

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

June 2008 Reporting Period

June Residential Highlights

June sales activity was mixed when compared to that of May 2008. On the other hand, activity continues to follow a downward trend compared with 2007.

From May to June, there was a 0.8% increase in closed sales (1,877 v. 1,863) - the second straight month of increasing sales. New listings also grew a slight 0.6% (5,213 v. 5,182). Pending sales, however, dropped 6% (1,996 v. 2,124).

On the other hand, comparing June 2008 with June 2007, closed sales dropped 31.3% and pending sales decreased 30%. New listings were also down 16.3%. See table below.

At the month's rate of sales, the 17,788 active residential listings would last approximately 9.5 months, up slightly from 9.2 months in May.

Second Quarter

A look at the second quarter of 2008 compared with the same period in 2007 shows a 34.7% decrease in closed sales (5,461 v. 8,361) and 31% drop in pending sales (5,972 v. 8,652). New listings also fell 8.1% (15,973 v. 17,386).

Sale Prices

The average sale price for June 2008 was down 1% compared to June 2007, while the median sale price dropped 2%. See table below.

Month-to-month, the average sale price and median sale price are both up over May 2008 levels; the average sale price rose 4.1% (\$348,800 v. \$335,000) and the median sale price was up 0.5% (\$289,000 v. \$287,500).

SEE PAGE 20 for 12-month sales price percent change for the Portland metro area, condo average sales price, and quarterly closings.

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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	
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	June	5,213	1,996	1,877	348,800	289,000	76
	Year-to-Date	31,205	11,072	9,844	337,700	282,500	79
2007	June	6,231	2,852	2,731	352,400	295,000	55
	Year-to-Date	31,429	16,649	15,001	340,400	288,900	59

AREA REPORT • 6/2008

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	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	% Change ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	North Portland	612	218	123	90	-25.6%	97	271,400	62	1,364	604	-21.3%	532	271,300	255,000	5.7%	9	323,700	19	130,500	16	449,400
142	Northeast Portland	1,241	451	269	201	-30.4%	212	351,400	54	2,791	1,158	-34.1%	1,024	326,000	280,000	6.7%	14	478,200	11	147,600	19	348,500
143	Southeast Portland	1,879	699	378	275	-33.3%	250	292,700	62	3,850	1,551	-32.0%	1,352	281,400	247,800	2.1%	21	507,300	24	189,000	53	516,700
144	Gresham/ Troutdale	1,349	353	224	121	-37.6%	114	267,400	87	2,143	663	-36.6%	598	265,600	248,000	-1.1%	7	256,000	27	248,100	17	926,600
145	Milwaukie/ Clackamas	1,496	407	234	135	-38.4%	148	330,000	72	2,567	759	-33.1%	660	332,300	292,200	-8.0%	7	580,400	22	256,600	9	418,900
146	Oregon City/ Canby	994	231	130	85	-46.9%	67	330,900	92	1,557	487	-37.8%	433	328,900	289,000	1.6%	7	410,000	33	315,800	10	266,100
147	Lake Oswego/West Linn	1,222	333	216	90	-38.8%	77	590,800	74	1,902	487	-42.7%	445	553,800	455,000	4.3%	4	346,800	12	289,700	2	506,600
148	West Portland	2,013	575	360	261	-17.4%	232	503,400	78	3,511	1,291	-28.3%	1,207	483,900	399,000	4.9%	10	440,300	19	234,700	9	635,000
149	Northwest Washington County	752	264	149	106	-16.5%	92	393,800	79	1,358	555	-27.4%	450	399,300	375,000	2.7%	3	145,000	10	277,900	4	393,700
150	Beaverton/Aloha	1,487	441	297	183	-30.4%	167	282,500	79	2,887	1,018	-37.9%	930	279,700	251,600	1.3%	1	110,000	9	181,900	9	563,400
151	Tigard/Wilsonville	1,654	499	305	163	-21.3%	156	391,200	81	2,808	893	-30.0%	822	363,500	332,500	-0.6%	2	277,800	10	383,100	9	363,300
152	Hillsboro/ Forest Grove	1,149	338	220	140	-20.0%	130	285,900	85	2,054	773	-36.0%	645	283,500	259,900	-0.5%	6	267,300	12	335,600	21	336,800
153	Mt. Hood: Govt. Camp/Wemme	159	46	16	7	-53.3%	12	255,100	67	214	60	-11.8%	67	261,000	246,800	-10.7%	0	N/A	7	155,700	0	N/A
155	Columbia County	625	117	69	51	-40.0%	44	253,700	113	752	277	-44.5%	258	234,400	220,800	0.9%	3	235,800	15	122,500	5	202,500
156	Yamhill County	1,156	241	139	88	-27.9%	79	266,100	106	1,447	496	-36.1%	421	273,500	227,000	1.7%	3	546,700	32	205,600	16	342,200

180-200	Marion/ Polk Counties	1,391	268	208	65	-47.6%	69	244,000	99	1,793	467	-35.3%	429	250,900	219,500	1.9%	5	409,700	37	94,100	14	681,700
	North Coastal Counties	1,657	258	108	60	-20.0%	59	432,300	127	1,551	351	-8.4%	315	376,600	315,000	3.3%	9	328,200	55	184,400	5	288,000

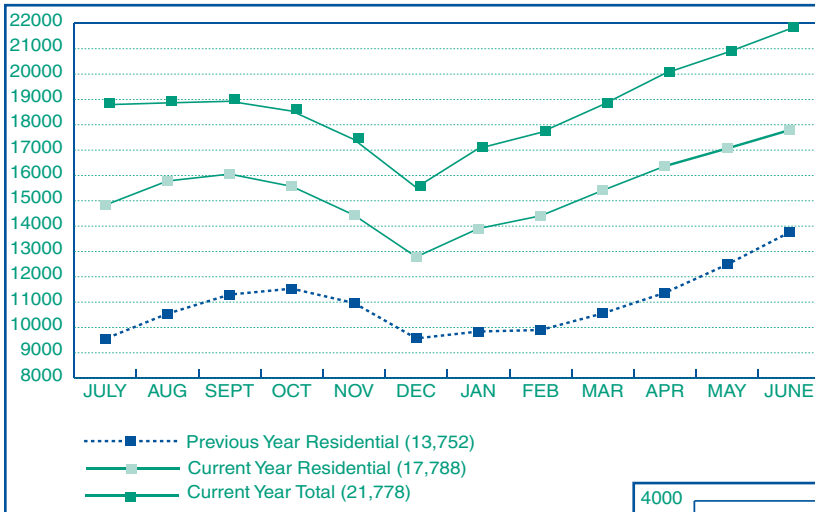
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/07-6/30/08) with 12 months before (7/1/06-6/30/07).

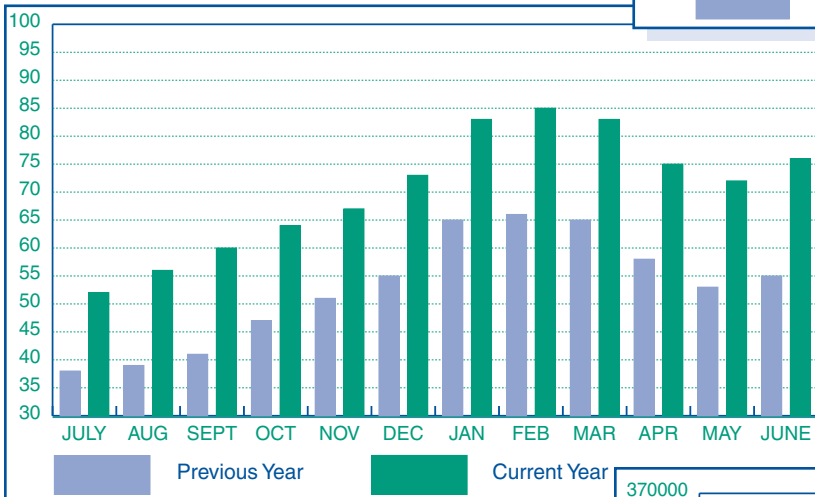
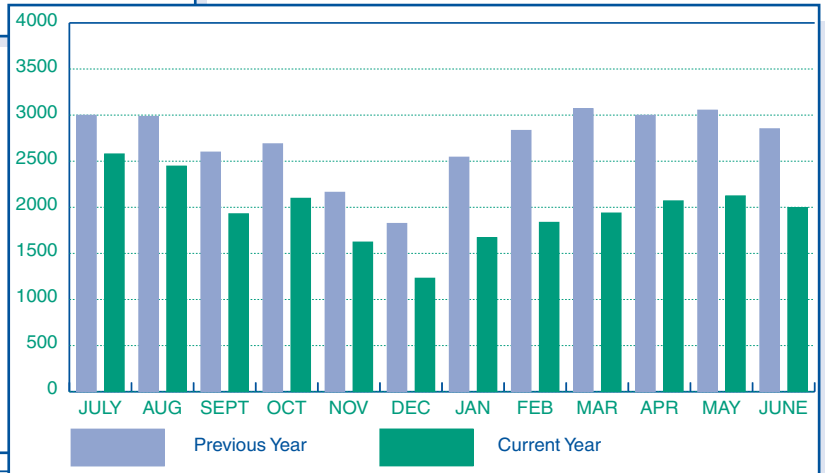
⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

