

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

October 2008 Reporting Period

October Residential Highlights

Market Activity continues to be on the decline when compared to 2007. Pending sales fell 39.6% when comparing October 2008 with October 2007. The number of closed sales and new listings also fell, 21.4% and 21.6% respectively. See table below.

Comparing October to September, we also saw a decline across the board, although not as intense as the comparison above. There were 25.6% (1,268 v. 1,705) fewer accepted offers in October. Additionally, there were 14.2% (3,605 v. 4,200) less new listings added to the inventory. Further, there was a 10.7% (1,465 v. 1,640) drop in closed sales.

At the month's rate of sales, the 16,257 active residential properties would last approximately 11.1 months.

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

Year-to-Date

Comparing January-October of 2008 to the same time period in 2007 there have been 31.3% fewer closed sales and 30.2% less accepted offers this year. In addition, there was a 7.5% decrease in the number of homes added to the market.

Affordability

Due to a decrease in the median home price in the Portland Metro Area (\$267,000 in September) and a drop in the average interest rate (6.04% per Freddie Mac) a family earning the median income (\$67,500 in 2008, per HUD) can afford 109% of the monthly mortgage payment on a median priced home according to a formula from the National Association of REALTORS®. The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 5.97% (per Freddie Mac).

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Inventory in Months (Active Listings / Closed Sales)

	2006	2007	2008
January	3.2	6.2	12.8
February	2.7	5.2	10.4
March	2.0	3.8	9.1
April	2.4	4.4	10.3
May	2.3	4.5	9.2
June	2.6	5.0	9.5
July	3.5	5.7	10
August	3.6	6.2	9.9
September	4.5	8.6	10.4
October	4.6	8.4	11.1
November	5.1	8.3	
December	4.5	8.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	3,605	1,268	1,465	324,300	275,000		127
	Year-to-Date	49,664	17,462	16,960	333,600	280,000		121
2007	October	4,597	2,098	1,864	341,800	287,000	64	
	Year-to-Date	53,678	25,035	24,677	342,500	290,000	58	

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

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

AREA REPORT • 10/2008

Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month										Year-To-Date						Year-To-Date		Year-To-Date			
		Active Listings	New Listings ⁴	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	% Change ³	Year-To-Date		Year-To-Date		Year-To-Date	
																		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	North Portland	564	146	173	63	-32.3%	68	252,700		91	2,179	892	-23.9%	870	268,400	252,200	2.2%	14	394,300	29	144,100	25	434,200
142	Northeast Portland	1,205	360	304	143	-38.1%	130	316,600		89	4,544	1,790	-30.9%	1,744	324,300	283,800	2.0%	24	484,900	27	155,400	41	471,800
143	Southeast Portland	1,848	480	400	202	-34.0%	221	270,000		96	6,358	2,419	-29.4%	2,293	278,200	245,000	-2.2%	37	488,200	44	180,500	97	527,000
144	Gresham/ Troutdale	1,225	274	248	84	-45.5%	99	262,600		142	3,438	1,078	-33.2%	1,059	260,500	245,000	-5.7%	15	251,700	42	221,400	35	610,800
145	Milwaukie/ Clackamas	1,278	255	308	93	-28.5%	109	310,300		133	3,992	1,259	-25.9%	1,166	323,200	285,500	-5.4%	12	477,500	36	418,000	13	422,700
146	Oregon City/ Canby	880	166	234	59	-39.2%	59	277,700		162	2,496	757	-36.4%	731	316,200	282,000	-4.8%	8	479,400	49	294,100	16	265,100
147	Lake Oswego/West Linn	1,074	205	230	68	-32.7%	73	526,900		187	2,959	790	-37.9%	775	550,500	453,700	3.6%	5	283,400	22	377,100	7	502,200
148	West Portland	1,925	419	392	120	-54.5%	169	466,000		155	5,688	1,987	-27.3%	2,008	482,900	395,000	5.0%	15	494,200	36	229,600	17	785,700
149	Northwest Washington County	686	156	131	51	-31.1%	82	434,400		129	2,129	877	-22.1%	816	405,500	376,500	-0.7%	6	216,700	21	281,500	6	422,400
150	Beaverton/Aloha	1,248	315	302	115	-38.8%	138	278,000		121	4,468	1,664	-33.2%	1,650	275,600	250,600	-4.2%	3	90,000	13	207,100	17	459,300
151	Tigard/Wilsonville	1,508	326	271	92	-44.6%	118	351,600		147	4,394	1,438	-28.7%	1,422	356,300	325,000	-3.9%	5	368,100	22	435,500	15	329,000
152	Hillsboro/ Forest Grove	1,051	231	226	88	-28.5%	84	257,000		113	3,203	1,194	-29.3%	1,123	281,900	259,900	-5.0%	10	296,600	19	330,100	27	375,500
153	Mt. Hood: Govt. Camp/Wemme	151	26	20	9	-43.8%	9	240,200	149	316	100	-16.0%	106	252,400	230,000	-16.2%	1	865,000	8	147,400	0	N/A	
155	Columbia County	574	102	114	31	-52.3%	48	241,900	148	1,249	428	-43.5%	427	228,600	214,000	-8.9%	6	187,400	30	114,300	7	194,900	
156	Yamhill County	1,040	144	165	50	-44.4%	58	222,100	118	2,251	789	-30.7%	770	269,300	225,000	-4.7%	8	437,000	45	203,000	21	331,600	
180-195	Marion/ Polk Counties	1,008	161	215	42	-56.3%	51	221,400		146	2,028	577	-49.5%	558	255,600	204,900	-5.3%	8	327,700	49	117,200	19	562,900
	North Coastal Counties	911	95	154	37	-41.3%	30	376,700		147	1,614	407	-41.4%	385	372,200	290,000	-3.8%	10	311,000	115	174,700	11	575,000

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

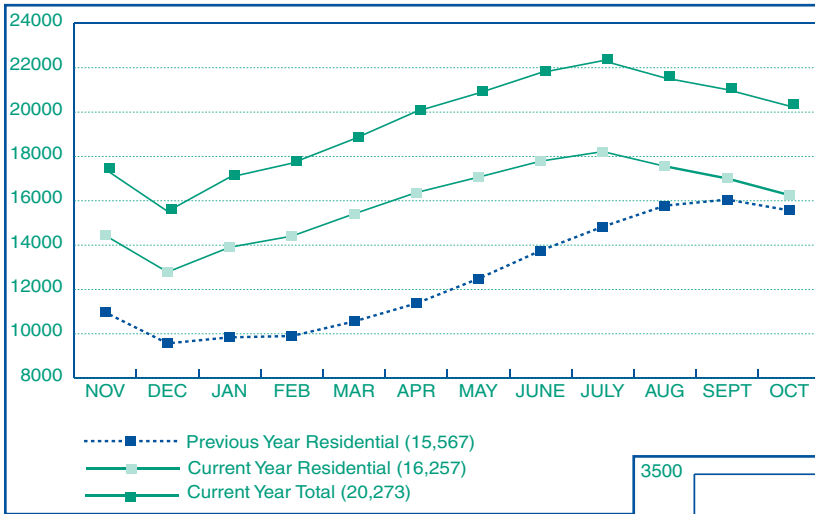
² Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2008 with October 2007. The Year-To-Date section compares year-to-date statistics from October 2008 with year-to-date statistics from October 2007.

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/07-10/31/08) with 12 months before (11/1/06-10/31/07).

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

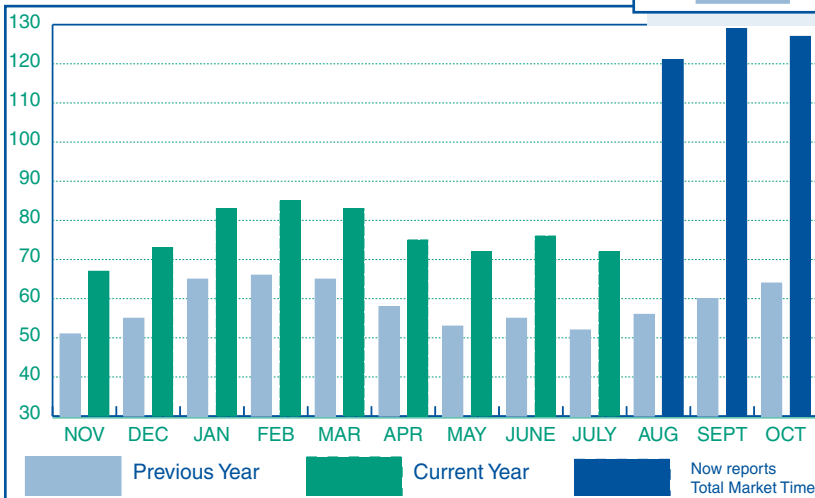
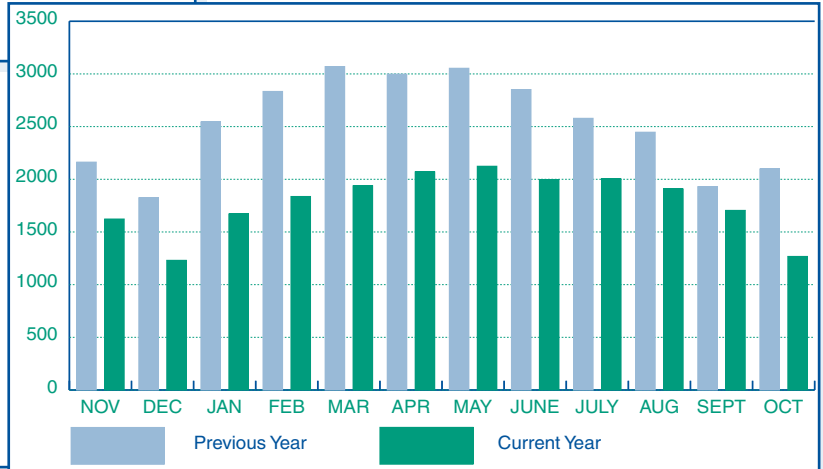
⁵ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Market Action



