

MARKET ACTION

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

Residential Review: Metro Portland, Oregon

May 2009 Reporting Period

May Residential Highlights

Sales activity in May for the Portland Metro area continued to march upward compared to the prior month, but lagged behind 2008 levels.

Comparing May 2009 with the same month in 2008, pending sales were down 7.4% and closed sales decreased 23.4%. New listings also dropped 25.1%. See residential highlights table below.

On the other hand, comparing May 2009 with April 2009, pending sales grew 5.8% (1,967 v. 1,860). Closed sales also rose 9.6% (1,427 v. 1,302). New listings increased 1.9% (3,879 v. 3,808).

Inventory dropped to 10.2 months, down from 11 months in April - the fourth straight month of decline. Active residential listings in May rose to 14,493 - up from 14,328 in April.

Active listings appear to be increasing at a slower rate than usual for this time of year (see Active Residential Listings graph on page 3).

Year-to-Date

Comparing January-May 2009 with the same period in 2008, closed sales were down 28.1% and pending sales decreased 17.5%. New listings also dropped 23.8%.

Sale Prices

The average sale price for May 2009 was down 13% compared to May 2008, while the median sale price also dropped 13%. See residential highlights table below.

Month-to-month, the average sale price and median sale price both posted small gains when compared with April levels; the average sale price was up 0.1% (\$291,400 v. \$291,100) and the median sale price was up 0.04% (\$250,000 v. \$249,900).

| Inventory in Months* | | | |
|----------------------|------|------|------|
| | 2007 | 2008 | 2009 |
| January | 6.2 | 12.8 | 19.2 |
| February | 5.2 | 10.4 | 16.6 |
| March | 3.8 | 9.1 | 12 |
| April | 4.4 | 10.3 | 11 |
| May | 4.5 | 9.2 | 10.2 |
| June | 5 | 9.5 | |
| July | 5.7 | 10 | |
| August | 6.2 | 9.9 | |
| September | 8.6 | 10.4 | |
| October | 8.4 | 11.1 | |
| November | 8.3 | 15 | |
| December | 8.5 | 14.1 | |

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

| Percent Change of 12-Month Sale Price Compared With The Previous 12 Months | |
|--|--------------------------------|
| Average Sale Price % Change: | -8.1 (\$315,500 v. \$343,200) |
| Median Sale Price % Change: | -7.2% (\$267,000 v. \$287,800) |

For further explanation of this measure, see the second footnote on page 2.

| Portland Metro Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Current Listing Market Time | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-----------------------------|-------------------|
| 2009 | May | 3,879 | 1,967 | 1,427 | 291,400 | 250,000 | | 147 |
| | Year-to-date | 19,556 | 7,633 | 5,653 | 293,800 | 250,000 | | 151 |
| 2008 | May | 5,182 | 2,124 | 1,863 | 335,000 | 287,500 | 72 | |
| | Year-to-date | 25,650 | 9,253 | 7,862 | 335,700 | 280,000 | 79 | |
| Change | May | -25.1% | -7.4% | -23.4% | -13.0% | -13.0% | N/A | N/A |
| | Year-to-date | -23.8% | -17.5% | -28.1% | -12.5% | -10.7% | N/A | N/A |