Market Action



PENDING SALES Metro Portland, Oregon

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

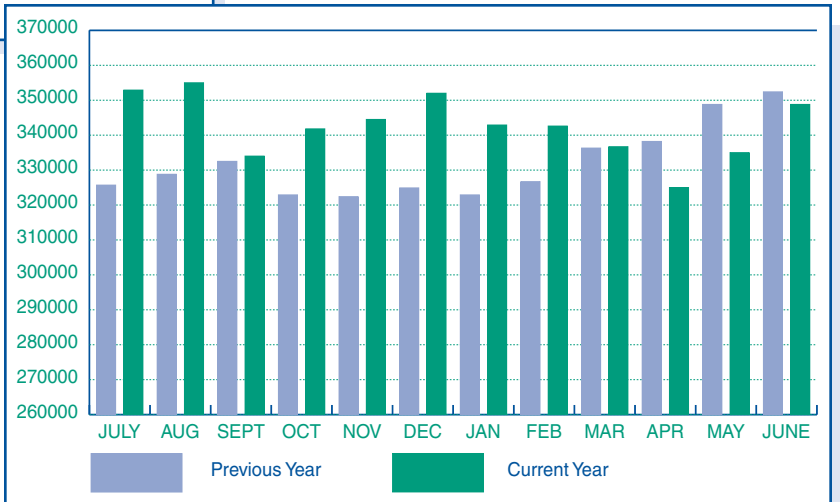


DAYS ON MARKET Metro Portland, Oregon

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

AVERAGE SALE PRICE Metro Portland, Oregon

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

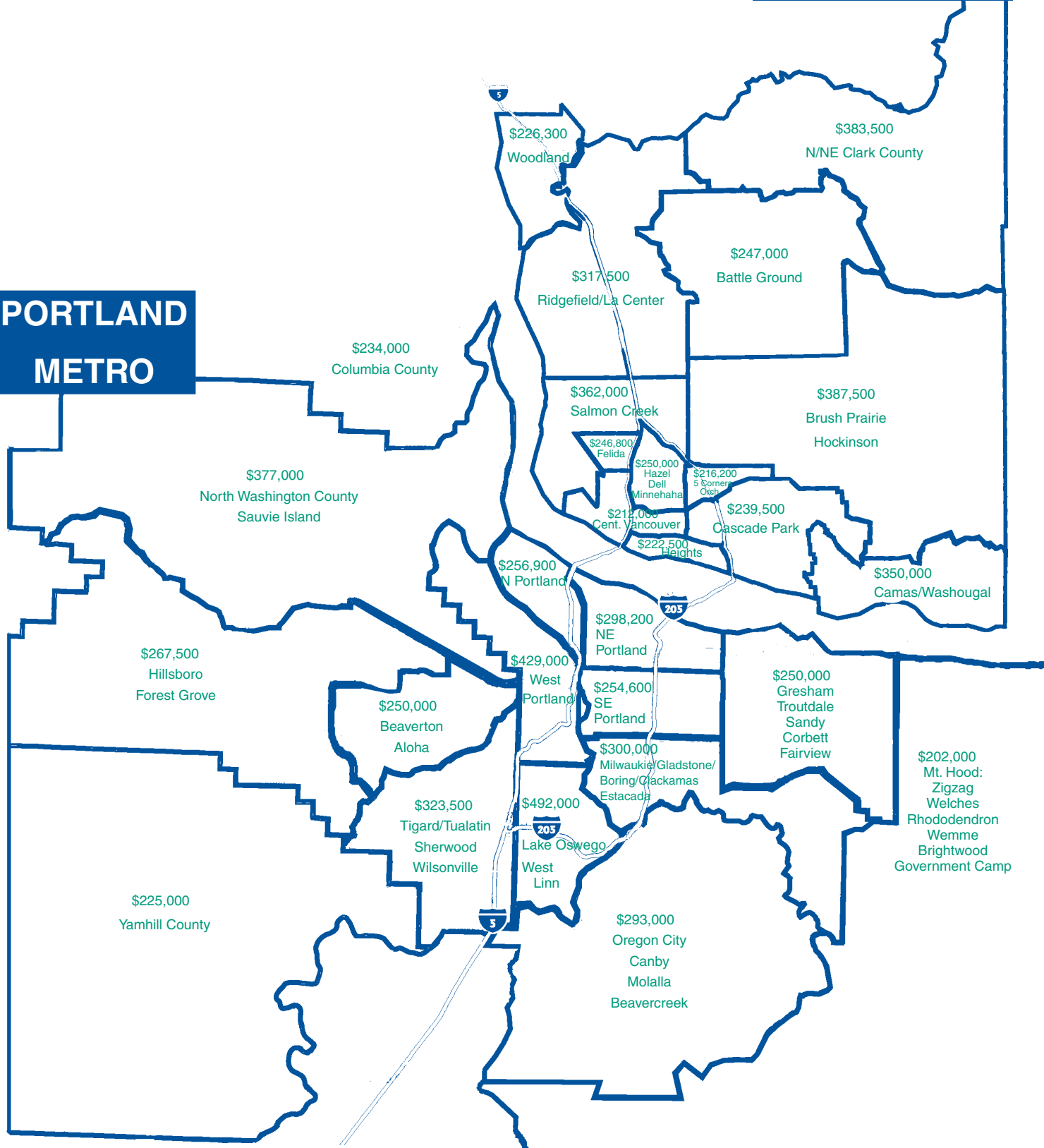


MEDIAN SALE PRICE

June 2008

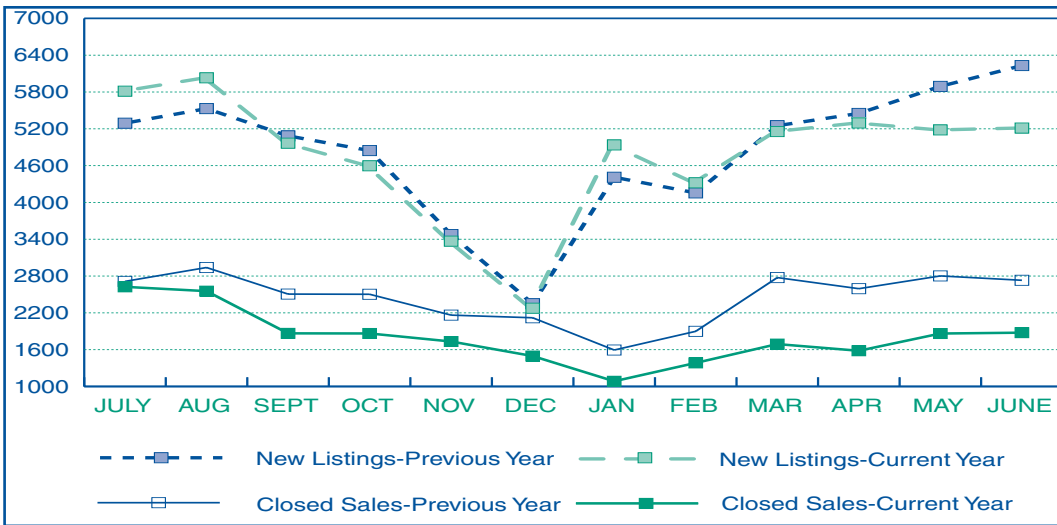
SW
WASHINGTON

PORTLAND
METRO



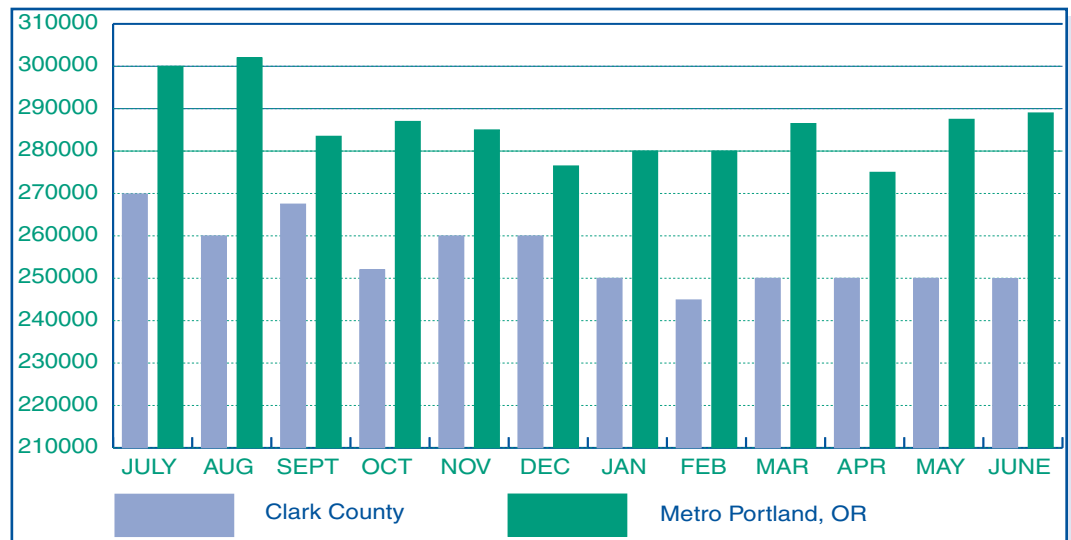
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