PENDING SALES Metro Portland, Oregon

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

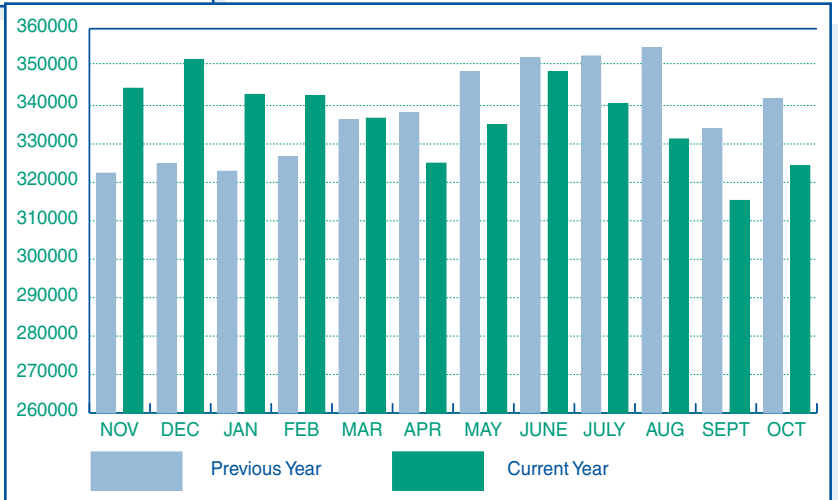


DAYS ON MARKET* Metro Portland, Oregon

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

AVERAGE SALE PRICE Metro Portland, Oregon

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

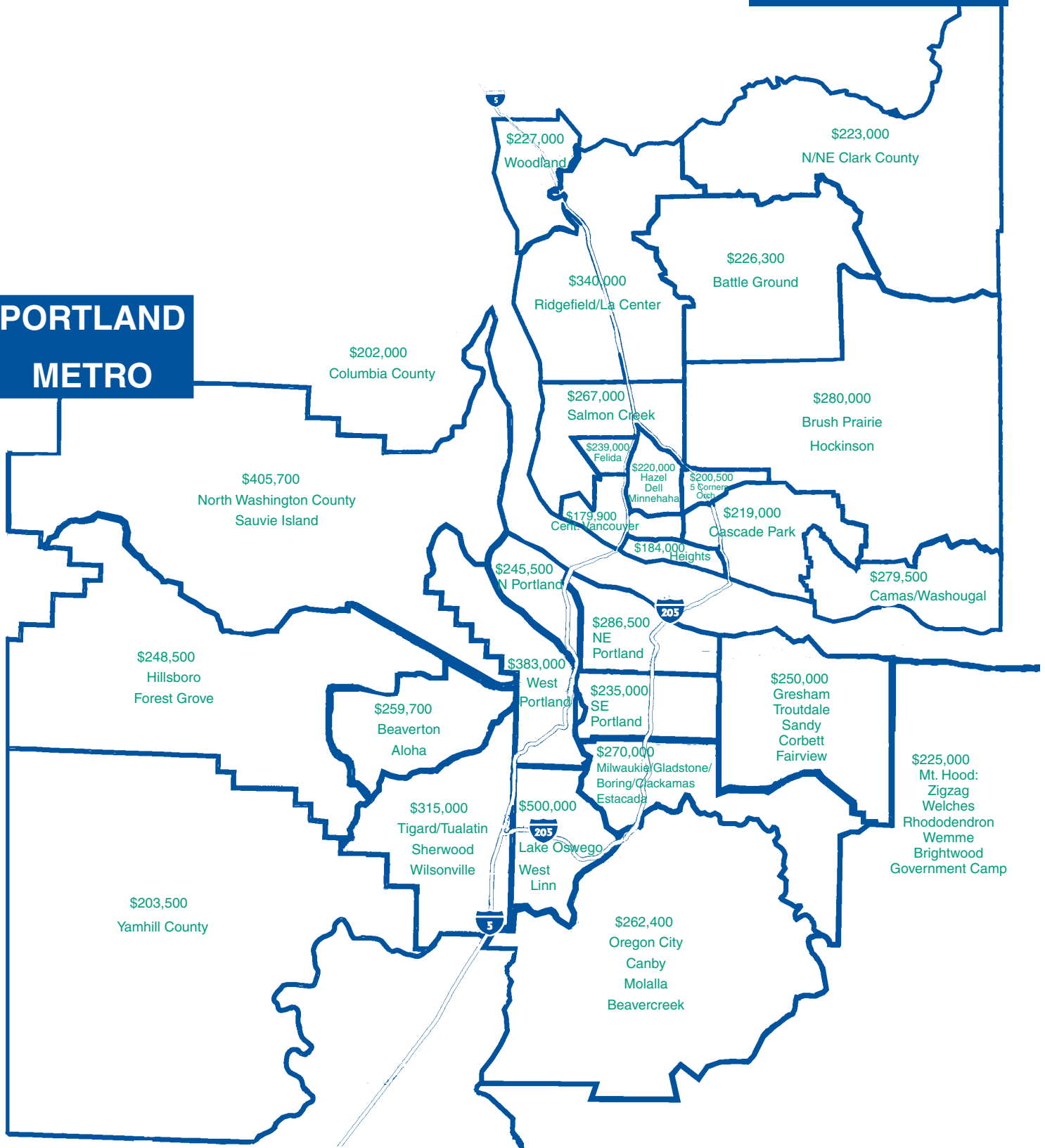


MEDIAN SALE PRICE

October 2008

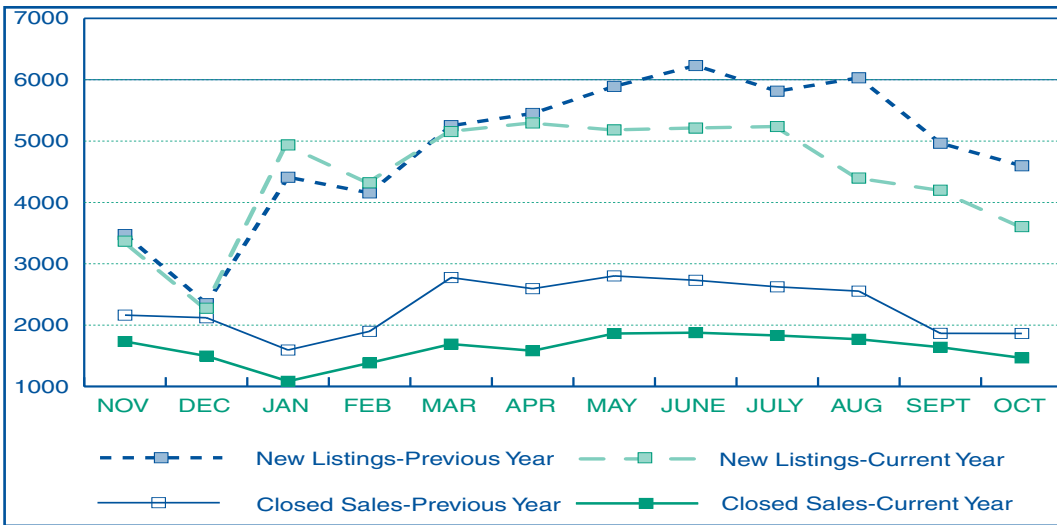
SW
WASHINGTON

PORTLAND
METRO



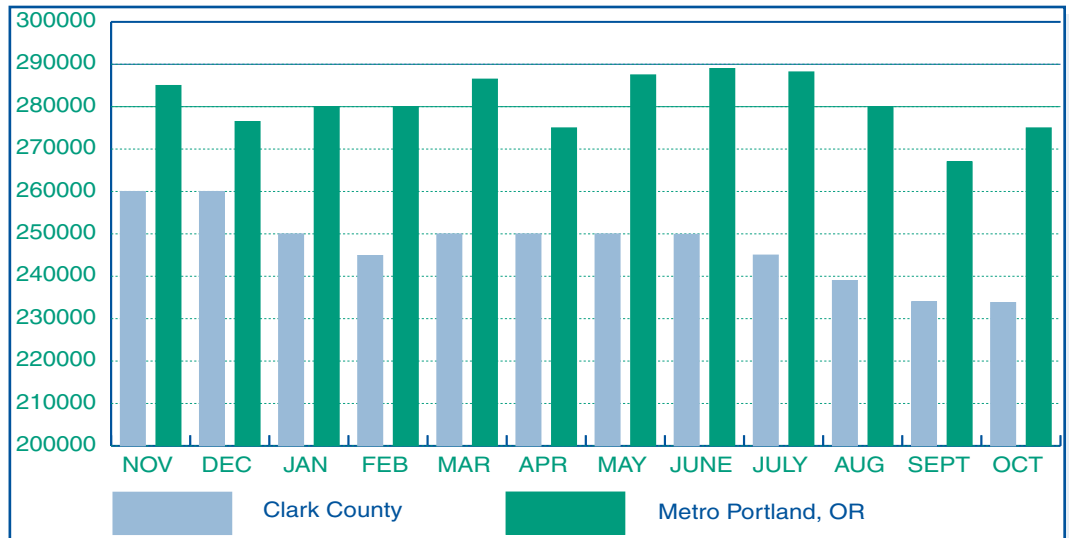
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



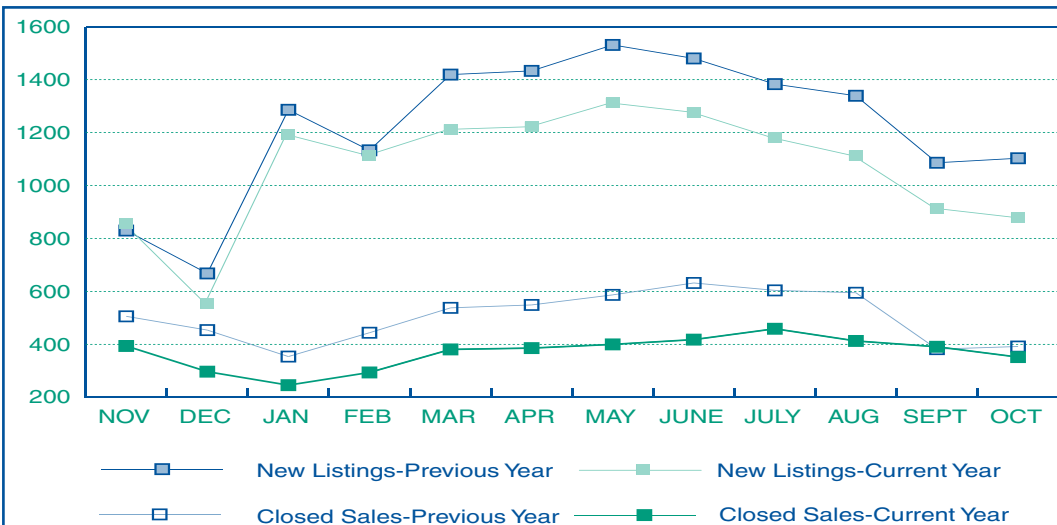
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

October 2008 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	879	367	352	262,400	233,800		153
	Year-to-Date	11,684	4,109	3,855	282,100	244,900		150
2007	October	1,103	469	392	294,200	252,000	78	
	Year-to-Date	12,895	5,548	5,358	306,900	262,900	78	

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.

