

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

August 2008 Reporting Period

August Residential Highlights

Market activity in the Portland metro area appears to have slowed in August, compared to the same period a year ago.

Comparing August this year with that of August 2007, new listings dropped 27.1%. Closed sales were off last year's pace by 30.7%, while pending sales also fell 22%. See table below.

In a month-to-month comparison (July v. August 2008), new listings dropped 16% (4,398 v. 5,237). Closed sales were down 3.3% (1,770 v. 1,831) and pending sales decreased 4.7% (1,908 v. 2,003).

At the month's rate of sales, the 17,556 active residential properties would last approximately 9.9 months at the month's rate of sales. This is down slightly from

last month (10 months).

Year-to-Date

Comparing January-August 2008 with the same time in 2007, new listings decreased 5%. Pending sales and closed sales fell 30.8% and 33.9%, respectively. See table below.

Sale Prices

The average sale price for August 2008 was down 6.7% compared to August 2007, while the median sale price dropped 7.3%. See table below.

Month-to-month, the average sale price and median sale price are both down when compared with July's levels; the average sale price dropped 2.7% (\$331,300 v. \$340,500) and the median sale price was down 2.8% (\$280,000 v. \$288,200).

SEE PAGE 20 for 12-month sales price percent change.

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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	9.2
June	2.6	5.0	9.5
July	3.5	5.7	10
August	3.6	6.2	9.9
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	Current Listing Market Time*	Total Market Time**
2008	August	4,398	1,908	1,770	331,300	280,000		121
	Year-to-Date	41,397	14,763	13,621	337,100	283,000		121
2007	August	6,031	2,447	2,554	355,000	302,000	56	
	Year-to-Date	43,567	21,339	20,607	345,200	290,000	58	

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* Due to possible reporting inconsistencies, Current Listing Market Time should be used to analyze trend. Note: this statistic was previously referred to as "Average Market Time".

**Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 8/2008

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	Current Listing Market Time ¹	Total Market Time ⁵	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	610	161	109	84	-32.8%	86	272,100		74	1,804	774	-22.7%	727	270,400	253,000	3.8%	12	409,400	25	141,500	20	447,300
142	Northeast Portland	1,240	456	288	186	-2.6%	164	331,400		92	3,722	1,525	-30.6%	1,416	325,000	283,500	2.9%	21	504,000	19	161,500	31	393,600
143	Southeast Portland	1,926	604	348	268	-29.7%	214	281,600		101	5,183	2,034	-30.4%	1,829	282,100	249,900	-1.3%	26	491,300	37	189,700	77	553,000
144	Gresham/ Troutdale	1,306	308	241	127	-13.6%	126	261,000		126	2,843	907	-33.0%	841	263,800	247,500	-3.4%	13	257,200	36	226,500	22	818,600
145	Milwaukie/ Clackamas	1,479	338	273	142	-17.0%	121	324,100		140	3,426	1,028	-29.8%	918	327,700	290,000	-6.5%	8	536,900	28	258,000	12	394,600
146	Oregon City/ Canby	1,007	231	169	82	-41.0%	74	312,800		155	2,102	653	-36.4%	590	322,800	286,000	-2.5%	7	410,000	42	304,900	11	265,100
147	Lake Oswego/West Linn	1,224	235	194	75	-27.2%	80	549,500		138	2,497	648	-38.4%	625	560,000	455,000	5.4%	5	283,400	16	416,900	6	462,500
148	West Portland	1,973	513	487	207	-14.1%	207	478,400		142	4,663	1,680	-26.7%	1,646	486,400	400,000	6.5%	13	427,600	31	223,900	16	719,100
149	Northwest Washington County	716	156	102	119	22.7%	94	401,000		121	1,792	760	-22.5%	630	403,800	375,000	-0.2%	4	173,700	17	290,900	5	421,200
150	Beaverton/Aloha	1,391	380	331	169	-35.7%	188	261,700		111	3,760	1,396	-35.1%	1,328	277,100	252,000	-2.6%	2	85,000	10	172,800	11	541,200
151	Tigard/Wilsonville	1,630	391	274	169	-25.9%	154	337,900		128	3,705	1,218	-27.9%	1,137	357,900	325,000	-3.9%	3	196,800	14	406,800	12	354,600
152	Hillsboro/ Forest Grove	1,173	292	190	128	-7.9%	128	281,100		139	2,691	1,012	-31.4%	916	285,300	260,000	-2.6%	10	296,600	15	348,500	22	333,800
153	Mt. Hood: Govt. Camp/Wemme	161	29	21	11	-47.6%	12	245,700		95	271	84	-9.7%	87	256,500	235,000	-10.9%	0	N/A	8	147,400	0	N/A
155	Columbia County	603	104	95	46	-43.2%	35	216,400		126	1,019	361	-43.3%	336	229,500	214,900	-3.7%	6	187,400	21	110,800	6	210,400
156	Yamhill County	1,117	200	142	95	-20.8%	87	283,600		125	1,919	683	-31.8%	595	278,000	227,500	1.1%	5	515,600	40	193,600	17	337,700
170,172, 210	Marion/ Polk Counties	1,359	211	189	88	-19.3%	85	225,500		123	2,319	649	-32.5%	598	244,800	215,000	-2.4%	6	371,400	42	100,000	17	596,900
180-200	North Coastal Counties	1,756	256	167	65	1.6%	54	345,400		141	2,157	470	-11.2%	432	364,100	299,700	-1.2%	9	328,200	82	169,100	6	284,200

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

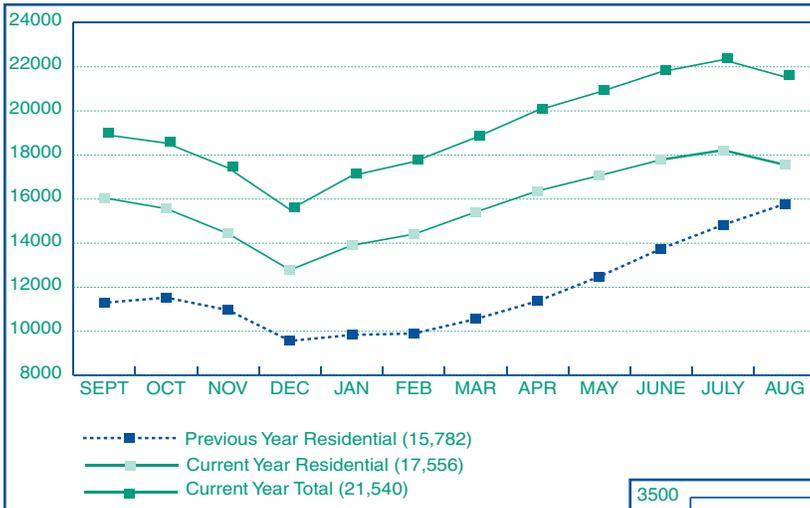
² Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2008 with August 2007. The Year-To-Date section compares year-to-date statistics from August 2008 with year-to-date statistics from August 2007.

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/07-8/31/08) with 12 months before (9/1/06-8/31/07).

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

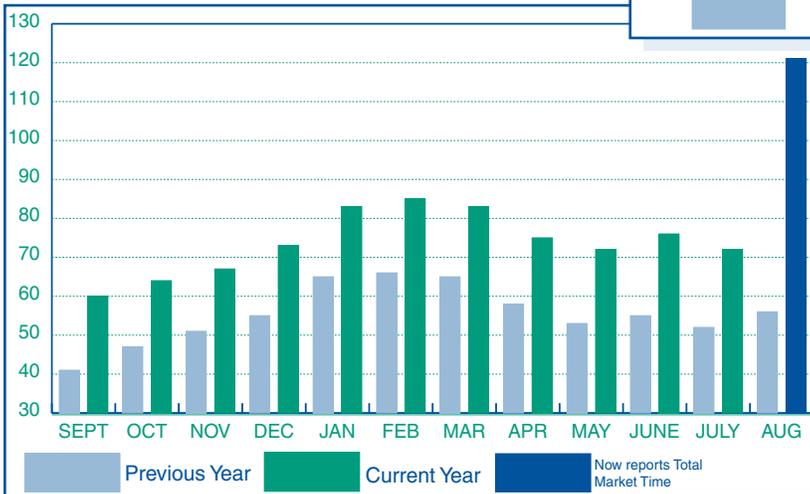
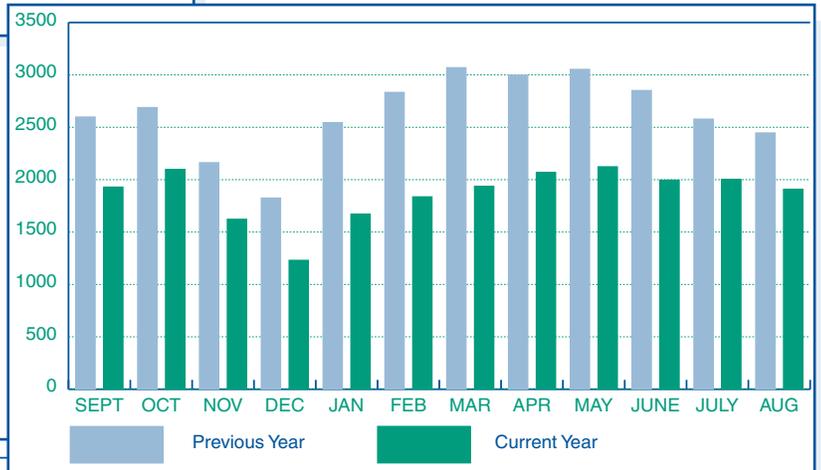
⁵ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Market Action