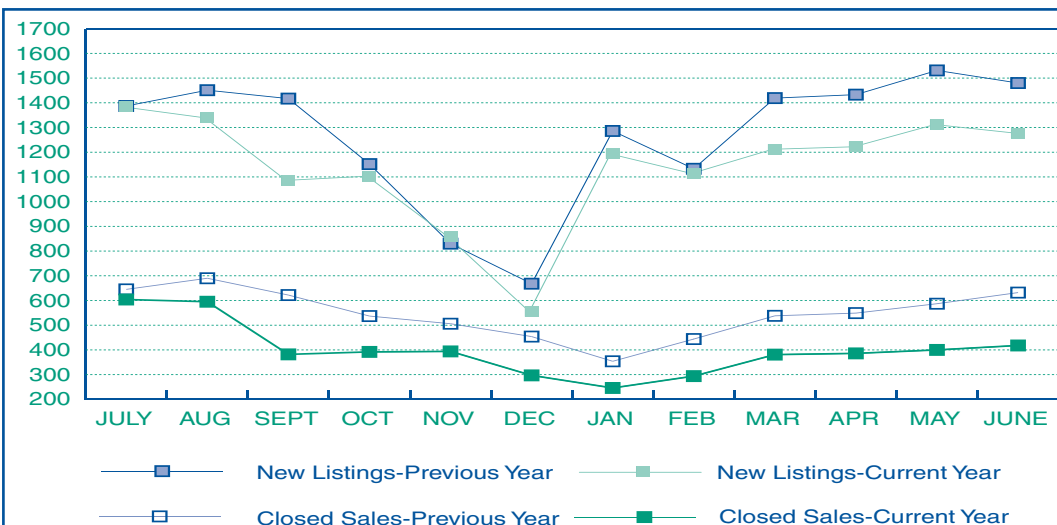
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

June 2008 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	June	1,277	451	418	278,300	249,900	88
	Year-to-Date	7,484	2,531	2,189	287,700	250,000	95
2007	June	1,480	714	632	313,900	265,500	74
	Year-to-Date	8,040	3,729	3,248	309,300	264,900	81

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.

June Residential Highlights

The final numbers from June show a 33.9% decrease in closed sales when comparing June 2008 to the same month a year ago. Pending sales also dropped 36.8%. New listings fell 13.7%. At the month's rate of sales, the 5,276 active residential listings would last approximately 12.6 months - remaining at the same level as May.

Second Quarter

Market activity in the second quarter shows a 33% drop in pending sales (1,342 v. 2,004) compared to the same quarter a year ago. Closed sales also decreased 32.6% (1,229 v. 1,823). New listings were down 10.3% (3,882 v. 4,329).

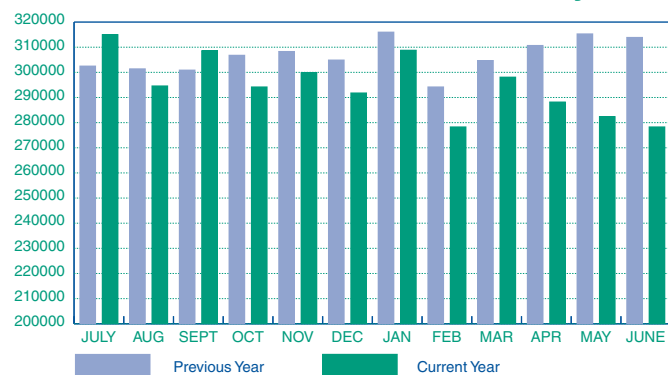
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in June 2008 with those of the 12 months immediately prior, the average sale price decreased 3.6% (\$295,600 v. \$306,600) and the median sale price fell 3.7% (\$255,000 vs. \$264,900).

Clark Co. Inventory in Months

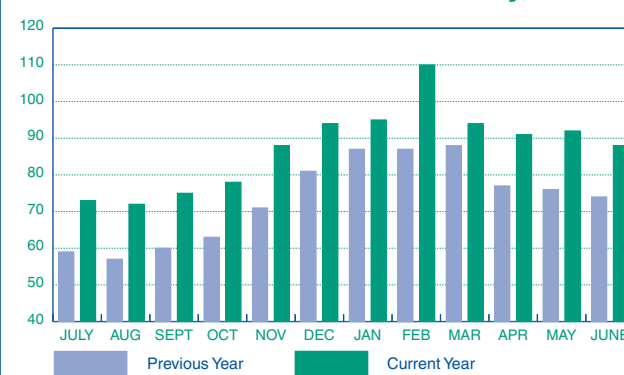
(Active Listings / Closed Sales)	2006	2007	2008
January	5.3	9.7	17
February	4.5	7.8	14.6
March	3.8	7.0	11.9
April	4.8	7.2	12.4
May	4.2	7.1	12.6
June	4.7	6.8	12.6
July	6.1	7.6	
August	5.9	7.7	
September	6.4	12.0	
October	7.2	11.4	
November	7.0	11.0	
December	7.0	12.7	

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 • 6/2008 • SW Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month									Year-To-Date						% Change ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	135	37	18	10	-60.0%	9	279,200	107	196	67	-45.4%	58	250,000	226,000	-4.0%	2	398,500	2	263,300	5	217,600	
12	NW Heights	115	42	23	12	-52.0%	9	152,900	131	182	72	-36.6%	69	166,200	165,200	-6.8%	3	483,000	0	N/A	7	303,000	
13	SW Heights	82	32	20	8	-38.5%	9	258,700	98	116	41	-38.9%	42	346,200	251,000	4.7%	0	N/A	2	425,000	9	188,200	
14	Lincoln/Hazel Dell	72	18	12	10	-28.6%	7	266,900	80	107	40	-55.9%	35	238,300	236,000	-0.1%	2	1,116,000	1	144,000	0	N/A	
15	E Hazel Dell	302	74	35	28	-20.0%	29	243,600	110	447	148	-18.2%	120	233,000	236,900	-0.1%	1	225,000	13	91,000	1	525,000	
20	NE Heights	199	46	17	12	-20.0%	10	220,800	100	223	70	-50.0%	58	227,900	224,200	-5.2%	0	N/A	0	N/A	5	293,100	
21	Orchards	272	67	59	38	-7.3%	37	223,000	89	415	192	-3.7%	155	224,600	221,500	-4.5%	0	N/A	11	81,800	0	N/A	
22	Evergreen	415	115	60	52	-32.5%	56	225,400	70	718	297	-14.4%	251	225,000	215,500	-4.8%	1	850,000	6	102,500	5	269,100	
23	E Heights	118	24	11	10	-28.6%	11	242,900	40	159	51	-28.3%	41	336,500	274,900	-16.4%	0	N/A	1	200,000	2	267,800	
24	Cascade Park	137	31	21	15	-37.5%	13	271,500	83	177	82	-18.8%	71	284,400	248,000	5.0%	1	37,500	2	166,500	2	249,000	
25	Five Corners	142	33	22	15	-53.1%	16	211,700	68	248	95	-25.6%	85	224,500	215,500	-2.9%	1	590,000	2	385,000	0	N/A	
26	E Orchards	146	45	32	14	-46.2%	12	273,100	114	244	87	-29.6%	74	280,800	266,400	-5.6%	0	N/A	3	215,000	0	N/A	
27	Fisher's Landing	194	39	30	32	-22.0%	29	301,100	96	297	147	-24.3%	124	275,500	268,000	-0.4%	0	N/A	2	155,000	0	N/A	
31	SE County	37	8	8	4	33.3%	3	333,300	102	51	17	8.3%	15	475,400	390,000	13.4%	0	N/A	6	171,500	0	N/A	
32	Camas City	426	119	52	37	-28.8%	25	414,800	77	583	164	-37.5%	142	383,800	356,000	-6.8%	0	N/A	10	166,100	3	221,500	
33	Washougal	405	91	94	24	-48.9%	16	309,200	126	564	130	-38.1%	110	332,700	313,500	-4.2%	0	N/A	17	175,300	0	N/A	
41	N Hazel Dell	168	44	26	16	-36.0%	18	290,700	100	245	94	-40.6%	86	303,200	265,500	-1.3%	0	N/A	4	130,000	0	N/A	
42	S Salmon Creek	246	59	43	17	-39.3%	25	270,800	75	390	142	-21.1%	131	268,500	262,000	-3.2%	1	70,000	2	208,300	0	N/A	
43	N Felida	215	47	30	17	-55.3%	15	320,300	89	326	99	-45.1%	82	375,400	359,000	2.5%	0	N/A	3	151,000	0	N/A	
44	N Salmon Creek	230	33	29	17	-50.0%	10	409,600	48	274	94	-38.0%	78	335,600	320,700	6.8%	0	N/A	0	N/A	0	N/A	
50	Ridgefield	115	30	16	6	-53.8%	10	354,300	78	150	50	-32.8%	44	363,700	357,200	1.4%	0	N/A	4	163,400	0	N/A	
51	W of I-5 County	51	6	4	1	-50.0%	3	276,600	166	59	12	20.0%	15	478,000	440,000	-1.2%	0	N/A	3	230,000	0	N/A	
52	NW E of I-5 County	90	18	10	5	-44.4%	4	416,000	55	100	21	-48.4%	16	535,600	572,500	4.7%	0	N/A	6	250,300	0	N/A	
61	Battleground	350	96	42	25	-34.2%	21	257,800	90	471	145	-30.3%	133	273,100	238,000	-10.2%	1	357,500	6	238,900	1	315,000	
62	Brush Prairie	328	69	49	15	-37.5%	13	412,300	100	406	113	-20.6%	101	388,000	360,000	-3.4%	0	N/A	12	286,300	1	337,000	
63	East County	3	1	0	0	-100.0%	1	290,000	31	4	1	-50.0%	1	290,000	290,000	-3.4%	0	N/A	0	N/A	0	N/A	
64	Central County	39	6	7	1	0.0%	2	324,000	94	52	10	-33.3%	8	375,100	377,500	-3.3%	0	N/A	2	220,000	0	N/A	
65	Mid-Central County	41	8	9	3	-25.0%	0	N/A	N/A	47	7	-53.3%	5	378,500	333,500	4.7%	0	N/A	5	245,500	0	N/A	
66	Yacolt	54	10	17	3	200.0%	2	241,000	144	82	22	-29.6%	23	263,700	249,900	-6.2%	0	N/A	3	161,700	0	N/A	
70	La Center	97	21	8	3	-75.0%	1	275,000	11	90	14	-62.1%	11	380,100	345,900	3.8%	0	N/A	2	203,800	0	N/A	
71	N Central	38	6	6	1	N/A	2	383,500	67	46	4	-50.0%	2	383,500	383,500	-8.9%	0	N/A	0	N/A	0	N/A	
72	NE Corner	14	2	0	0	N/A	0	N/A	N/A	15	3	-50.0%	3	217,900	164,800	-26.7%	0	N/A	0	N/A	0	N/A	
	Clark County Total	5,276	1,277	810	451	-36.8%	418	278,300	88	7,484	2,531	-30.2%	2,189	287,700	250,000	-3.6%	13	508,300	130	183,200	41	258,300	
80	Woodland City	90	11	3	9	-25.0%	9	250,900	90	87	35	-32.7%	26	287,700	256,000	-1.9%	0	N/A	2	147,500	3	221,700	
81	Woodland Area	81	12	9	4	0.0%	1	250,000	149	79	14	-33.3%	10	300,600	261,500	16.4%	0	N/A	8	189,300	0	N/A	
82	Cowlitz County	525	103	78	29	-21.6%	21	187,200	70	666	170	3.7%	150	199,400	175,500	-0.3%	1	400,000	13	130,400	6	222,500	
	Cowlitz County Total	696	126	90	42	-20.8%	31	207,700	78	832	219	-7.6%	186	217,200	184,900	-0.3%	1	400,000	23	152,400	9	222,200	
87	Pacific County	249	33	14	3	-81.3%	11	193,500	163	208	46	-53.5%	47	176,800	170,000	-1.6%	2	189,500	15	71,500	0	N/A	



