400	189,900	-12.7%	2	712,500	0	N/A	6	200,200
246	Danebo	193	77	26	33	-28.3%	33	197,300	77	262	128	-26.9%	107	185,100	190,000	-4.2%	1	15,300	1	73,100	2	238,700
247	River Road	60	18	6	8	-57.9%	4	219,700	199	70	26	-53.6%	22	216,200	215,300	2.2%	0	N/A	0	N/A	1	160,000
248	Santa Clara	177	51	13	29	11.5%	16	302,900	73	207	89	-32.6%	74	285,600	270,800	-0.6%	0	N/A	1	750,000	5	265,900
249	Springfield	157	51	20	19	-60.4%	19	167,700	53	197	78	-42.2%	71	169,300	164,900	3.1%	3	277,300	2	58,300	8	303,900
250	Mohawk Valley	22	5	2	1	-50.0%	2	417,500	109	21	7	-36.4%	5	336,000	307,000	3.1%	0	N/A	2	155,000	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

April 2008 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	256	103	85	167,600	157,500	138
	Year-to-Date	936	328	267	181,700	168,900	126
2007	April	320	108	83	214,300	195,000	109
	Year-to-Date	994	419	356	215,400	185,000	108

April Residential Highlights

April 2008 results showed a 2.4% increase in closed sales compared to April 2007. On the other hand, pending sales dropped 4.6%. New listings also fell 20%. Inventory in months dropped to 14.2 months in April - down from 19.6 in March.

Year-to-Date

Comparing January-April 2008 with the same period in 2007, new listings were down 5.8%. Closed sales also dropped 25% and the number of pending sales decreased 21.7%.

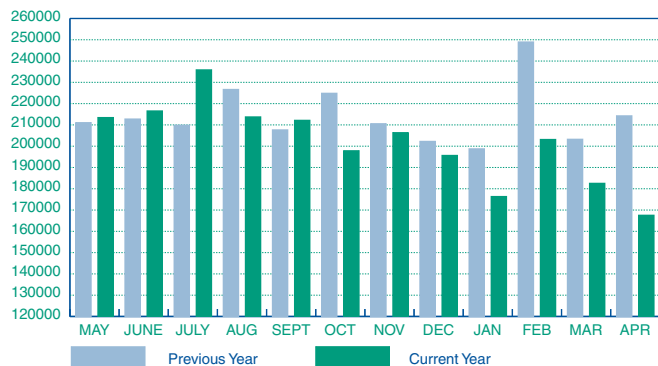
12-Month Sale Price Percent Change

Comparing the average sale price for the 12 months ending in April 2008 with that of the 12 immediately prior, it declined 4.3% (\$204,700 v. \$213,800) and the median sale price dropped 2.7% (\$180,000 v. \$184,900).

Inventory in Months (Active Listings / Closed Sales)

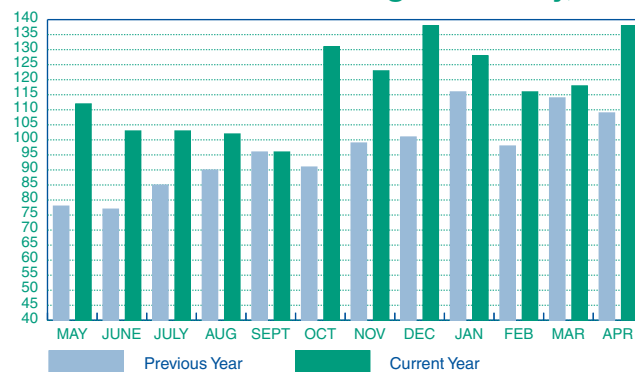
	2006	2007	2008
January	6.5	12	20.4
February	6.2	11.6	17
March	6.3	9.6	19.6
April	6.9	13.8	14.2
May	6.0	11.1	
June	8.5	11.0	
July	7.8	12.7	
August	8.5	9.9	
September	8.7	14.9	
October	8.7	15.3	
November	11.1	13.8	
December	11.9	14.2	