*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 • 5/2009

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 ³ | Expired/Canceled Listings | Pending Sales 2009 | Pending Sales 2009 v. 2008 ¹ | Closed Sales | Average Sale Price | Total Market Time ⁴ | New Listings | Pending Sales 2009 | Pending Sales 2009 v. 2008 | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 141 | N Portland | 522 | 165 | 85 | 99 | -17.5% | 59 | 228,200 | 120 | 837 | 371 | -28.7% | 257 | 232,700 | 230,000 | -6.4% | 1 | 7,500 | 7 | 164,500 | 9 | 249,300 |
| 142 | NE Portland | 1,052 | 369 | 179 | 185 | -15.1% | 145 | 286,200 | 96 | 1,802 | 780 | -19.7% | 589 | 294,600 | 258,000 | -4.3% | 7 | 417,500 | 7 | 141,100 | 18 | 408,600 |
| 143 | SE Portland | 1,504 | 497 | 273 | 279 | -6.4% | 197 | 245,800 | 110 | 2,389 | 1,094 | -16.6% | 801 | 241,800 | 215,000 | -7.7% | 8 | 248,600 | 23 | 126,100 | 33 | 355,800 |
| 144 | Gresham/ Troutdale | 1,052 | 257 | 141 | 113 | -13.7% | 86 | 230,500 | 154 | 1,320 | 499 | -10.3% | 368 | 228,700 | 215,000 | -11.3% | 3 | 329,200 | 7 | 122,700 | 4 | 238,400 |
| 145 | Milwaukie/ Clackamas | 1,030 | 224 | 153 | 153 | 2.0% | 114 | 285,500 | 175 | 1,436 | 616 | -3.4% | 455 | 293,300 | 265,000 | -7.5% | 1 | 300,000 | 11 | 149,400 | 3 | 279,200 |
| 146 | Oregon City/ Canby | 818 | 208 | 126 | 90 | 2.3% | 68 | 244,800 | 155 | 1,043 | 364 | -11.4% | 278 | 286,400 | 246,000 | -11.7% | 2 | 247,500 | 17 | 231,400 | 6 | 227,800 |
| 147 | Lake Oswego/ West Linn | 1,086 | 285 | 162 | 109 | 9.0% | 49 | 418,200 | 150 | 1,239 | 336 | -17.4% | 229 | 469,400 | 390,000 | -10.2% | 1 | 535,000 | 7 | 240,700 | - | - |
| 148 | W Portland | 1,895 | 499 | 240 | 220 | -2.7% | 161 | 424,700 | 165 | 2,361 | 753 | -27.7% | 546 | 438,900 | 357,000 | -2.2% | 1 | 940,000 | 14 | 159,700 | 5 | 668,000 |
| 149 | NW Wash Co. | 575 | 161 | 70 | 90 | -25.0% | 74 | 411,400 | 190 | 790 | 369 | -18.5% | 294 | 375,200 | 350,000 | -5.9% | - | - | 9 | 147,000 | 3 | 246,000 |
| 150 | Beaverton/ Aloha | 1,157 | 323 | 154 | 213 | 13.9% | 154 | 249,700 | 133 | 1,720 | 741 | -13.3% | 548 | 249,200 | 230,000 | -7.6% | 3 | 250,300 | 3 | 145,000 | 9 | 294,900 |
| 151 | Tigard/ Wilsonville | 1,251 | 316 | 166 | 143 | -14.9% | 114 | 313,900 | 161 | 1,788 | 592 | -19.8% | 458 | 318,200 | 298,300 | -7.8% | 1 | 80,000 | 9 | 188,300 | 3 | 1,168,300 |
| 152 | Hillsboro/ Forest Grove | 985 | 281 | 131 | 123 | -15.8% | 99 | 265,800 | 168 | 1,344 | 561 | -13.6% | 424 | 250,300 | 229,500 | -9.2% | 5 | 258,900 | 20 | 41,800 | 6 | 252,900 |
| 153 | Mt. Hood | 145 | 20 | 30 | 6 | -33.3% | 7 | 259,100 | 124 | 130 | 28 | -46.2% | 28 | 281,100 | 264,800 | -1.4% | - | - | 1 | 179,900 | - | - |
| 155 | Columbia Co. | 511 | 99 | 60 | 46 | -8.0% | 33 | 201,100 | 175 | 471 | 179 | -22.2% | 122 | 185,600 | 178,900 | -12.5% | 1 | 450,000 | 15 | 129,600 | 1 | 260,000 |
| 156 | Yamhill Co. | 910 | 175 | 82 | 98 | -13.3% | 67 | 225,900 | 196 | 886 | 350 | -16.5% | 256 | 235,800 | 215,000 | -10.4% | 4 | 512,900 | 10 | 279,900 | 5 | 349,900 |
| 168-178 | Marion/Polk Counties | 1,186 | 187 | 110 | 77 | 4.1% | 59 | 224,500 | 188 | 1,042 | 314 | -36.6% | 231 | 219,800 | 199,000 | -10.3% | 1 | 444,500 | 4 | 113,300 | 5 | 223,100 |
| 180-195 | North Coastal Counties | 1,584 | 212 | 134 | 57 | -12.3% | 44 | 292,700 | 95 | 1,200 | 244 | -15.9% | 183 | 276,900 | 240,000 | -14.2% | 2 | 340,000 | 31 | 107,000 | 2 | 2,218,500 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2009 with May 2008. The Year-To-Date section compares year-to-date statistics from May 2009 with year-to-date statistics from May 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/08-5/31/09) with 12 months before (6/1/07-5/31/08).

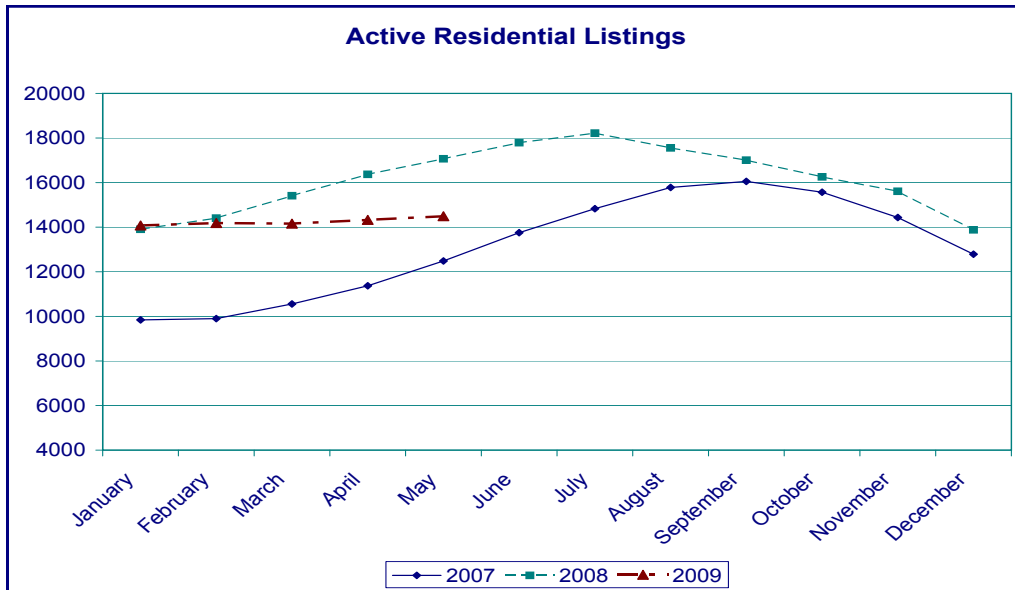
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ 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.

ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

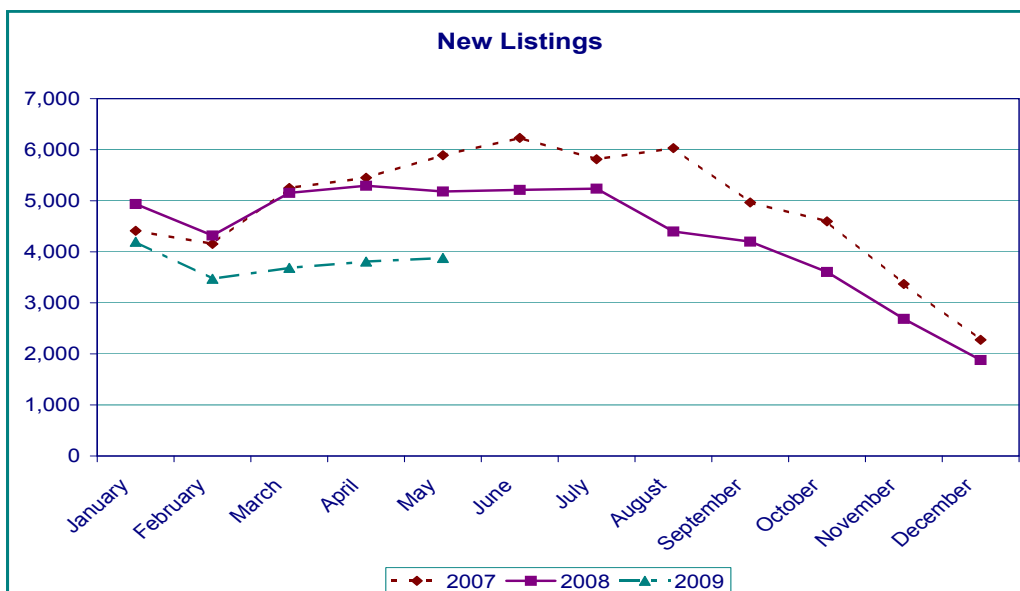
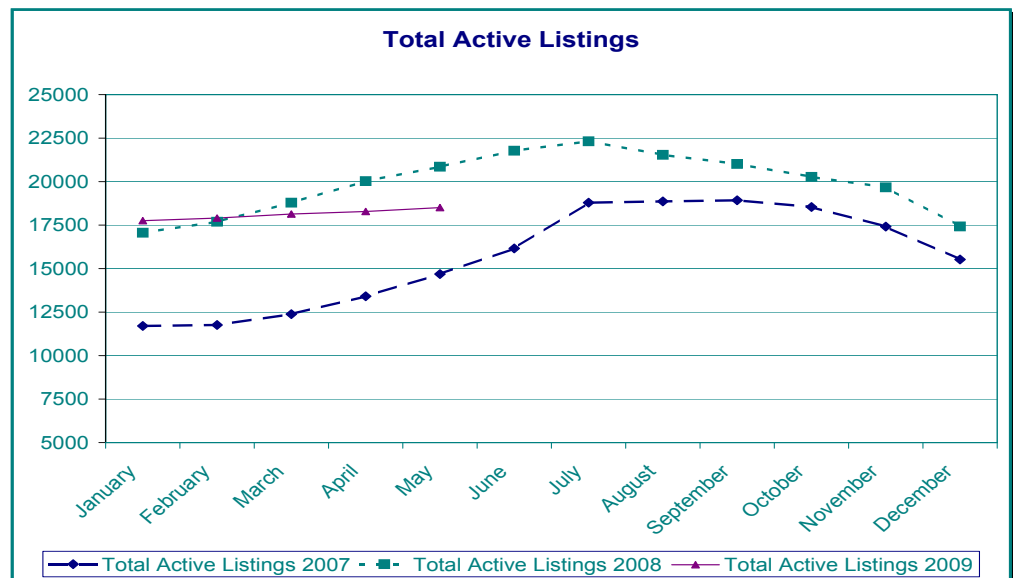
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