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

June 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	June	723	312	315	246,600	224,500	81
	Year-to-Date	3,931	1,690	1,485	252,100	225,000	86
2007	June	902	445	454	275,500	243,300	61
	Year-to-Date	4,263	2,401	2,209	267,100	235,000	71

June Residential Highlights

Comparing June 2008 with June 2007 shows that new listings declined 19.8%. Closed sales dropped 30.6%, while pending sales were 29.9% below the June 2007 mark. See table above. At the month's rate of sales, the 2,550 active residential listings would last 8.1 months.

Second Quarter

A look at the second quarter of 2008 compared with the same period in 2007 shows that new listings were down 12.3% (2,131 v. 2,429). Closed sales and pending sales dropped 34% (836 v. 1,266) and 29.6% (921 v. 1,309), respectively.

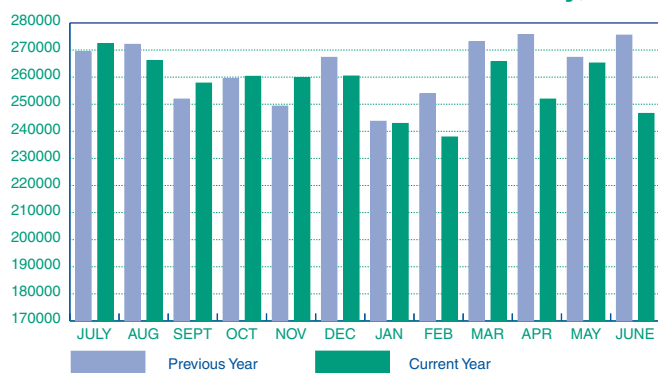
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in June 2008 with those of the 12 months immediately prior, the average sale price decreased 2% (\$258,800 v. \$264,200) and the median sale price dropped 1.3% (\$229,500 v. \$232,500).

Inventory in Months (Active Listings / Closed Sales)

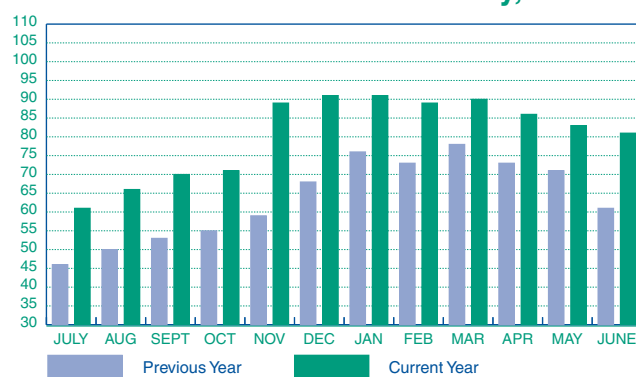
	2006	2007	2008
January	3.8	5.6	10.2
February	3.3	4.9	9
March	2.4	4.5	8.4
April	2.7	4.7	9.5
May	2.8	4.5	8.6
June	3.1	4.6	8.1
July	3.8	6.0	
August	3.2	5.1	
September	4.5	8.0	
October	4.5	7.2	
November	5.6	8.3	
December	4.9	7.0	

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 • 6/2008

Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	12	2	2	1	N/A	1	95,000	165	8	4	33.3%	3	95,000	95,000	27.0%	0	N/A	3	61,000	0	N/A		
226	Florence Green Trees	27	5	2	3	-25.0%	3	109,100	256	22	14	16.7%	12	123,000	116,500	-18.8%	0	N/A	0	N/A	0	N/A		
227	Florence Florentine	23	3	1	2	-33.3%	2	207,500	433	12	6	-45.5%	5	216,800	210,000	-12.8%	0	N/A	0	N/A	0	N/A		
228	Florence Town	238	58	8	4	-55.6%	10	311,000	89	208	45	-28.6%	44	265,200	232,000	-11.8%	3	143,700	5	115,900	0	N/A		
229	Florence Beach	51	8	5	3	-50.0%	2	392,500	358	40	15	-51.6%	10	273,600	240,000	-15.4%	0	N/A	6	84,700	0	N/A		
230	Florence North	53	8	9	2	-33.3%	2	227,500	254	39	9	-25.0%	8	268,300	276,300	-26.8%	0	N/A	1	71,500	0	N/A		
231	Florence South/ Dunes City	68	13	8	1	0.0%	3	335,000	368	46	10	-9.1%	12	313,500	290,300	-1.9%	0	N/A	1	175,000	0	N/A		
238	Florence East/ Mapleton	44	6	1	3	-25.0%	1	300,000	231	27	8	-11.1%	6	199,000	180,000	6.6%	0	N/A	1	150,000	0	N/A		
	Florence Total	516	103	36	19	-36.7%	24	270,500	219	402	111	-27.0%	100	243,500	225,000	-13.6%	3	143,700	17	98,071	0	N/A		

232 Hayden Bridge	69	23	8	9	12.5%	12	256,100	40		123	62	-20.5%	50	237,900	230,000	0.8%	0	N/A	4	120,300	1	243,900
233 McKenzie Valley	104	17	6	3	-40.0%	3	161,100	139		95	19	-47.2%	23	344,200	290,000	0.4%	2	588,500	8	245,800	0	N/A
234 Pleasant Hill/Oak	135	33	17	6	-45.5%	7	223,300	39		160	52	-31.6%	57	254,700	202,000	0.1%	0	N/A	8	368,500	0	N/A
235 Cottage Grove/ Creswell/Dorena	292	74	39	26	-23.5%	27	215,200	120		388	152	-20.8%	134	222,600	206,500	-4.4%	0	N/A	16	124,400	2	391,400
236 Veneta/Elmira	139	35	22	14	-44.0%	12	228,900	75		201	68	-42.4%	58	270,600	222,500	5.9%	1	330,000	5	154,600	0	N/A
237 Junction City	157	28	22	9	-43.8%	10	191,300	101		180	53	-48.5%	41	260,500	251,200	2.5%	1	900,000	5	147,000	3	291,700
239 Thurston	159	45	21	23	-23.3%	27	199,000	56		286	145	-9.4%	120	209,000	195,400	-5.1%	1	275,000	12	190,000	8	251,100
240 Coburg I-5	50	21	10	6	-25.0%	1	212,000	19		59	20	-28.6%	20	226,500	196,000	-29.4%	2	237,500	3	126,700	0	N/A
241 N Gilham	110	25	12	9	-60.9%	14	307,400	80		152	56	-42.3%	54	294,500	247,800	0.1%	0	N/A	0	N/A	1	288,000
242 Ferry Street Bridge	210	62	37	24	-29.4%	32	310,500	79		340	128	-35.0%	119	298,200	268,000	-0.6%	0	N/A	3	105,500	5	323,600
243 E Eugene	147	52	12	28	-33.3%	19	370,600	71		251	127	-28.2%	104	338,500	290,000	0.9%	4	134,000	8	282,100	4	501,000
244 SW Eugene	268	98	50	44	-29.0%	37	305,600	106		394	199	-27.1%	168	326,500	294,500	-9.4%	1	249,000	7	181,500	7	338,600
245 W Eugene	71	19	5	13	-18.8%	18	205,500	70		137	81	-25.0%	75	205,100	190,000	-14.3%	2	712,500	0	N/A	7	232,800
246 Danebo	201	65	32	34	-12.8%	33	171,200	78		401	195	-24.4%	174	180,600	189,900	-8.8%	1	15,300	2	64,300	3	252,800
247 River Road	64	16	8	15	15.4%	14	205,000	86		115	53	-32.1%	42	217,800	218,500	2.9%	0	N/A	1	92,000	1	160,000
248 Santa Clara	186	50	27	21	-38.2%	24	281,500	70		311	135	-31.1%	123	278,300	264,000	-0.4%	0	N/A	1	750,000	5	265,900
249 Springfield	153	48	25	26	-31.6%	24	191,800	83		298	135	-33.8%	115	175,300	167,500	0.4%	3	277,300	3	50,500	10	286,900
250 Mohawk Valley	35	12	2	2	-71.4%	1	339,900	172		40	10	-54.5%	8	313,700	323,500	9.6%	0	N/A	2	155,000	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

June 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	June	264	72	75	188,100	170,500	130
	Year-to-Date	1,493	472	427	190,900	170,000	125
2007	June	309	114	113	216,600	187,000	103
	Year-to-Date	1,543	654	584	214,800	185,000	108

June Residential Highlights

A comparison of June 2008 with the same month a year ago reveals a 14.6% decline in new listings. Closed sales also dropped 33.6% and pending sales decreased 36.8%.