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



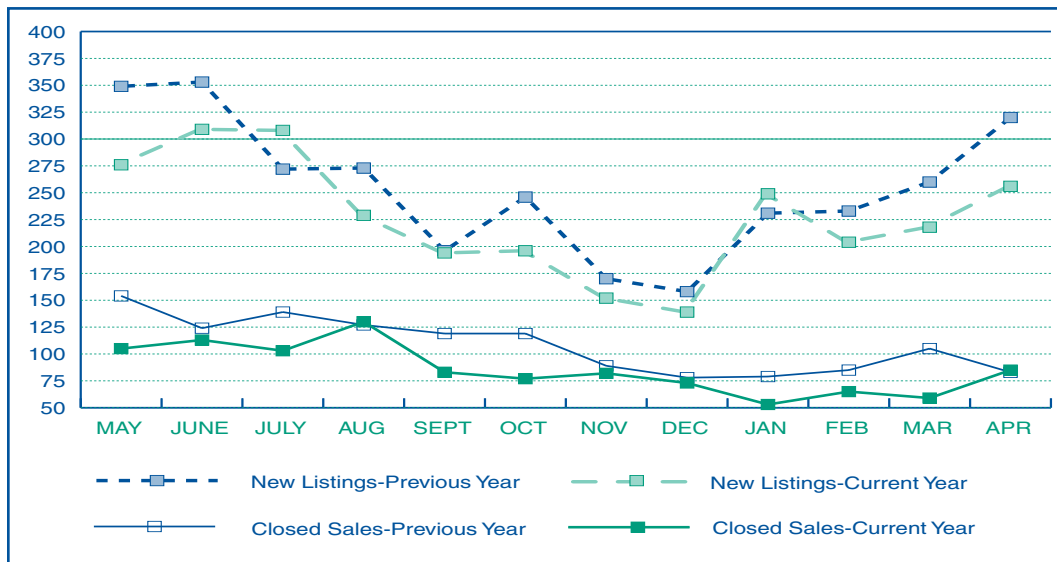
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 4/2008

Douglas 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 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	138	38	12	18	28.6%	11	136,300	110	126	50	-19.4%	37	157,100	137,500	1.6%	1	214,000	0	N/A	0	N/A	
252	NW Roseburg	100	22	6	8	-33.3%	7	296,200	177	86	33	-13.2%	30	216,600	215,000	-12.6%	1	610,000	4	118,100	1	225,400	
253	SE Roseburg	59	18	3	7	-22.2%	5	192,600	224	43	21	-32.3%	16	196,200	197,300	-2.4%	2	581,000	2	82,500	1	140,000	
254	SW Roseburg	86	19	8	9	28.6%	1	65,000	428	64	20	-31.0%	13	270,400	230,000	-3.6%	0	N/A	1	57,500	0	N/A	
255	Glide & E of Roseburg	66	13	9	3	0.0%	2	161,000	146	41	10	11.1%	8	224,900	225,000	-16.4%	0	N/A	2	92,500	0	N/A	
256	Sutherlin/ Oakland Area	136	27	8	13	-18.8%	15	173,700	111	108	40	-40.3%	29	208,200	169,000	-7.1%	0	N/A	1	105,000	0	N/A	
257	Winston & SW of Roseburg	134	30	15	11	37.5%	11	163,600	99	98	45	2.3%	38	159,200	153,000	-11.3%	0	N/A	3	68,000	1	182,000	
258	Myrtle Creek & S/SE of Roseburg	216	37	22	16	-15.8%	14	131,200	182	153	50	-7.4%	49	151,200	139,900	-4.7%	1	300,000	13	109,800	0	N/A	
259	Green District	107	27	9	7	-30.0%	10	166,100	89	97	31	-27.9%	25	183,200	178,500	-5.7%	0	N/A	3	81,700	1	258,000	
265	North Douglas County	167	25	29	11	10.0%	9	158,200	138	120	28	-33.3%	22	167,200	155,000	11.5%	4	230,000	5	152,800	0	N/A	



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

April 2008 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	131	54	44	163,100	167,000	95
	Year-to-Date	523	178	148	180,700	165,500	118
2007	April	164	50	48	208,400	170,000	122
	Year-to-Date	617	223	202	218,200	182,000	116

April Residential Highlights

Comparing April 2008 with April 2007, pending sales were up 8%. Closed sales, on the other hand, fell 8.3%. New listings also dropped 20.1%.

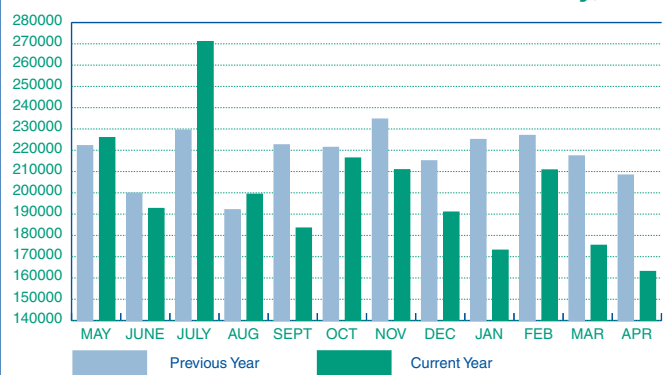
Year-to-Date

When looking at January-April 2008 compared with that of 2007, new listings dropped 15.2%. Closed sales fell 26.7% and pending sales decreased 20.2%.

