

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

February 2008 Reporting Period

February Residential Highlights

Activity in the Portland metro area picked up over the last month, but remained slow when compared to February of 2007.

The level of inventory also fell 2.4 months from its record high in January (12.8 months) despite an increase in the number of active listings. The decrease can be attributed to increased sales volume in February compared to January. The 14,407 active residential listings at the end of February would last approximately 10.4 months at February's rate of sales.

Compared with January 2008, closed sales were up 27.6% (1,384 v. 1,085) and pending sales rose 9.9% (1,837 v. 1,671).

On the other hand, compared with February 2007, the number of

new listings grew 4%, while closed sales declined 27.1% and pending sales fell 35.2% (see table below).

Year-to-Date

When comparing market activity for January-February 2008 to the same time in 2007, statistics show that the number of new listings was up 10.4%. On the other hand, closed sales decreased 29.5%. Pending sales also fell 34.7%.

Appreciation

When comparing prices for the 12 months ending with February 2008 with the prices for the 12 months ending in February 2007, the average sale price appreciated 5.8% (\$344,700 v. \$325,800).

Using the same formula, the median sale price in the Portland metro area has appreciated 5.5% (\$290,000 v. \$275,000).

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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	
April	2.4	4.4	
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	February	4,320	1,837	1,384	342,600	280,000	85
	Year-to-Date	9,362	3,454	2,511	342,800	280,000	84
2007	February	4,155	2,834	1,899	326,700	279,000	66
	Year-to-Date	8,483	5,291	3,561	323,800	277,000	66

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Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings 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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	North Portland	531	203	70	99	-29.3%	82	268,100	55	432	197	-17.2%	134	268,300	250,000	7.6%	4	243,000	7	91,100	3	401,300
142	Northeast Portland	988	364	185	187	-33.9%	126	293,400	68	792	357	-34.3%	242	311,900	260,000	6.5%	5	614,600	0	N/A	3	220,000
143	Southeast Portland	1,501	524	261	270	-31.1%	175	288,400	68	1,107	489	-32.9%	332	284,300	249,500	7.2%	6	383,200	5	167,500	16	433,100
144	Gresham/ Troutdale	1,089	305	162	119	-36.0%	74	261,200	91	670	225	-34.6%	153	254,400	242,000	3.9%	0	N/A	13	337,600	7	350,500
145	Milwaukie/ Clackamas	1,250	401	220	125	-36.2%	94	378,900	87	822	228	-35.0%	157	371,200	311,700	-6.7%	2	1,164,000	3	248,300	1	1,300,000
146	Oregon City/ Canby	858	220	132	92	-17.9%	65	296,800	92	519	178	-18.0%	125	306,300	286,000	0.7%	1	335,000	6	397,800	2	284,700
147	Lake Oswego/West Linn	893	251	150	82	-46.1%	54	568,400	80	547	148	-46.4%	115	576,800	504,000	8.5%	1	273,900	4	145,600	0	N/A
148	West Portland	1,639	455	227	189	-29.7%	188	504,400	101	1,041	370	-30.1%	329	503,200	397,500	4.5%	2	690,000	2	356,600	4	628,500
149	Northwest Washington County	599	170	69	71	-45.4%	44	376,900	97	383	145	-39.8%	93	393,800	370,000	6.5%	0	N/A	0	N/A	1	395,000
150	Beaverton/Aloha	1,272	411	222	171	-42.8%	155	293,800	78	919	341	-36.7%	253	279,700	255,000	3.5%	1	110,000	6	187,100	2	372,300
151	Tigard/Wilsonville	1,284	356	184	158	-29.8%	120	364,900	78	796	283	-33.4%	211	376,700	345,000	3.5%	0	N/A	1	520,000	3	308,300
152	Hillsboro/ Forest Grove	998	308	160	132	-35.0%	88	301,700	94	638	230	-46.0%	147	292,800	260,000	4.1%	3	468,700	3	433,300	6	380,000
153	Mt. Hood: Govt. Camp/Wemme	89	19	18	13	0.0%	10	272,500	138	44	25	-7.4%	21	251,000	235,000	1.0%	0	N/A	3	173,300	0	N/A
155	Columbia County	501	122	47	54	-34.1%	49	230,000	118	224	96	-32.4%	82	228,300	216,000	10.1%	0	N/A	6	90,300	2	196,300
156	Yamhill County	915	211	136	75	-50.7%	60	308,800	114	428	142	-46.2%	117	288,600	222,700	4.3%	1	320,000	5	291,700	8	417,300

180-200	Marion/ Polk Counties	1,139	262	138	84	-31.7%	61	228,100	123	564	154	-34.5%	108	243,700	216,500	4.9%	2	545,000	22	86,300	4	1,284,900
	North Coastal Counties	1,188	213	124	54	-10.0%	47	350,500	159	471	104	8.3%	86	350,200	290,000	11.0%	3	356,800	11	210,200	1	390,000

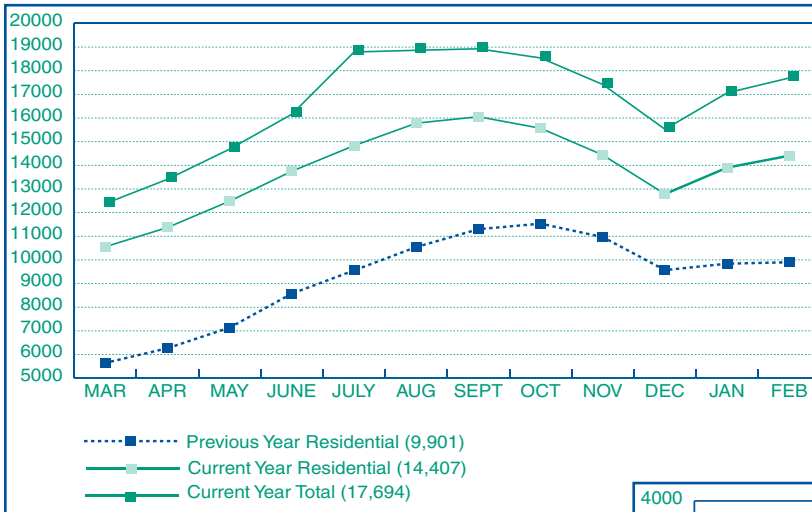
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/07-2/29/08) with 12 months before (3/1/06-2/28/07).

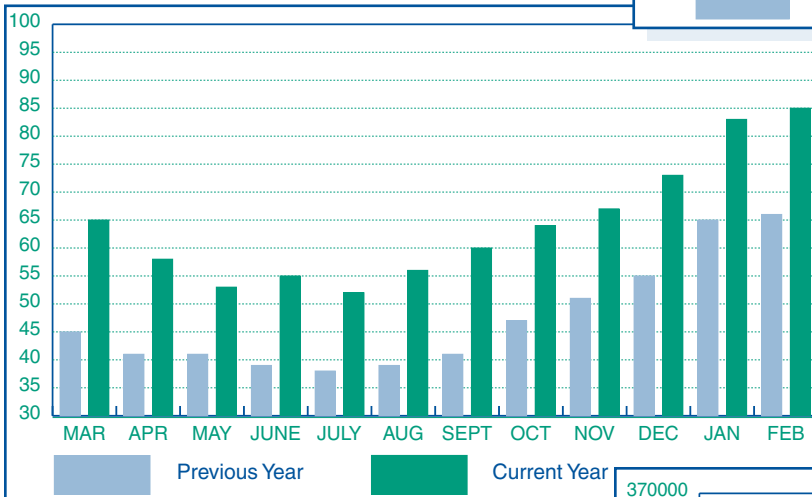
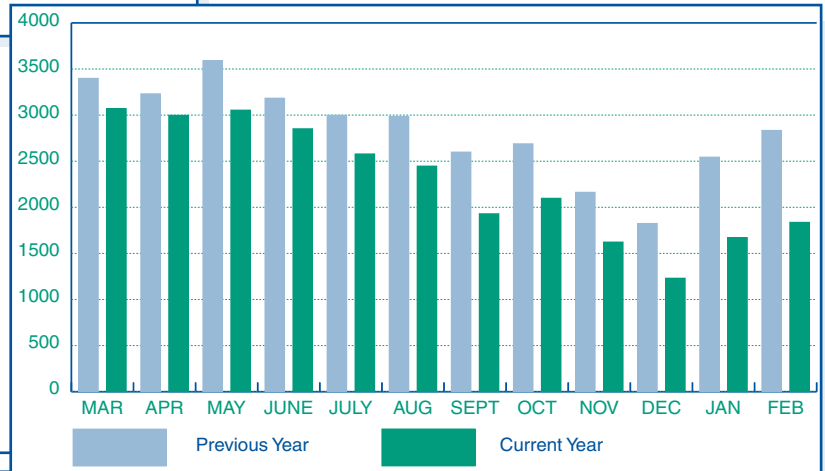
⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

Market Action



PENDING SALES Metro Portland, Oregon

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

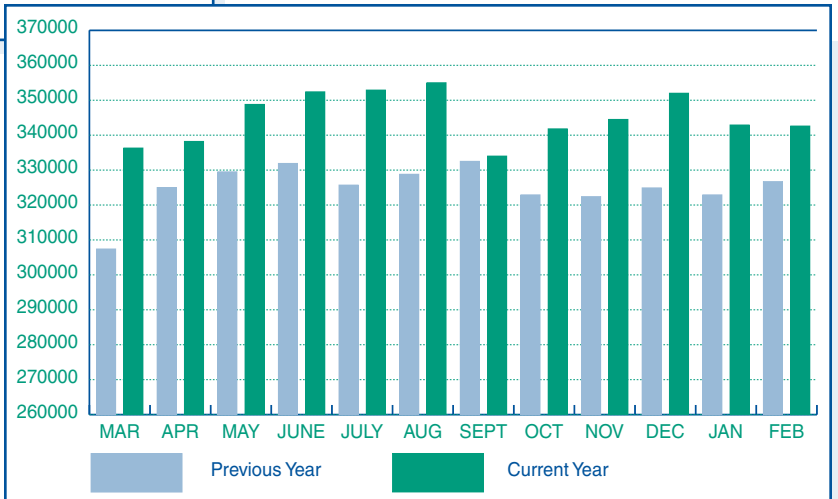


DAYS ON MARKET Metro Portland, Oregon

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.