Second Quarter

A look at the second quarter of 2008 compared with the second quarter of 2007 shows that new listings were down 8.3% (793 v. 865). Closed sales dropped 21.6% (243 v. 310) and the number of pending sales decreased 26.9% (253 v. 346).

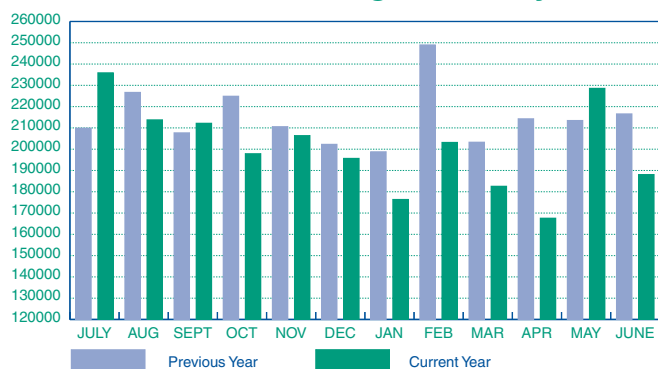
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in June 2008 with those of the 12 months immediately prior, the average sale price decreased 5.4% (\$202,800 v. \$214,300) and the median sale price fell 3.8% (\$178,000 v. \$185,000).

Inventory in Months (Active Listings / Closed Sales)

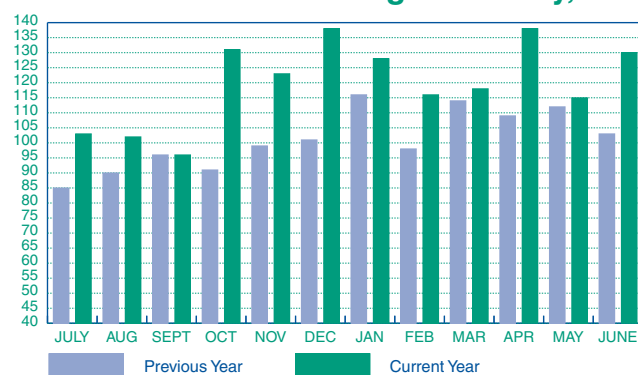
	2006	2007	2008
January	6.5	12	20.4
February	6.2	11.6	17
March	6.3	9.6	19.6
April	6.9	13.8	14.2
May	6.0	11.1	16
June	8.5	11.0	18.8
July	7.8	12.7	
August	8.5	9.9	
September	8.7	14.9	
October	8.7	15.3	
November	11.1	13.8	
December	11.9	14.2	

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



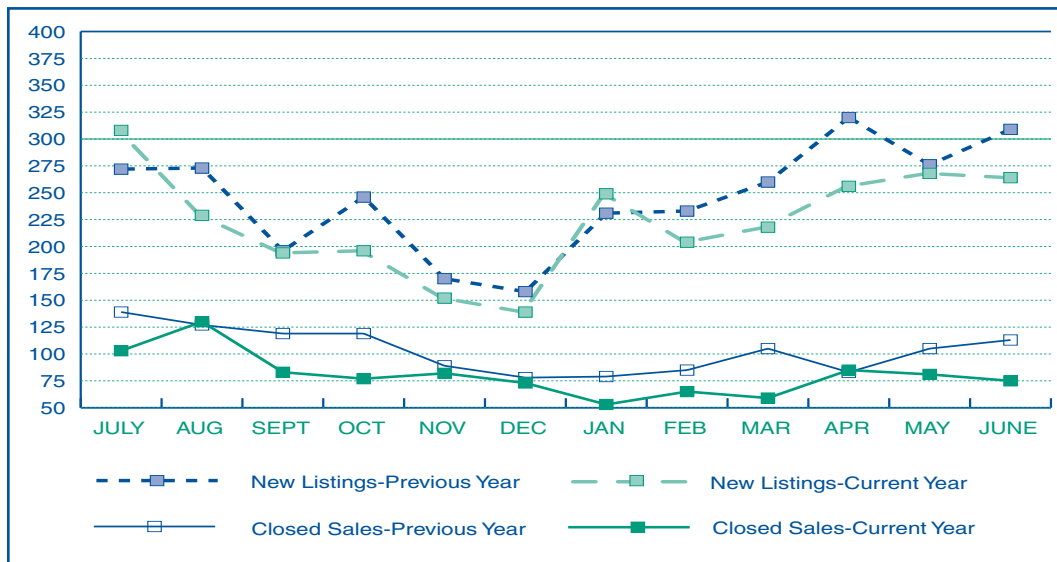
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 6/2008

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	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	% Change ³		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	155	32	7	13	0.0%	13	213,600	192	180	74	-11.9%	64	193,900	176,300	-1.6%	1	214,000	1	129,900	0	N/A	
252	NW Roseburg	118	23	12	6	-33.3%	3	300,000	131	129	40	-38.5%	39	247,500	220,000	-12.5%	1	610,000	5	117,500	1	225,400	
253	SE Roseburg	64	10	7	5	-64.3%	7	155,000	95	67	32	-41.8%	29	187,100	189,500	-5.9%	3	466,500	2	82,500	2	370,000	
254	SW Roseburg	121	21	10	3	-76.9%	4	179,900	74	117	26	-48.0%	26	284,000	228,500	-7.0%	0	N/A	3	132,500	0	N/A	
255	Glide & E of Roseburg	73	10	6	6	0.0%	4	241,200	48	68	19	0.0%	15	221,800	210,000	-17.8%	1	275,000	6	99,900	0	N/A	
256	Sutherlin/ Oakland Area	155	33	18	6	-14.3%	4	162,000	239	172	52	-39.5%	45	198,800	169,000	-8.7%	0	N/A	2	93,800	1	133,000	
257	Winston & SW of Roseburg	145	23	13	8	-11.1%	7	196,100	219	154	60	-10.4%	54	178,000	165,500	-9.6%	1	226,500	6	76,500	3	276,700	
258	Myrtle Creek & S/SE of Roseburg	252	45	28	7	-66.7%	14	147,500	95	245	70	-28.6%	68	151,600	142,500	-6.8%	2	650,000	17	115,700	1	260,000	
259	Green District	120	26	13	10	-33.3%	10	177,700	96	151	56	-16.4%	45	167,600	168,900	-3.8%	0	N/A	3	81,700	1	258,000	
265	North Douglas County	206	41	19	8	14.3%	9	199,600	103	210	43	-31.7%	42	164,300	155,000	16.7%	4	230,000	6	148,200	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

June 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	June	119	38	42	206,000	195,300	106
	Year-to-Date	798	264	240	189,400	170,000	124
2007	June	205	74	59	192,700	175,000	107
	Year-to-Date	997	363	320	213,900	182,000	111

June Residential Highlights

Comparing June 2008 with June 2007, new listings decreased 42%. Closed sales fell 28.8% and pending sales were down 48.6%.

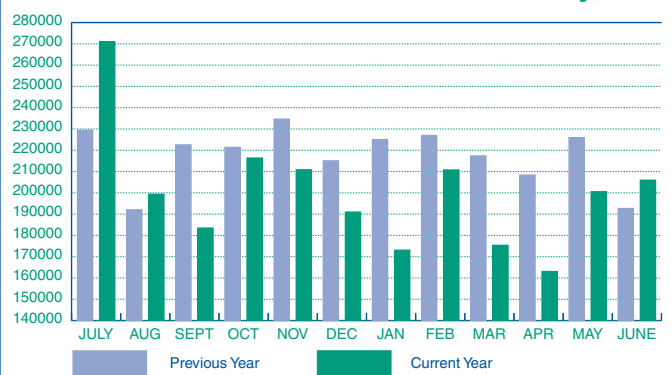
Second Quarter

Comparing the second quarter of 2008 with that of 2007, new listings dropped 25.4% (406 v. 544). Closed sales fell 17.6% (136 v. 165) and pending sales decreased 26.3% (140 v. 190).