October Residential Highlights

Market activity appears to have decreased in Clark County, when comparing October 2008 with October 2007. There were 21.7% fewer accepted offers and 10.2% fewer closed sales. New listings, also dropped 20.3%. See table above. At the month's rate of sales, the 4,837 active residential listings would last approximately 13.7 months.

Year-to-Date

Comparing January through October of 2008 with the same time period in 2007, there have been 28.1% fewer sales this year. There were also 25.9% fewer pending sales. The number of new listings also declined 9.4%.

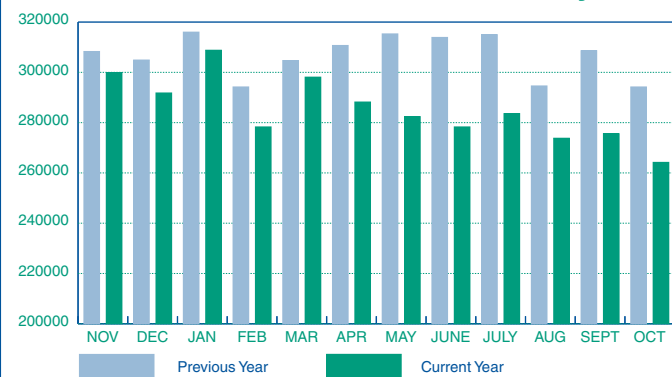
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price decreased 7.3% (\$284,600 v. \$306,900) and the median sale price fell 6.6% (\$245,000 v. \$262,400).

Clark Co. Inventory in Months

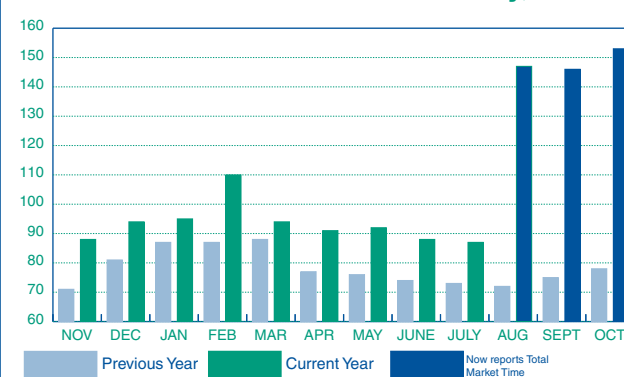
(Active Listings / Closed Sales)	2006	2007	2008
January	5.3	9.7	17
February	4.5	7.8	14.6
March	3.8	7.0	11.9
April	4.8	7.2	12.4
May	4.2	7.1	12.6
June	4.7	6.8	12.6
July	6.1	7.6	12.7
August	5.9	7.7	12.7
September	6.4	12.0	12.7
October	7.2	11.4	13.7
November	7.0	11.0	
December	7.0	12.7	

AVERAGE SALE PRICE - Clark County, WA



This graph represents the average sale price for all homes sold in Clark County.

DAYS ON MARKET - Clark County, WA



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

Market Action

AREA REPORT • 10/2008 • 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	Current Listing Market Time ¹	Total Market Time ⁵	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	% Change ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	110	28	18	11	-31.3%	11	217,400		61	304	115	-44.7%	105	246,300	225,000	1.7%	2	398,500	3	182,200	6	232,700
12	NW Heights	117	35	32	10	-47.4%	9	144,600		146	328	117	-35.7%	114	166,800	165,000	-5.9%	3	483,000	2	62,500	8	283,900
13	SW Heights	104	14	20	5	-28.6%	7	159,800		126	222	59	-37.9%	64	327,900	227,500	-2.9%	0	N/A	3	308,300	9	188,200
14	Lincoln/Hazel Dell	63	13	14	6	-25.0%	3	282,700		210	174	60	-47.4%	59	236,900	240,000	-2.8%	2	1,116,000	1	144,000	0	N/A
15	E Hazel Dell	277	74	52	23	-23.3%	26	214,500		175	708	249	-9.8%	225	228,100	235,000	-2.3%	2	287,500	15	197,000	2	351,800
20	NE Heights	169	26	35	12	71.4%	11	231,700		64	342	124	-32.2%	108	230,900	225,500	-6.6%	0	N/A	0	N/A	6	281,100
21	Orchards	264	52	34	17	-46.9%	23	214,600		122	665	296	-2.0%	276	220,600	218,800	-5.0%	0	N/A	14	82,500	0	N/A
22	Evergreen	391	104	73	48	-14.3%	32	195,200		125	1,104	471	-17.1%	433	220,300	214,000	-10.6%	2	842,500	9	103,300	10	286,300
23	E Heights	79	16	14	7	-36.4%	8	220,000		93	219	75	-40.9%	74	308,300	215,000	-11.6%	0	N/A	1	200,000	6	196,900
24	Cascade Park	137	25	20	7	-56.3%	10	295,000		103	297	127	-30.2%	123	306,400	248,000	3.3%	1	37,500	2	166,500	7	330,400
25	Five Corners	128	25	11	15	-16.7%	9	198,800		102	357	152	-28.0%	141	218,600	213,500	-8.9%	1	590,000	2	385,000	0	N/A
26	E Orchards	143	35	25	12	-33.3%	9	256,800		70	396	134	-32.7%	124	267,400	257,300	-15.6%	0	N/A	3	215,000	0	N/A
27	Fisher's Landing	191	35	28	10	-63.0%	11	268,900		170	478	204	-30.4%	199	278,500	269,500	-7.9%	0	N/A	3	219,300	0	N/A
31	SE County	40	8	5	2	0.0%	3	635,000		163	78	26	-7.1%	25	512,400	469,900	24.8%	0	N/A	8	203,000	0	N/A
32	Camas City	378	52	56	19	-44.1%	27	379,600		202	884	283	-25.5%	280	392,600	357,500	-8.5%	0	N/A	18	161,200	3	221,500
33	Washougal	367	44	54	32	10.3%	25	299,700		179	825	231	-25.0%	207	308,900	288,900	-12.3%	0	N/A	22	166,600	0	N/A
41	N Hazel Dell	152	37	23	22	46.7%	10	247,100		117	404	162	-26.7%	144	286,500	255,000	-2.8%	0	N/A	4	130,000	0	N/A
42	S Salmon Creek	215	33	33	18	-35.7%	18	217,700		146	594	216	-21.5%	200	261,500	259,500	-9.0%	1	70,000	4	158,600	0	N/A
43	N Felida	201	27	27	13	-13.3%	13	254,500		287	493	158	-41.9%	148	332,800	295,000	-1.6%	0	N/A	6	107,900	0	N/A
44	N Salmon Creek	221	39	29	16	23.1%	18	303,700		164	436	158	-31.9%	152	318,100	282,500	-3.1%	0	N/A	2	259,000	0	N/A
50	Ridgefield	92	23	31	9	80.0%	12	357,900		215	237	86	-26.5%	80	361,500	354,000	2.1%	0	N/A	5	138,500	1	275,000
51	W of I-5 County	50	6	4	2	0.0%	0	N/A		N/A	97	21	5.0%	21	544,800	454,900	11.7%	1	1,000	4	610,000	0	N/A
52	NW E of I-5 County	77	9	14	3	0.0%	6	353,400		154	156	41	-21.2%	34	469,700	446,400	-7.7%	0	N/A	9	236,900	0	N/A
61	Battleground	292	48	38	21	-25.0%	16	250,900		143	715	249	-22.9%	240	266,000	232,000	-8.6%	1	357,500	11	230,300	1	315,000
62	Brush Prairie	303	43	50	16	14.3%	24	324,900		140	646	184	-13.6%	174	379,200	360,000	-4.8%	0	N/A	19	279,100	2	338,500
63	East County	2	1	0	0	N/A	0	N/A		N/A	8	3	-25.0%	2	230,000	230,000	-30.5%	0	N/A	1	340,000	0	N/A
64	Central County	40	0	4	0	-100.0%	0	N/A		N/A	78	12	-42.9%	12	378,900	377,500	-24.2%	0	N/A	5	220,000	0	N/A
65	Mid-Central County	50	6	6	2	-33.3%	1	257,500		176	81	14	-44.0%	13	407,800	413,000	-13.4%	1	102,000	9	233,000	0	N/A
66	Yacolt	57	8	5	3	-40.0%	5	209,500		238	132	38	-17.4%	38	234,200	217,100	-21.3%	1	59,000	7	169,300	0	N/A
70	La Center	82	8	9	5	25.0%	4	262,500		229	128	28	-45.1%	26	319,700	276,500	-13.4%	0	N/A	2	203,800	0	N/A
71	N Central	30	3	3	0	-100.0%	1	223,000		850	65	9	-30.8%	8	292,300	295,500	-4.7%	0	N/A	0	N/A	0	N/A
72	NE Corner	15	2	3	1	N/A	0	N/A		N/A	33	7	0.0%	6	230,500	210,000	-24.6%	0	N/A	1	250,000	0	N/A
	Clark County Total	4,837	879	770	367	-21.7%	352	262,400		153	11,684	4,109	-25.9%	3,855	282,100	244,900	-7.3%	18	441,900	195	196,800	61	263,000
80	Woodland City	69	7	16	6	200.0%	4	203,000		91	137	58	-20.5%	53	248,100	235,000	-12.1%	0	N/A	6	140,100	3	221,700
81	Woodland Area	69	8	13	4	33.3%	4	267,900		95	126	26	-25.7%	22	279,200	255,000	-31.1%	0	N/A	13	180,300	0	N/A
82	Cowlitz County	407	57	102	29	-17.1%	39	170,100		131	1,030	302	4.9%	285	198,600	178,500	-9.5%	2	377,500	32	125,700	8	194,100
	Cowlitz County Total	545	72	131	39	-2.5%	47	181,200		124	1,293	386	-2.5%	360	210,800	188,600	-16.0%	2	377,500	51	141,300	11	201,600
87	Pacific County	196	9	31	6	-57.1%	8	218,900		145	292	82	-47.4%	76	178,200	170,000	-12.1%	3	193,700	26	58,700	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