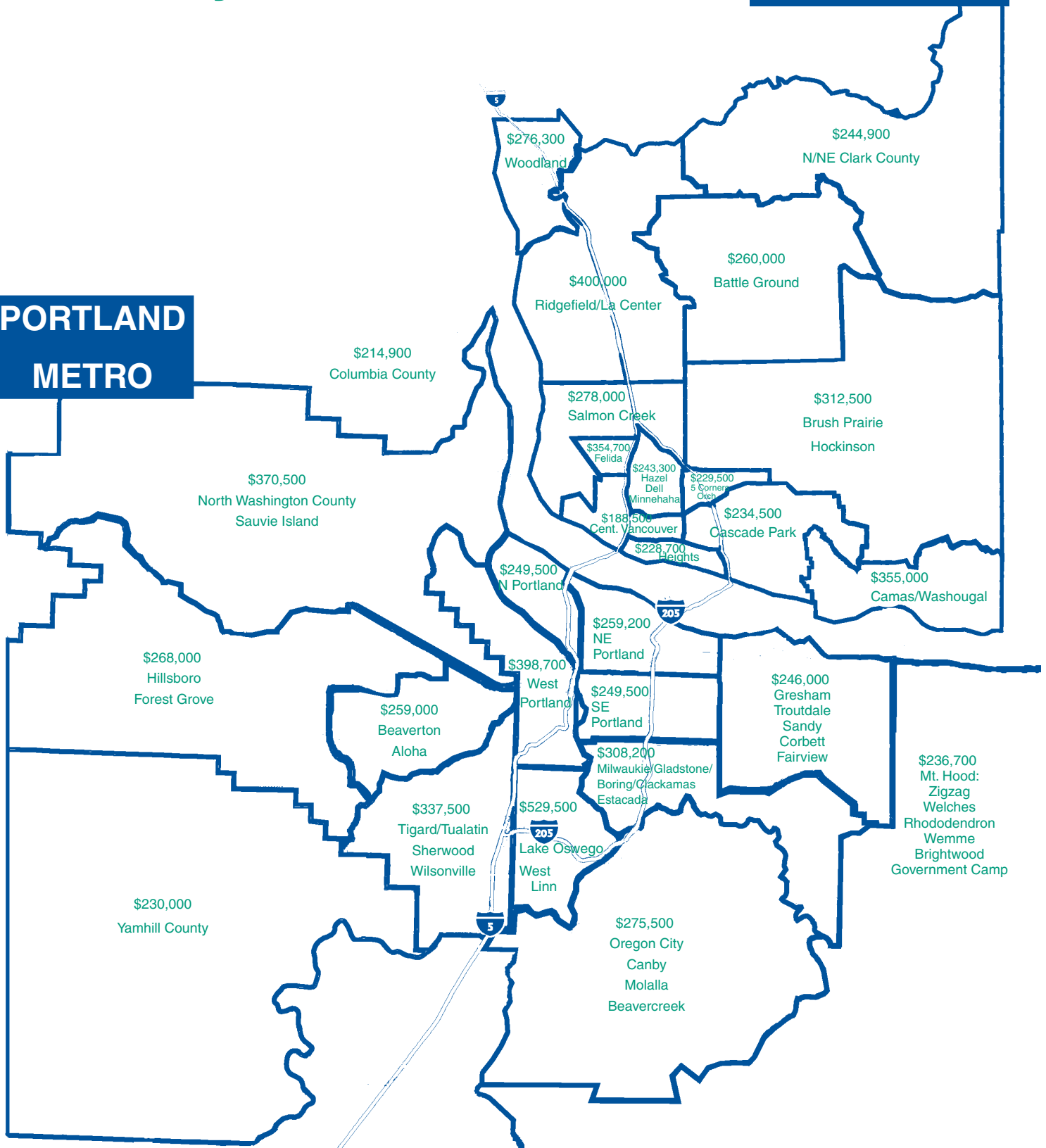


MEDIAN SALE PRICE

February 2008

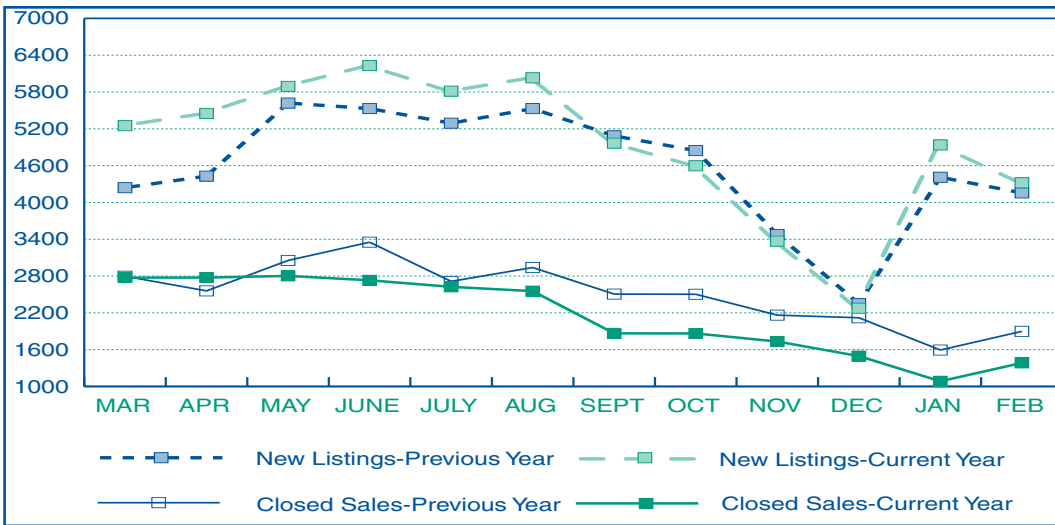
SW
WASHINGTON

PORTLAND
METRO



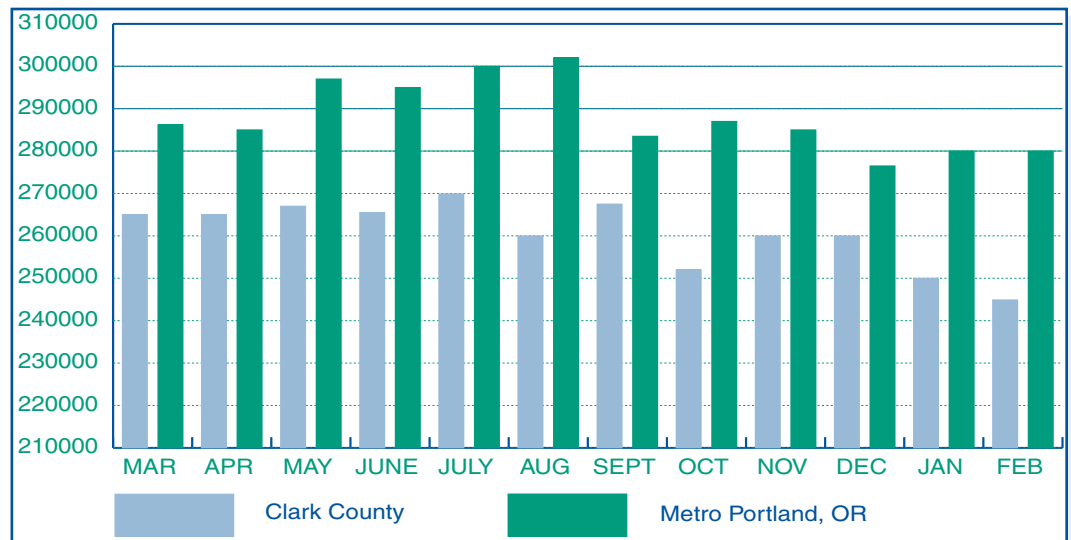
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



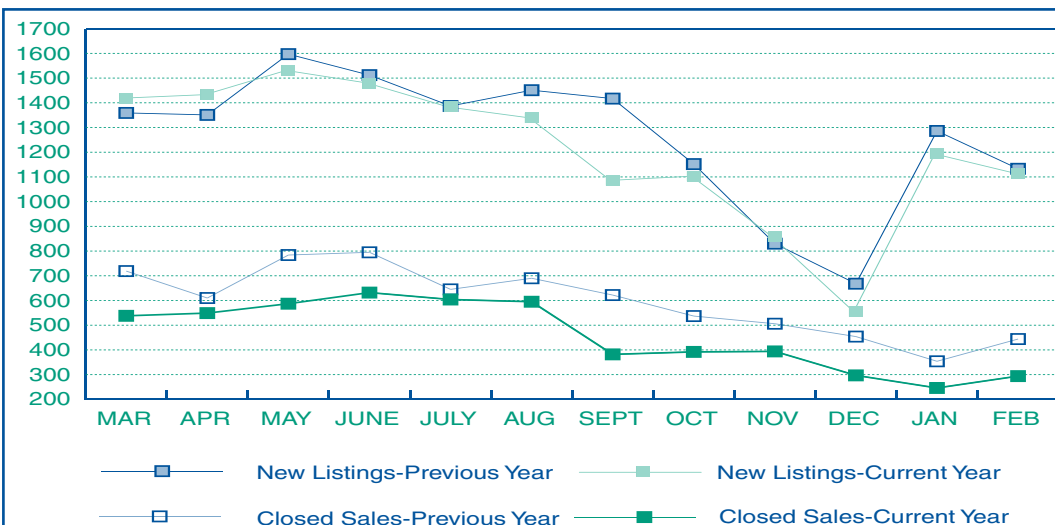
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

February 2008 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	February	1,114	465	294	278,300	244,900	110
	Year-to-Date	2,324	866	551	292,300	253,300	104
2007	February	1,133	636	444	294,200	258,000	87
	Year-to-Date	2,369	1,161	812	306,100	260,000	88

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.