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in June 2008 with those of the 12 months immediately prior, the average sale price decreased 4.6% (\$205,800 v. \$215,700) and the median sale price fell 2.7% (\$180,000 v. \$185,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 6/2008 • Coos County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v.2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v.2007²	Closed Sales	Average Sale Price	Median Sale Price		% Change³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegany	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
97411	Bandon	201	28	18	2	0.0%	1	325,000	698	126	29	-6.5%	29	297,900	290,000	-2.6%	5	441,000	12	105,900	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
97420	Coos Bay	292	42	30	15	-58.3%	15	178,600	97	316	98	-40.2%	89	165,300	164,000	-1.8%	1	301,000	15	65,900	9	224,300
97423	Coquille	93	10	10	8	-11.1%	10	151,400	106	93	43	-12.2%	36	150,700	142,500	-2.8%	2	222,000	5	87,900	2	179,500
97449	Lakeside	50	8	3	1	-83.3%	2	342,500	64	48	3	-83.3%	6	227,100	178,800	1.7%	0	N/A	4	178,800	0	N/A
97458	Myrtle Point	57	12	3	4	-42.9%	4	147,900	68	54	24	20.0%	16	138,600	149,300	0.4%	0	N/A	2	73,500	0	N/A
97459	North Bend	154	19	14	8	-42.9%	10	285,600	86	154	62	-20.5%	58	211,700	184,800	-12.7%	4	516,200	3	105,600	0	N/A
97466	Powers	13	0	0	0	N/A	0	N/A	N/A	6	3	50.0%	4	104,800	91,000	9.3%	1	25,000	1	25,000	0	N/A





Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

June 2008 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	June	162	54	50	271,300	191,500	129
	Year-to-Date	901	321	284	274,800	226,000	132
2007	June	191	94	86	278,600	246,300	88
	Year-to-Date	1,003	474	413	265,700	234,500	104

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.

June Residential Highlights

Compared with June 2007, the June 2008 results for the Mid-Columbia region show that new listings decreased 15.2%. Closed sales fell 41.9% and pending sales dropped 42.6%.

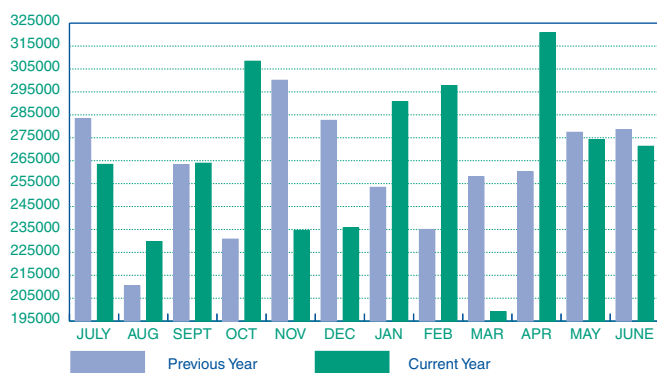
Second Quarter

When comparing the second quarter of 2008 with the same quarter in 2007, new listings decreased 10.3% (541 v. 603). Pending sales also dropped 32.3% (180 v. 266), while closed sales declined 30.9% (163 v. 236).

12-Month Sale Price Percent Change

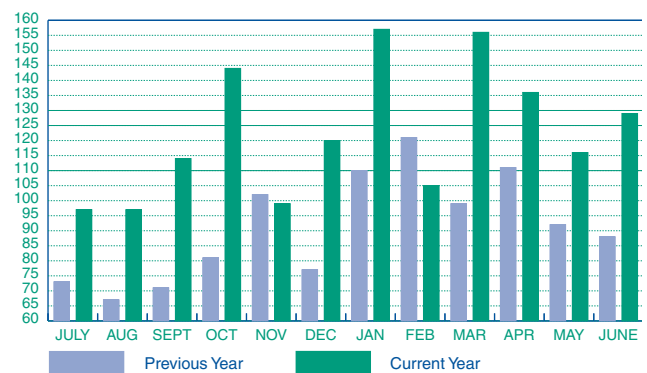
Comparing the rolling sale prices for the 12 months ending in June 2008 with those of the 12 months immediately prior, the average sale price increased 1% (\$263,800 v. \$261,300). On the other hand, the median sale price dropped 2.3% (\$215,000 v. \$220,000).

AVG. SALE PRICE - Mid-Columbia



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

DOM - Mid-Columbia



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

Market Action

AREA REPORT • 6/2008 • Mid-Columbia

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year0To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100 White Salmon/Bingen	58	18	7	4	-42.9%	3	223,000	18	62	26	-23.5%	21	294,200	300,000	-12.3%	2	290,000	6	288,200	1	200,000
101 Snowden	12	0	0	0	N/A	1	290,000	7	11	6	100.0%	5	326,400	290,000	-33.0%	0	N/A	1	197,800	0	N/A
102 Trout Lake/Glenwood	29	4	0	0	N/A	0	N/A	N/A	26	0	-100.0%	2	336,300	336,300	-16.4%	0	N/A	2	127,000	0	N/A
103 Husum/BZ Corner	10	1	1	0	N/A	1	152,000	207	12	3	0.0%	3	698,000	167,000	0.0%	0	N/A	2	197,500	0	N/A
104 Lyle	25	3	4	0	-100.0%	1	420,000	45	28	7	0.0%	8	284,700	280,600	-10.5%	0	N/A	2	55,000	0	N/A
105 Dallesport/Murdock	19	8	0	2	100.0%	1	183,000	318	22	8	33.3%	4	152,600	186,500	14.7%	0	N/A	2	282,500	0	N/A
106 Appleton/Timber Valley	8	1	0	0	N/A	0	N/A	N/A	6	0	-100.0%	0	N/A	N/A	27.6%	0	N/A	1	65,000	0	N/A
107 Centerville/High Prairie	2	1	0	0	-100.0%	0	N/A	N/A	2	1	-75.0%	1	255,000	255,000	12.3%	0	N/A	1	240,000	0	N/A
108 Goldendale	73	18	4	8	-38.5%	3	130,000	274	64	28	-42.9%	20	154,200	127,500	29.7%	2	185,000	25	100,600	0	N/A
109 Bickleton/East County	2	1	0	0	-100.0%	0	N/A	N/A	1	0	-100.0%	0	N/A	N/A	-44.5%	0	N/A	2	25,000	0	N/A
110 Klickitat	7	0	1	0	-100.0%	0	N/A	N/A	7	0	-100.0%	0	N/A	N/A	-11.3%	0	N/A	2	45,000	0	N/A
Klickitat County Total	245	55	17	14	-48.1%	10	210,400	145	241	79	-34.2%	64	262,600	202,300	-3.5%	4	208,400	46	135,000	1	200,000

111 Skamania	7	0	0	0	-100.0%	0	N/A	N/A	8	1	-66.7%	1	548,000	548,000	194.2%	0	N/A	3	342,000	0	N/A
112 North Bonneville	31	4	1	0	-100.0%	0	N/A	N/A	24	2	-77.8%	2	290,000	290,000	12.0%	0	N/A	0	N/A	0	N/A
113 Stevenson	30	4	5	1	-75.0%	1	389,900	288	31	8	-20.0%	11	271,800	272,000	-19.9%	0	N/A	1	325,000	0	N/A
114 Carson	22	5	0	1	-50.0%	0	N/A	N/A	16	5	-68.8%	3	273,000	250,000	-0.2%	0	N/A	3	134,000	0	N/A
115 Home Valley	2	0	0	0	-100.0%	0	N/A	N/A	3	0	-100.0%	0	N/A	N/A	-1.8%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	10	0	1	0	-100.0%	0	N/A	N/A	9	3	-50.0%	3	421,700	495,000	-18.6%	0	N/A	1	450,000	0	N/A
117 Unincorporated North	21	4	2	1	0.0%	0	N/A	N/A	10	3	-50.0%	5	213,200	190,000	18.4%	0	N/A	1	159,000	0	N/A
Skamania County Total	123	17	9	3	-78.6%	1	389,900	288	101	22	-57.7%	25	290,700	250,000	-5.7%	0	N/A	9	262,400	0	N/A

351 The Dalles	198	36	15	13	-50.0%	17	200,500	152	198	89	-28.8%	80	196,400	170,500	2.8%	2	137,500	3	312,500	1	150,000
352 Dufur	8	2	0	0	-100.0%	2	167,500	66	11	4	-50.0%	4	172,700	171,900	5.7%	0	N/A	0	N/A	0	N/A
353 Tygh Valley	2	0	0	0	-100.0%	0	N/A	N/A	2	1	-75.0%	2	149,400	149,400	12.6%	0	N/A	1	N/A	0	N/A
354 Wamic/Pine Hollow	12	4	1	0	-100.0%	2	200,000	270	12	6	-50.0%	6	159,400	147,500	-24.7%	0	N/A	3	65,000	0	N/A
355 Maupin/Pine Grove	11	1	0	0	-100.0%	0	N/A	N/A	7	1	-80.0%	1	30,000	30,000	41.7%	0	N/A	0	140,000	0	N/A
356 Rowena	1	0	0	0	N/A	1	120,000	269	1	2	100.0%	2	160,000	160,000	185.6%	0	N/A	1	N/A	0	N/A
357 Mosier	29	2	4	3	50.0%	0	N/A	N/A	20	8	-42.9%	4	445,300	451,500	-6.1%	0	N/A	1	206,300	0	N/A
Wasco County Total	261	45	20	16	-55.6%	22	193,800	160	251	111	-34.3%	99	199,900	169,500	-42.2%	2	137,500	9	230,433	1	150,000

361 Cascade Locks	23	3	19	1	0.0%	1	140,000	83	36	5	-28.6%	4	195,400	195,000	19.0%	0	N/A	1	125,000	0	N/A
362 Hood River City	138	16	4	12	33.3%	10	413,500	65	126	67	-4.3%	57	366,700	333,000	8.2%	3	1,692,300	3	221,700	1	280,000
363 Hood River-Westside	66	5	1	2	0.0%	3	415,800	29	64	13	-45.8%	14	417,000	377,700	15.0%	0	N/A	0	N/A	0	N/A
364 Hood River-Eastside	13	3	0	1	N/A	1	900,000	34	11	3	50.0%	3	740,700	900,000	35.6%	0	N/A	0	N/A	0	N/A
365 Odell	24	5	0	1	-66.7%	1	193,000	66	19	7	-22.2%	6	212,600	203,800	-21.1%	0	N/A	0	N/A	0	N/A
366 Parkdale/Mt. Hood	39	10	0	4	100.0%	0	N/A	N/A	42	11	-31.3%	8	326,000	256,000	-8.2%	0	N/A	1	380,000	0	N/A
Hood River Co. Total	303	42	24	21	23.5%	16	413,500	58	298	106	-17.2%	92	365,500	329,500	4.7%	3	1,692,300	5	234,000	1	280,000

370 Sherman County	10	3	3	0	N/A	1	190,000	250	10	3	-40.0%	4	140,400	162,500	77.9%	1	24,000	0	N/A	0	N/A
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Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

June 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	June	110	62	53	128,000	130,000	111
	Year-to-Date	626	341	306	118,700	124,500	110
2007	June	70	48	40	130,200	127,300	105
	Year-to-Date	377	246	238	132,000	127,300	119

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".