PENDING SALES
Metro Portland, Oregon

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

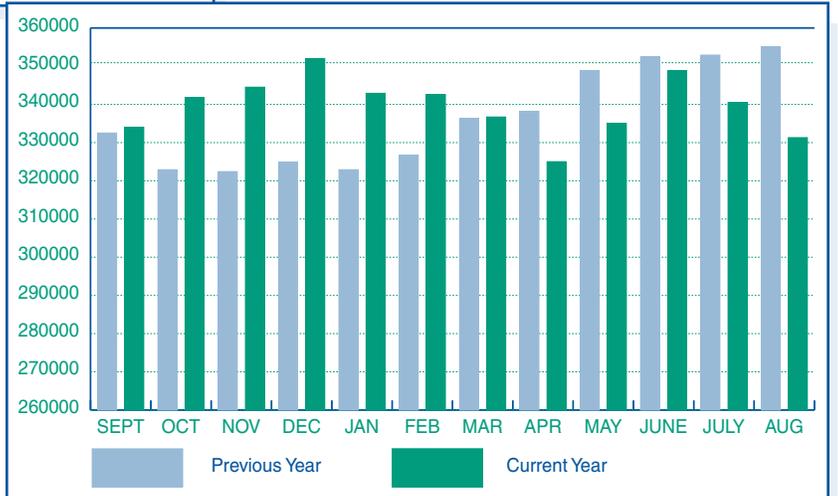


DAYS ON MARKET*
Metro Portland, Oregon

This graph shows the average market time for sales in the Portland, Oregon metropolitan area. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 1&2.

AVERAGE SALE PRICE
Metro Portland, Oregon

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

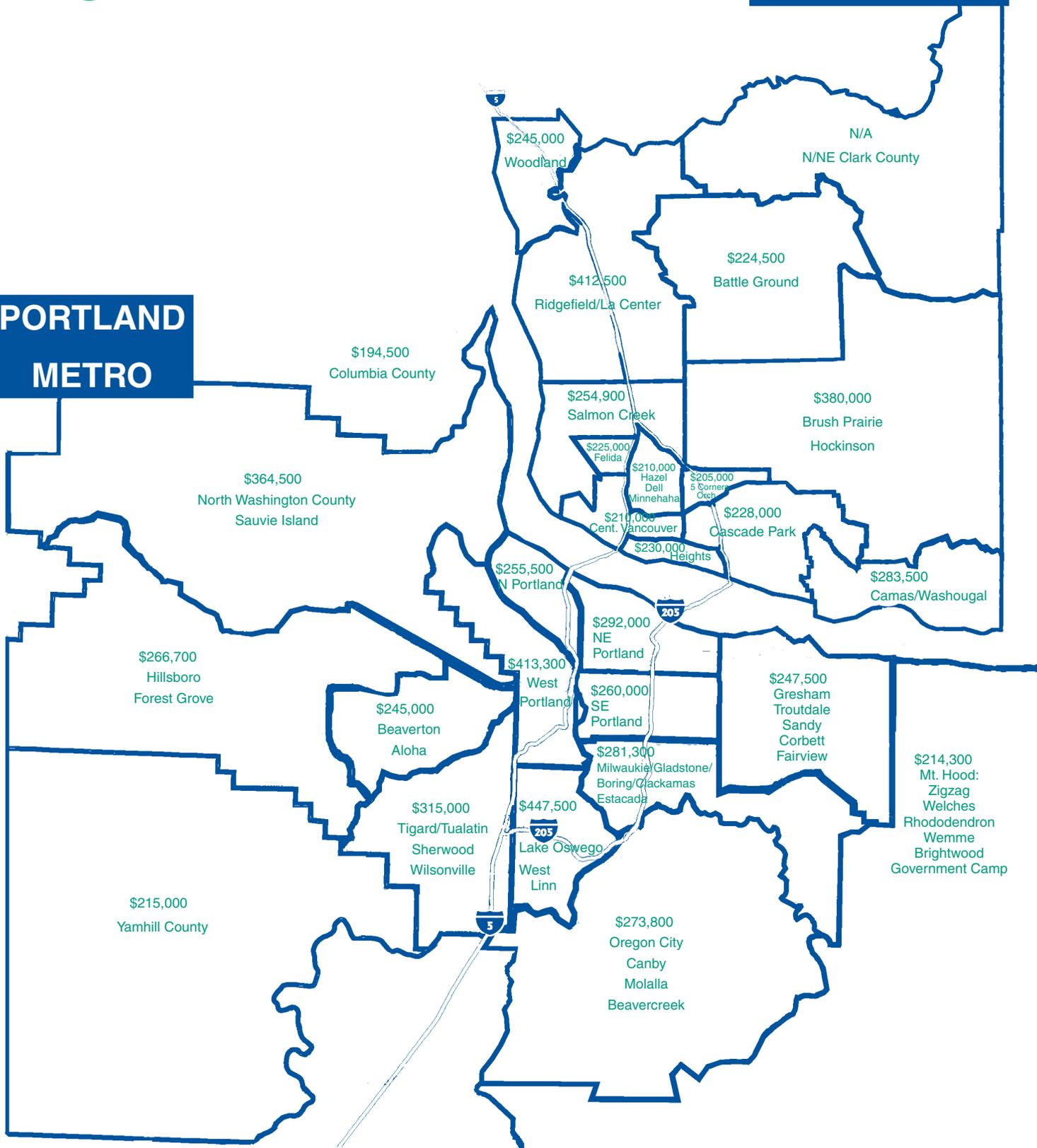


MEDIAN SALE PRICE

August 2008

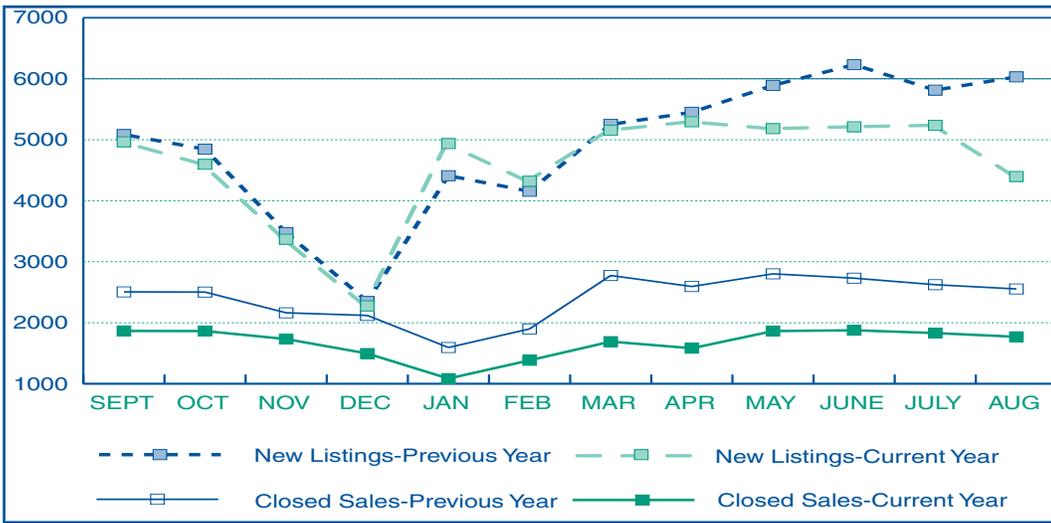
**SW
WASHINGTON**

**PORTLAND
METRO**



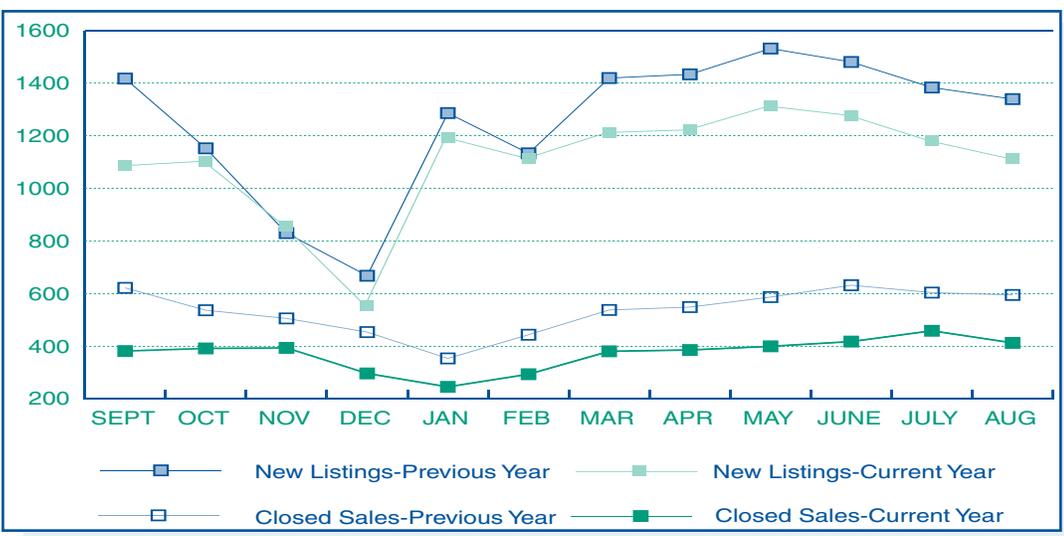
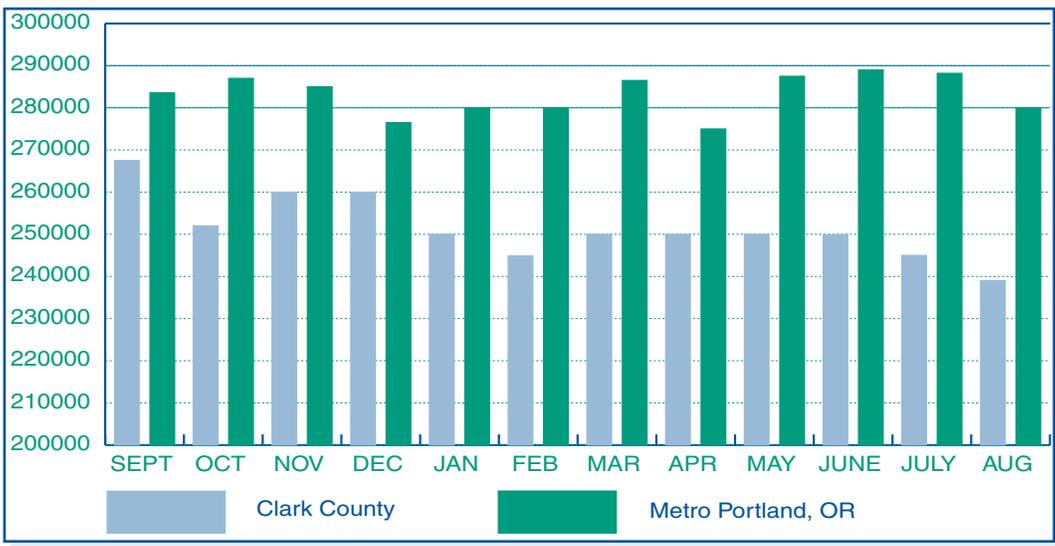
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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