12-Month Sale Price Percent Change

A comparison of the average sale price for the 12 months ending in April 2008 with that of the 12 immediately prior shows that it declined 4.2% (\$206,600 v. \$215,700), while the median price dropped 1.1% (\$180,000 v. \$182,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 4/2008 • 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 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price		% Change³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
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	184	24	9	9	200.0%	6	228,800	147	73	22	4.8%	19	287,600	235,000	-8.2%	2	450,000	7	84,400	0	N/A
97414	Broadbent	0	1	0	1	0.0%	0	N/A	N/A	1	2	100.0%	1	350,000	350,000	283.8%	0	N/A	0	N/A	0	N/A
97420	Coos Bay	259	51	28	19	-17.4%	13	147,300	105	210	63	-36.4%	54	160,200	157,300	1.2%	0	N/A	13	69,900	9	224,300
97423	Coquille	82	11	8	8	100.0%	9	116,300	42	64	26	-13.3%	23	149,700	140,000	-6.1%	1	175,000	5	87,900	1	90,000
97449	Lakeside	40	8	1	2	0.0%	0	N/A	N/A	30	2	-75.0%	3	159,200	170,000	0.7%	0	N/A	1	240,000	0	N/A
97458	Myrtle Point	47	8	5	4	-20.0%	4	120,300	48	31	16	33.3%	11	128,400	145,000	1.5%	0	N/A	0	N/A	0	N/A
97459	North Bend	142	27	12	11	-8.3%	12	196,600	115	108	46	-9.8%	35	190,400	180,000	-11.6%	3	471,600	2	107,500	0	N/A
97466	Powers	17	1	0	0	N/A	0	N/A	N/A	6	1	0.0%	2	137,000	137,000	22.9%	0	N/A	0	N/A	0	N/A





Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

April 2008 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	178	71	47	320,800	259,000	136
	Year-to-Date	537	213	168	275,300	236,000	139
2007	April	213	101	72	260,200	226,000	111
	Year-to-Date	609	315	249	254,500	215,000	112

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.

April Residential Highlights

Looking at April 2008 compared with that of 2007 reveals a 16.4% decrease in new listings. Additionally, closed sales fell 34.7% and pending sales decreased 29.7%.

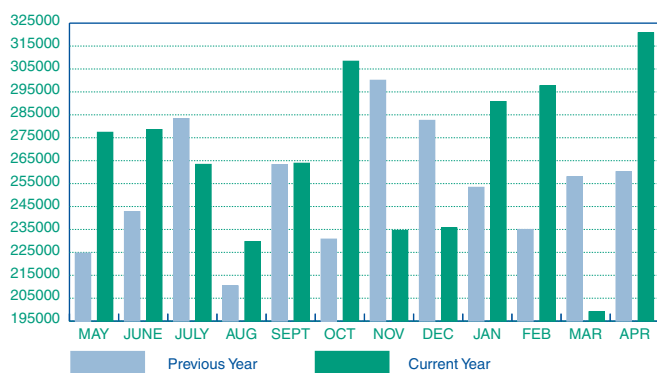
Year-to-Date

When looking at January-April 2008 compared with the same period in 2007, new listings decreased 11.8%. Pending sales also dropped 32.4%, while closed sales fell 32.5%.

12-Month Sale Price Percent Change

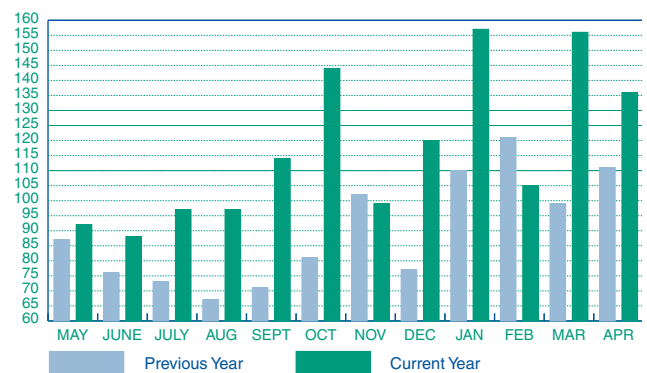
When comparing the average sale price for the 12 months ending in April 2008 with that of the 12 immediately prior, it grew 5.2% (\$265,500 v. \$252,300). Using the same formula, the median sale price increased 10% (\$229,900 v. \$209,000).

AVG. SALE PRICE - Mid-Columbia



This graph represents the average sale price for all homes sold in Mid-Columbia.