June Residential Highlights

A look at market activity for the Columbia Basin region shows that closed sales were up 32.5% and pending sales grew 29.2% when comparing June 2008 with June 2007. New listings also rose 57.1%.

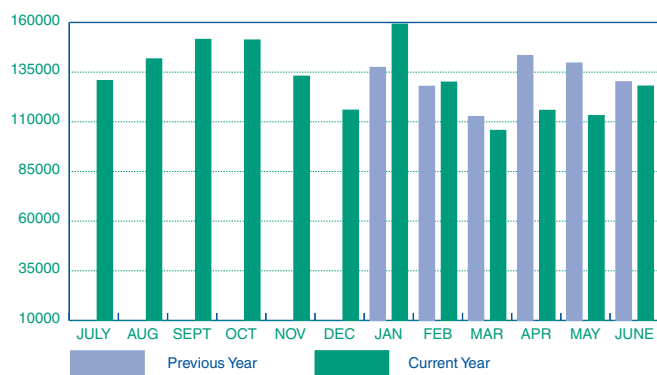
Second Quarter

When comparing the second quarter of 2008 with that of 2007, new listings grew 61.2% (316 v. 196). Closed sales were also up 40.9% (186 v. 132), while pending sales increased 37.3% (184 v. 134). See note under table above.

12-Month Sale Price Percent Change

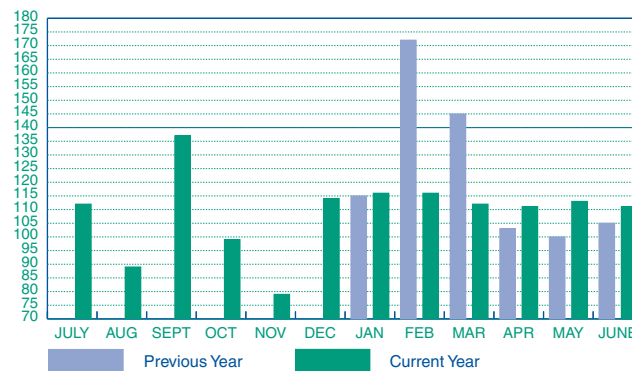
Comparing the rolling sale prices for the 12 months ending in June 2008 with those of the 12 months immediately prior, the average sale price increased 5.8% (\$136,100 v. \$128,600) and the median sale price grew 6.5% (\$128,500 v. \$120,700).

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



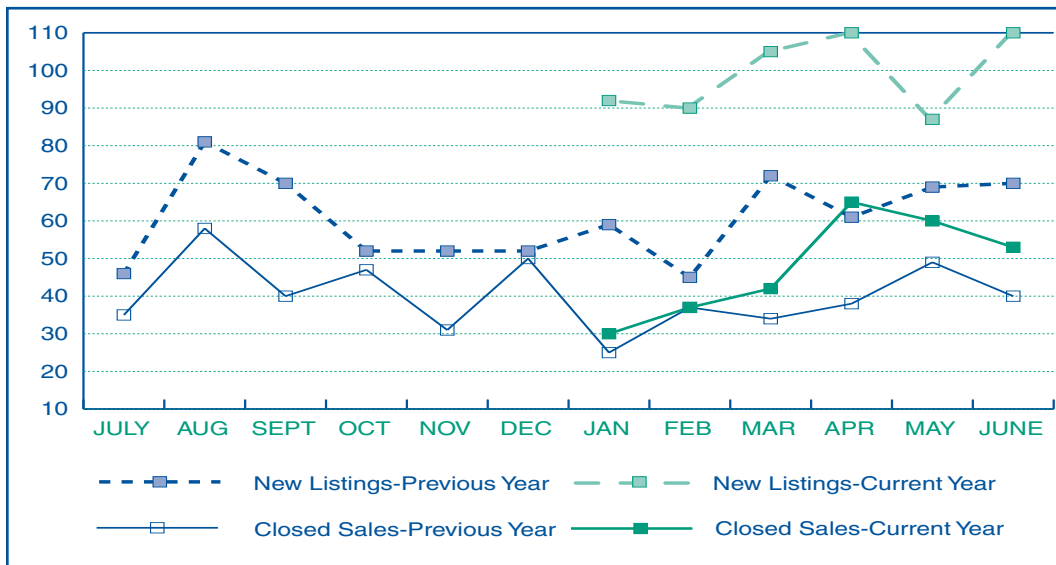
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

AREA REPORT • 6/2008 • Columbia Basin

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							% Change ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
381	Arlington/North	11	0	2	2	0.0%	1	62,500	122	5	3	0.0%	2	95,500	95,500	-15.4%	0	N/A	0	N/A	0	N/A
	Condon/South	11	1	2	1	N/A	1	53,500	250	11	5	25.0%	7	84,900	74,000	41.4%	0	N/A	0	N/A	0	N/A
	Gilliam Co. Total	22	1	4	3	50.0%	2	58,000	186	16	8	14.3%	9	87,300	74,000	-8.3%	0	N/A	0	N/A	0	N/A

420 Boardman/Northeast	14	5	2	1	-66.7%	0	N/A	N/A	18	10	-47.4%	8	116,800	120,800	-20.3%	1	22,500	0	N/A	0	N/A
421 Irrigon	28	7	1	5	66.7%	2	83,800	51	38	26	62.5%	21	114,300	114,500	18.6%	0	N/A	2	31,500	1	100,000
422 Lone	2	1	1	0	N/A	0	N/A	N/A	2	0	-100.0%	0	N/A	N/A	301.7%	0	N/A	0	N/A	0	N/A
423 Lexington	1	1	1	1	N/A	0	N/A	N/A	3	1	N/A	0	N/A	N/A	N/A	1	67,000	0	N/A	0	N/A
424 Heppner/South	7	0	0	0	N/A	0	N/A	N/A	2	8	300.0%	7	51,700	33,200	-25.7%	0	N/A	1	14,000	0	N/A
Morrow Co. Total	52	14	5	7	16.7%	2	83,800	51	63	45	15.4%	36	102,700	114,300	-3.8%	2	44,800	3	25,700	1	100,000

430 Umatilla	39	9	3	6	-33.3%	9	101,200	71	52	29	-23.7%	27	104,200	99,000	-7.0%	1	349,000	5	61,000	1	153,000
431 Hermiston	125	31	5	22	-18.5%	18	156,900	95	212	136	-4.9%	115	146,400	147,000	3.6%	2	302,500	4	126,300	2	206,300
432 Stanfield	10	1	1	1	0.0%	1	340,000	123	19	10	0.0%	10	132,500	109,000	36.3%	0	N/A	1	28,000	0	N/A
433 Echo	5	0	0	0	-100.0%	1	155,000	185	3	2	-60.0%	3	131,000	148,000	67.2%	0	N/A	0	N/A	0	N/A
435 Pendleton City Limits	109	28	6	15	650.0%	16	141,900	147	123	71	1675.0%	72	141,600	127,300	13.3%	0	N/A	5	24,900	3	109,200
436 E - Meacham, Cayuse	3	1	0	0	N/A	0	N/A	N/A	4	2	N/A	2	138,800	138,800	39.1%	0	N/A	0	N/A	0	N/A
437 NE - Adams, Helix, Athena, Weston, Mlt-Freewtr	124	22	12	8	N/A	4	175,600	99	122	32	N/A	27	133,100	115,000	7.4%	2	300,000	5	98,500	0	N/A
438 S - Pilot Rock, Ukiah	9	3	2	0	N/A	0	N/A	N/A	12	6	N/A	5	81,400	68,000	5.8%	0	N/A	3	39,700	0	N/A
Umatilla Co. Total	424	95	29	52	30.0%	49	132,700	110	547	288	44.0%	261	122,000	130,000	7.4%	5	190,800	23	41,900	6	148,900



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

June 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	June	62	26	19	135,200	133,000	124
	Year-to-Date	262	106	88	163,300	126,000	106
2007	May	46	15	19	181,500	124,000	117
	Year-to-Date	197	80	68	171,000	133,300	101

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	June	33	15	13	136,500	122,000	131
	Year-to-Date	186	71	64	141,600	122,000	87
2007	May	36	14	6	112,500	105,000	70
	Year-to-Date	152	56	51	142,900	122,000	75

Union Co: Month-to-Month Highlights

Month-to-month market activity shows a 73.3% increase in pending sales from May to June. Closed sales remained at the same level as May. New listings rose 34.8%.