August 2008 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	1,112	473	413	273,800	239,000		147
	Year-to-Date	9,854	3,397	3,066	285,300	247,000		149
2007	August	1,339	526	595	294,600	260,000	72	
	Year-to-Date	10,721	4,770	4,517	307,600	264,600	79	

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.

August Residential Highlights

When comparing August 2008 with August 2007, new listings in Clark County fell 17%. Additionally, closed sales decreased 30.6%. And, pending sales dropped 10.1%. See table above. At the month's rate of sales, the 5,255 active residential listings would last approximately 12.7 months.

Year-to-Date

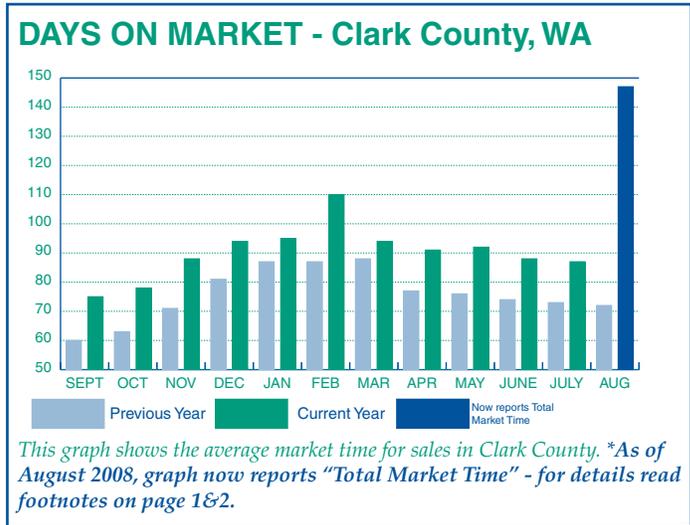
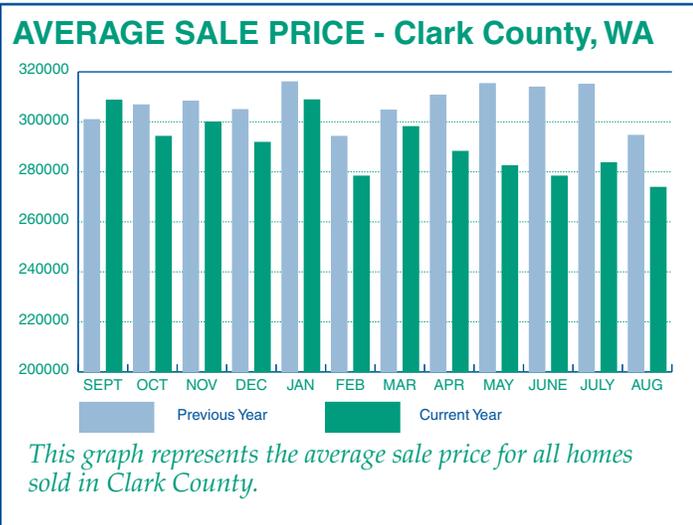
Year-to-Date market activity in Clark County, compared with the same period a year ago (January - August) shows that new listings were down 8.1%. Closed sales dropped 32.1%, while pending sales decreased 28.8%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price decreased 5.6% (\$289,900 v. \$307,200) and the median sale price fell 5.5% (\$250,000 vs. \$264,500).

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	12.6
June	4.7	6.8	12.6
July	6.1	7.6	12.7
August	5.9	7.7	12.7
September	6.4	12.0	
October	7.2	11.4	
November	7.0	11.0	
December	7.0	12.7	



Market Action

AREA REPORT • 8/2008 • SW Washington

	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	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
11	Downtown Vancouver	111	29	29	14	16.7%	16	248,800	180	251	99	-42.1%	85	250,900	227,000	0.4%	2	398,500	3	182,200	6	232,700
12	NW Heights	131	31	24	14	16.7%	10	182,000	68	269	96	-35.1%	93	170,700	165,800	-4.2%	3	483,000	2	62,500	8	283,900
13	SW Heights	101	30	13	8	33.3%	2	590,800	200	177	51	-40.0%	50	339,700	237,500	7.5%	0	N/A	3	308,300	9	188,200
14	Lincoln/Hazel Dell	76	19	14	6	-14.3%	11	246,900	101	143	51	-49.0%	53	234,700	240,000	-3.7%	2	1,116,000	1	144,000	0	N/A
15	E Hazel Dell	306	77	43	36	0.0%	26	200,900	107	587	197	-11.3%	167	232,100	237,000	-1.9%	2	287,500	14	89,600	2	351,800
20	NE Heights	194	33	24	15	-16.7%	9	230,200	98	286	99	-41.4%	81	233,100	227,000	-5.1%	0	N/A	0	N/A	5	293,100
21	Orchards	275	69	36	33	37.5%	24	208,700	131	548	252	-1.6%	218	221,400	220,000	-3.5%	0	N/A	14	82,500	0	N/A
22	Evergreen	422	75	38	44	-31.3%	44	207,200	129	919	382	-21.4%	353	223,000	215,000	-9.7%	2	842,500	8	104,800	8	272,300
23	E Heights	101	22	16	7	-65.0%	5	259,200	142	187	60	-43.4%	58	326,500	228,300	-6.4%	0	N/A	1	200,000	5	236,100
24	Cascade Park	144	27	16	11	-45.0%	11	419,100	186	247	108	-29.4%	97	307,600	248,000	2.5%	1	37,500	2	166,500	5	324,800
25	Five Corners	126	27	15	14	-26.3%	18	214,200	82	306	125	-30.6%	114	221,700	215,100	-6.1%	1	590,000	2	385,000	0	N/A
26	E Orchards	163	40	20	14	-26.3%	11	244,100	162	340	110	-36.0%	99	277,000	265,000	-9.8%	0	N/A	3	215,000	0	N/A
27	Fisher's Landing	193	42	21	21	-41.7%	20	289,700	114	397	187	-27.8%	173	281,600	273,000	-3.5%	0	N/A	3	219,300	0	N/A
31	SE County	36	6	4	2	100.0%	3	403,700	211	62	21	-8.7%	21	484,000	469,900	13.0%	0	N/A	7	187,700	0	N/A
32	Camas City	402	84	52	44	51.7%	39	351,900	183	754	244	-24.5%	219	390,600	362,800	-9.0%	0	N/A	14	165,300	3	221,500
33	Washougal	403	72	53	29	7.4%	23	251,300	209	714	187	-32.5%	160	315,200	300,000	-10.9%	0	N/A	21	168,600	0	N/A
41	N Hazel Dell	156	32	24	18	-18.2%	19	235,800	130	324	130	-33.7%	121	290,300	255,000	-4.4%	0	N/A	4	130,000	0	N/A
42	S Salmon Creek	236	59	48	16	-36.0%	17	258,700	61	517	177	-23.0%	165	267,600	263,800	-7.3%	1	70,000	4	158,600	0	N/A
43	N Felida	197	35	26	14	-39.1%	24	281,100	123	415	132	-45.2%	121	344,500	314,600	4.2%	0	N/A	3	151,000	0	N/A
44	N Salmon Creek	242	43	26	20	17.6%	15	271,600	158	369	127	-34.9%	114	323,900	294,000	3.5%	0	N/A	1	293,000	0	N/A
50	Ridgefield	117	17	7	8	-52.9%	5	410,600	240	199	68	-34.6%	61	367,300	357,700	-1.3%	0	N/A	4	163,400	0	N/A
51	W of I-5 County	53	12	6	4	-20.0%	0	N/A	N/A	82	18	5.9%	16	474,100	427,500	6.2%	0	N/A	3	230,000	0	N/A
52	NW E of I-5 County	95	15	8	5	25.0%	3	444,000	50	131	32	-30.4%	24	482,800	462,500	5.6%	0	N/A	7	264,600	0	N/A
61	Battleground	336	85	73	30	20.0%	22	306,800	156	620	206	-25.4%	186	271,600	235,000	-7.9%	1	357,500	8	216,700	1	315,000
62	Brush Prairie	353	76	39	24	14.3%	22	416,200	214	566	149	-19.5%	134	387,000	361,800	-2.3%	0	N/A	17	250,100	1	337,000
63	East County	2	2	1	2	100.0%	0	N/A	0	6	3	-25.0%	1	290,000	290,000	15.6%	0	N/A	1	340,000	0	N/A
64	Central County	40	10	6	1	N/A	1	345,000	61	67	12	-33.3%	12	378,900	377,500	-12.1%	0	N/A	5	220,000	0	N/A
65	Mid-Central County	47	9	5	3	200.0%	1	665,000	912	65	10	-54.5%	9	414,100	400,000	-9.0%	1	102,000	7	264,600	0	N/A
66	Yacolt	57	10	13	7	16.7%	6	214,600	209	113	30	-23.1%	32	240,800	233,300	-22.1%	0	N/A	6	160,000	0	N/A
70	La Center	91	17	16	3	-40.0%	2	297,500	133	111	20	-58.3%	20	330,600	286,500	-10.3%	0	N/A	2	203,800	0	N/A
71	N Central	29	4	10	5	150.0%	3	272,300	434	56	9	-18.2%	5	316,800	380,000	-8.1%	0	N/A	0	N/A	0	N/A
72	NE Corner	20	3	0	1	-50.0%	1	309,000	113	26	5	-37.5%	4	240,700	236,900	-20.2%	0	N/A	1	250,000	0	N/A
	Clark County Total	5,255	1,112	726	473	-10.1%	413	273,800	147	9,854	3,397	-28.8%	3,066	285,300	247,000	-5.6%	16	493,400	171	179,800	53	260,900
80	Woodland City	86	9	6	10	25.0%	4	137,700	175	111	47	-29.9%	39	259,500	240,000	-2.7%	0	N/A	2	147,500	3	221,700
81	Woodland Area	81	18	9	6	0.0%	3	298,300	89	108	22	-29.0%	17	288,300	260,000	-15.0%	0	N/A	12	177,800	0	N/A
82	Cowlitz County	507	72	75	40	11.1%	26	208,800	157	871	245	5.2%	206	204,600	180,100	-1.9%	2	377,500	26	126,900	6	222,500
	Cowlitz County Total	674	99	90	56	12.0%	33	208,300	153	1,090	314	-5.1%	262	218,200	192,500	-5.4%	2	377,500	40	143,200	9	222,200
87	Pacific County	242	33	27	12	-14.3%	7	190,300	203	267	68	-47.3%	59	176,900	170,000	-4.0%	3	193,700	18	65,200	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