February Residential Highlights

A comparison of February 2008 with that of 2007 shows a 1.7% decrease in new listings. Additionally, pending sales fell 26.9% and closed sales decreased 33.8%. While the number of active listings (4,300) grew compared to January (4,175), an increase in closed sales (294) versus January (246) also helped lower inventory to 14.6 months, down from a record 17 months.

Year-to-Date

Comparing January through the end of February 2008 to the same period in 2007, new listings decreased 1.9%. Closed sales and pending sales also dropped 32.1% and 25.4%, respectively.

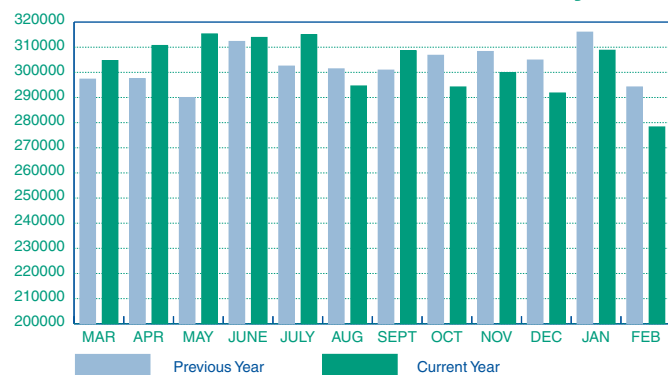
Appreciation

Using the average sale prices for the 12 months ending in February 2008 compared to the 12 immediately prior, the average sale price appreciated 0.6% (\$304,300 v. \$302,600). On the other hand, using the same formula, the median sale price decreased a slight 0.6% (\$260,000 v. \$261,500).

Clark Co. Inventory in Months

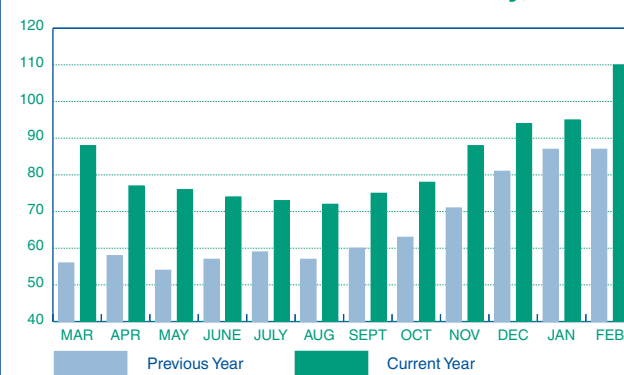
(Active Listings / Closed Sales)	2006	2007	2008
January	5.3	9.7	17
February	4.5	7.8	14.6
March	3.8	7.0	
April	4.8	7.2	
May	4.2	7.1	
June	4.7	6.8	
July	6.1	7.6	
August	5.9	7.7	
September	6.4	12.0	
October	7.2	11.4	
November	7.0	11.0	
December	7.0	12.7	

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

AREA REPORT • 2/2008 • SW Washington

		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	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
																	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	100	27	13	10	-47.4%	8	214,400	59	56	21	-34.4%	17	244,500	221,000	2.9%	1	328,000	0	N/A	2	198,800
12	NW Heights	91	18	17	10	-63.0%	14	175,400	88	49	32	-28.9%	25	164,600	163,000	-2.0%	0	N/A	0	N/A	2	250,300
13	SW Heights	65	14	9	6	-50.0%	6	281,700	89	27	15	-31.8%	12	438,700	270,000	26.3%	0	N/A	0	N/A	4	203,200
14	Lincoln/Hazel Dell	63	17	7	6	-53.8%	6	236,700	81	32	13	-58.1%	11	249,900	242,900	-0.4%	1	450,000	0	N/A	0	N/A
15	E Hazel Dell	234	75	24	21	-38.2%	15	222,900	83	139	47	-11.3%	28	227,500	238,400	-4.0%	0	N/A	1	112,000	0	N/A
20	NE Heights	143	25	18	12	-63.6%	8	207,500	92	64	24	-56.4%	12	218,800	222,000	-1.9%	0	N/A	0	N/A	0	N/A
21	Orchards	242	70	25	38	-11.6%	20	232,700	91	133	71	-4.1%	29	249,500	230,500	-4.4%	0	N/A	0	N/A	0	N/A
22	Evergreen	318	92	48	47	-7.8%	22	237,100	131	209	78	-17.0%	52	220,100	212,400	-2.9%	0	N/A	2	87,000	0	N/A
23	E Heights	64	24	16	8	-33.3%	4	339,800	77	40	14	-36.4%	7	344,900	363,000	-6.8%	0	N/A	1	200,000	0	N/A
24	Cascade Park	112	23	17	7	-61.1%	11	224,000	113	47	23	-34.3%	19	221,700	240,000	3.7%	1	37,500	0	N/A	0	N/A
25	Five Corners	123	48	17	27	12.5%	10	231,300	81	87	39	-26.4%	19	233,300	229,000	2.2%	1	590,000	2	385,000	0	N/A
26	E Orchards	129	39	21	12	-58.6%	10	273,200	51	86	25	-49.0%	16	288,900	265,400	1.2%	0	N/A	2	174,000	0	N/A
27	Fisher's Landing	168	54	13	30	20.0%	12	238,200	109	95	46	-4.2%	33	286,500	285,000	4.4%	0	N/A	0	N/A	0	N/A
31	SE County	42	5	5	5	400.0%	2	366,500	84	19	8	100.0%	3	410,900	469,900	-8.6%	0	N/A	0	N/A	0	N/A
32	Camas City	325	82	41	30	-25.0%	23	361,100	123	176	52	-30.7%	36	410,300	395,700	1.9%	0	N/A	2	133,400	1	169,900
33	Washougal	404	110	52	26	-18.8%	15	302,800	89	228	53	-8.6%	28	296,900	289,000	-0.8%	0	N/A	5	129,800	0	N/A
41	N Hazel Dell	146	32	16	24	-7.7%	16	374,500	108	74	38	-20.8%	25	338,600	347,900	3.1%	0	N/A	1	95,000	0	N/A
42	S Salmon Creek	200	71	30	33	0.0%	19	261,400	134	130	54	-10.0%	34	268,200	255,000	3.5%	0	N/A	1	240,000	0	N/A
43	N Felida	151	43	14	18	-50.0%	11	427,600	93	92	39	-31.6%	24	380,800	370,000	-1.3%	0	N/A	1	150,000	0	N/A
44	N Salmon Creek	199	42	17	24	-11.1%	13	254,200	125	95	38	-24.0%	19	264,900	230,000	-0.3%	0	N/A	0	N/A	0	N/A
50	Ridgefield	105	18	13	11	-45.0%	11	391,900	318	40	18	-47.1%	14	396,000	410,000	3.9%	0	N/A	1	143,000	0	N/A
51	W of I-5 County	32	5	2	4	100.0%	1	300,000	12	15	5	66.7%	4	673,800	667,500	-2.0%	0	N/A	1	280,000	0	N/A
52	NW E of I-5 County	74	15	13	6	-25.0%	1	575,000	234	26	7	-56.3%	2	612,500	612,500	11.0%	0	N/A	2	237,500	0	N/A
61	Battleground	271	65	34	28	-15.2%	20	253,900	73	140	57	-17.4%	40	240,600	236,500	-3.8%	0	N/A	0	N/A	0	N/A
62	Brush Prairie	247	47	29	14	-22.2%	6	301,800	148	108	30	-25.0%	21	467,000	362,000	4.7%	0	N/A	2	370,000	0	N/A
63	East County	0	0	0	0	N/A	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	5.1%	0	N/A	0	N/A	0	N/A
64	Central County	29	10	7	1	-75.0%	1	399,000	235	18	4	-33.3%	2	482,000	482,000	2.7%	0	N/A	0	N/A	0	N/A
65	Mid-Central County	41	10	4	1	-50.0%	0	N/A	N/A	17	2	-50.0%	3	345,100	333,500	14.5%	0	N/A	0	N/A	0	N/A
66	Yacolt	62	13	6	4	0.0%	4	298,000	88	36	6	-14.3%	8	260,100	253,300	-3.2%	0	N/A	0	N/A	0	N/A
70	La Center	81	12	14	1	-85.7%	3	413,000	144	25	4	-63.6%	6	400,100	410,700	5.0%	0	N/A	0	N/A	0	N/A
71	N Central	36	8	9	0	N/A	0	N/A	N/A	19	0	-100.0%	0	N/A	N/A	-10.9%	0	N/A	0	N/A	0	N/A
72	NE Corner	3	0	0	1	-66.7%	2	244,900	156	2	3	-25.0%	2	244,900	244,900	-13.3%	0	N/A	0	N/A	0	N/A
	Clark County Total	4,300	1,114	551	465	-26.9%	294	278,300	110	2,324	866	-25.4%	551	292,300	253,300	0.6%	4	351,400	24	193,500	9	209,000
80	Woodland City	105	6	3	8	166.7%	3	251,700	205	24	9	28.6%	4	228,500	203,800	-0.4%	0	N/A	0	N/A	0	N/A
81	Woodland Area	63	14	7	1	0.0%	1	562,500	168	28	3	50.0%	2	373,500	373,500	23.4%	0	N/A	3	88,000	0	N/A
82	Cowlitz County	372	91	56	36	9.1%	15	212,300	120	193	54	0.0%	32	265,900	190,000	5.8%	1	400,000	5	80,100	2	291,500
	Cowlitz County Total	540	111	66	45	21.6%	19	237,000	136	245	66	4.8%	38	267,600	190,000	6.6%	1	400,000	8	83,100	2	291,500
87	Pacific County	195	41	23	9	-35.7%	3	183,300	137	70	13	-43.5%	13	186,600	184,000	12.4%	0	N/A	4	42,900	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