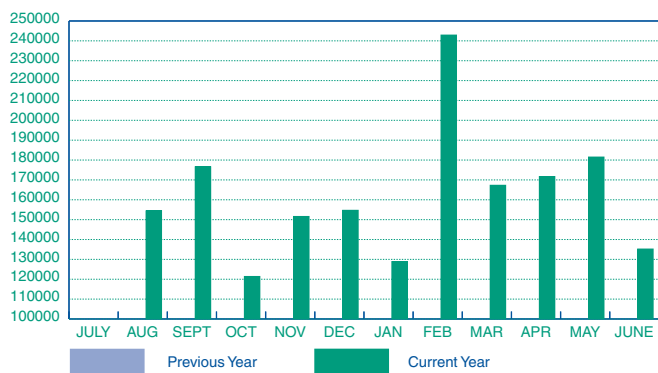
Average market time rose from 117 days in May to 124 days in June. At the month's rate of sales, the 214 active residential listings would last 11.3 months.

Baker Co: Month-to-Month Highlights

Comparing results from June 2008 with May 2008 shows a 116.7% increase in closed sales. Pending sales also increased 7.1%. New listings, on the other hand, dropped 8.3%.

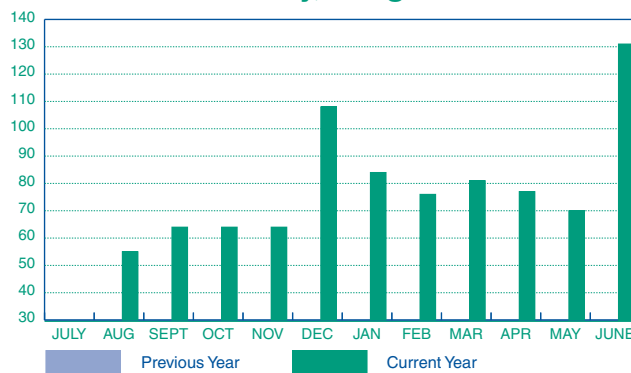
Average market time rose from 70 days in May to 131 days in June. At the month's rate of sales, the 156 active residential listings would last 12 months.

AVG. SALE PRICE - Union County, Oregon



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

DOM - Baker County, Oregon



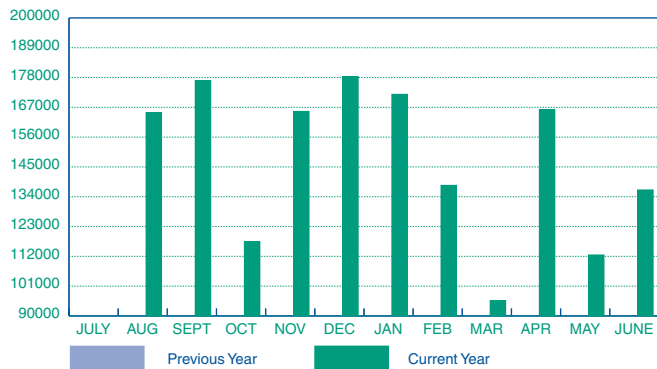
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

AREA REPORT • 6/2008 • Union & Baker Co.

	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							% Change ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
Cove	18	2	2	2	N/A	0	N/A	N/A	17	5	N/A	5	383,400	285,000	N/A	0	N/A	3	151,700	0	N/A	
Elgin	26	6	4	3	N/A	3	150,700	139	32	13	N/A	11	163,100	124,000	N/A	0	N/A	0	N/A	0	N/A	
Imbler	4	3	0	1	N/A	0	N/A	N/A	5	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A	
La Grande/Island City	130	41	9	14	N/A	16	132,300	122	162	71	N/A	62	139,700	130,300	N/A	8	206,500	5	52,400	3	151,500	
North Powder	4	1	0	1	N/A	0	N/A	N/A	7	3	N/A	2	105,800	105,800	N/A	0	N/A	1	26,000	0	N/A	
Summerville	11	4	0	1	N/A	0	N/A	N/A	12	1	N/A	1	257,000	257,000	N/A	0	N/A	0	N/A	0	N/A	
Union	21	5	1	4	N/A	0	N/A	N/A	27	12	N/A	7	218,100	105,000	N/A	4	66,000	3	37,700	1	117,500	
Union Co. Total	214	62	16	26	N/A	19	135,200	124	262	106	N/A	88	163,300	126,000	N/A	12	159,700	12	71,400	4	143,000	

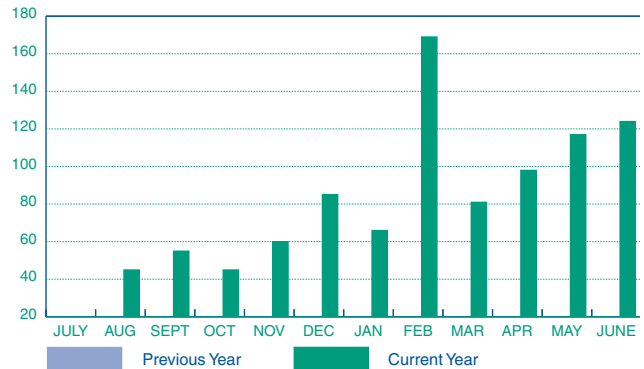
460 Baker City/Keating	114	22	9	12	N/A	11	135,700	101	145	58	N/A	55	143,600	122,000	N/A	2	177,500	5	207,000	2	143,800
461 Haines/Anthony Lk/ Muddy Crk	5	4	1	1	N/A	0	N/A	N/A	5	3	N/A	2	90,500	90,500	N/A	0	N/A	1	26,500	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	20	6	0	2	N/A	1	127,500	527	23	4	N/A	2	111,300	111,300	N/A	0	N/A	2	125,000	0	N/A
463 Unity/Hereford	2	0	0	0	N/A	0	N/A	N/A	3	1	N/A	1	65,000	65,000	N/A	0	N/A	1	45,000	0	N/A
464 Huntington/Lime	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
465 Durkee/Pleasant Valley	1	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	1	6,600	0	N/A
466 Richland/New Bridge	9	0	1	0	N/A	1	154,500	69	6	3	N/A	2	136,000	136,000	N/A	0	N/A	1	31,000	0	N/A
467 Halfway/Cornucopia	5	1	1	0	N/A	0	N/A	N/A	3	2	N/A	2	212,300	212,300	N/A	0	N/A	1	88,500	0	N/A
468 Oxbow	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
Baker Co. Total	156	33	12	15	N/A	13	136,500	131	186	71	N/A	64	141,600	122,000	N/A	2	177,500	12	123,600	2	143,800

AVG. SALE PRICE - Baker County, Oregon



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

DOM - Union County, Oregon



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



MULTIPLE LISTING SERVICE

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
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Fax: (541) 387-6657

Eastern Oregon

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

Coos County

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

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

Average Sale Price % Change: +2.9% (\$342,800 v. \$333,100)*

Median Sale Price % Change: +2.5% (\$287,000 v. \$280,000)*

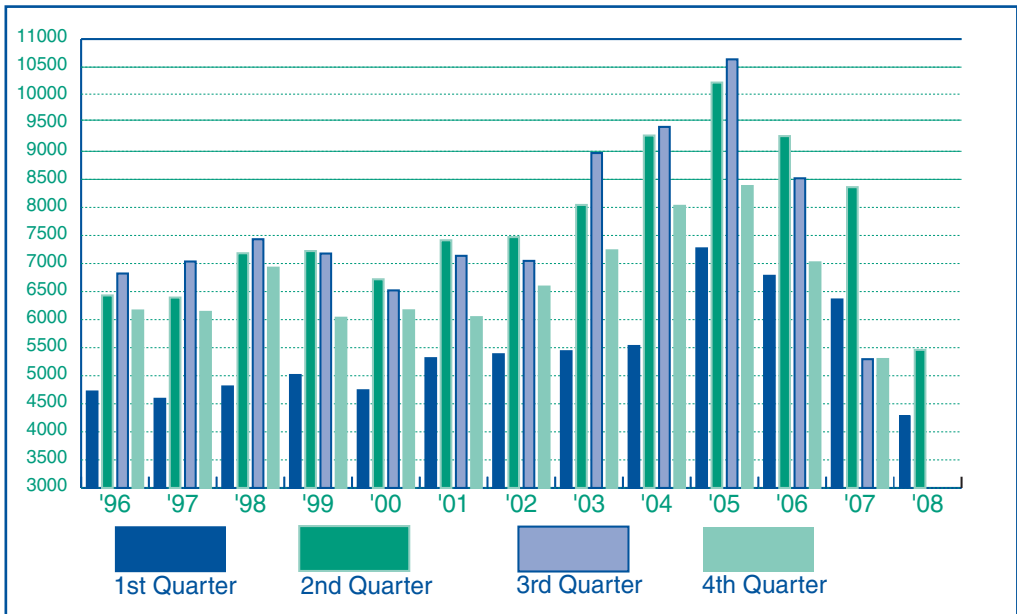
* 12-Month Sale Price percent change is based on a comparison of the rolling average/median price for the last 12 months (7/1/07-6/30/08) with the 12 months before (7/1/06-6/30/07).

CONDOS: AVERAGE SALE PRICE - Metro Portland, Oregon

	Avg. Sale Price	% Change from Prior Year
June 2008	\$320,700	22%
June 2007	\$262,100	14%
June 2006	\$230,900	12%
June 2005	\$205,900	17%
June 2004	\$175,300	7%

Average sale price for condos in the Portland metro area for the month of June over the last five years.

QUARTERLY CLOSINGS - Metro Portland, Oregon



John Van Loo, Chairman of the Board
Beth Murphy, President
Kurt von Wasmuth, Senior Vice President
Natalie Middleton, Editor
Joel Weiler, Assistant Editor