October 2008 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	454	235	251	230,100	208,600		112
	Year-to-Date	6,291	2,711	2,626	249,200	223,000		113
2007	October	557	273	303	260,300	225,000	71	
	Year-to-Date	6,884	3,629	3,647	266,300	235,000	69	

October Residential Highlights

Comparing October 2008 with that of 2007, the number of new listings added to the market dropped 18.5%. Closed sales also fell 17.2% and pending sales decreased 13.9%. See table above. At the month's rate of sales, the 2,307 active residential listings would last approximately 9.2 months.

Year-to-Date

The number of closed sales during January-October of 2008 was 28% less compared with January-October 2007. In addition accepted offers decreased by 25.3% and the number of new listings added to the market fell 8.6%.

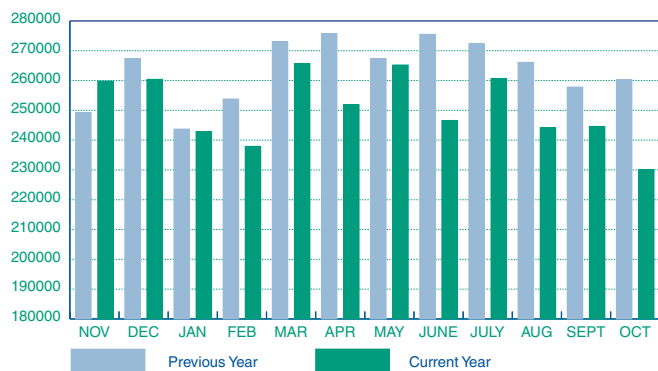
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price decreased 5.3% (\$251,200 v. \$265,200) and the median sale price dropped 4.5% (\$224,000 v. \$234,500).

Inventory in Months (Active Listings / Closed Sales)

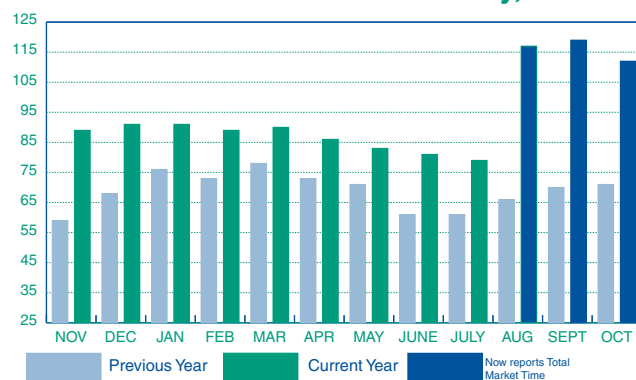
	2006	2007	2008
January	3.8	5.6	10.2
February	3.3	4.9	9
March	2.4	4.5	8.4
April	2.7	4.7	9.5
May	2.8	4.5	8.6
June	3.1	4.6	8.1
July	3.8	6.0	8.8
August	3.2	5.1	8.1
September	4.5	8.0	10.2
October	4.5	7.2	9.2
November	5.6	8.3	
December	4.9	7.0	

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

Market Action

AREA REPORT • 10/2008

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	Current Listing Market Time¹	Total Market Time⁵	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³	Year-To-Date		Year-To-Date		Year-To-Date	
																		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	16	0	2	0	N/A	0	N/A	N/A	15	4	-42.9%	4	83,800	76,300	16.2%	0	N/A	4	66,800	0	N/A	
226	Florence Green Trees	32	1	1	1	0.0%	3	100,500	34	40	23	-11.5%	21	117,200	80,500	-15.5%	0	N/A	0	-	0	N/A	
227	Florence Florentine	21	2	3	3	-25.0%	2	242,000	798	21	13	-35.0%	10	215,800	205,000	-16.7%	0	N/A	0	-	0	N/A	
228	Florence Town	213	10	17	12	33.3%	13	245,300	202	304	87	-17.9%	79	238,800	214,000	-14.5%	6	166,000	5	115,900	0	N/A	
229	Florence Beach	50	6	6	2	-60.0%	1	329,000	365	65	21	-63.2%	19	301,800	275,000	2.0%	0	N/A	6	84,700	0	N/A	
230	Florence North	49	1	5	3	N/A	2	225,000	82	64	16	0.0%	16	269,100	265,000	-19.9%	0	N/A	2	60,800	0	N/A	
231	Florence South/ Dunes City	63	3	3	2	-33.3%	2	375,000	447	64	19	-26.9%	21	359,500	293,000	-36.6%	0	N/A	4	150,800	0	N/A	
238	Florence East/ Mapleton	36	4	5	0	N/A	0	N/A	N/A	37	12	-29.4%	12	180,800	159,500	-29.2%	0	N/A	3	100,700	0	N/A	
	Florence Total	480	27	42	23	4.5%	23	239,300	250	610	195	-29.1%	182	239,400	210,000	-16.3%	6	166,000	24	99,242	0	N/A	
232	Hayden Bridge	65	12	11	3	0.0%	8	237,700	119	183	87	-20.2%	87	238,600	223,000	1.4%	0	N/A	5	131,200	1	243,900	
233	McKenzie Valley	78	11	17	3	-57.1%	5	327,600	169	146	37	-30.2%	38	361,500	302,500	-14.8%	2	588,500	10	234,100	0		
234	Pleasant Hill/Oak	113	13	22	7	-36.4%	6	157,000	231	236	80	-32.2%	86	251,000	204,600	7.5%	3	171,600	11	336,000	0	N/A	
235	Cottage Grove/ Creswell/Dorena	275	50	37	19	-9.5%	19	186,600	148	624	234	-17.3%	225	213,500	197,000	-6.0%	1	600,000	22	125,500	3	317,400	
236	Veneta/Elmira	139	21	18	7	-66.7%	10	242,700	105	331	113	-37.6%	112	254,800	215,100	-0.9%	2	245,000	12	126,900	0	N/A	
237	Junction City	143	23	25	11	57.1%	11	229,500	152	305	95	-37.5%	82	260,200	250,000	-3.3%	1	900,000	6	149,200	3	291,700	
239	Thurston	155	25	23	14	-17.6%	15	187,300	67	446	225	-5.9%	211	208,800	195,500	-10.1%	1	275,000	18	160,400	10	246,900	
240	Coburg I-5	52	6	9	2	-66.7%	1	71,000	103	103	34	-26.1%	37	209,400	190,000	-22.3%	3	190,700	5	132,400	0	N/A	
241	N Gilham	87	19	20	11	0.0%	9	325,300	126	244	100	-32.4%	96	294,800	248,700	-11.9%	0	N/A	0	N/A	3	352,700	
242	Ferry Street Bridge	187	22	48	21	40.0%	25	233,900	105	530	211	-26.2%	208	290,400	259,500	-6.2%	0	N/A	3	105,500	10	309,900	
243	E Eugene	115	26	25	15	-21.1%	25	327,700	102	407	211	-25.2%	206	333,200	291,300	-2.4%	4	134,000	13	229,100	9	390,200	
244	SW Eugene	238	42	44	28	-31.7%	39	251,200	120	643	323	-27.4%	317	311,900	283,000	-5.6%	1	249,000	15	221,600	9	315,500	
245	W Eugene	61	24	14	10	-16.7%	10	202,300	68	218	125	-21.4%	122	220,500	199,000	2.1%	3	508,300	0	N/A	10	243,900	
246	Danebo	203	62	43	35	20.7%	22	144,600	83	645	309	-19.9%	294	178,100	188,000	-13.0%	1	15,300	3	57,900	6	317,700	
247	River Road	57	10	17	4	-33.3%	6	217,200	60	182	77	-32.5%	76	220,400	216,300	-5.4%	1	590,000	1	92,000	4	258,100	
248	Santa Clara	166	44	38	21	-8.7%	22	252,700	99	511	214	-26.7%	207	268,300	255,000	-2.7%	1	290,000	8	167,300	6	271,600	
249	Springfield	147	41	27	22	-4.3%	17	154,800	93	476	216	-29.4%	205	174,200	168,000	-3.5%	4	249,800	6	73,300	21	245,400	
250	Mohawk Valley	26	3	3	2	100.0%	1	445,000	742	61	20	-33.3%	17	305,500	321,000	-11.9%	0	N/A	2	155,000	0	N/A	



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

October 2008 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	186	79	69	201,400	185,000		147
	Year-to-Date	2,319	784	735	189,600	171,000		159
2007	October	196	93	77	197,900	165,000	131	
	Year-to-Date	2,447	1,033	996	214,700	185,000	107	

October Residential Highlights

A glance at October 2008 results compared with those of October 2007 shows a 15.1% decrease in accepted offers. The number of closed sales also fell 10.4% and 5.1% fewer new listings were added to the market. See table above. At the month's rate of sales, the 1,211 active residential listings would last approximately 17.6 months.