August 2008 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	599	333	318	244,100	216,000		105
	Year-to-Date	5,252	2,277	2,119	252,200	225,000		117
2007	August	736	372	446	266,100	234,800	66	
	Year-to-Date	5,748	3,149	3,048	267,400	236,000	69	

August Residential Highlights

A look at August's market activity in Greater Lane County shows that new listings decreased 18.6% compared with August 2007. Further, closed sales were down 28.7%, while pending sales dropped 10.5%. See table above. At the month's rate of sales, the 2,564 active residential listings would last approximately 8.1 months - down from 8.8 months in July.

Year-to-Date

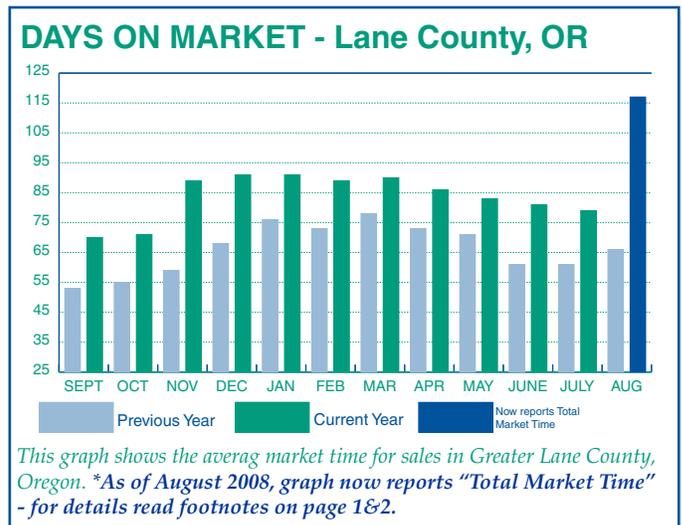
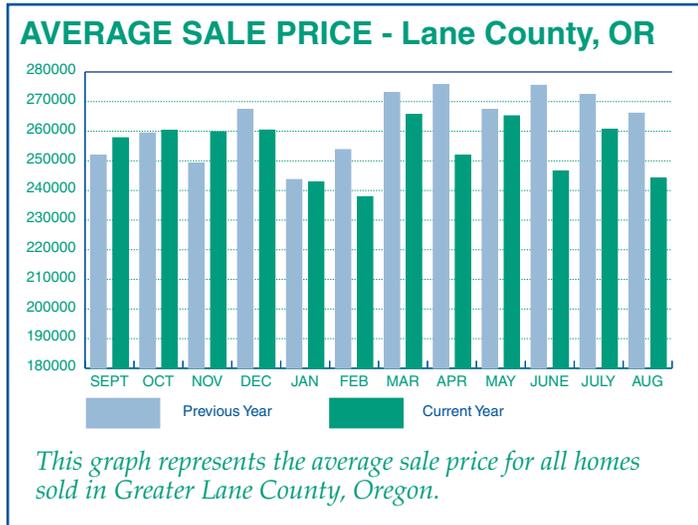
Comparing January-August with the same period in 2007, new listings declined 8.6%. Closed sales and pending sales decreased 30.5% and 27.7%, respectively. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price decreased 3.8% (\$254,400 v. \$264,500) and the median sale price dropped 3.7% (\$225,000 v. \$233,600).

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	8.6
June	3.1	4.6	8.1
July	3.8	6.0	8.8
August	3.2	5.1	8.1
September	4.5	8.0	
October	4.5	7.2	
November	5.6	8.3	
December	4.9	7.0	



Market Action

AREA REPORT • 8/2008

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. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	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	
225	Florence Coast Village	16	2	1	0	-100.0%	0	N/A	12	4	-33.3%	4	83,800	76,300	59.3%	0	N/A	3	61,000	0	N/A	
226	Florence Green Trees	38	10	0	1	-88.9%	3	107,000	128	36	-26.1%	16	127,700	116,500	-1.1%	0	N/A	0	N/A	0	N/A	
227	Florence Florentine	24	0	0	2	100.0%	0	N/A	16	9	-35.7%	6	218,200	217,500	-13.5%	0	N/A	0	N/A	0	N/A	
228	Florence Town	244	21	10	11	22.2%	7	204,700	422	273	67	-20.2%	57	252,200	225,000	-13.4%	5	114,200	5	115,900	0	N/A
229	Florence Beach	51	2	2	5	0.0%	2	160,000	98	53	19	-58.7%	15	290,200	235,000	-12.1%	0	N/A	6	84,700	0	N/A
230	Florence North	59	10	4	1	-50.0%	2	186,800	62	56	11	-21.4%	14	275,300	280,000	-26.9%	0	N/A	2	60,800	0	N/A
231	Florence South/ Dunes City	70	7	6	2	-71.4%	4	633,900	138	59	15	-28.6%	17	375,400	293,000	-4.4%	0	N/A	2	180,000	0	N/A
238	Florence East/ Mapleton	40	3	4	2	0.0%	3	133,300	230	33	12	-20.0%	10	176,300	159,500	-14.0%	0	N/A	2	111,100	0	N/A
	Florence Total	542	55	27	24	-35.1%	21	256,300	233	538	154	-30.9%	139	247,600	214,000	-10.9%	5	114,200	20	98,700	0	N/A
232	Hayden Bridge	69	13	5	8	-55.6%	10	216,400	50	152	78	-23.5%	72	241,300	221,500	-1.6%	0	N/A	5	131,200	1	243,900
233	McKenzie Valley	95	9	14	5	25.0%	4	346,700	166	123	31	-29.5%	29	355,800	305,000	-2.9%	2	588,500	9	236,300	0	N/A
234	Pleasant Hill/Oak	132	17	15	12	-20.0%	6	245,300	154	205	68	-31.3%	70	256,700	204,600	8.6%	2	122,400	9	335,300	0	N/A
235	Cottage Grove/ Creswell/Dorena	308	58	27	28	12.0%	24	179,600	118	516	197	-17.9%	179	216,900	198,000	-7.4%	1	600,000	16	124,400	2	391,400
236	Veneta/Elmira	128	32	18	19	11.8%	17	226,400	233	273	98	-36.8%	88	259,200	215,300	3.5%	2	245,000	10	119,200	0	N/A
237	Junction City	150	37	15	17	-15.0%	12	250,400	216	252	80	-44.4%	63	263,300	249,900	0.6%	1	900,000	6	149,200	3	291,700
239	Thurston	155	38	17	39	85.7%	27	207,500	86	378	200	-5.2%	170	209,900	195,400	-9.6%	1	275,000	17	166,100	10	246,900
240	Coburg I-5	51	13	5	4	0.0%	6	237,500	91	86	30	-21.1%	32	218,000	191,000	-21.7%	3	190,700	5	132,400	0	N/A
241	N Gilham	102	22	20	13	-23.5%	12	310,100	91	198	82	-37.9%	75	297,400	247,700	-7.8%	0	N/A	0	N/A	1	288,000
242	Ferry Street Bridge	231	59	28	21	23.5%	23	287,200	117	458	172	-32.0%	168	298,900	260,500	-2.9%	0	N/A	3	105,500	9	307,100
243	E Eugene	138	41	28	27	-12.9%	34	323,300	60	347	173	-28.5%	167	330,400	289,900	-1.8%	4	134,000	11	257,600	6	432,700
244	SW Eugene	286	68	30	41	-19.6%	38	296,900	90	544	266	-29.8%	246	324,500	290,000	-7.1%	1	249,000	8	180,700	8	333,700
245	W Eugene	65	14	8	8	-50.0%	11	286,400	129	172	104	-24.1%	101	223,700	197,000	-5.3%	3	508,300	0	N/A	8	243,700
246	Danebo	230	57	34	26	-31.6%	34	182,000	87	534	253	-22.9%	249	181,300	189,900	-10.5%	1	15,300	2	64,300	4	233,400
247	River Road	66	23	11	11	22.2%	5	206,200	80	160	71	-26.0%	61	221,500	217,000	-1.3%	1	590,000	1	92,000	3	256,600
248	Santa Clara	178	49	36	23	-25.8%	28	243,200	96	415	180	-29.1%	172	271,100	253,500	-2.3%	0	N/A	5	205,200	6	271,600
249	Springfield	150	43	21	27	-28.9%	25	165,000	85	386	178	-33.8%	165	176,300	168,000	-0.2%	4	249,800	4	87,900	15	266,900
250	Mohawk Valley	30	6	6	4	#DIV/0!	2	252,500	41	53	16	-38.5%	12	287,200	314,000	-3.5%	0	N/A	2	155,000	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