TOTAL ACTIVE LISTINGS

PORTLAND, OR

This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



NEW LISTINGS

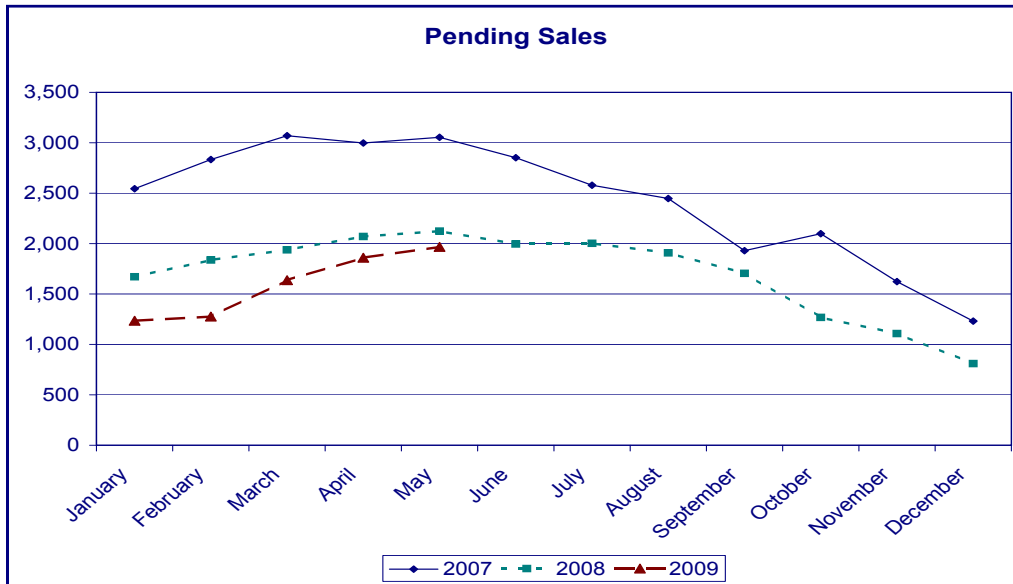
PORTLAND, OR

This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.

PENDING LISTINGS

PORTLAND, OR

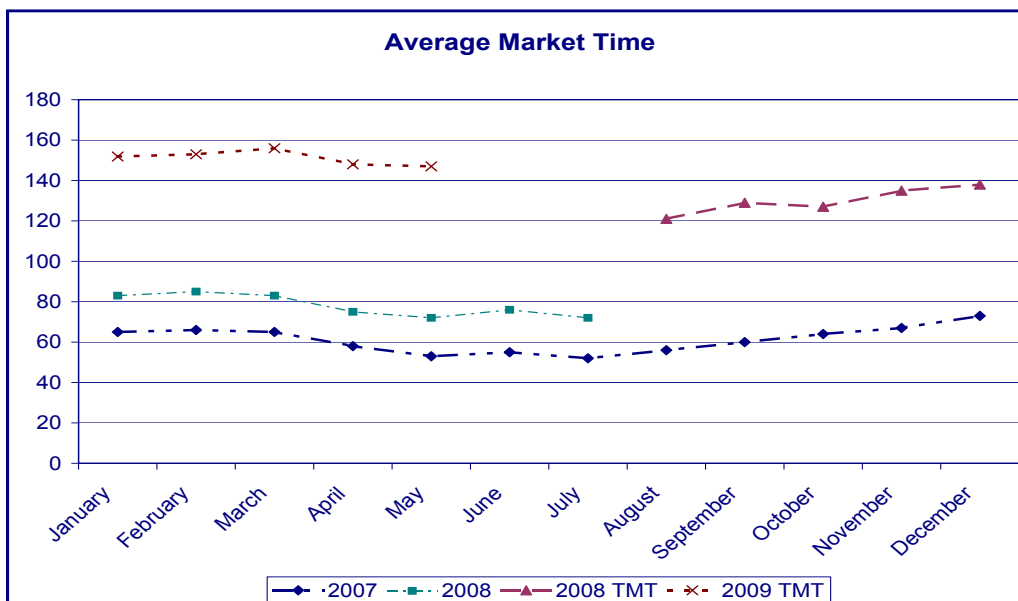
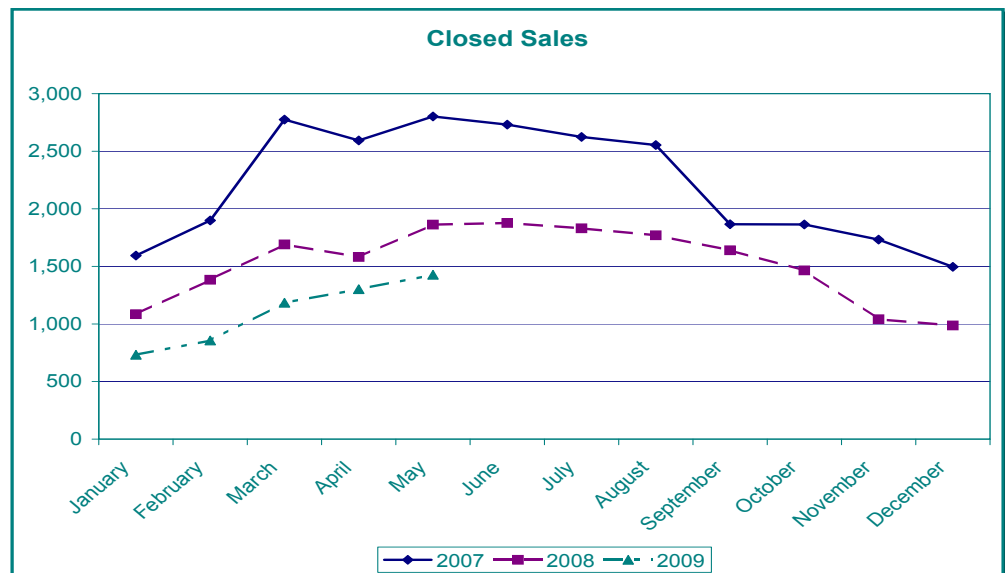
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



CLOSED SALES

PORTLAND, OR

This graph shows the closed sales over the past three calendar years in the greater Portland, Oregon metropolitan area.