DOM - Mid-Columbia



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

Market Action

AREA REPORT • 4/2008 • Mid-Columbia

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month										Year-To-Date					Year-To-Date		Year-To-Date		Year0To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100 White Salmon/Bingen	41	7	0	4	-42.9%	5	307,400	207	25	15	-16.7%	15	300,500	300,000	-9.8%	1	115,000	3	207,500	1	200,000
101 Snowden	9	3	0	2	N/A	0	N/A	N/A	6	5	66.7%	2	303,500	303,500	-24.4%	0	N/A	1	197,800	0	N/A
102 Trout Lake/Glenwood	20	11	3	0	N/A	0	N/A	N/A	17	0	-100.0%	2	336,300	336,300	-31.0%	0	N/A	0	N/A	0	N/A
103 Husum/BZ Corner	10	2	2	0	-100.0%	1	1,775,000	19	9	3	0.0%	1	1,775,000	1,775,000	14.3%	0	N/A	1	270,000	0	N/A
104 Lyle	19	1	0	2	N/A	3	253,700	30	17	7	40.0%	6	252,500	229,500	-18.4%	0	N/A	1	50,000	0	N/A
105 Dallesport/Murdock	15	3	1	2	N/A	1	202,000	378	14	5	0.0%	3	142,500	190,000	21.9%	0	N/A	0	N/A	0	N/A
106 Appleton/Timber Valley	3	0	2	0	N/A	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	30.1%	0	N/A	0	N/A	0	N/A
107 Centerville/High Prairie	3	0	0	0	N/A	0	N/A	N/A	1	1	0.0%	1	255,000	255,000	21.4%	0	N/A	1	240,000	0	N/A
108 Goldendale	52	9	5	4	-33.3%	2	177,500	7	26	16	-40.7%	13	182,900	179,000	45.8%	1	185,000	17	72,700	0	N/A
109 Bickleton/East County	2	0	1	0	-100.0%	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	-27.0%	0	N/A	1	25,000	0	N/A
110 Klickitat	7	3	0	0	-100.0%	0	N/A	N/A	6	0	-100.0%	0	N/A	N/A	22.0%	0	N/A	2	45,000	0	N/A
Klickitat County Total	181	39	14	14	-22.2%	12	385,800	128	121	52	-26.8%	43	282,300	240,000	4.6%	2	150,000	27	101,200	1	200,000

111 Skamania	4	1	0	2	-33.3%	0	N/A	N/A	7	2	-33.3%	0	N/A	N/A	-34.9%	0	N/A	3	342,000	0	N/A
112 North Bonneville	19	5	8	0	-100.0%	1	329,900	172	19	3	-50.0%	2	290,000	290,000	11.2%	0	N/A	0	N/A	0	N/A
113 Stevenson	26	2	1	1	0.0%	2	304,600	167	17	4	33.3%	8	263,400	248,500	-26.1%	0	N/A	0	N/A	0	N/A
114 Carson	18	5	2	1	-75.0%	0	N/A	N/A	9	3	-72.7%	2	285,000	285,000	-7.1%	0	N/A	2	172,000	0	N/A
115 Home Valley	2	1	0	0	N/A	0	N/A	N/A	2	0	#DIV/0!	0	N/A	N/A	-1.8%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	9	3	2	0	-100.0%	0	N/A	N/A	5	3	-25.0%	3	421,700	495,000	5.1%	0	N/A	1	450,000	0	N/A
117 Unincorporated North	14	1	0	0	-100.0%	1	190,000	75	5	2	-50.0%	5	213,200	190,000	11.8%	0	N/A	1	159,000	0	N/A
Skamania County Total	92	18	13	4	-71.4%	4	282,300	145	64	17	-45.2%	20	279,400	250,000	-16.4%	0	N/A	7	282,700	0	N/A

351 The Dalles	177	37	15	21	-30.0%	15	206,500	141	119	60	-33.3%	43	199,300	169,500	4.1%	0	N/A	0	N/A	1	150,000
352 Dufur	3	3	0	2	N/A	0	N/A	N/A	5	3	-40.0%	1	207,000	207,000	9.4%	0	N/A	0	N/A	0	N/A
353 Tygh Valley	2	1	0	0	N/A	0	N/A	N/A	2	1	-50.0%	2	149,400	149,400	22.2%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	13	2	0	1	0.0%	0	N/A	N/A	6	4	-63.6%	3	140,800	135,000	-30.3%	0	N/A	1	65,000	0	N/A
355 Maupin/Pine Grove	5	1	0	0	-100.0%	0	N/A	N/A	2	1	-66.7%	1	30,000	30,000	24.2%	0	N/A	1	140,000	0	N/A
356 Rowena	1	0	0	0	N/A	0	N/A	N/A	0	1	0.0%	1	200,000	200,000	N/A	0	N/A	0	N/A	0	N/A
357 Mosier	29	8	1	2	-71.4%	1	405,000	298	12	5	-61.5%	3	352,000	405,000	13.1%	0	N/A	2	190,000	0	N/A
Wasco County Total	230	52	16	26	-33.3%	16	218,900	151	146	75	-40.0%	54	199,700	167,300	9.7%	0	N/A	4	146,300	1	150,000