August 2008 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	200	93	69	182,300	178,800		146
	Year-to-Date	1,949	637	580	190,200	170,800		170
2007	August	229	112	130	213,800	185,000	102	
	Year-to-Date	2,068	876	829	216,900	187,500	106	

August Residential Highlights

A comparison of August 2008 with the same month a year ago reveals a 12.7% decline in new listings. Closed sales also dropped 46.9% and pending sales decreased 17%. See table above.

Year-to-Date

Comparing January-August with the same period a year ago, new listings dropped 5.8%. Further, pending sales decreased 27.3% and closed sales fell 30%. See table above.

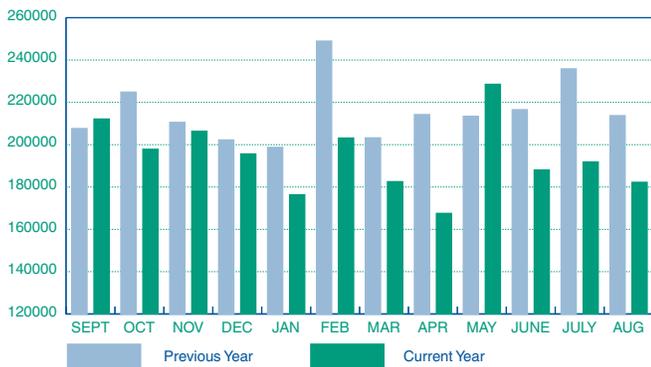
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price decreased 9.5% (\$194,800 v. \$215,300) and the median sale price fell 5.4% (\$175,000 v. \$185,000).

Inventory in Months (Active Listings / Closed Sales)

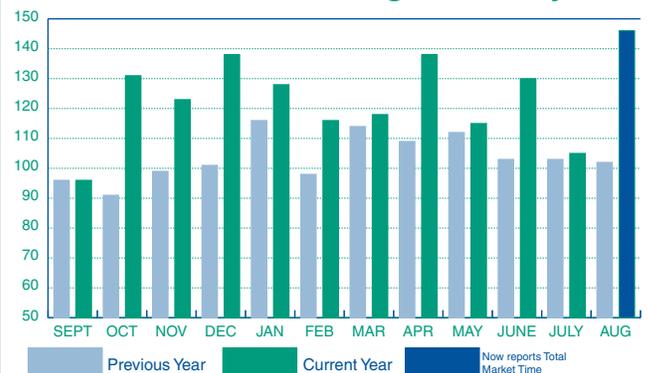
	2006	2007	2008
January	6.5	12	20.4
February	6.2	11.6	17
March	6.3	9.6	19.6
April	6.9	13.8	14.2
May	6.0	11.1	16
June	8.5	11.0	18.8
July	7.8	12.7	19
August	8.5	9.9	20.3
September	8.7	14.9	
October	8.7	15.3	
November	11.1	13.8	
December	11.9	14.2	

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 the average market time for sales in Douglas County, Oregon. *As of August 2008, graph now reports "Total Market Time" - for details read footnotes on page 1&2.

Market Action

AREA REPORT • 8/2008

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. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁶	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
251 NE Roseburg	153	27	17	17	21.4%	15	113,800	83	243	103	-12.0%	93	178,200	157,500	-17.1%	1	214,000	4	75,600	0	N/A
252 NW Roseburg	116	12	13	6	-25.0%	6	306,000	111	163	54	-35.7%	53	253,700	229,900	-13.6%	1	610,000	6	128,900	1	225,400
253 SE Roseburg	65	15	5	6	-40.0%	4	215,500	280	101	43	-41.9%	38	184,000	173,000	-6.4%	3	466,500	2	82,500	3	361,700
254 SW Roseburg	134	23	8	6	-57.1%	4	211,900	48	161	37	-48.6%	33	274,800	227,000	-5.9%	0	N/A	4	141,600	0	N/A
255 Glide & E of Roseburg	68	4	7	7	75.0%	4	291,800	84	89	28	3.7%	23	269,400	240,000	-21.6%	1	275,000	8	93,400	0	N/A
256 Sutherlin/ Oakland Area	166	27	9	13	-7.1%	12	226,400	204	230	80	-27.9%	67	200,200	170,500	-13.0%	2	474,500	2	93,800	2	666,500
257 Winston & SW of Roseburg	129	17	16	7	-56.3%	4	166,600	64	189	71	-18.4%	65	176,300	155,000	-3.2%	1	226,500	8	77,000	3	276,700
258 Myrtle Creek & S/SE of Roseburg	239	25	30	8	-60.0%	7	160,600	170	307	84	-33.9%	85	155,300	145,000	-10.8%	2	650,000	19	113,000	1	260,000
259 Green District	117	24	11	10	-37.5%	6	135,500	91	201	74	-16.9%	65	169,900	169,900	1.6%	0	N/A	3	81,700	1	258,000
265 North Douglas County	211	26	16	13	-53.6%	7	120,100	299	265	63	-28.4%	58	153,700	153,000	-5.8%	6	195,000	6	148,200	1	360,000



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

August 2008 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	106	58	48	164,800	163,500		120
	Year-to-Date	1,095	371	336	191,300	170,000		166
2007	August	177	82	78	199,400	196,800	92	
	Year-to-Date	1,348	503	464	218,600	186,000	109	

August Residential Highlights

Comparing August 2008 with August 2007, new listings decreased 40.1%. Closed sales fell 38.5% and pending sales were down 29.3%. See table above.

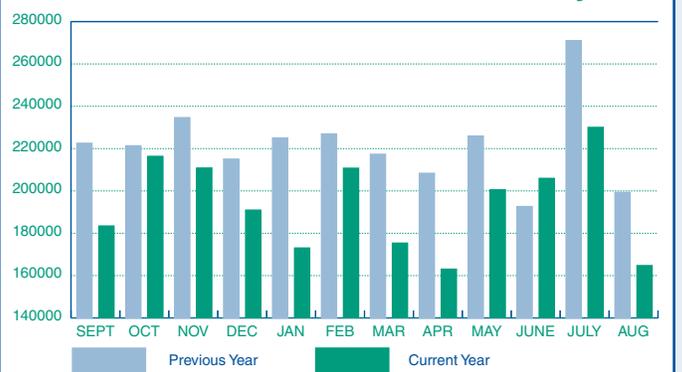
Year-to-Date

Comparing January-August with the same period in 2007, new listings dropped 18.8%. Additionally, closed sales decreased 27.6% and pending sales fell 26.2%.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price decreased 10.1% (\$198,100 v. \$220,400) and the median sale price fell 5.8% (\$175,000 v. \$185,800).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 8/2008 • 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. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	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	
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	0	N/A
97411 Bandon	210	11	11	8	0.0%	8	210,800	90	188	43	-14.0%	41	304,700	269,500	0.2%	5	441,000	13	101,400	0	N/A	0	N/A
97414 Broadbent	0	0	0	0	N/A	0	N/A	N/A	1	2	100.0%	2	206,000	206,000	-29.8%	0	N/A	0	N/A	0	N/A	0	N/A
97420 Coos Bay	287	40	21	29	-34.1%	17	123,200	152	420	145	-36.4%	130	164,400	159,800	-11.7%	3	525,300	16	65,700	12	246,500	12	246,500
97423 Coquille	83	10	13	7	-12.5%	5	170,600	138	127	56	-13.8%	48	160,000	154,500	-6.5%	2	222,000	6	83,100	2	179,500	2	179,500
97449 Lakeside	52	5	4	0	-100.0%	0	N/A	N/A	59	4	-82.6%	7	225,100	187,500	-2.6%	0	N/A	6	176,700	0	N/A	0	N/A
97458 Myrtle Point	61	8	4	3	-66.7%	4	113,700	218	72	30	-3.2%	24	137,000	149,300	-27.2%	0	N/A	2	73,500	0	N/A	0	N/A
97459 North Bend	150	31	21	11	22.2%	14	201,600	65	217	87	-13.9%	80	212,900	187,000	-14.7%	4	516,200	4	102,400	1	125,000	1	125,000
97466 Powers	15	1	0	0	-100.0%	0	N/A	N/A	11	4	0.0%	4	104,800	91,000	-24.3%	1	25,000	4	20,400	0	N/A	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

August 2008 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	54	20	21	262,800	217,500		170
	Year-to-Date	601	142	144	317,500	262,500		234
2007	August	73	30	29	341,900	342,000	176	
	Year-to-Date	641	211	197	316,900	275,000	161	

August Residential Highlights

When comparing August 2008 with August 2007, closed sales dropped 27.6%. Pending sales also fell 33.3%. Further, new listings fell 26%.