February 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	February	594	269	214	237,900	220,000	89
	Year-to-Date	1,131	529	393	239,500	220,000	90
2007	February	593	399	305	253,800	233,800	73
	Year-to-Date	1,131	734	568	249,100	225,000	74

February Residential Highlights

In February, the number of new listings grew a slight 0.2% when comparing February 2008 with February 2007. Additionally, the number of closed sales fell 29.8% and pending sales decreased 32.6%. At the month's rate of sales, the 1,925 active residential listings would last nine months.

Year-to-Date

When comparing January-February 2008 with the same period in 2007, the level of new listings remains the same. However, pending sales and closed sales decreased 27.9% and 30.8%, respectively.

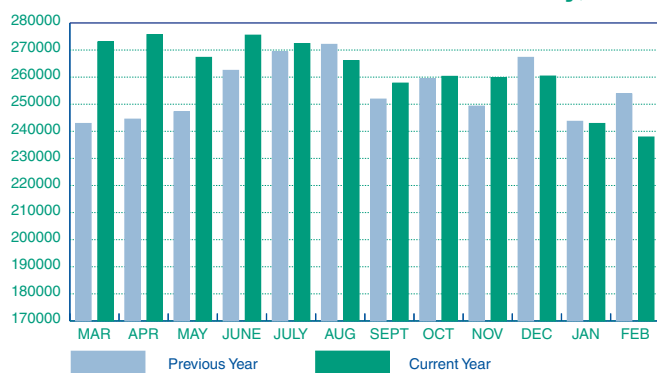
Appreciation

Comparing the average sale prices for the 12 months ending in February 2008 with the 12 immediately prior, the average sale price appreciated 3.7% (\$265,300 v. \$255,800) and the median sale price increased 4% (\$234,000 v. \$225,100).

Inventory in Months (Active Listings / Closed Sales)

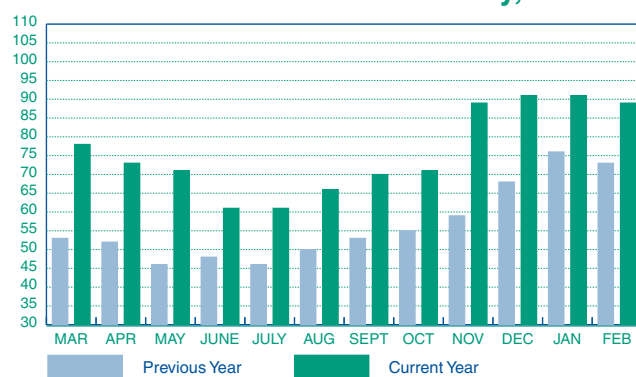
	2006	2007	2008
January	3.8	5.6	10.2
February	3.3	4.9	9
March	2.4	4.5	
April	2.7	4.7	
May	2.8	4.5	
June	3.1	4.6	
July	3.8	6.0	
August	3.2	5.1	
September	4.5	8.0	
October	4.5	7.2	
November	5.6	8.3	
December	4.9	7.0	

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.

Market Action

AREA REPORT • 2/2008

Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 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
225	Florence Coast Village	10	0	1	1	N/A	0	N/A	N/A	2	1	0.0%	0	N/A	N/A	-22.9%	0	N/A	2	46,500	0	N/A
226	Florence Green Trees	23	3	0	2	-33.3%	1	80,000	86	7	5	0.0%	2	117,500	117,500	-16.8%	0	N/A	0	N/A	0	N/A
227	Florence Florentine	19	1	0	1	-75.0%	1	210,000	125	1	2	-50.0%	1	210,000	210,000	-7.3%	0	N/A	0	N/A	0	N/A
228	Florence Town	158	19	9	7	-50.0%	6	246,800	195	28	12	-42.9%	9	254,600	235,000	-5.6%	1	86,000	2	176,300	0	N/A
229	Florence Beach	44	6	1	3	-25.0%	0	N/A	N/A	12	3	-66.7%	1	275,000	275,000	3.5%	0	N/A	3	74,600	0	N/A
230	Florence North	48	5	7	1	-50.0%	1	605,000	35	10	3	-25.0%	4	272,200	209,400	-12.4%	0	N/A	0	N/A	0	N/A
231	Florence South/ Dunes City	56	11	3	0	-100.0%	1	49,200	168	14	4	0.0%	6	298,200	232,500	0.2%	0	N/A	0	N/A	0	N/A
238	Florence East/ Mapleton	37	1	2	1	0.0%	0	N/A	N/A	5	1	-50.0%	0	N/A	N/A	-8.6%	0	N/A	0	N/A	0	N/A
	Florence Total	395	46	23	16	-44.8%	10	242,500	158	79	31	-38.0%	23	256,100	225,000	-5.3%	1	86,000	7	95,629	0	N/A

232	Hayden Bridge	50	24	8	10	-16.7%	8	261,800	59	41	20	-4.8%	14	205,700	200,000	-2.3%	0	N/A	3	101,300	1	243,900
233	McKenzie Valley	65	11	5	4	-20.0%	2	426,000	69	24	5	-37.5%	5	317,400	235,000	14.0%	1	1,060,000	4	108,800	0	N/A
234	Pleasant Hill/Oak	88	21	6	9	-25.0%	8	128,900	150	43	19	-24.0%	22	195,300	175,000	-1.3%	0	N/A	4	473,300	0	N/A
235	Cottage Grove/ Creswell/Dorena	263	53	32	24	-17.2%	16	225,400	154	113	46	-14.8%	31	217,300	199,900	-1.5%	0	N/A	6	144,200	1	610,000
236	Veneta/Elmira	95	33	14	9	-59.1%	4	238,700	80	57	21	-52.3%	12	238,900	233,500	5.6%	0	N/A	1	230,000	0	N/A
237	Junction City	116	23	11	7	-63.2%	3	195,100	186	55	18	-37.9%	10	259,300	329,900	19.5%	0	N/A	4	146,300	1	205,000
239	Thurston	135	57	21	33	26.9%	21	207,600	88	102	59	22.9%	28	218,200	201,800	6.4%	1	275,000	0	N/A	4	260,900
240	Coburg I-5	30	5	3	2	0.0%	5	209,600	72	12	6	20.0%	9	199,400	192,000	-7.4%	0	N/A	2	161,000	0	N/A
241	N Gilham	73	24	2	5	-68.8%	6	262,100	52	37	15	-42.3%	13	293,500	275,000	4.6%	0	N/A	0	N/A	0	N/A
242	Ferry Street Bridge	132	34	15	20	-39.4%	15	289,500	98	73	39	-37.1%	30	295,900	261,000	2.5%	0	N/A	1	135,000	3	342,100
243	E Eugene	104	41	10	18	-40.0%	18	326,200	66	70	36	-18.2%	30	308,300	243,000	6.1%	3	23,300	1	107,500	0	N/A
244	SW Eugene	207	52	21	36	-25.0%	24	328,200	94	104	62	-24.4%	44	311,000	282,700	-3.8%	0	N/A	1	312,500	4	331,300
245	W Eugene	63	21	7	9	-18.2%	7	194,600	64	45	20	-47.4%	15	213,300	190,000	-9.5%	1	25,000	0	N/A	4	191,600
246	Danebo	161	66	28	36	-25.0%	28	158,600	96	118	62	-32.6%	45	169,000	183,000	0.7%	1	15,300	0	N/A	0	N/A
247	River Road	45	20	2	11	0.0%	7	197,700	59	35	14	-33.3%	11	202,900	199,000	5.3%	0	N/A	0	N/A	0	N/A
248	Santa Clara	143	53	21	15	-59.5%	22	272,300	87	96	41	-40.6%	38	273,700	255,800	0.9%	0	N/A	0	N/A	2	287,500
249	Springfield	135	52	14	19	-47.2%	19	169,500	56	97	43	-28.3%	35	168,800	159,000	3.6%	2	402,500	0	N/A	4	357,500
250	Mohawk Valley	20	4	1	2	0.0%	1	307,000	11	9	3	-50.0%	1	307,000	307,000	7.3%	0	N/A	2	155,000	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

February 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	February	204	87	65	203,200	183,000	116
	Year-to-Date	455	161	120	190,600	167,500	121
2007	February	233	112	85	249,000	220,000	98
	Year-to-Date	446	210	165	224,900	200,000	106

February Residential Highlights

In February, the number of new listings in Douglas County dropped 12.4% when comparing February 2008 with February 2007. The number of closed sales also fell 23.5% and pending sales decreased 22.3%. At the month's rate of sales, the 1,106 active residential listings would last 17 months.