361 Cascade Locks	34	4	7	2	0.0%	0	N/A	N/A	31	3	-40.0%	1	251,500	251,500	20.2%	0	N/A	1	125,000	0	N/A
362 Hood River City	138	33	1	16	-5.9%	9	449,200	174	84	43	-10.4%	32	369,300	351,500	9.3%	1	1,500,000	2	262,500	1	280,000
363 Hood River-Westside	54	17	1	3	-50.0%	3	407,300	75	44	8	-57.9%	6	404,600	421,700	24.2%	0	N/A	0	N/A	0	N/A
364 Hood River-Eastside	8	1	1	0	-100.0%	0	N/A	N/A	3	1	0.0%	2	661,000	661,000	18.6%	0	N/A	0	N/A	0	N/A
365 Odell	16	3	2	2	100.0%	2	186,300	15	13	5	25.0%	4	200,600	194,800	-24.0%	0	N/A	0	N/A	0	N/A
366 Parkdale/Mt. Hood	26	10	0	3	0.0%	1	180,000	64	27	7	-22.2%	4	238,800	210,000	1.5%	0	N/A	0	N/A	0	N/A
Hood River Co. Total	276	68	12	26	-13.3%	15	387,800	126	202	67	-22.1%	49	358,700	335,000	7.4%	1	1,500,000	3	216,700	1	280,000

370 Sherman County	9	1	1	1	N/A	0	N/A	N/A	4	2	0.0%	2	86,300	86,300	33.3%	0	N/A	0	N/A	0	N/A
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Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

April 2008 Reporting Period

Residential Market Highlights

Columbia Basin, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	110	59	65	115,800	131,500	111
	Year-to-Date	417	209	181	122,900	127,500	111
2007	April	61	52	38	143,400	144,800	103
	Year-to-Date	241	165	141	130,100	121,000	132

Note: Statistics for the Columbia Basin region did not include sales data for much of areas 435 and 436 until December 2007, which is when the Umatilla County Board of REALTORS® joined RMLS™. Areas 437 and 438 were added in March 2008 and the description for Area 436 changed to "E - Meacham, Cayuse" from "Pendleton/Other".

April Residential Highlights

Comparing April 2008 with the same month in 2007, it shows a 71.1% increase in closed sales, while pending sales grew 13.5%. New listings grew 80.3%, as well.

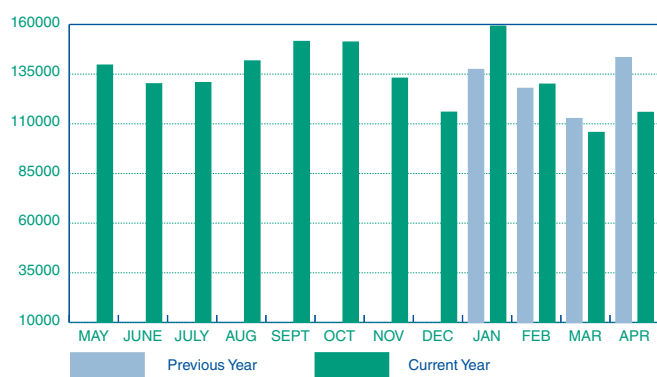
Year-to-Date

Looking at January-April 2008 compared with the same period a year ago, new listings grew 73%. Closed sales also rose 28.4% and pending sales increased 26.7%.

12-Month Sale Price Percent Change

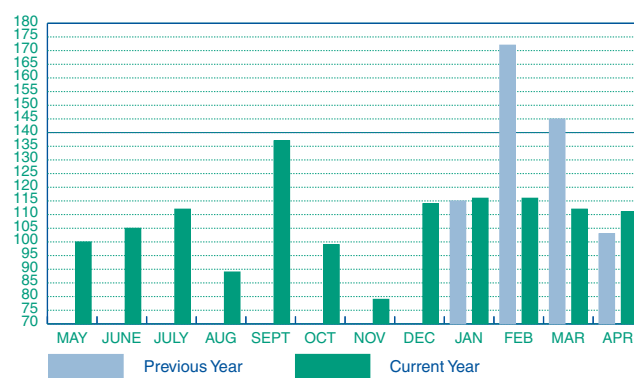
Comparing the average sale price for the 12 months ending in April 2008 with that of the 12 immediately prior, it appreciated 7.6% (\$136,700 v. \$127,000). Using the same formula, the median sale price increased 10.1% (\$129,900 v. \$118,000).

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



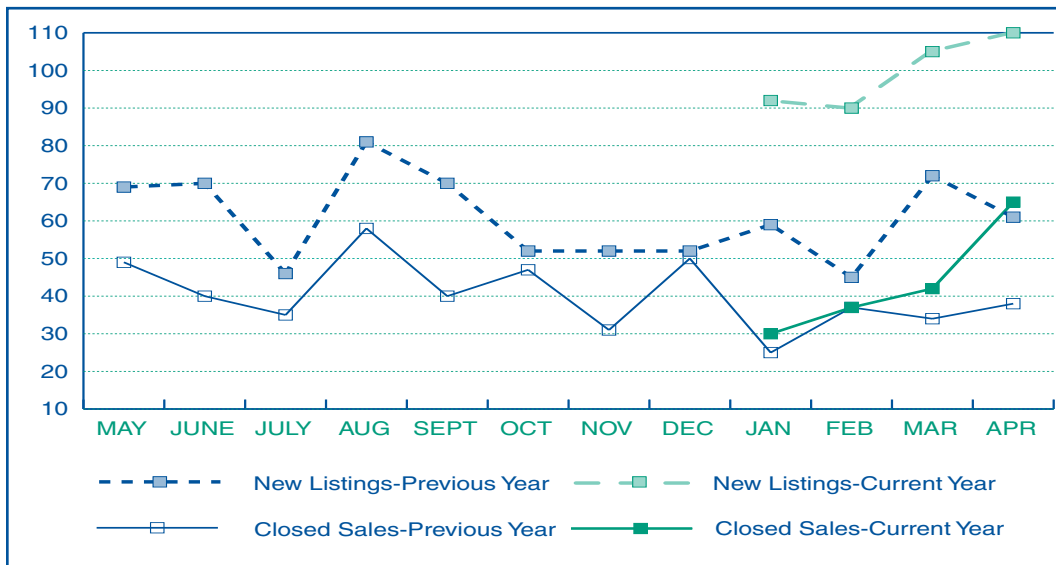
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