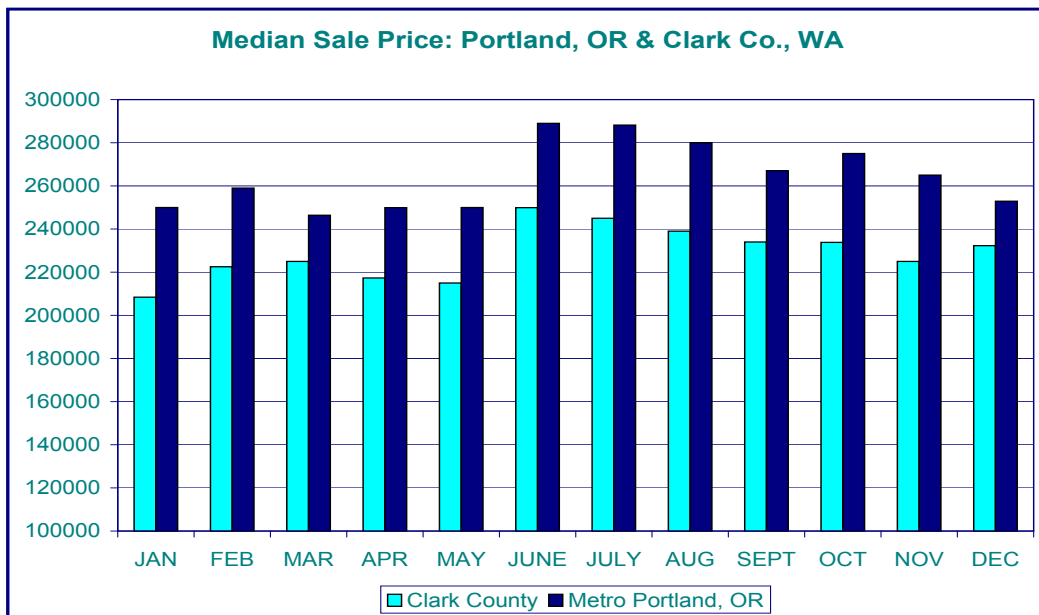
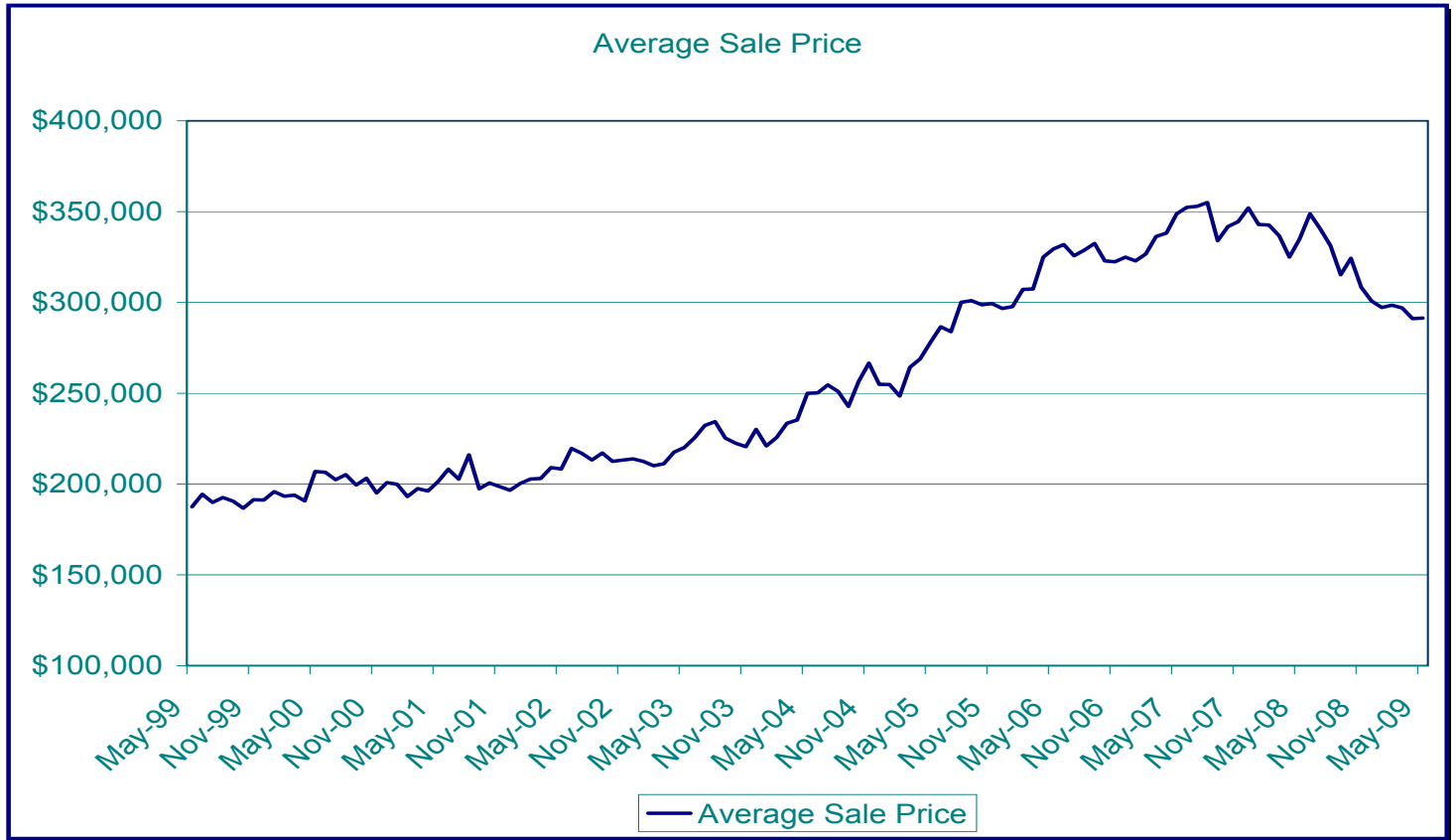