Year-to-Date

Comparing the January through October of 2008 with the same time period in 2007, closed sales decreased 26.2% and pending sales dropped 24.1%. The number of new listings also fell 5.2%. See table above.

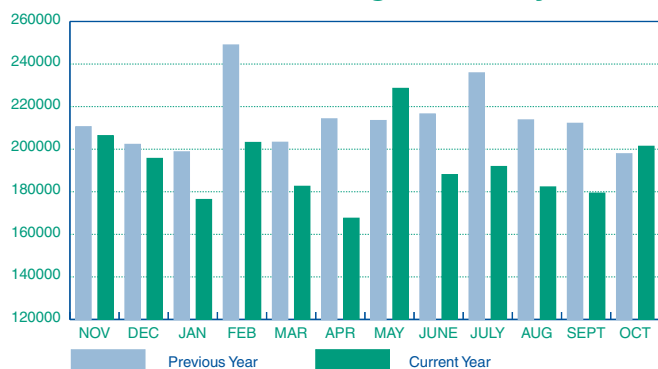
12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price decreased 10.7% (\$191,400 v. \$214,300) and the median sale price fell 6.9% (\$172,300 v. \$185,000).

Inventory in Months (Active Listings / Closed Sales)

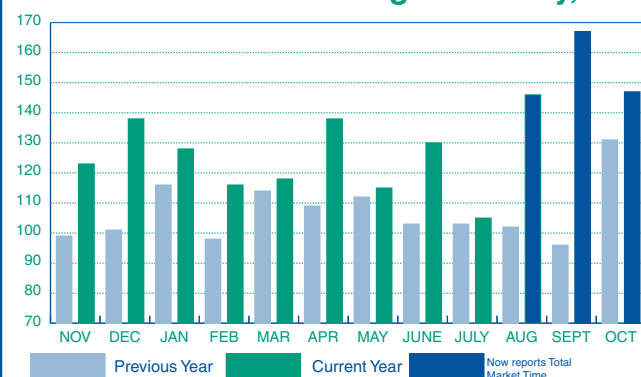
	2006	2007	2008
January	6.5	12	20.4
February	6.2	11.6	17
March	6.3	9.6	19.6
April	6.9	13.8	14.2
May	6.0	11.1	16
June	8.5	11.0	18.8
July	7.8	12.7	19
August	8.5	9.9	20.3
September	8.7	14.9	15.7
October	8.7	15.3	17.6
November	11.1	13.8	
December	11.9	14.2	

AVG. SALE PRICE - Douglas County, OR



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

DAYS ON MARKET - Douglas County, OR



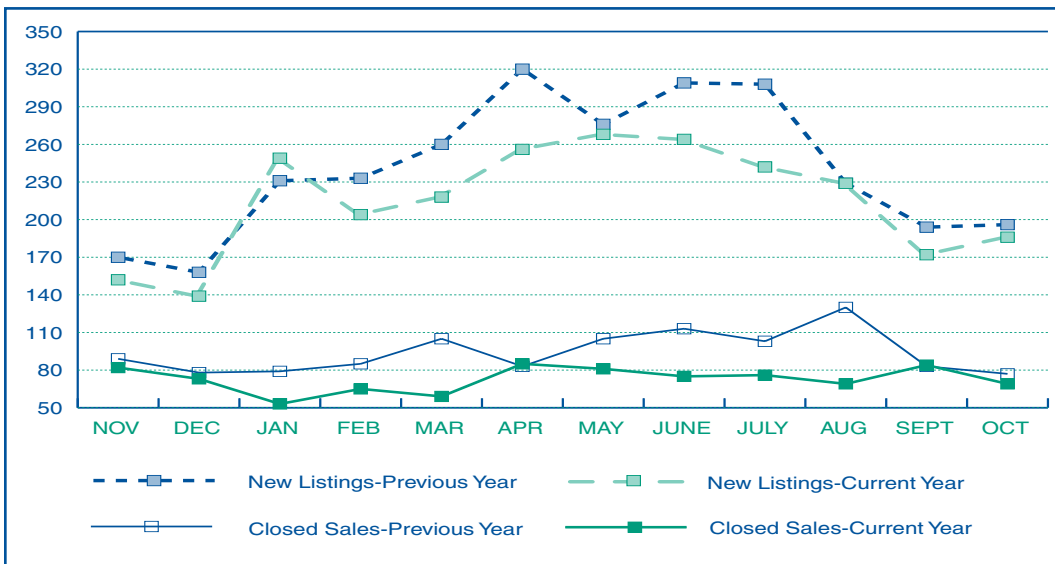
*This graph shows the average market time for sales in Douglas County, Oregon. *As of August 2008, graph now reports "Total Market Time" - for details read footnotes on page 1&2.*

Market Action

AREA REPORT • 10/2008

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month										Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price		% Change ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
251	NE Roseburg	148	27	29	6	-60.0%	7	224,000		98	297	117	-18.2%	110	179,400	156,300	-16.7%	5	191,800	5	74,600	0	N/A
252	NW Roseburg	97	13	17	7	0.0%	6	250,000		155	194	69	-26.6%	65	256,800	229,900	-21.3%	1	610,000	7	156,600	1	225,400
253	SE Roseburg	61	9	14	6	20.0%	4	174,500		88	123	49	-38.8%	47	175,800	172,500	-4.5%	3	466,500	2	82,500	5	292,500
254	SW Roseburg	127	16	24	7	-46.2%	8	220,600		168	194	50	-43.8%	46	262,800	216,500	6.7%	0	N/A	4	141,600	0	N/A
255	Glide & E of Roseburg	53	6	10	2	-50.0%	2	306,800		229	100	33	-5.7%	31	271,000	240,000	-11.9%	1	275,000	11	122,300	0	N/A
256	Sutherlin/ Oakland Area	141	25	31	12	33.3%	11	209,400		114	281	103	-18.3%	90	192,900	170,800	-13.5%	3	426,000	3	80,800	2	666,500
257	Winston & SW of Roseburg	110	18	26	8	-20.0%	6	212,200		227	222	87	-13.0%	79	178,600	155,000	-8.6%	2	162,800	9	72,100	3	276,700
258	Myrtle Creek & S/SE of Roseburg	181	29	42	15	87.5%	12	182,500	100	359	105	-27.6%	103	162,000	139,900	-4.1%	2	650,000	20	110,600	1	260,000	
259	Green District	115	24	21	6	-50.0%	8	163,300	180	245	86	-22.5%	82	170,000	169,400	-0.7%	0	N/A	6	64,200	2	271,500	
265	North Douglas County	178	19	28	10	0.0%	5	136,500	226	304	85	-22.7%	82	147,300	139,000	-17.1%	6	195,000	7	136,800	1	360,000	



DOUGLAS COUNTY
NEW LISTINGS &
CLOSED SALES

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



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

October 2008 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	78	34	44	193,100	169,700		163
	Year-to-Date	1,276	449	430	192,900	171,800		147
2007	October	109	61	52	216,400	180,000	114	
	Year-to-Date	1,554	619	579	214,800	185,600	109	

October Residential Highlights

Comparing October 2008 with October 2007, pending sales dropped 44%. New listings also dropped 28.4% and closed sales also fell 15.4%. See table above.

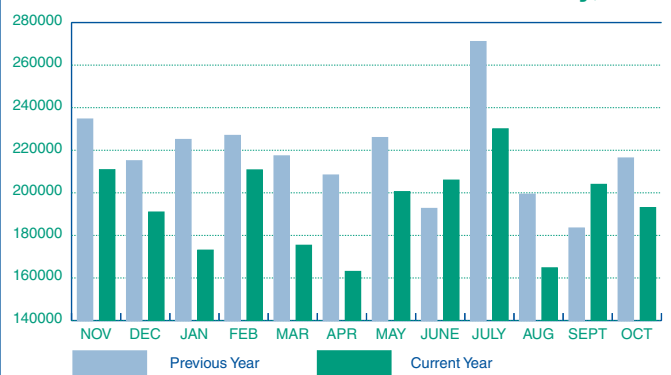
Year-to-Date

Comparing January-October 2008 with January-October 2007 pending sales fell 27.5%. Closed sales also decreased 25.7% and new listings dropped 17.9%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price decreased 8.5% (\$197,900 v. \$216,300) and the median sale price fell 7.2% (\$172,500 v. \$185,800).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 10/2008 • 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	Current Listing Market Time¹	Total Market Time⁵	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	175	7	13	6	20.0%	5	279,500		273	208	55	-6.8%	51	308,200	269,500	8.1%	6	404,200	15	97,200	0	N/A
97414	Broadbent	0	0	0	0	-100.0%	0	N/A		N/A	1	2	-33.3%	2	206,000	206,000	-29.8%	0	N/A	0	N/A	0	N/A
97420	Coos Bay	235	30	46	14	-46.2%	17	141,700		96	486	175	-36.4%	171	162,100	155,000	-13.3%	4	431,500	17	66,700	12	246,500
97423	Coquille	83	7	10	3	-50.0%	3	200,300		187	149	61	-23.8%	57	165,100	153,000	-10.1%	2	222,000	6	83,100	2	179,500
97449	Lakeside	42	3	6	3	-40.0%	3	296,000		183	66	11	-68.6%	11	245,000	200,000	12.5%	0	N/A	6	176,700	0	N/A
97458	Myrtle Point	62	11	6	1	-66.7%	5	249,600		327	93	35	-5.4%	31	156,000	149,500	-22.0%	0	N/A	2	73,500	0	N/A
97459	North Bend	134	19	27	7	-46.2%	10	189,400	130	261	106	-13.1%	102	212,600	187,000	-12.5%	4	516,200	4	102,400	1	125,000	
97466	Powers	12	1	3	0	-100.0%	1	58,000	121	12	4	-50.0%	5	95,400	89,000	-42.2%	1	25,000	4	20,400	0	N/A	



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

October 2008 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	40	15	20	318,400	255,000		298
	Year-to-Date	685	174	179	308,400	260,000		236
2007	October	51	34	37	245,200	220,000	161	
	Year-to-Date	749	274	261	303,300	265,000	161	

October Residential Highlights

Comparing October 2008 with October 2007, pending sales fell 55.9%. Closed sales also fell 45.9% and new listings decreased 21.6%. See table above.