Year-to-Date

A comparison of January-August with the same period a year ago shows that new listings dropped 6.2%. Closed sales dipped 26.9% and pending sales fell 32.7%.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price dropped a slight 0.5% (\$310,700 v. \$312,400), while the median sale price decreased 3.8% (\$264,000 v. \$274,500).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 8/2008 • Curry County, Oregon

	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
	Current Month								Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	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
270 City, Airport, Marina Hts., NB Chetco	204	24	18	8	0.0%	13	284,400		170	204	55	-34.5%	54	332,100	265,500	0.2%	2	527,500	6	424,100	4	276,000
271 Harbor, Winchuck, SB Chetco	102	10	8	2	-77.8%	1	700,000		366	108	26	-44.7%	31	323,800	270,000	8.5%	1	300,000	4	184,300	0	N/A
272 Carpenterville, Cape Ferrello, Whaleshead	47	4	5	1	0.0%	1	15,000		37	53	14	16.7%	12	290,400	276,500	19.5%	0	N/A	2	148,500	0	N/A
273 Gold Beach	194	11	6	8	-27.3%	6	184,500		159	165	38	-9.5%	37	316,900	250,000	-13.0%	6	269,200	2	950,000	1	430,000
274 Port Orford, Langlois	77	5	8	1	0.0%	0	N/A		N/A	71	9	-65.4%	10	253,500	218,000	-5.9%	2	607,500	7	119,500	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

August 2008 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	130	68	57	240,900	220,000		130
	Year-to-Date	1,203	454	407	268,700	228,000		175
2007	August	177	83	73	229,700	198,600	97	
	Year-to-Date	1,354	629	584	261,300	229,500	105	

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.

August Residential Highlights

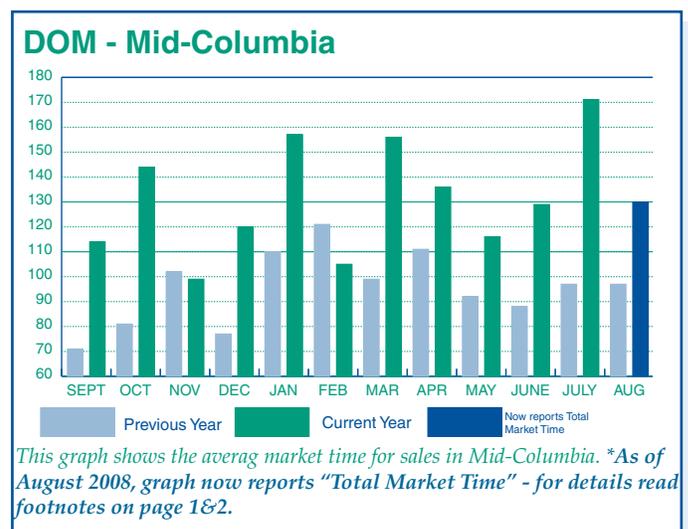
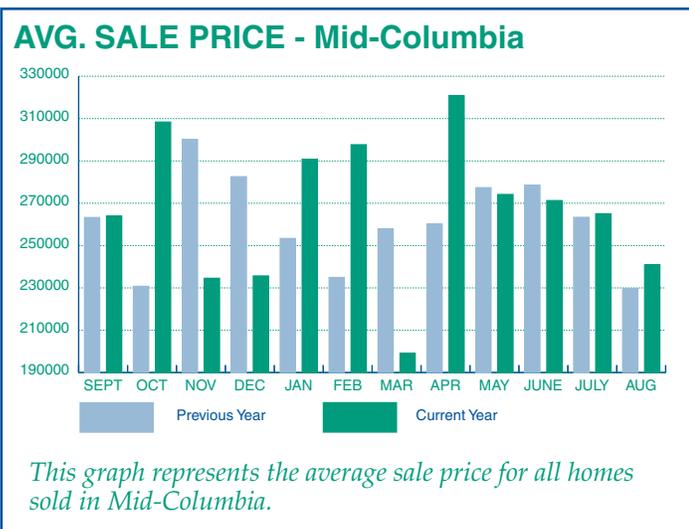
Compared with August 2007, the August 2008 results for the Mid-Columbia region show that new listings decreased 26.6%. Closed sales fell 21.9% and pending sales dropped 18.1%. See table above.

Year-to-Date

A look at January-August compared with the same time period a year ago reveals that new listings were down 11.2%. Closed sales dropped 30.3%, while pending sales were off by 27.8%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price increased 2.1% (\$267,400 v. \$261,800) and the median sale price rose 1.4% (\$225,000 v. \$222,000).



Market Action

AREA REPORT • 8/2008 • Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month														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	Current Listing Market Time ¹	Total Market Time ⁵	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
100	White Salmon/Bingen	71	13	8	4	-33.3%	3	228,000		79	94	35	-25.5%	33	285,900	300,000	-7.5%	3	280,000	9	256,200	1	200,000
101	Snowden	13	2	1	0	-100.0%	0	N/A		N/A	14	6	50.0%	6	310,000	259,000	-46.6%	0	N/A	1	197,800	0	N/A
102	Trout Lake/Glenwood	28	1	1	2	N/A	0	N/A		N/A	28	3	-57.1%	2	336,300	336,300	-6.0%	0	N/A	2	127,000	0	N/A
103	Husum/BZ Corner	12	1	0	1	N/A	2	321,300		256	15	5	25.0%	5	547,300	292,500	-10.1%	0	N/A	3	181,700	0	N/A
104	Lyle	25	3	3	1	-50.0%	3	197,000		126	33	12	20.0%	11	260,800	226,000	-30.0%	0	N/A	5	107,500	0	N/A
105	Dallesport/Murdock	17	3	1	2	-50.0%	2	314,400		112	28	12	9.1%	9	209,100	198,800	15.8%	0	N/A	3	216,700	0	N/A
106	Appleton/Timber Valley	8	1	1	0	N/A	0	N/A		N/A	7	0	-100.0%	0	N/A	N/A	-100.0%	0	N/A	2	70,000	0	N/A
107	Centerville/High Prairie	4	0	0	0	N/A	0	N/A		N/A	4	1	-66.7%	1	255,000	255,000	13.0%	0	N/A	2	161,800	0	N/A
108	Goldendale	67	8	6	8	-11.1%	5	174,100		145	87	41	-34.9%	32	165,700	136,500	21.1%	2	126,800	34	89,500	0	N/A
109	Bickleton/East County	2	0	1	0	-100.0%	0	N/A		N/A	1	0	-100.0%	0	N/A	N/A	-36.2%	0	N/A	3	25,000	0	N/A
110	Klickitat	4	0	1	0	-100.0%	1	220,000		121	7	1	-85.7%	1	220,000	220,000	-33.6%	0	N/A	2	45,000	0	N/A
	Klickitat County Total	251	32	23	18	-30.8%	16	227,300		137	318	116	-28.4%	100	252,300	215,000	-2.5%	5	218,700	66	123,700	1	200,000
111	Skamania	7	3	2	0	N/A	1	525,000		59	11	2	-33.3%	2	536,500	536,500	212.5%	0	N/A	4	277,000	0	N/A
112	North Bonneville	31	12	9	0	-100.0%	2	154,200		N/A	44	4	-63.6%	4	222,100	249,300	-12.8%	0	N/A	0	N/A	0	N/A
113	Stevenson	29	5	3	1	0.0%	0	N/A		N/A	39	9	-18.2%	12	269,600	259,000	-13.9%	0	N/A	1	325,000	0	N/A
114	Carson	26	4	1	2	100.0%	1	210,000		38	25	7	-61.1%	6	236,900	229,500	5.3%	0	N/A	3	134,000	0	N/A
115	Home Valley	3	0	0	0	N/A	0	N/A		N/A	3	0	-100.0%	0	N/A	N/A	-100.0%	0	N/A	0	N/A	0	N/A
116	Cook, Underwood, Mill A, Willard	12	5	3	2	0.0%	0	N/A		N/A	16	5	-37.5%	3	421,700	495,000	-18.6%	0	N/A	2	337,500	0	N/A
117	Unincorporated North	24	2	1	1	0.0%	0	N/A		N/A	18	4	-42.9%	6	202,700	176,500	20.9%	0	N/A	1	159,000	0	N/A
	Skamania County Total	132	31	19	6	0.0%	4	260,900		24	156	31	-48.3%	33	275,700	248,500	-1.8%	0	N/A	11	242,600	0	N/A
351	The Dalles	170	22	25	15	-11.8%	14	193,400		74	254	123	-28.9%	112	196,100	174,500	3.9%	2	137,500	6	230,400	1	150,000
352	Dufur	8	1	0	2	0.0%	0	N/A		N/A	12	6	-45.5%	4	172,700	171,900	-0.2%	0	N/A	0	N/A	0	N/A
353	Tygh Valley	2	0	0	0	N/A	0	N/A		N/A	3	1	-80.0%	2	149,400	149,400	-33.3%	0	N/A	0	N/A	0	N/A
354	Wamic/Pine Hollow	14	2	3	1	-66.7%	2	327,500		222	17	9	-47.1%	9	190,700	145,000	-9.1%	0	N/A	2	60,500	0	N/A
355	Maupin/Pine Grove	10	1	0	1	-50.0%	1	125,000		62	8	3	-57.1%	2	77,500	77,500	23.2%	0	N/A	2	97,000	0	N/A
356	Rowena	3	1	0	0	N/A	0	N/A		N/A	3	2	100.0%	2	160,000	160,000	185.6%	0	N/A	0	N/A	0	N/A
357	Mosier	23	1	1	3	50.0%	0	N/A		N/A	25	12	-42.9%	7	369,500	405,000	-7.1%	0	N/A	3	206,300	0	N/A
	Wasco County Total	230	28	29	22	-15.4%	17	205,200		91	322	156	-33.6%	138	200,900	173,500	4.6%	2	137,500	13	178,200	1	150,000
361	Cascade Locks	25	4	5	0	N/A	3	146,600		203	47	7	-12.5%	7	174,500	165,000	-16.1%	0	N/A	1	125,000	0	N/A
362	Hood River City	140	13	5	9	-40.0%	8	295,800		255	169	86	-8.5%	78	363,700	332,500	4.9%	3	1,692,300	6	302,600	1	280,000
363	Hood River-Westside	63	8	4	4	-20.0%	4	274,000		113	78	22	-29.0%	21	391,400	355,000	10.1%	0	N/A	1	240,000	0	N/A
364	Hood River-Eastside	12	0	2	0	N/A	1	595,000		119	14	4	100.0%	5	633,400	595,000	16.0%	0	N/A	0	N/A	0	N/A
365	Odell	21	3	1	4	33.3%	1	420,000		103	26	11	-21.4%	8	245,700	234,800	-21.8%	0	N/A	0	N/A	0	N/A
366	Parkdale/Mt. Hood	40	8	9	2	N/A	2	287,500		90	59	14	-17.6%	12	309,800	258,500	-18.2%	1	575,000	1	380,000	0	N/A
	Hood River Co. Total	301	36	26	19	-17.4%	19	289,100		184	393	144	-13.3%	131	356,200	307,500	1.0%	4	1,413,000	9	284,500	1	280,000
370	Sherman County	7	3	2	3	50.0%	1	69,000		66	14	7	16.7%	5	126,100	135,000	65.5%	1	24,000	0	N/A	0	N/A



Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

August 2008 Reporting Period

Residential Market Highlights

Columbia Basin		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	August	112	55	50	116,000	136,000		140
	Year-to-Date	850	465	433	115,300	124,500		141
2007	August	81	49	58	141,700	143,300	89	
	Year-to-Date	544	350	343	133,800	130,000	113	

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" .

August Residential Highlights

A look at market activity for the Columbia Basin region shows that pending sales were up 12.2% when comparing August 2008 with August 2007. New listings also rose 38.3%. On the other hand, closed sales fell 13.8%. See table above.

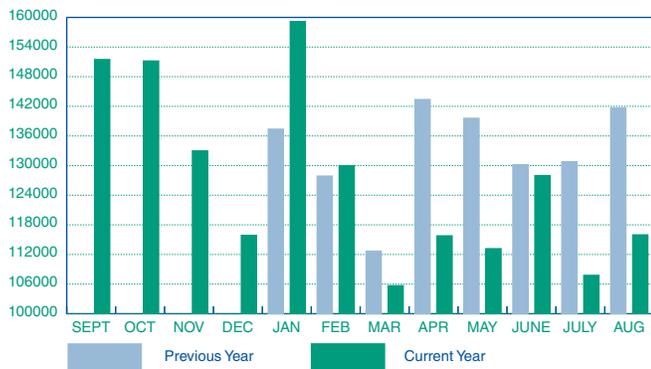
Year-to-Date

When comparing January-August with the same period in 2007, new listings grew 56.3%. Closed sales were also up 26.2%, while pending sales increased 32.9%. See note under table above.

12-Month Sale Price Percent Change

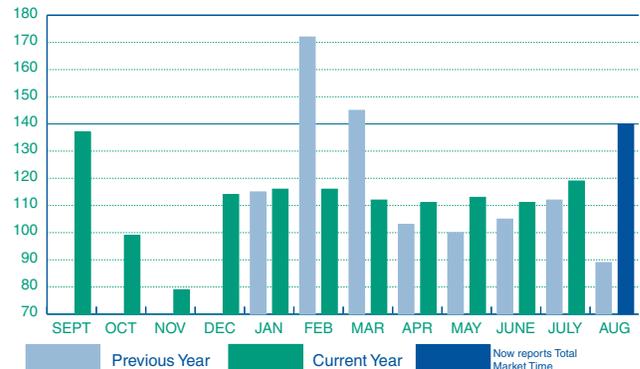
Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price increased 1.5% (\$133,600 v. \$131,600) and the median sale price grew a slight 0.1% (\$125,000 v. \$124,900).

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 the average market time for sales in Columbia Basin. *As of August 2008, graph now reports "Total Market Time" - for details read footnotes on page 1&2.

AREA REPORT • 8/2008 • Columbia Basin

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month															Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁶	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
380	Arlington/North	10	1	1	0	N/A	0	N/A	N/A	6	3	0.0%	3	111,000	128,500	4.5%	0	N/A	0	N/A	0	N/A
381	Condon/South	16	3	1	1	N/A	0	N/A	N/A	20	7	133.3%	8	83,100	72,000	42.0%	0	N/A	0	N/A	0	N/A
	Gilliam Co. Total	26	4	2	1	N/A	0	N/A	N/A	26	10	66.7%	11	90,700	74,000	7.9%	0	N/A	0	N/A	0	N/A

420	Boardman/Northeast	15	2	0	0	-100.0%	0	N/A	N/A	21	11	-57.7%	9	131,600	124,500	-16.4%	1	22,500	0	N/A	1	1,800,000
421	Irrigon	30	6	3	0	-100.0%	5	60,500	209	50	30	20.0%	33	95,400	82,000	-4.1%	0	N/A	2	31,500	1	100,000
422	Ione	1	0	1	0	N/A	0	N/A	N/A	2	0	-100.0%	0	N/A	N/A	210.0%	0	N/A	0	N/A	0	N/A
423	Lexington	2	1	0	1	N/A	1	47,500	112	4	1	N/A	1	47,500	47,500	N/A	1	67,000	0	N/A	0	N/A
424	Heppner/South	5	0	1	3	N/A	0	N/A	N/A	3	11	450.0%	8	65,600	42,600	-52.6%	0	N/A	2	18,300	1	65,000
	Morrow Co. Total	53	9	5	4	-60.0%	6	58,300	193	80	53	-5.4%	51	96,200	85,000	-12.6%	2	44,800	4	24,900	3	655,000

430	Umatilla	34	5	1	2	-33.3%	4	141,300	201	64	36	-25.0%	35	107,500	109,000	7.5%	1	349,000	6	58,300	2	104,000
431	Hermiston	129	32	11	25	-24.2%	19	149,600	136	279	181	-15.4%	159	145,700	144,900	2.1%	2	302,500	7	157,500	2	206,300
432	Stanfield	11	1	1	1	0.0%	0	N/A	N/A	21	12	0.0%	12	118,400	99,700	24.5%	0	N/A	1	28,000	1	150,000
433	Echo	5	1	2	1	N/A	1	49,000	13	6	3	-62.5%	4	110,500	119,000	-32.0%	0	N/A	0	N/A	0	N/A
435	Pendleton City Limits	124	28	5	10	900.0%	12	166,300	103	176	103	1616.7%	102	146,500	132,300	5.3%	3	679,000	5	24,900	6	113,700
436	E - Meacham, Cayuse	2	1	1	0	N/A	0	N/A	N/A	6	2	N/A	2	138,800	138,800	11.4%	0	N/A	0	N/A	0	N/A
437	NE - Adams, Helix, Athena, Weston, Mt-Freewtr	134	25	17	11	N/A	8	187,600	150	168	59	N/A	51	139,000	119,000	4.0%	2	300,000	6	86,300	0	N/A
438	S - Pilot Rock, Ukiah	22	6	0	0	N/A	0	N/A	N/A	24	6	N/A	6	81,200	74,000	1.5%	0	N/A	3	39,700	0	N/A
	Umatilla Co. Total	461	99	38	50	31.6%	44	123,900	133	744	402	39.6%	371	118,600	132,000	4.0%	8	373,900	28	57,300	11	132,100



Columbia Basin NEW LISTINGS & CLOSED SALES

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



Union & Baker Counties



RESIDENTIAL REVIEW: Union & Baker Counties, Oregon

August 2008 Reporting Period

Residential Market Highlights*	Union County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
	2008	August	34	34	23	206,300	177,700		165
	Year-to-Date	342	161	134	164,300	124,000		121	
2007	August	46	21	31	154,400	120,500	45		
	Year-to-Date	367	207	198	153,900	127,300	47		

Union Co: August Residential Highlights

Comparing August 2008 with August 2007, pending sales jumped 61.9%. On the other hand, closed sales dropped 25.8%. New listings also declined 26.1%. See table above.