DAYS ON MARKET

*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 2.*

AVERAGE SALE PRICE
PORTLAND, OR

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



MEDIAN SALE PRICE
PORTLAND, OR

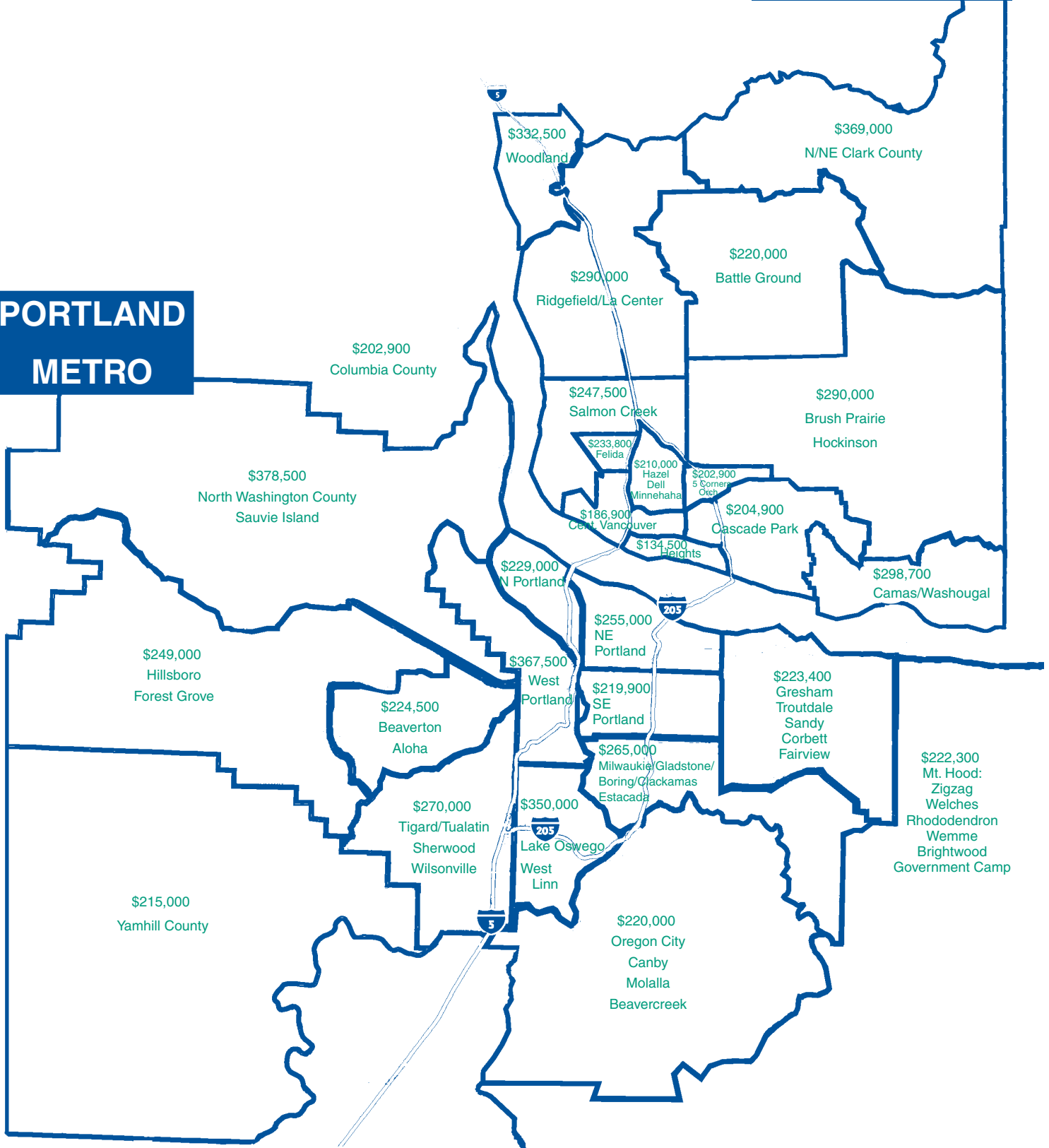
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County, Washington.