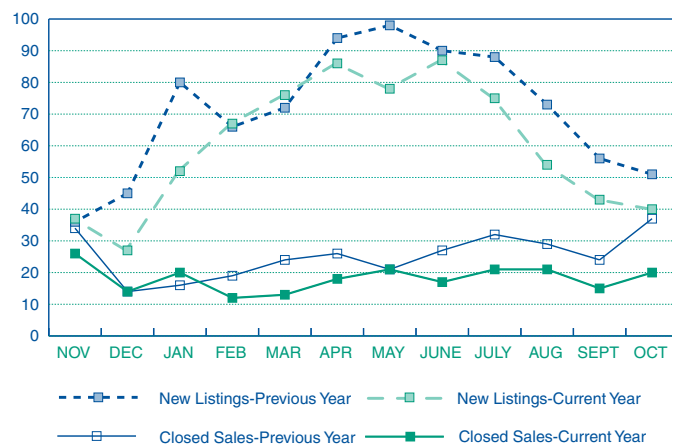
Year-to-Date

Comparing January through October of 2008 to the same period in 2007 pending sales dropped 36.5% and closed sales decreased 31.4%. New listings also fell 8.5%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price increased 4.9% (\$317,400 v. \$302,700), while the median sale price increased 0.8% (\$268,000 v. \$266,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 10/2008 • Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price							% Change ³
270	City, Airport, Marina Hts., NB Chetco	173	13	37	4	-71.4%	7	408,500		280	235	64	-40.2%	66	332,500	271,500	5.9%	2	527,500	9	313,200	6	264,800
271	Harbor, Winchuck, SB Chetco	80	6	13	6	-40.0%	3	171,600		349	125	37	-43.9%	37	302,200	244,000	21.2%	1	300,000	6	197,000	0	N/A
272	Carpenterville, Cape Ferrello, Whaleshead	40	7	6	0	-100.0%	1	260,000		384	60	16	-5.9%	14	291,100	282,500	0.4%	0	N/A	2	148,500	0	N/A
273	Gold Beach	168	7	18	4	-55.6%	7	272,800		225	178	46	-19.3%	49	295,800	220,000	-7.8%	8	230,600	6	392,100	1	430,000
274	Port Orford, Langlois	72	7	5	1	N/A	2	412,500		498	87	11	-59.3%	13	270,300	237,000	5.8%	4	588,100	7	119,500	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

October 2008 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	104	48	64	253,300	233,800		160
	Year-to-Date	1,421	561	538	254,300	226,900		162
2007	October	119	58	83	308,400	225,000	144	
	Year-to-Date	1,599	752	739	265,700	225,700	110	

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.

October Residential Highlights

Looking at results from October 2008 compared with October 2007, pending sales decreased 42.2%. Closed sales also fell 27.3% and new listing dropped 15.4%. See table above.

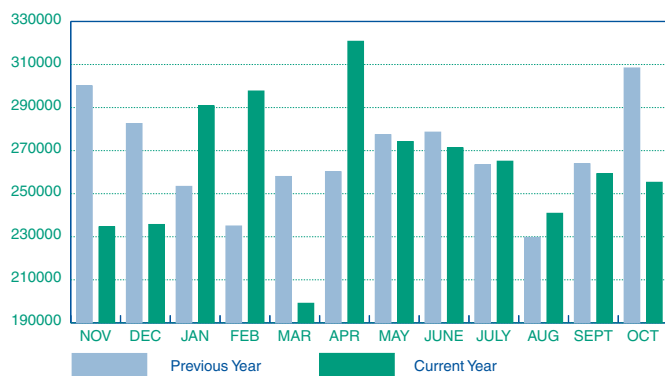
Year-to-Date

Comparing January through October in 2008 through the same time in 2007, pending sales and closed sales decreased 37.7% and 37.6%, respectively. New listings also fell 7.1%. See table above.

12-Month Sale Price Percent Change

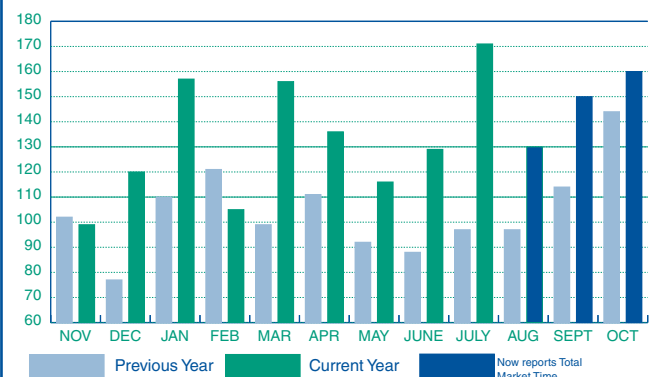
Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price decreased 3.2% (\$260,200 v. \$268,900) and the median sale price fell 1.3% (\$225,000 v. \$227,900).

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

Market Action

AREA REPORT • 10/2008 • Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month													Year-To-Date		Year-To-Date		Year-To-Date					
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Current Listing Market Time¹	Total Market Time⁵	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	67	6	5	1	-80.0%	2	467,500		131	108	42	-25.0%	40	286,700	300,000	-15.6%	4	318,800	10	270,600	1	200,000	
101	Snowden	6	0	3	2	N/A	3	249,500		230	15	10	100.0%	9	289,800	228,000	-43.0%	0	N/A	1	197,800	0	N/A	
102	Trout Lake/Glenwood	17	1	3	3	200.0%	2	248,000		142	31	6	-33.3%	7	355,800	262,500	-37.8%	0	N/A	2	127,000	0	N/A	
103	Husum/BZ Corner	10	0	3	1	0.0%	0	N/A		N/A	17	6	0.0%	5	547,300	292,500	4.4%	0	N/A	3	181,700	0	N/A	
104	Lyle	31	4	1	0	-100.0%	0	N/A		N/A	43	12	0.0%	12	253,600	220,500	-28.4%	0	N/A	7	98,500	0	N/A	
105	Dallesport/Murdock	16	2	3	2	100.0%	2	230,000		671	34	17	30.8%	15	214,100	218,000	2.5%	0	N/A	4	177,500	0	N/A	
106	Appleton/Timber Valley	7	0	1	0	N/A	0	N/A		N/A	8	0	-100.0%	0	N/A	N/A	-100.0%	0	N/A	3	75,300	0	N/A	
107	Centerville/High Prairie	2	0	1	0	-100.0%	0	N/A		N/A	4	2	-60.0%	2	167,500	167,500	-9.6%	0	N/A	3	133,700	0	N/A	
108	Goldendale	65	9	3	4	-33.3%	5	122,900		137	105	50	-34.2%	49	165,100	138,000	-0.3%	2	126,800	45	82,500	0	N/A	
109	Bickleton/East County	1	0	0	0	N/A	0	N/A		N/A	1	0	-100.0%	0	N/A	N/A	-75.4%	0	N/A	5	31,700	0	N/A	
110	Klickitat	2	0	2	0	-100.0%	0	N/A	N/A	7	1	-87.5%	1	220,000	220,000	-30.7%	0	N/A	2	45,000	0	N/A		
	Klickitat County Total	224	22	25	13	-23.5%	14	232,400	233	373	146	-25.9%	140	244,300	209,500	-10.1%	6	254,800	85	114,000	1	200,000		
111	Skamania	4	1	2	0	N/A	0	N/A		N/A	13	3	0.0%	2	536,500	536,500	212.5%	0	N/A	4	277,000	0	N/A	
112	North Bonneville	30	1	3	0	N/A	0	N/A		N/A	47	4	-66.7%	4	222,100	249,300	-13.2%	0	N/A	0	N/A	4	498,600	
113	Stevenson	30	6	6	2	0.0%	1	321,000		16	48	10	-28.6%	14	275,100	272,000	-10.3%	0	N/A	2	225,000	0	N/A	
114	Carson	28	7	3	1	0.0%	0	N/A		N/A	35	9	-57.1%	8	218,300	205,000	8.7%	0	N/A	6	102,000	0	N/A	
115	Home Valley	3	0	0	0	N/A	0	N/A		N/A	3	0	-100.0%	0	N/A	N/A	-100.0%	0	N/A	0	N/A	0	N/A	
116	Cook, Underwood, Mill A, Willard	11	0	3	0	N/A	1	495,000		27	17	5	-16.7%	4	440,000	495,000	-0.9%	0	N/A	2	337,500	0	N/A	
117	Unincorporated North	19	1	4	0	-100.0%	2	135,600		411	22	6	-33.3%	8	185,900	169,000	1.3%	0	N/A	1	159,000	0	N/A	
	Skamania County Total	125	16	21	3	-25.0%	4	271,800		216	185	37	-44.8%	40	270,200	247,300	-3.2%	0	N/A	15	200,300	4	498,600	
351	The Dalles	171	34	23	12	-20.0%	17	190,300		127	325	150	-24.2%	139	195,900	175,000	-1.5%	3	248,300	7	208,900	1	150,000	
352	Dufur	4	0	2	0	-100.0%	2	132,500		203	13	7	-41.7%	7	159,000	157,000	-2.3%	0	N/A	1	42,000	0	N/A	
353	Tygh Valley	2	0	0	0	-100.0%	0	N/A		N/A	3	1	-85.7%	2	149,400	149,400	14.6%	0	N/A	0	N/A	0	N/A	
354	Wamic/Pine Hollow	10	1	3	0	-100.0%	0	N/A		N/A	18	9	-55.0%	9	190,700	145,000	12.2%	0	N/A	3	50,200	0	N/A	
355	Maupin/Pine Grove	7	0	5	0	N/A	0	N/A		N/A	10	3	-57.1%	3	216,000	125,000	-1.9%	0	N/A	2	97,000	0	N/A	
356	Rowena	4	0	0	0	N/A	0	N/A		N/A	4	2	0.0%	2	160,000	160,000	-87.5%	0	N/A	0	N/A	0	N/A	
357	Mosier	22	5	10	1	-50.0%	2	251,300		334	30	11	-47.6%	11	331,300	255,000	13.5%	0	N/A	4	169,800	0	N/A	
	Wasco County Total	220	40	43	13	-35.0%	21	190,600		154	403	183	-31.5%	173	202,100	175,000	-2.8%	3	248,300	17	148,712	1	150,000	
361	Cascade Locks	22	2	0	0	-100.0%	2	253,500		523	53	9	-18.2%	9	192,000	179,900	-23.2%	0	N/A	1	125,000	0	N/A	
362	Hood River City	108	11	21	13	30.0%	13	329,800		73	194	108	-15.0%	104	356,500	332,000	7.6%	3	1,692,300	7	276,100	1	280,000	
363	Hood River-Westside	44	5	10	3	200.0%	4	420,600		119	85	33	-5.7%	29	387,200	355,000	-15.3%	0	N/A	3	256,800	0	N/A	
364	Hood River-Eastside	8	1	3	0	-100.0%	1	290,000		91	15	5	66.7%	6	576,100	472,400	-8.6%	0	N/A	0	N/A	0	N/A	
365	Odell	19	3	2	2	100.0%	0	N/A		N/A	29	15	-16.7%	11	224,700	214,500	-18.8%	0	N/A	0	N/A	0	N/A	
366	Parkdale/Mt. Hood	28	3	7	0	-100.0%	3	338,300		84	66	17	-15.0%	17	346,900	299,500	-13.5%	1	575,000	2	223,300	0	N/A	
	Hood River Co. Total	229	25	43	18	12.5%	23	338,300		122	442	187	-12.6%	176	351,500	309,000	-2.3%	4	1,413,000	13	251,900	1	280,000	
370	Sherman County	7	1	0	1	0.0%	2	42,500	15	18	8	14.3%	9	96,300	69,000	18.7%	1	24,000	0	N/A	0	N/A		



Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

October 2008 Reporting Period

Residential Market Highlights

Columbia Basin		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	October	74	34	51	120,900	133,000		161
	Year-to-Date	1,008	548	537	114,500	124,500		126
2007	October	52	33	47	151,200	138,300	99	
	Year-to-Date	664	422	435	137,200	131,900	116	

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".

October Residential Highlights

Comparing market activity from October 2008 with the same month a year prior, new listings are up 42.3%. In addition, closed sales are up 8.5% and pending sales increased 3%. See table above.

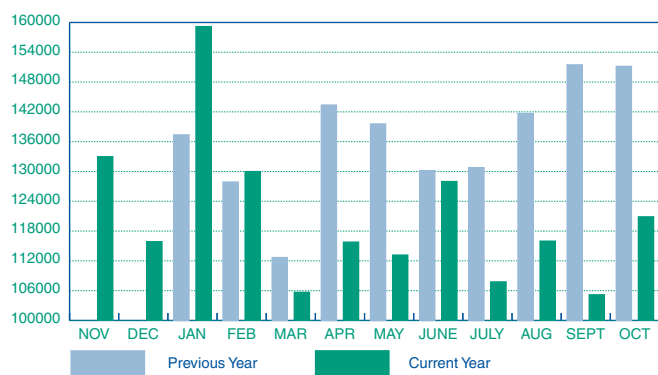
Year-to-Date

New listing are up 51.8% when comparing January through October in 2008 with the same time period in 2007. In addition pending sales increased 29.9% and closed sales grew 23.4%. See table above.

12-Month Sale Price Percent Change

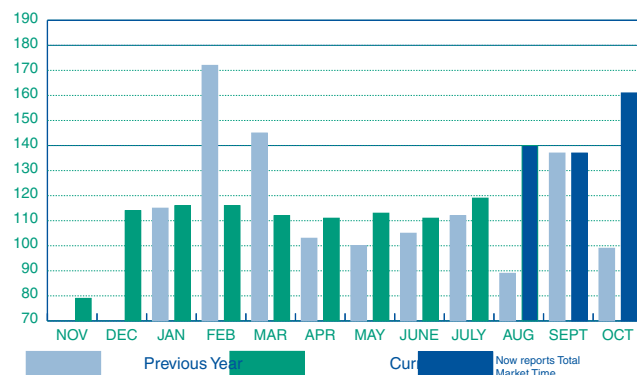
Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price decreased a slight 0.7% (\$132,700 v. \$133,700) and the median sale price dropped 2.7% (\$124,500 v. \$128,000).

AVG. SALE PRICE - Columbia Basin



This graph represents the average sale price for all homes sold in the Columbia Basin region of Oregon.

DOM - Columbia Basin



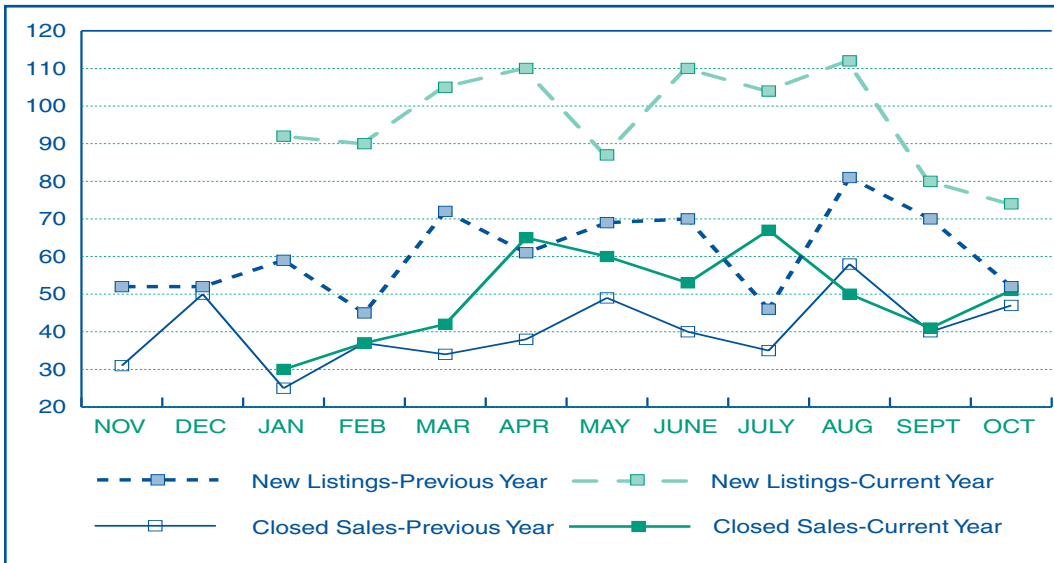
This graph shows the average market time for sales in Columbia Basin. *As of August 2008, graph now reports "Total Market Time" - for details read footnotes on page 1&2.

AREA REPORT • 10/2008 • Columbia Basin

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month															Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/ Cancelled Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Current Listing Market Time¹	Total Market Time⁵	New Listings						Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³	Closed Sales	Average Sale Price
381	380	Arlington/North	4	1	3	0	N/A	0	N/A		N/A	7	6	200.0%	5	137,600	128,500	9.6%	0	N/A	0	N/A	0	N/A
		Condon/South	12	1	1	0	N/A	0	N/A		N/A	23	7	16.7%	8	83,100	72,000	14.6%	0	N/A	0	N/A	0	N/A
		Gilliam Co. Total	16	2	4	0	N/A	0	N/A		N/A	30	13	62.5%	13	104,100	74,000	13.7%	0	N/A	0	N/A	0	N/A

420 Boardman/Northeast	12	2	0	1	-80.0%	1	115,000		364	25	14	-57.6%	11	126,700	117,000	4.4%	2	168,800	1	164,000	1	1,800,000
421 Irrigon	26	1	3	1	-66.7%	4	72,900		125	57	36	12.5%	38	93,500	80,700	-8.7%	0	N/A	4	28,100	1	100,000
422 Lone	2	0	0	0	N/A	0	N/A		N/A	3	0	-100.0%	0	N/A	N/A	-100.0%	0	N/A	0	N/A	0	N/A
423 Lexington	1	0	0	0	N/A	0	N/A		N/A	4	1	N/A	1	47,500	47,500	N/A	1	67,000	0	N/A	0	N/A
424 Heppner/South	1	1	1	2	0.0%	3	73,300		425	4	13	62.5%	11	67,700	43,000	-35.7%	0	N/A	2	18,300	1	65,000
Morrow Co. Total	42	4	4	4	-60.0%	8	78,300		268	93	64	-15.8%	61	94,100	85,000	-18.9%	3	134,900	7	44,700	3	655,000

430 Umatilla	41	8	4	3	-57.1%	2	166,000		141	85	41	-30.5%	41	112,100	109,000	3.9%	1	349,000	7	52,900	3	104,000
431 Hermiston	119	19	12	11	-21.4%	15	150,700		141	319	205	-17.3%	195	143,200	143,000	-2.9%	3	275,000	9	158,400	2	206,300
432 Stanfield	9	3	0	2	100.0%	5	133,800		121	25	17	13.3%	17	122,900	99,500	16.7%	0	N/A	1	28,000	1	150,000
433 Echo	6	0	0	0	-100.0%	0	N/A		N/A	7	3	-66.7%	4	110,500	119,000	-41.1%	0	N/A	0	N/A	0	N/A
435 Pendleton City Limits	114	21	7	10	N/A	14	162,600		106	209	124	1671.4%	130	146,700	132,000	6.3%	3	679,000	7	20,600	7	116,700
436 E - Meacham, Cayuse	4	0	0	0	N/A	0	N/A		N/A	7	2	N/A	2	138,800	138,800	N/A	0	N/A	1	47,500	0	N/A
437 NE - Adams, Helix, Athena, Weston, Mlt-Freewtr	122	16	19	4	N/A	7	141,300		223	205	73	N/A	68	141,300	127,500	1.5%	2	300,000	7	99,600	0	N/A
438 S - Pilot Rock, Ukiah	22	1	2	0	N/A	0	N/A		N/A	28	6	N/A	6	81,200	74,000	-0.8%	0	N/A	4	45,300	0	N/A
Umatilla Co. Total	437	68	44	30	30.4%	43	128,800		141	885	471	39.3%	463	117,500	131,500	1.5%	9	356,800	36	56,000	13	130,100



Columbia Basin NEW LISTINGS & CLOSED SALES

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



Union & Baker Counties



RESIDENTIAL REVIEW: Union & Baker Counties, Oregon

October 2008 Reporting Period

Residential Market Highlights*	Union County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
	2008	October	25	14	19	138,600	130,000		93
		Year-to-Date	400	187	183	163,600	130,000		113
	2007	October	24	21	21	121,400	119,000	45	
		Year-to-Date	429	245	245	155,500	127,300	47	

Union Co: October Residential Highlights

Comparing market activity from October 2008 with the same month a year ago, new listings increased 4.2%. However, pending sales fell 33.3% and closed sales dropped 9.5%. See table above.