AREA REPORT • 4/2008 • Columbia Basin

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							% Change³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 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	
380	Arlington/North	12	1	1	1	N/A	0	N/A	N/A	5	1	0.0%	1	128,500	128,500	-0.9%	0	N/A	0	N/A	0	N/A
	Condon/South	9	2	1	3	N/A	1	55,000	103	7	4	33.3%	3	101,300	119,500	32.3%	0	N/A	0	N/A	0	N/A
	Gilliam Co. Total	21	3	2	4	N/A	1	55,000	103	12	5	25.0%	4	108,100	124,000	-5.0%	0	N/A	0	N/A	0	N/A

420 Boardman/Northeast	10	2	1	2	-33.3%	2	84,000	139	10	9	-18.2%	5	113,300	124,500	-10.7%	1	22,500	0	N/A	0	N/A
421 Irrigon	28	4	4	2	0.0%	9	138,700	104	25	15	36.4%	14	116,500	119,500	34.9%	0	N/A	2	31,500	1	100,000
422 Lone	2	0	0	0	N/A	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	301.7%	0	N/A	0	N/A	0	N/A
423 Lexington	2	1	0	0	N/A	0	N/A	N/A	2	0	N/A	0	N/A	N/A	N/A	1	67,000	0	N/A	0	N/A
424 Heppner/South	8	0	1	1	0.0%	0	N/A	N/A	2	6	500.0%	5	59,800	52,000	82.8%	0	N/A	1	14,000	0	N/A
Morrow Co. Total	50	7	6	5	-16.7%	11	128,800	111	39	30	25.0%	24	104,000	114,500	11.3%	2	44,800	3	25,700	1	100,000

430 Umatilla	38	12	2	3	-70.0%	4	93,600	102	34	12	-47.8%	12	102,300	95,800	-10.2%	0	N/A	4	60,000	1	153,000
431 Hermiston	130	41	7	22	-33.3%	29	147,300	97	161	92	-8.9%	72	147,100	146,200	4.7%	2	302,500	4	126,300	2	206,300
432 Stanfield	13	6	1	2	-33.3%	0	N/A	N/A	16	7	0.0%	7	100,000	99,900	24.0%	0	N/A	1	28,000	0	N/A
433 Echo	3	0	0	1	N/A	0	N/A	N/A	1	1	-75.0%	1	90,000	90,000	84.5%	0	N/A	0	N/A	0	N/A
435 Pendleton City Limits	98	16	2	11	N/A	11	115,400	121	67	41	1950.0%	46	142,700	124,300	12.3%	0	N/A	5	24,900	2	66,800
436 E - Meacham, Cayuse	5	0	0	-	N/A	1	142,500	46	4	1	N/A	1	142,500	142,500	42.9%	0	N/A	0	N/A	0	N/A
437 NE - Adams, Helix, Athena, Weston, Mlt-Freewtr	91	21	10	10	N/A	8	148,700	159	75	16	N/A	11	142,500	131,500	7.5%	2	300,000	3	65,500	0	N/A
438 S - Pilot Rock, Ukiah	10	4	0	1	N/A	0	N/A	N/A	8	4	N/A	3	75,000	68,000	7.7%	0	N/A	3	39,700	0	N/A
Umatilla Co. Total	388	100	22	50	8.7%	53	114,300	111	366	174	27.0%	153	126,200	131,500	7.5%	4	151,300	20	44,900	5	139,800



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

April 2008 Reporting Period

Residential Market Highlights

Union County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	47	20	18	171,700	143,000	98
	Year-to-Date	150	66	49	166,900	134,000	95
2007	March	36	22	11	167,300	140,000	89
	Year-to-Date	100	47	32	167,000	130,300	96

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	April	32	12	15	166,100	145,000	77
	Year-to-Date	115	42	42	145,000	123,500	79
2007	March	33	13	11	95,600	93,000	81
	Year-to-Date	80	28	27	133,200	117,500	81

Union Co: Month-to-Month Highlights

Looking at April versus March 2008 closed sales jumped 63.6%. New listings also grew 30.6%. However, pending sales dropped 9.1%.