MEDIAN SALE PRICE

May 2009

SW
WASHINGTON

PORTLAND
METRO





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Fax: (360) 696-9342

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Fax: (503) 585-3817

Lane County: Eugene
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Fax: (541) 484-3854

Lane County: Florence
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Fax: (541) 902-1341

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Fax: (541) 469-9695

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Hood River, OR 97031
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Hermiston, OR 97838
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Fax: (541) 289-7320

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North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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

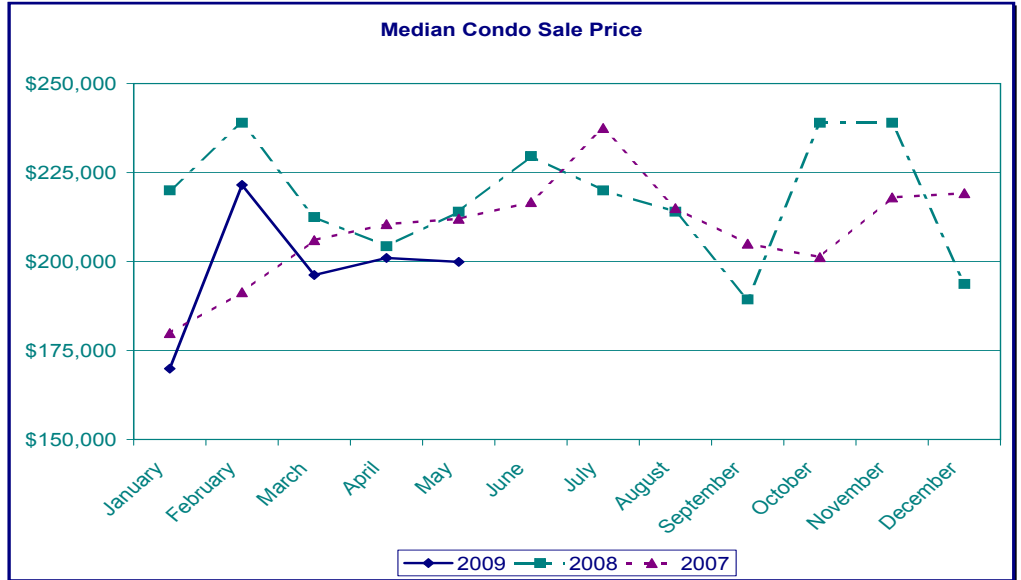
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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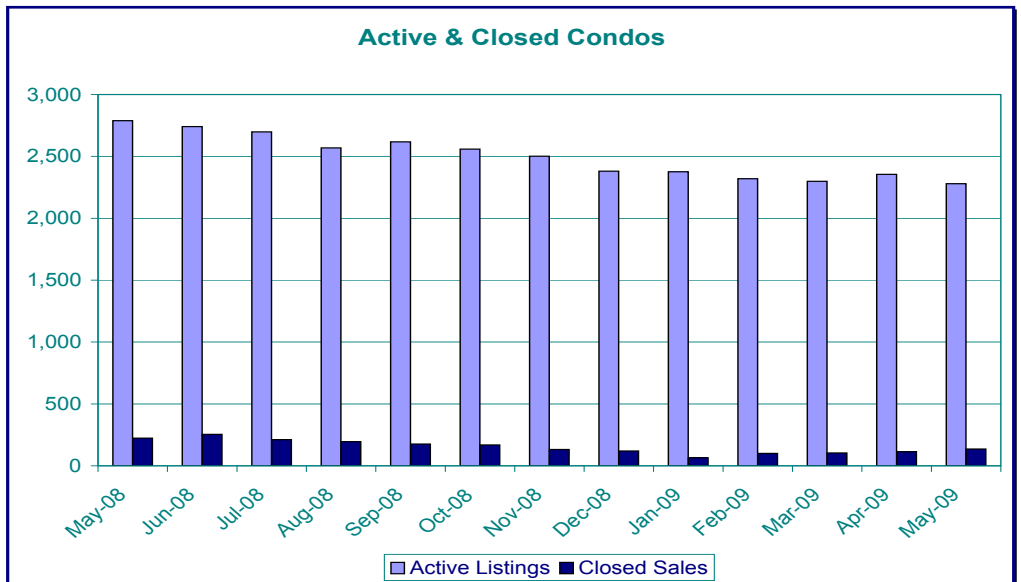
MEDIAN SALE PRICE CONDOS PORTLAND, OR

This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.



ACTIVE & SOLD CONDOS PORTLAND, OR

This graph shows active and sold condos for the Portland, Oregon metropolitan area through May.



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MARKET ACTION



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

Residential Review: Southwest Washington

May 2009 Reporting Period

May Residential Highlights

Same month pending sales in Clark County grew for the second straight month, up 11.8% when comparing May 2009 with May 2008. See pending sales graph on page 4.

Closed sales fell short of May 2008 marks, dropping 11.8%. New listings also dropped 37.1%. See residential highlights table below.

When comparing May 2009 with April 2009 closed sales increased 6% (353 v. 333). Pending sales dropped 2% (541 v. 552). New listings, decreased 3.4% (825 v. 854).

At the month's rate of sales the 3,916 active residential listings would last approximately 11.1 months, down from 11.9 months in April.

Year-to-Date

Comparing January-May 2009 with the same period in 2008, pending sales were up 0.4%. Closed sales decreased 13.7%. And new listings have declined 29.6%. See residential highlights table below.