Year-to-Date

When comparing January-February 2008 with the same period in 2007, new listings are up 2%. However, pending sales and closed sales decreased 23.3% and 27.3%, respectively.

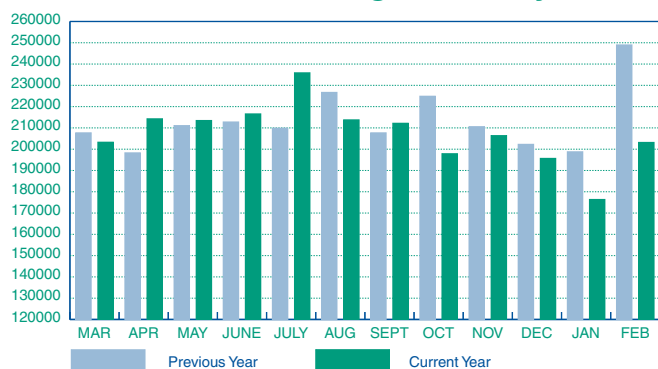
Appreciation

Comparing the average sale prices for the 12 months ending in February 2008 with the 12 immediately prior, the average sale price depreciated 1.7% (\$209,000 v. \$212,600) and the median sale price decreased 0.3% (\$182,000 v. \$182,500).

Inventory in Months (Active Listings / Closed Sales)

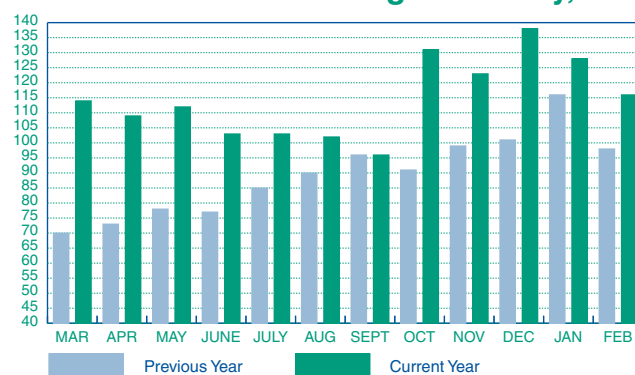
	2006	2007	2008
January	6.5	12	20.4
February	6.2	11.6	17
March	6.3	9.6	
April	6.9	13.8	
May	6.0	11.1	
June	8.5	11.0	
July	7.8	12.7	
August	8.5	9.9	
September	8.7	14.9	
October	8.7	15.3	
November	11.1	13.8	
December	11.9	14.2	

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



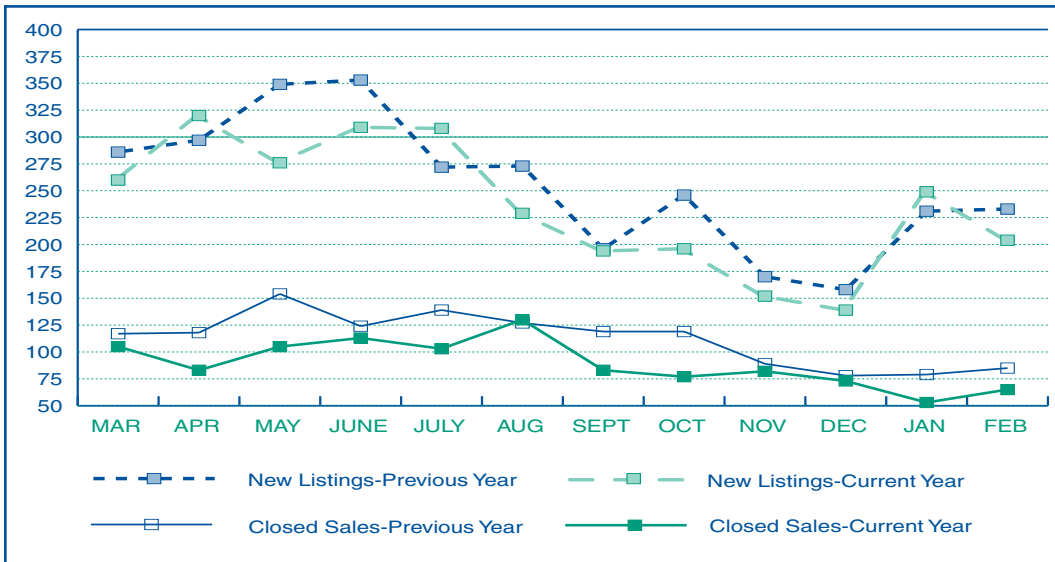
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 2/2008

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 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	
251	NE Roseburg	127	18	16	14	-12.5%	7	171,600	32	59	22	-31.3%	14	182,000	140,300	9.1%	1	214,000	0	N/A	0	N/A	
252	NW Roseburg	77	23	7	15	50.0%	9	180,200	131	42	25	47.1%	14	189,300	200,500	-3.8%	1	610,000	3	115,800	0	N/A	
253	SE Roseburg	50	5	4	5	-16.7%	3	206,300	7	15	11	-8.3%	10	191,100	169,500	-6.8%	1	212,000	1	95,000	0	N/A	
254	SW Roseburg	80	20	9	5	-16.7%	5	371,000	128	32	8	-33.3%	7	357,000	365,000	2.0%	0	N/A	0	N/A	0	N/A	
255	Glide & E of Roseburg	66	6	5	3	-25.0%	1	240,000	179	17	5	-16.7%	3	221,700	240,000	-14.2%	0	N/A	0	N/A	0	N/A	
256	Sutherlin/ Oakland Area	113	16	12	8	-42.9%	7	308,400	201	47	17	-48.5%	13	251,000	220,000	-4.3%	0	N/A	0	N/A	0	N/A	
257	Winston & SW of Roseburg	128	25	10	13	-18.8%	11	160,100	99	53	25	-7.4%	19	145,800	142,500	-12.5%	0	N/A	1	80,000	0	N/A	
258	Myrtle Creek & S/SE of Roseburg	201	29	25	10	-28.6%	12	133,900	112	77	23	-4.2%	20	148,100	151,300	-0.3%	0	N/A	7	94,700	0	N/A	
259	Green District	93	23	10	10	-9.1%	6	197,900	133	47	16	-30.4%	10	202,500	197,000	-10.0%	0	N/A	1	75,000	0	N/A	
265	North Douglas County	171	39	15	4	-73.3%	4	238,800	165	66	9	-62.5%	10	158,300	139,000	12.6%	2	287,500	1	334,000	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

February 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	February	123	44	38	210,900	165,000	150
	Year-to-Date	254	78	66	195,400	165,000	131
2007	February	156	58	39	227,000	185,000	120
	Year-to-Date	290	109	84	226,000	185,800	116

February Residential Highlights

Comparing February 2008 with February 2007, closed sales remained nearly the same. On the other hand, new listings dropped 21.2% and pending sales fell 24.1%.

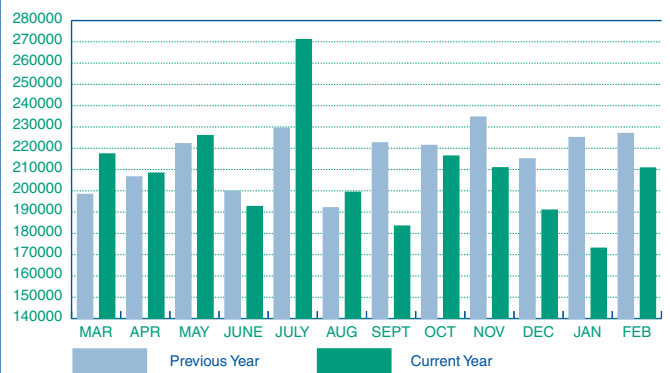
Year-to-Date

Comparing January-February 2008 to that of 2007, new listings decreased 12.4%. Pending sales and closed sales also decreased 28.4% and 21.4%, respectively.

Appreciation

Comparing the average sale prices for the 12 months ending in February 2008 with the 12 immediately prior, the average sale price depreciated 0.8% (\$212,000 v. \$213,800) and the median sale price increased 3.1% (\$185,000 v. \$179,500).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 2/2008 • Coos County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date						Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/ 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
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	166	8	17	6	20.0%	4	450,000	116	25	9	-10.0%	9	378,700	325,000	-5.0%	0	N/A	3	96,300	0	N/A
97414	Broadbent	0	0	0	1	N/A	0	N/A	N/A	0	1	N/A	0	N/A	N/A	298.0%	0	N/A	0	N/A	0	N/A
97420	Coos Bay	239	51	27	20	-20.0%	13	175,400	157	100	29	-38.3%	24	148,400	131,700	3.2%	0	N/A	4	102,500	7	246,400
97423	Coquille	81	21	11	7	-46.2%	8	222,600	243	38	12	-29.4%	9	212,300	164,800	-0.3%	0	N/A	2	99,800	0	N/A
97449	Lakeside	29	5	1	1	0.0%	0	N/A	N/A	15	1	-75.0%	2	153,800	153,800	5.3%	0	N/A	1	240,000	0	N/A
97458	Myrtle Point	43	10	9	2	-33.3%	2	192,500	200	15	7	16.7%	3	151,700	145,000	2.3%	0	N/A	0	N/A	0	N/A
97459	North Bend	137	26	11	6	-40.0%	10	158,200	47	58	18	-25.0%	17	175,200	165,000	-7.7%	1	295,000	1	14,900	0	N/A
97466	Powers	14	2	1	1	0.0%	1	185,000	381	3	1	0.0%	2	137,000	137,000	34.0%	0	N/A	0	N/A	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

February 2008 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	February	67	17	12	435,000	275,000	221
	Year-to-Date	124	30	32	399,900	275,000	195
2007	February	66	26	19	260,000	229,000	204
	Year-to-Date	142	42	35	291,500	245,000	194

February Residential Highlights

When comparing February 2008 with February 2007, new listings grew 1.5%. On the other hand, closed sales dropped 36.8% and pending sales fell 34.6%.