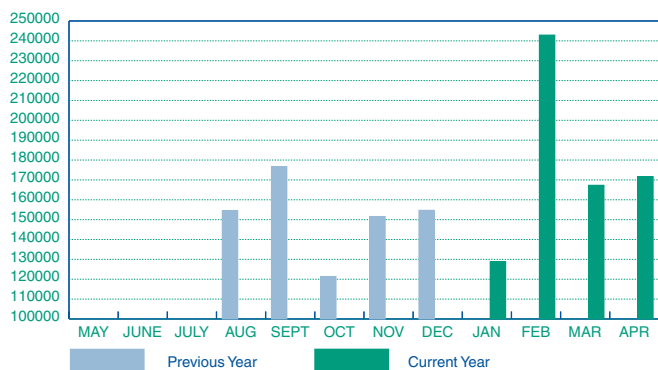
Average market time rose from 89 days in March to 98 days. At the month's rate of sales, the 160 active residential listings would last 8.9 months.

Baker Co: Month-to-Month Highlights

Comparing data from April 2008 with March 2008 shows a 36.4% increase in closed sales. Pending sales fell 7.7% and new listings decreased 3%.

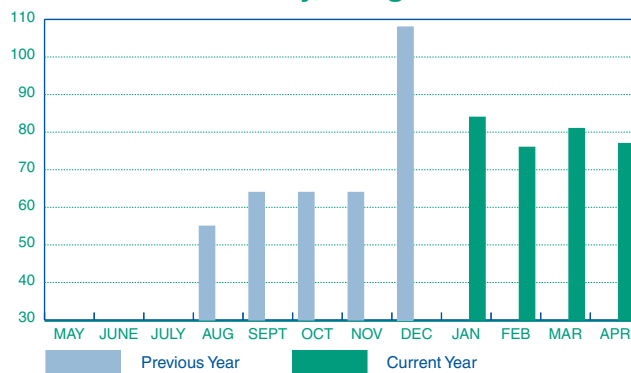
Average market time dropped from 81 days in March to 77 days in April. At the month's rate of sales, the 121 active residential listings would last 8.1 months.

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



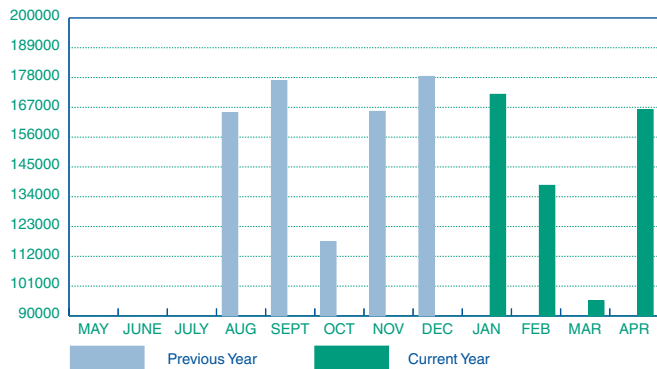
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

AREA REPORT • 4/2008 • Union & Baker Co.

	RESIDENTIAL																COMMERCIAL	LAND		MULTIFAMILY			
	Current Month									Year-To-Date							% Change ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
Cove	12	3	0	3	N/A	1	620,000	216	8	3	N/A	2	387,500	387,500	N/A	0	N/A	2	77,500	0	N/A		
Elgin	25	7	0	3	N/A	1	260,000	186	23	9	N/A	4	193,500	185,000	N/A	0	N/A	0	N/A	0	N/A		
Imbler	2	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A		
La Grande/Island City	91	24	5	12	N/A	16	138,200	85	95	47	N/A	35	138,500	134,000	N/A	6	210,000	3	74,900	1	119,500		
North Powder	3	3	1	1	N/A	0	N/A	N/A	5	2	N/A	2	105,800	105,800	N/A	0	N/A	0	N/A	0	N/A		
Summerville	9	4	2	0	N/A	0	N/A	N/A	5	0	N/A	1	257,000	257,000	N/A	0	N/A	0	N/A	0	N/A		
Union	18	6	1	1	N/A	0	N/A	N/A	13	5	N/A	5	262,400	60,000	N/A	2	79,500	1	33,000	1	17,500		
Union Co. Total	160	47	9	20	N/A	18	171,700	98	150	66	N/A	49	166,900	134,000	N/A	8	177,400	6	68,800	2	118,500		