Year-to-Date

A comparison of January-August with the same period a year ago shows that new listings dropped 6.8%. Closed sales also dipped 32.3% and pending sales fell 22.2%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price grew 9.8% (\$160,300 v. \$146,000), while the median sale price decreased a slight 0.8% (\$124,000 v. \$125,000).

Residential Market Highlights*	Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
	2008	August	30	20	13	162,800	118,000		63
	Year-to-Date	253	104	92	142,500	118,800		114	
2007	August	42	13	19	165,000	126,000	55		
	Year-to-Date	253	164	162	142,600	115,000	63		

Baker Co: August Residential Highlights

A comparison of August 2008 with the same month a year ago reveals that pending sales rose 53.8%. On the other hand, new listings dropped 28.6%. Closed sales also fell 31.6%. See table above.

Year-to-Date

When comparing January-August with the same period a year ago, the number of new listings was the same. Closed sales dropped 43.2%, however, pending sales grew 53.8%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in August 2008 with those of the 12 months immediately prior, the average sale price rose 6.6% (\$147,000 v. \$137,900), while the median sale price increased 9.1% (\$120,000 v. \$110,000).

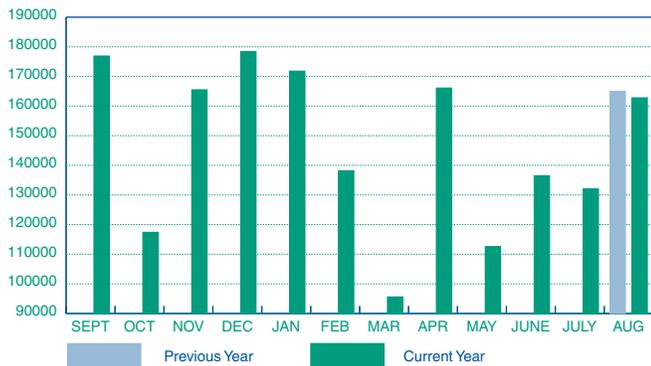
* We are happy to announce that we now have annual comparable data for both Union & Baker Counties. However, please note, while we have comparable data for Union County as a whole, we do not have it for each zip code reported on page 19 due to the way that areas were initially organized in Union County. We will have this data available in the October 2008 edition of Market Action.

AREA REPORT • 8/2008 • 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/Cancelled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ³	Total Market Time ³	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
97824 97827 97829 Cove	16	2	0	4	N/A	1	612,000		25	22	10	N/A	6	421,500	448,500	N/A	0	N/A	4	126,100	0	N/A
97841 97842 97843 Elgin	31	5	3	1	N/A	0	N/A		N/A	44	14	N/A	15	147,700	121,000	N/A	0	N/A	1	360,000	0	N/A
97841 97842 97843 Imbler	3	0	0	1	N/A	1	134,000		4	5	2	N/A	1	134,000	134,000	N/A	0	N/A	0	N/A	0	N/A
97850 97851 97852 La Grande/Island City	123	23	7	25	N/A	16	184,000		200	218	112	N/A	90	144,700	124,800	N/A	11	174,100	7	50,400	4	134,900
97867 97868 97869 North Powder	3	1	1	0	N/A	1	97,400		59	9	4	N/A	4	96,000	92,700	N/A	0	N/A	1	26,000	0	N/A
97883 97884 97885 Summerville	8	0	0	1	N/A	0	N/A		N/A	12	3	N/A	2	323,500	323,500	N/A	0	N/A	0	N/A	0	N/A
97883 97884 97885 Union	18	3	3	2	N/A	4	239,200		128	32	16	N/A	16	193,000	114,800	N/A	4	66,000	4	38,000	1	117,500
Union Co. Total	202	34	14	34	N/A	23	206,300		165	342	161	N/A	134	164,300	124,000	N/A	15	145,300	17	82,100	5	131,400

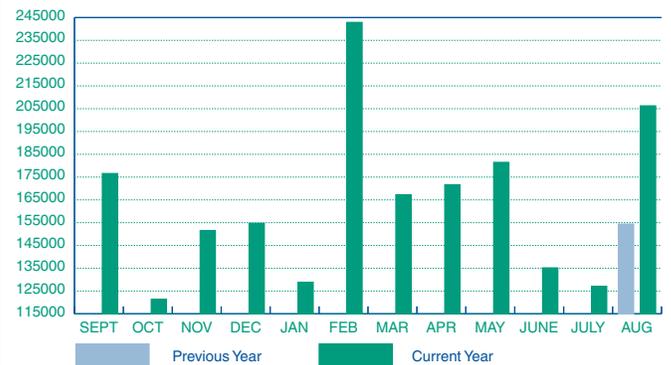
460 461 462 Baker City/Keating	113	24	12	17	54.5%	11	172,000		198	87	79	-43.1%	79	145,900	122,000	N/A	3	323,300	8	155,900	4	149,400
461 462 463 Haines/Anthony Lk/ Muddy Crk	6	1	0	1	N/A	0	N/A		7	4	3	33.3%	3	90,300	90,000	N/A	0	N/A	1	26,500	0	N/A
462 463 464 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	22	1	1	1	N/A	2	112,300		29	6	4	200.0%	4	111,800	112,300	N/A	0	N/A	5	95,000	0	N/A
463 464 465 Unity/Hereford	2	0	0	0	-100.0%	0	N/A		3	1	1	0.0%	1	65,000	65,000	N/A	0	N/A	1	45,000	0	N/A
464 465 466 Huntington/Lime	0	0	0	0	N/A	0	N/A		N/A	0	0	-100.0%	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
465 466 467 Durkee/Pleasant Valley	1	0	0	0	N/A	0	N/A		1	0	0	N/A	0	N/A	N/A	N/A	0	N/A	1	6,600	0	N/A
466 467 468 Richland/New Bridge	7	2	0	0	N/A	0	N/A		9	3	3	50.0%	3	124,000	117,500	N/A	0	N/A	1	31,000	0	N/A
467 468 469 Halfway/Cornucopia	6	2	1	1	0.0%	0	N/A		6	3	2	200.0%	2	212,300	212,300	N/A	0	N/A	1	88,500	0	N/A
468 469 470 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	157	30	14	20	53.8%	13	162,800		253	104	92	-36.6%	92	142,500	118,800	N/A	3	323,300	18	106,700	4	149,400

AVG. SALE PRICE - Baker County, Oregon



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

AVG. SALE PRICE - Union County, Oregon



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



MULTIPLE LISTING SERVICE

Corporate

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

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

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
(541) 469-0219
Fax: (541) 469-9695

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

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

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

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

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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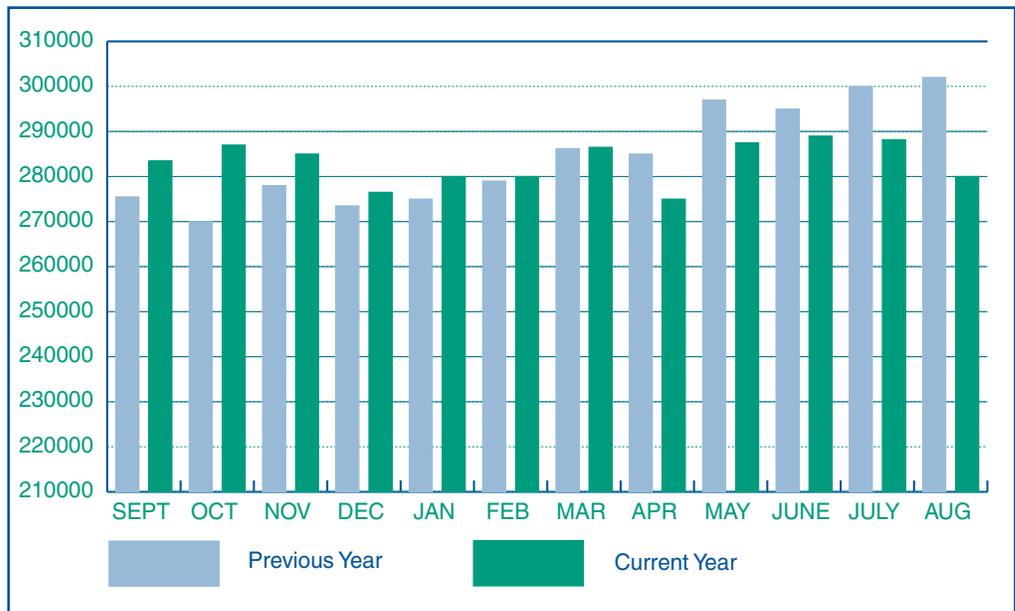
12-MONTH SALE PRICE PERCENT CHANGE - Metro Portland, Oregon

Average Sale Price % Change: +0.3% (\$338,600 v. \$337,600)*

Median Sale Price % Change: -0.9% (\$282,500 v. \$285,000)*

* 12-Month Sale Price percent change is based on a comparison of the rolling average/median price for the last 12 months (9/1/07-8/31/08) with the 12 months before (9/1/06-8/31/07).

MEDIAN SALE PRICE - Metro Portland, Oregon



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