Year-to-Date

Closed sales are down 25.3% when comparing January through October 2008 with the same time period in 2007. Pending sales also decreased 23.7% and new listings fell 6.8%. See table above.

12-Month Sale Price Percent Change

Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price grew 7.5% (\$162,500 v. \$151,100), while the median sale price increased 2.7% (\$129,000 v. \$125,500).

Residential Market Highlights*	Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
	2008	October	26	9	14	156,600	140,000		93
		Year-to-Date	305	133	131	142,200	118,000		101
	2007	October	25	18	18	117,400	102,500	64	
		Year-to-Date	309	195	193	142,500	115,000	64	

Baker Co: October Residential Highlights

New listings increased 4% when comparing October 2008 with October 2007. On the other hand, pending sales decreased 50% and closed sales declined 22.2%. See table above.

Year-to-Date

Market activity is down as a whole when comparing January-October 2008 to January-October 2007. Closed sales fell 32.1%. Pending sales decreased 31.8% and new listings fell 1.3%. See table above.

12-Month Sale Price Percent Change

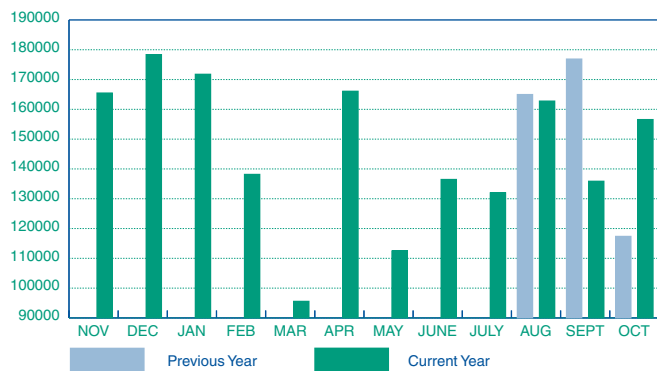
Comparing the rolling sale prices for the 12 months ending in October 2008 with those of the 12 months immediately prior, the average sale price rose 5.6% (\$146,500 v. \$138,700), while the median sale price increased 3.9% (\$119,500 v. \$115,000).

AREA REPORT • 10/2008 • 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.2007²	Closed Sales	Average Sale Price	Current Listing Market Time	Total Market Time³	New Listings	Pending Sales	Pending Sales 2008 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	% Change³	Year-To-Date		Year-To-Date		Year-To-Date	
																		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824	Cove	15	1	2	1	0.0%	0	N/A		N/A	25	11	-50.0%	11	319,500	227,000	51.0%	0	N/A	5	118,900	0	N/A
97827	Elgin	27	3	4	1	N/A	0	N/A		N/A	51	15	400.0%	16	144,900	115,500	-4.1%	0	N/A	1	360,000	0	N/A
97841	Imbler	5	1	1	0	N/A	0	N/A		N/A	7	1	-83.3%	1	134,000	134,000	9.1%	0	N/A	0	N/A	0	N/A
97850	La Grande/Island City	112	18	11	11	N/A	16	142,500		100	255	133	2116.7%	128	147,500	131,300	-3.8%	12	166,700	8	46,400	4	134,900
97867	North Powder	1	0	1	0	-100.0%	1	80,000		142	9	5	-85.3%	5	92,800	88,000	30.2%	0	N/A	2	21,000	0	N/A
97876	Summerville	6	0	1	0	-100.0%	0	N/A		N/A	12	2	-98.8%	3	389,000	390,000	31.5%	0	N/A	0	N/A	0	N/A
97883	Union	18	2	2	1	-50.0%	2	137,000		9	41	20	53.8%	19	182,500	110,000	40.4%	4	66,000	4	38,000	1	117,500
Union Co. Total		184	25	22	14	-33.3%	19	138,600	93	400	187	-23.7%	183	163,600	130,000	7.5%	16	141,500	20	76,000	5	131,400	

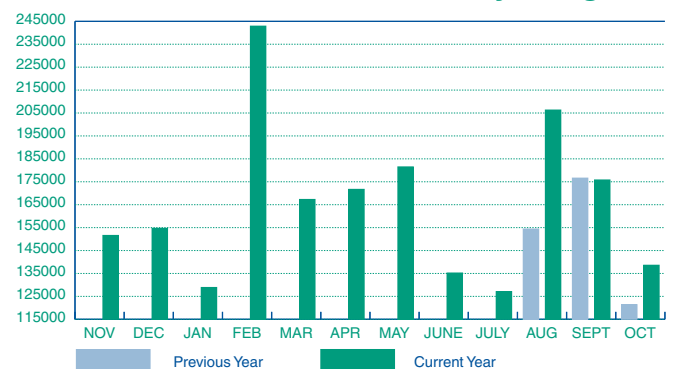
460 Baker City/Keating	99	18	12	9	-40.0%	11	160,900		78	238	113	-36.9%	112	145,100	118,000	8.9%	4	287,500	11	157,500	4	149,400
461 Haines/Anthony Lk/ Muddy Crk	3	0	0	0	-100.0%	0	N/A		N/A	7	4	0.0%	4	84,000	77,500	-64.3%	0	N/A	1	26,500	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	17	2	0	0	-100.0%	3	140,700		148	34	10	100.0%	9	131,000	127,500	-17.1%	0	N/A	7	87,000	0	N/A
463 Unity/Hereford	1	0	1	0	N/A	0	N/A		N/A	3	1	0.0%	1	65,000	65,000	-40.2%	0	N/A	1	45,000	0	N/A
464 Huntington/Lime	0	0	0	0	-100.0%	0	N/A		N/A	0	0	-100.0%	0	N/A	N/A	165.1%	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	8	4	0	0	N/A	0	N/A		N/A	13	3	50.0%	3	124,000	117,500	-3.4%	0	N/A	1	31,000	0	N/A
467 Halfway/Cornucopia	5	2	0	0	N/A	0	N/A		N/A	8	2	100.0%	2	212,300	212,300	N/A	0	N/A	1	88,500	0	N/A
468 Oxbow	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	0	N/A	0	N/A
Baker Co. Total	135	26	13	9	-50.0%	14	156,600		93	305	133	-31.8%	131	142,200	118,000	5.6%	4	287,500	23	110,400	4	149,400

AVG. SALE PRICE - Baker County, Oregon



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

AVG. SALE PRICE - Union County, Oregon



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



MULTIPLE LISTING SERVICE

Corporate

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Fax: (503) 230-0689

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

Salem

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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

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Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

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Roseburg, OR 97470
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Fax: (541) 673-6581

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Brookings, OR 97415
(541) 469-0219
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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
(541) 751-1070
Fax: (541) 751-1083

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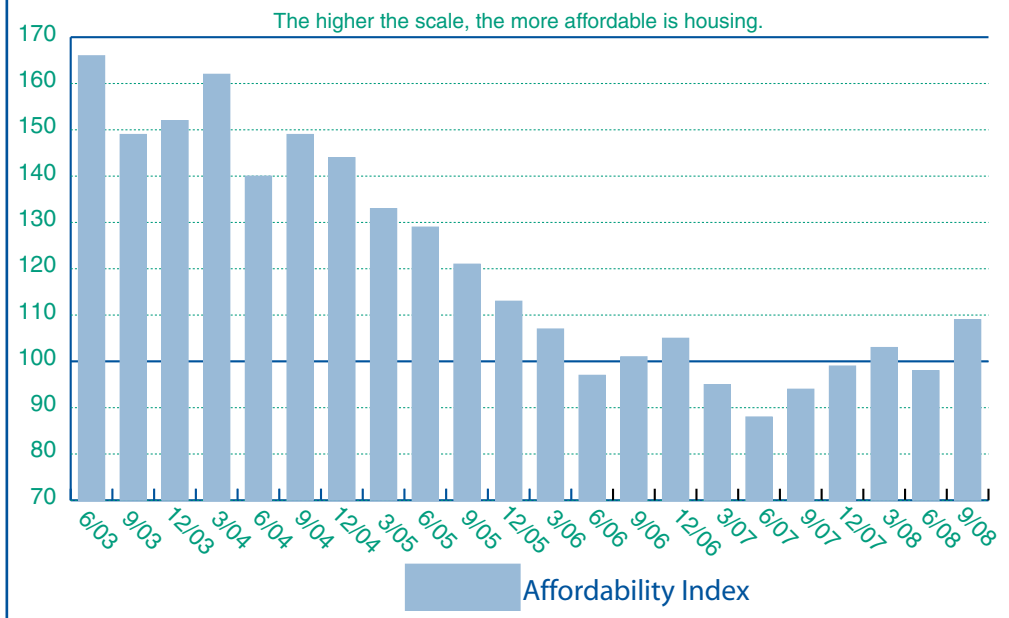
12-MONTH SALE PRICE PERCENT CHANGE - Metro Portland, Oregon

Average Sale Price % Change: -1.1% (\$335,800 v. \$339,500)*

Median Sale Price % Change: -2.2% (\$280,000 v. \$286,000)*

* 12-Month Sale Price percent change is based on a comparison of the rolling average/median price for the last 12 months (11/1/07-10/31/08) with the 12 months before (11/1/06-10/31/07).

AFFORDABILITY - Metro Portland, Oregon



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