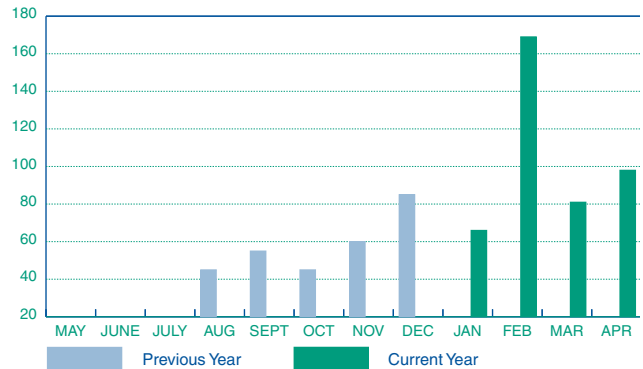
460 Baker City/Keating	87	26	5	12	N/A	14	161,900	60	92	35	N/A	37	148,700	125,000	N/A	0	N/A	5	207,000	2	143,800
461 Haines/Anthony Lk/ Muddy Crk	4	0	0	0	N/A	0	N/A	N/A	1	2	N/A	2	90,500	90,500	N/A	0	N/A	1	26,500	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	12	5	0	0	N/A	0	N/A	N/A	11	1	N/A	0	N/A	N/A	N/A	0	N/A	1	210,000	0	N/A
463 Unity/Hereford	1	1	0	0	N/A	0	N/A	N/A	2	1	N/A	1	65,000	65,000	N/A	0	N/A	1	45,000	0	N/A
464 Huntington/Lime	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
465 Durkee/Pleasant Valley	1	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	1	6,600	0	N/A
466 Richland/New Bridge	11	0	0	0	N/A	0	N/A	N/A	6	1	N/A	1	117,500	117,500	N/A	0	N/A	1	31,000	0	N/A
467 Halfway/Cornucopia	5	0	0	0	N/A	1	225,000	315	2	2	N/A	1	225,000	225,000	N/A	0	N/A	1	88,500	0	N/A
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	121	32	5	12	N/A	15	166,100	77	115	42	N/A	42	145,000	123,500	N/A	0	N/A	11	131,100	2	143,800

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

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Southwest Washington

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Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

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
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Fax: (541) 469-9695

Mid-Columbia

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

Eastern Oregon

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

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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, Cowlitz & Pacific Counties in Washington.

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12-MONTH SALE PRICE PERCENT CHANGE - Metro Portland, Oregon

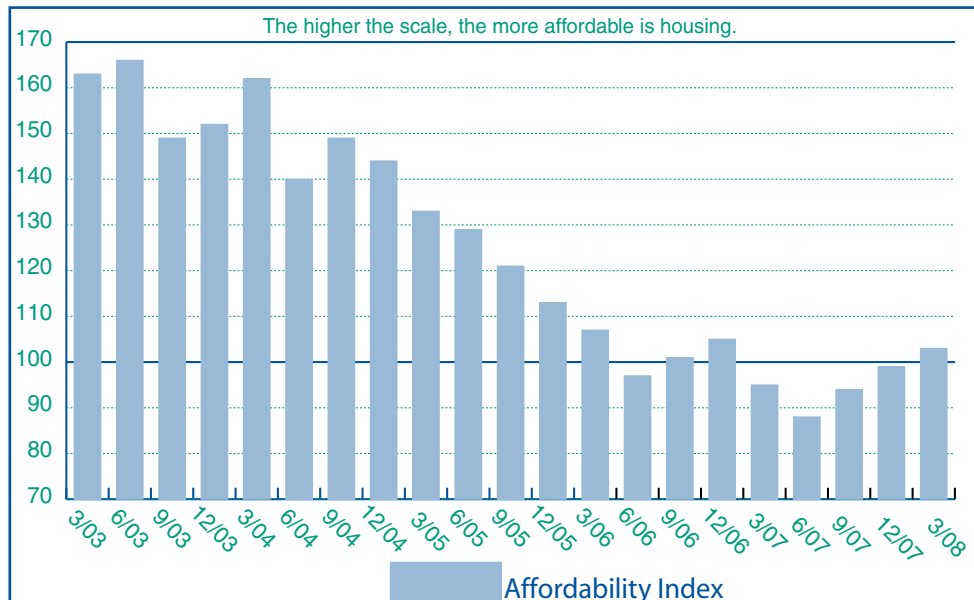
Average Sale Price % Change: 4.5% (\$344,700 v. \$329,700)*

Median Sale Price % Change: 4.3% (\$289,900 v. \$278,000)*

* 12-Month Sale Price percent change is based on a comparison of the rolling average/median price for the last 12 months (5/1/07-4/30/08) with the 12 months before (5/1/06-4/30/07).

NOTE: At the request of the RMLS™ Board of Directors, what was previously referred to as "Appreciation" is now referred to as "12-Month Sale Price Percent Change". The new description of this calculation is intended to help readers better understand what the calculation compares. The calculation compares the rolling sales price for the last 12 months with the rolling price for the 12 months prior.

AFFORDABILITY - Metro Portland, Oregon



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable once again for a family earning the median income. A family earning the median income (\$67,500 in 2008, per HUD) can afford 103% of a monthly mortgage payment on a median priced home (\$286,500 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 5.97% (per Freddie Mac). This is the first time affordability has been above 100% since December 2006.



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