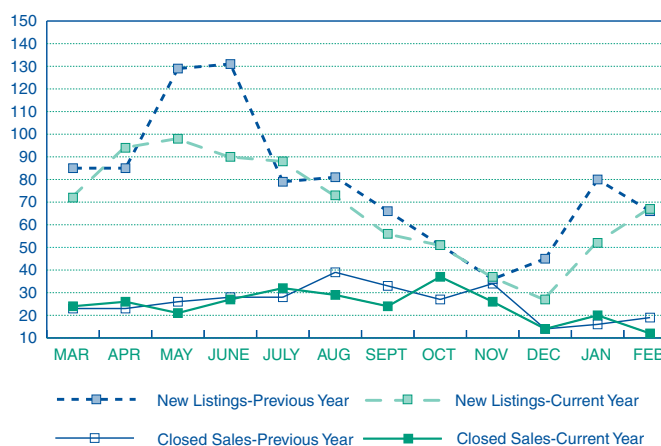
Year-to-Date

A comparison of January-February 2008 to that of 2007 shows that new listings decreased 12.7%. Pending sales and closed sales also declined 28.6% and 8.6%, respectively.

Appreciation

Comparing the average sale prices for the 12 months ending in February 2008 with the 12 immediately prior, the average sale price appreciated 4.7% (\$322,500 v. \$307,900) and the median sale price remained about the same (\$275,000 v. \$274,900).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 2/2008 • Curry County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 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
270	City, Airport, Marina Hts., NB Chetco	150	19	8	11	37.5%	4	341,500	95	39	15	0.0%	8	439,600	341,800	4.4%	0	N/A	1	184,000	0	N/A
271	Harbor, Winchuck, SB Chetco	87	16	6	1	-87.5%	1	587,000	51	23	3	-72.7%	9	418,700	335,000	49.1%	0	N/A	2	233,600	0	N/A
272	Carpenterville, Cape Ferrello, Whaleshead	37	5	2	1	-50.0%	0	N/A	N/A	9	1	-75.0%	0	N/A	N/A	-2.7%	0	N/A	0	N/A	0	N/A
273	Gold Beach	122	18	7	3	-40.0%	5	575,000	384	39	9	12.5%	12	404,700	275,000	5.7%	1	315,000	2	950,000	0	N/A
274	Port Orford, Langlois	48	9	6	1	-66.7%	1	175,000	300	14	2	-50.0%	2	218,800	218,800	-42.7%	0	N/A	0	N/A	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

February 2008 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	February	132	54	38	297,700	278,500	105
	Year-to-Date	227	96	75	294,300	262,500	131
2007	February	114	80	49	235,400	219,000	121
	Year-to-Date	249	138	91	242,700	219,000	123

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.

February Residential Highlights

A comparison of February 2008 with that of 2007 shows a 15.8% increase in new listings. On the other hand, pending sales fell 32.5% and closed sales decreased 22.4%.

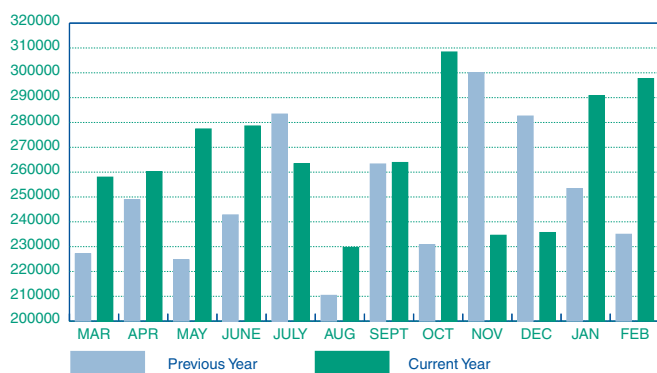
Year-to-Date

Comparing January through the end of February 2008 to the same period in 2007, new listings decreased 8.8%. Closed sales and pending sales also dropped 17.6% and 30.4%, respectively.

Appreciation

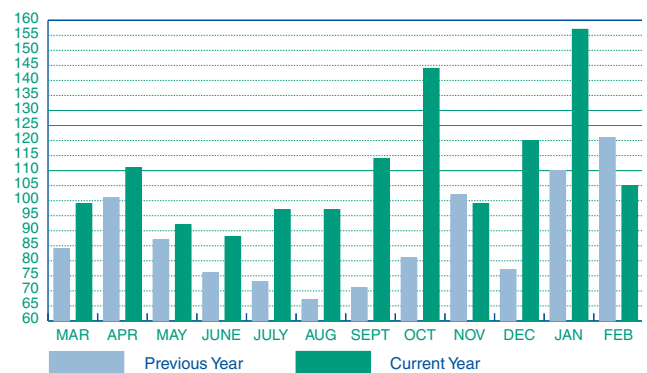
Using the average sale prices for the 12 months ending in February 2008 compared to the 12 immediately prior, the average sale price appreciated 7.6% (\$266,500 v. \$247,700). Using the same formula, the median sale price increased 11.9% (\$229,900 v. \$205,400).

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 • 2/2008 • 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	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100 White Salmon/Bingen	38	8	0	4	0.0%	2	382,500	139	10	8	60.0%	7	352,600	339,000	1.4%	0	N/A	2	153,800	0	N/A
101 Snowden	6	1	0	3	N/A	0	N/A	N/A	1	3	N/A	0	N/A	N/A	-16.8%	0	N/A	1	197,800	0	N/A
102 Trout Lake/Glenwood	7	0	0	0	-100.0%	0	N/A	N/A	0	0	-100.0%	2	336,300	336,300	1.6%	0	N/A	0	N/A	0	N/A
103 Husum/BZ Corner	13	3	0	1	N/A	0	N/A	N/A	6	1	N/A	0	N/A	N/A	-39.6%	0	N/A	1	270,000	0	N/A
104 Lyle	13	3	2	3	0.0%	1	455,000	217	8	4	33.3%	2	329,500	329,500	39.0%	0	N/A	1	50,000	0	N/A
105 Dallesport/Murdock	16	3	1	2	100.0%	0	N/A	N/A	10	2	100.0%	0	N/A	N/A	12.0%	0	N/A	0	N/A	0	N/A
106 Appleton/Timber Valley	5	0	0	0	-100.0%	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	36.1%	0	N/A	0	N/A	0	N/A
107 Centerville/High Prairie	4	1	0	0	-100.0%	0	N/A	N/A	1	0	-100.0%	0	N/A	N/A	-11.1%	0	N/A	0	N/A	0	N/A
108 Goldendale	55	5	2	6	-40.0%	2	243,000	109	12	10	-33.3%	4	255,500	268,000	37.8%	0	N/A	5	76,500	0	N/A
109 Bickleton/East County	2	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-20.4%	0	N/A	0	N/A	0	N/A
110 Klickitat	2	0	0	0	-100.0%	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	23.0%	0	N/A	2	45,000	0	N/A
Klickitat County Total	161	24	5	19	-17.4%	5	341,200	142	48	28	-6.7%	15	321,500	300,000	13.5%	0	N/A	12	108,200	0	N/A

111 Skamania	2	1	2	0	N/A	0	N/A	N/A	2	0	N/A	0	N/A	N/A	-34.9%	0	N/A	0	N/A	0	N/A
112 North Bonneville	20	12	11	0	-100.0%	1	250,000	391	13	2	0.0%	1	250,000	250,000	7.0%	0	N/A	0	N/A	0	N/A
113 Stevenson	20	4	2	1	N/A	2	320,500	67	7	2	100.0%	5	270,600	272,000	-24.5%	0	N/A	0	N/A	0	N/A
114 Carson	14	0	1	2	N/A	2	285,000	27	1	3	-40.0%	2	285,000	285,000	-14.7%	0	N/A	1	75,000	0	N/A
115 Home Valley	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-1.8%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	11	1	0	0	-100.0%	1	545,000	248	2	1	-50.0%	1	545,000	545,000	48.7%	0	N/A	0	N/A	0	N/A
117 Unincorporated North	19	4	0	0	N/A	1	100,000	309	4	1	0.0%	4	219,000	179,000	9.4%	0	N/A	1	159,000	0	N/A
Skamania County Total	86	22	16	3	0.0%	7	300,900	162	29	9	-18.2%	13	276,500	250,000	-14.9%	0	N/A	2	117,000	0	N/A

351 The Dalles	173	26	19	14	-30.0%	11	237,900	82	58	25	-37.5%	17	232,000	193,800	12.2%	0	N/A	0	N/A	0	N/A
352 Dufur	3	0	0	1	-66.7%	1	207,000	15	2	1	-66.7%	1	207,000	207,000	26.2%	0	N/A	0	N/A	0	N/A
353 Tygh Valley	1	1	0	1	-50.0%	0	N/A	N/A	1	1	-50.0%	1	123,800	123,800	45.2%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	13	2	0	1	-66.7%	1	160,000	39	2	3	-50.0%	2	143,800	143,800	-20.5%	0	N/A	1	65,000	0	N/A
355 Maupin/Pine Grove	3	0	0	0	-100.0%	1	30,000	56	0	1	-50.0%	1	30,000	30,000	15.6%	0	N/A	0	N/A	0	N/A
356 Rowena	0	0	1	0	N/A	0	N/A	N/A	0	1	N/A	1	200,000	200,000	N/A	0	N/A	0	N/A	0	N/A
357 Mosier	20	1	1	2	100.0%	0	N/A	N/A	2	2	-33.3%	1	498,000	498,000	-35.6%	0	N/A	1	250,000	0	N/A
Wasco County Total	213	30	21	19	-36.7%	14	215,300	72	65	34	-39.3%	24	220,400	191,700	12.3%	0	N/A	2	157,500	0	N/A

361 Cascade Locks	31	15	2	1	0.0%	0	N/A	N/A	17	1	0.0%	1	251,500	251,500	23.4%	0	N/A	1	125,000	0	N/A
362 Hood River City	87	21	8	7	-41.7%	8	329,900	92	31	17	-22.7%	14	361,300	354,000	6.3%	0	N/A	0	N/A	0	N/A
363 Hood River-Westside	40	10	3	2	-66.7%	1	287,000	105	19	2	-80.0%	3	401,800	393,400	13.3%	0	N/A	0	N/A	0	N/A
364 Hood River-Eastside	7	1	1	0	N/A	2	661,000	58	1	1	N/A	2	661,000	661,000	14.4%	0	N/A	0	N/A	0	N/A
365 Odell	14	3	1	1	0.0%	0	N/A	N/A	3	2	0.0%	1	255,000	255,000	-26.0%	0	N/A	0	N/A	0	N/A
366 Parkdale/Mt. Hood	19	5	2	2	-50.0%	1	240,000	168	11	2	-60.0%	1	240,000	240,000	33.9%	0	N/A	0	N/A	0	N/A
Hood River Co. Total	198	55	17	13	-45.8%	12	374,000	94	82	25	-37.5%	22	378,700	351,500	7.1%	0	N/A	1	125,000	0	N/A

370 Sherman County	11	1	2	0	N/A	0	N/A	N/A	3	0	-100.0%	1	37,500	37,500	19.2%	0	N/A	0	N/A	0	N/A
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Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

February 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	February	90	47	37	130,000	129,500	116
	Year-to-Date	189	87	70	142,600	132,000	111
2007	February	45	40	37	127,900	109,500	172
	Year-to-Date	105	66	65	130,100	110,000	145

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™.

February Residential Highlights

When comparing February 2008 with the same month in 2007, it shows a 100% increase in new listings and a 17.5% increase in pending sales. The level of closed sales activity remained the same.

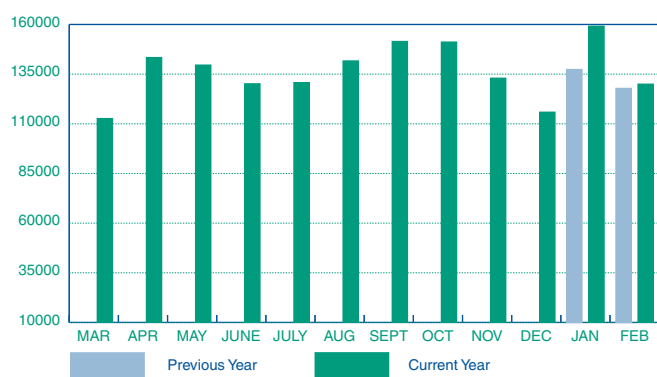
Year-to-Date

Comparing January through the end of February 2008 to the same period in 2007, new listings increased 80%. Closed sales and pending sales also increased 7.7% and 31.8%, respectively.

Appreciation

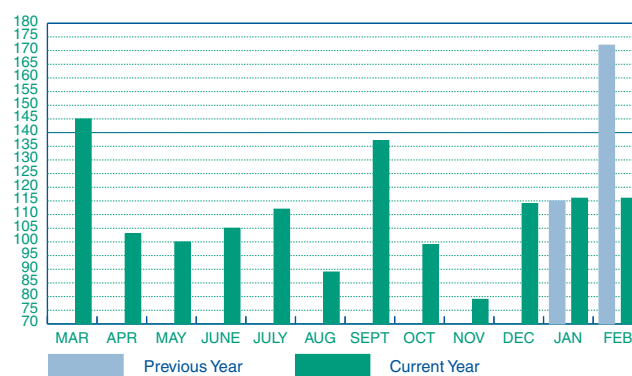
Using the average sale prices for the 12 months ending in February 2008 compared to the 12 immediately prior, the average sale price appreciated 7.2% (\$136,500 v. \$127,300). Using the same formula, the median sale price increased 9.9% (\$130,000 v. \$118,300).

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



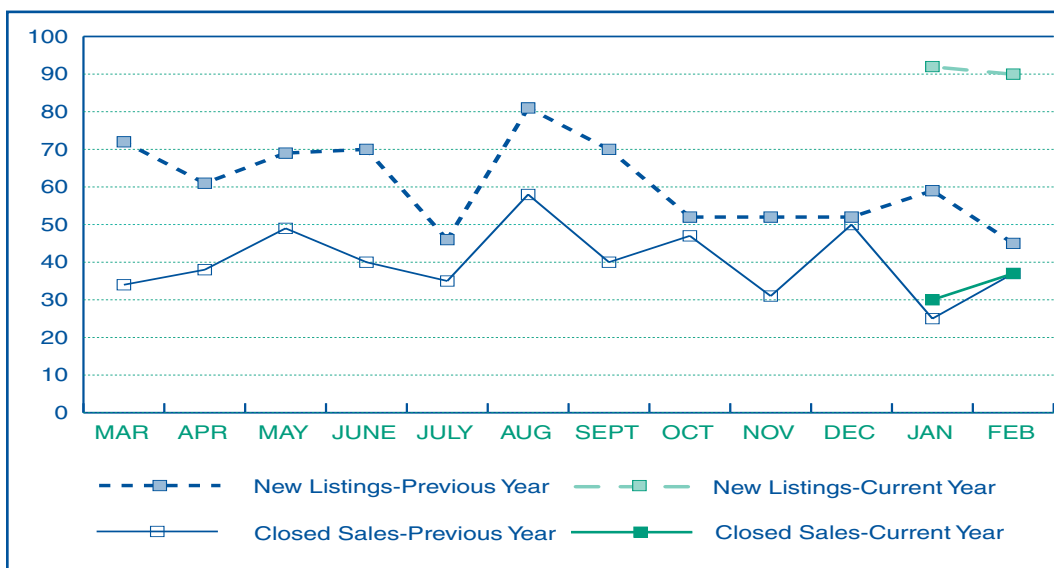
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

AREA REPORT • 2/2008 • Columbia Basin

	RESIDENTIAL															COMMERCIAL	LAND	MULTIFAMILY				
	Current Month								Year-To-Date						Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 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	13	1	2	0	N/A	1	128,500	612	3	0	--100.0%	1	128,500	128,500	-7.7%	0	N/A	0	N/A	0	N/A
	Condon/South	9	2	0	1	N/A	1	129,500	69	3	1	0.0%	2	124,500	124,500	18.5%	0	N/A	0	N/A	0	N/A
	Gilliam Co. Total	22	3	2	1	N/A	2	129,000	341	6	1	-50.0%	3	125,800	128,500	-8.8%	0	N/A	0	N/A	0	N/A

420 Boardman/Northeast	12	0	0	1	-66.7%	0	N/A	N/A	4	3	-25.0%	0	N/A	N/A	-4.8%	0	N/A	0	N/A	0	N/A
421 Irrigon	35	9	2	3	-50.0%	2	70,500	104	12	5	-16.7%	4	80,700	76,500	10.8%	0	N/A	1	40,000	1	100,000
422 Lone	1	0	0	0	-100.0%	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	341.7%	0	N/A	0	N/A	0	N/A
423 Lexington	1	1	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
424 Heppner/South	11	0	0	3	N/A	0	N/A	N/A	2	4	N/A	1	52,000	52,000	142.6%	0	N/A	1	14,000	0	N/A
Morrow Co. Total	60	10	2	7	-30.0%	2	70,500	104	19	12	9.1%	5	75,000	65,500	11.3%	0	N/A	2	27,000	1	100,000

430 Umatilla	30	6	3	2	-71.4%	2	89,800	46	16	3	-72.7%	5	93,800	92,000	-3.5%	0	N/A	1	40,000	1	153,000
431 Hermiston	127	32	8	26	44.4%	19	145,400	109	76	42	13.5%	28	150,600	147,000	5.7%	2	302,500	2	170,000	2	206,300
432 Stanfield	7	1	0	2	100.0%	2	101,500	38	5	4	300.0%	4	100,600	99,700	20.1%	0	N/A	0	N/A	0	N/A
433 Echo	5	0	0	0	-100.0%	1	90,000	29	0	0	-100.0%	1	90,000	90,000	54.5%	0	N/A	0	N/A	0	N/A
435 Pendleton City Limits	76	19	8	7	N/A	9	130,700	125	31	20	1900.0%	23	171,000	144,500	9.9%	0	N/A	3	21,000	1	69,000
436 Pendleton/Other	90	19	7	2	N/A	0	N/A	N/A	36	5	N/A	1	115,000	115,000	3.7%	0	N/A	4	48,100	0	N/A
Umatilla Co. Total	335	77	26	39	34.5%	33	133,700	103	164	74	39.6%	62	148,800	143,600	6.8%	2	302,500	10	63,500	4	158,700



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

February 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	February	30	12	7	242,900	128,000	169
	Year-to-Date	63	27	21	166,900	121,000	101
2007	January	31	15	14	128,900	120,800	66
	Year-to-Date	31	15	14	128,900	120,800	66

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	February	22	10	6	138,200	138,500	76
	Year-to-Date	46	15	16	159,200	138,500	81
2007	January	24	5	10	171,800	146,000	84
	Year-to-Date	24	5	10	171,800	146,000	84

Union Co: Month-to-Month Highlights

Compared to January 2008, new listings decreased 3.2%. Closed sales and pending sales also dropped 50% and 20% in February.

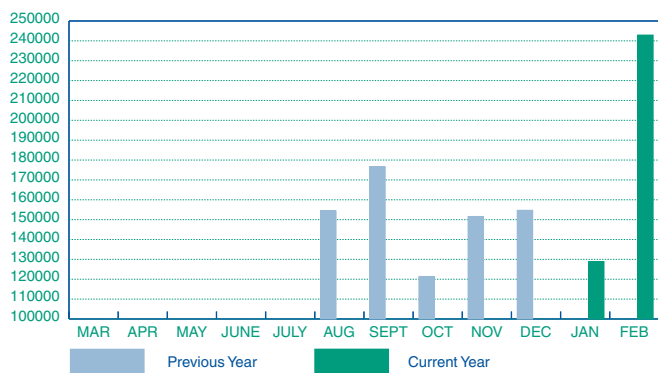
Average market time rose from 66 days in January to 169 days in February. The average sale price, however, grew from \$128,900 in January to \$242,900 in February.

Baker Co: Month-to-Month Highlights

A comparison of February 2008 with January 2008 reveals a 100% rise in pending sales. On the other hand, closed sales decreased 40% and new listings dropped 8.3%.

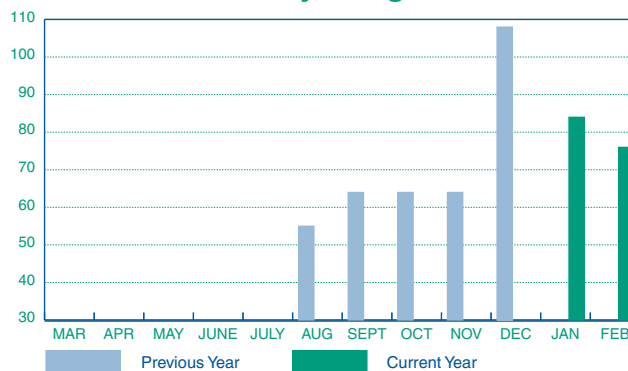
Average market time fell from 84 days in January to 76 days in February. The average sale price, however, dropped from \$171,800 in January to \$138,200 in February.

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



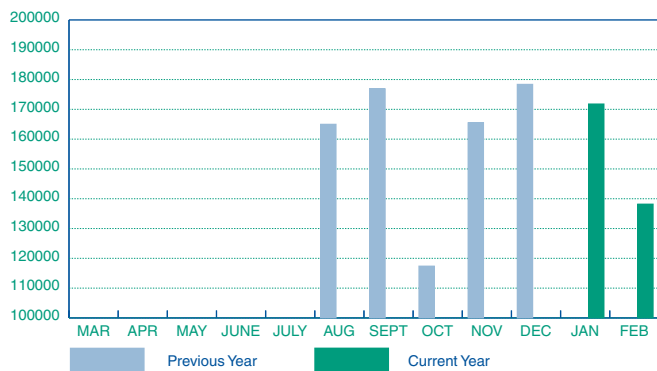
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

AREA REPORT • 2/2008 • 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/ 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	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824 Cove	10	2	0	0	N/A	0	N/A	N/A	4	1	N/A	1	155,000	155,000	N/A	0	N/A	2	77,500	0	N/A
97827 Elgin	21	4	1	2	N/A	0	N/A	N/A	12	3	N/A	1	64,000	64,000	N/A	0	N/A	0	N/A	0	N/A
97841 Imbler	1	1	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
97850 La Grande/Island City	84	21	8	9	N/A	4	140,500	105	39	19	N/A	12	135,800	124,500	N/A	0	N/A	1	47,400	1	119,500
97867 North Powder	2	0	1	0	N/A	1	88,000	55	1	0	N/A	1	88,000	88,000	N/A	0	N/A	0	N/A	0	N/A
97876 Summerville	5	0	1	0	N/A	0	N/A	N/A	1	0	N/A	1	257,000	257,000	N/A	0	N/A	0	N/A	0	N/A
97883 Union	9	2	1	1	N/A	2	525,000	356	5	4	N/A	5	262,400	60,000	N/A	1	60,000	1	33,000	0	N/A
Union Co. Total	132	30	12	12	N/A	7	242,900	169	63	27	N/A	21	166,900	121,000	N/A	1	60,000	4	58,900	1	119,500

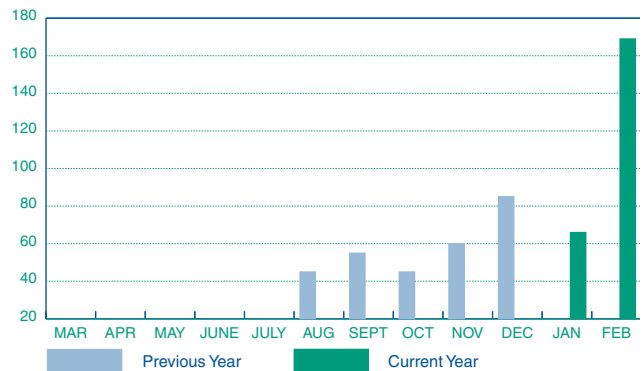
460 Baker City/Keating	75	19	12	8	N/A	5	137,400	79	39	13	N/A	15	160,300	135,000	N/A	0	N/A	1	405,000	0	N/A
461 Haines/Anthony Lk/ Muddy Crk	4	1	0	2	N/A	1	142,000	59	1	2	N/A	1	142,000	142,000	N/A	0	N/A	1	26,500	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	7	1	1	0	N/A	0	N/A	N/A	2	0	N/A	0	N/A	N/A	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	1	0	N/A	0	N/A	N/A	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	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
466 Richland/New Bridge	9	0	1	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
467 Halfway/Cornucopia	7	0	2	0	N/A	0	N/A	N/A	2	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	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	103	22	16	10	N/A	6	138,200	76	46	15	N/A	16	159,200	138,500	N/A	0	N/A	4	171,600	0	N/A

AVG. SALE PRICE - Baker County, Oregon



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

DOM - Union County, Oregon



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



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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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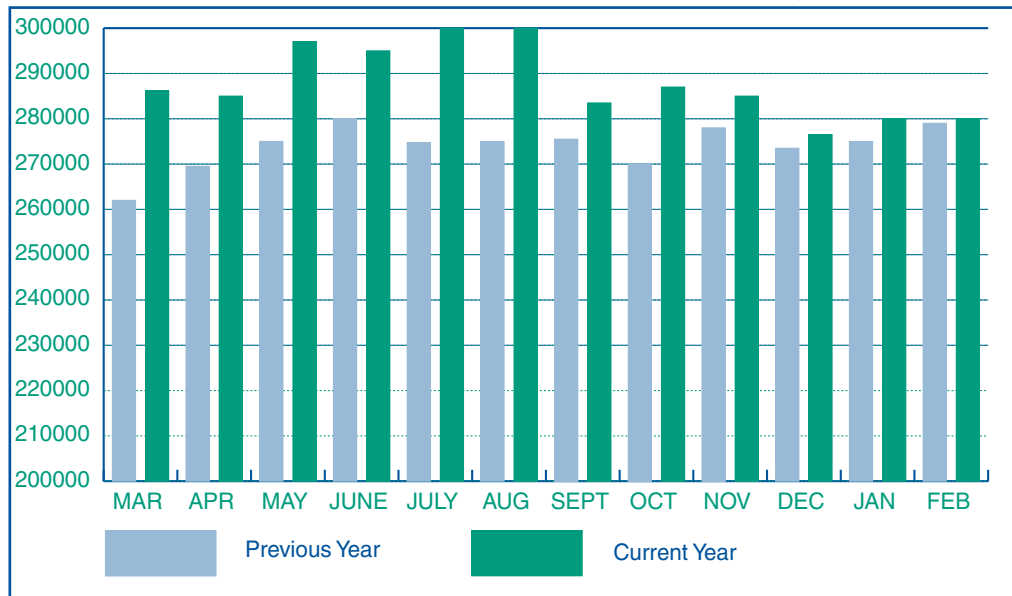
APPRECIATION - Metro Portland, Oregon

Average Sale Price Appreciation: 5.8% (\$344,700 v. \$325,800)

Median Sale Price Appreciation: 5.5% (\$290,000 v. \$275,000)

* Appreciation percents based on a comparison of average/median price for the last 12 months (3/1/07-2/29/08) with 12 months before (3/1/06-2/28/07).

MEDIAN SALES PRICE - Metro Portland, Oregon



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