Sale Prices

The average sale price for May 2009 was down 15.2% compared to May 2008, while the median sale price dropped 14%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with April levels; the average sale price increased 0.5% (\$239,600 v. \$238,400) and the median sale price was down 1.1% (\$215,000 v. \$217,300).

| Inventory in Months* | | | |
|----------------------|------|------|------|
| | 2007 | 2008 | 2009 |
| January | 9.7 | 17 | 21 |
| February | 7.8 | 14.6 | 18.6 |
| March | 7 | 11.9 | 11.7 |
| April | 7.2 | 12.4 | 11.9 |
| May | 7.1 | 12.6 | 11.1 |
| June | 6.8 | 12.6 | |
| July | 7.6 | 12.7 | |
| August | 7.7 | 12.7 | |
| September | 12 | 12.7 | |
| October | 11.4 | 13.7 | |
| November | 11 | 16.9 | |
| December | 12.7 | 14.8 | |

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-12.8% (\$260,600 v. \$299,000)

Median Sale Price % Change:

-10.7% (\$230,000 v. \$257,600)

For further explanation of this measure, see the second footnote on page 3.

| Clark County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Current Listing Market Time | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-----------------------------|-------------------|
| 2009 | May | 825 | 541 | 353 | 239,600 | 215,000 | | 191 |
| | Year-to-date | 4,325 | 2,152 | 1,514 | 242,700 | 217,800 | | 171 |
| 2008 | May | 1,312 | 484 | 400 | 282,400 | 250,000 | 92 | |
| | Year-to-date | 6,144 | 2,143 | 1,754 | 289,900 | 249,900 | 96 | |
| Change | May | -37.1% | 11.8% | -11.8% | -15.2% | -14.0% | N/A | N/A |
| | Year-to-date | -29.6% | 0.4% | -13.7% | -16.3% | -12.8% | N/A | N/A |

*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 • 5/2009

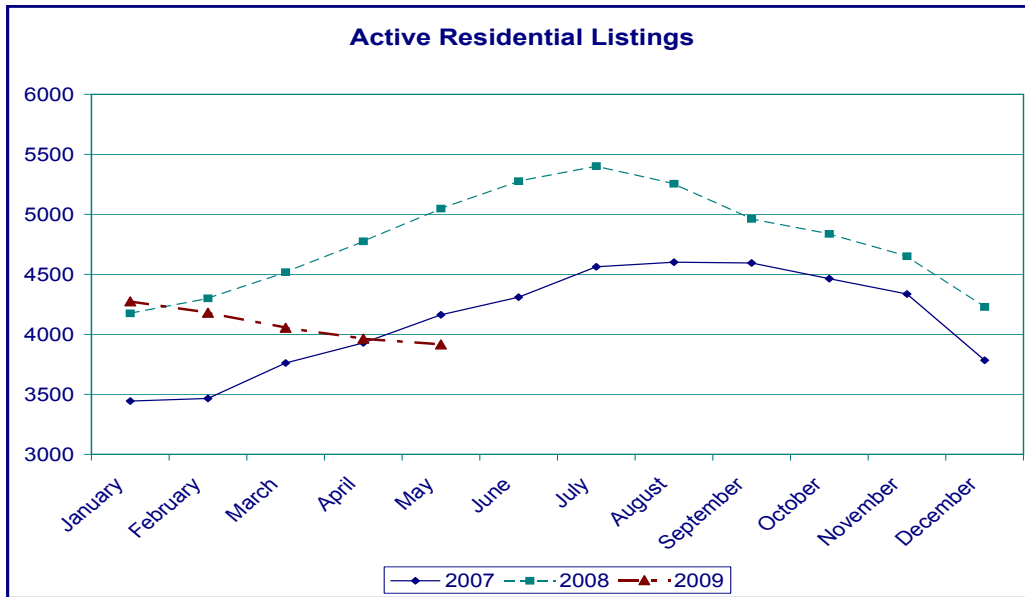
SW Washington

| | RESIDENTIAL | | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|----|--------------------|---------------------------|----------------------------|--------------------|---|--------------|--------------------|--------------------------------|--------------|--------------------|----------------------------|--------------|--------------------|-------------------|-------------------|---------------------------------------|---------------|--------------------|----------------|--------------------|----------------|--------------------|----------------|
| | Current Month | | | | | | | | Year-To-Date | | | | | | | | Year-To-Date | | Year-To-Date | | Year-To-Date | | |
| | Active Listings | New Listings ³ | Expired/Cancelled Listings | Pending Sales 2009 | Pending Sales 2009 v. 2008 ¹ | Closed Sales | Average Sale Price | Total Market Time ⁴ | New Listings | Pending Sales 2009 | Pending Sales 2009 v. 2008 | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 11 | Downtown Vancouver | 116 | 21 | 6 | 16 | 33.3% | 7 | 198,100 | 133 | 140 | 61 | 3.4% | 38 | 179,100 | 162,800 | 188 | -9.3% | 1 | 866,000 | - | - | - | - |
| 12 | NW Heights | 106 | 19 | 7 | 15 | 0.0% | 10 | 141,600 | 163 | 124 | 60 | -6.3% | 36 | 137,000 | 132,000 | 169 | -12.4% | 1 | 199,900 | 1 | 76,000 | 3 | 140,000 |
| 13 | SW Heights | 110 | 17 | 10 | 7 | -22.2% | 3 | 298,200 | 172 | 93 | 30 | -9.1% | 22 | 366,600 | 274,000 | 148 | -21.8% | - | - | - | - | 2 | 169,000 |
| 14 | Lincoln/Hazel Dell | 53 | 16 | 3 | 9 | 125.0% | 12 | 202,900 | 164 | 75 | 37 | 23.3% | 31 | 207,500 | 200,000 | 116 | -8.8% | - | - | - | - | 1 | 226,400 |
| 15 | E Hazel Dell | 209 | 34 | 33 | 35 | 12.9% | 18 | 180,900 | 158 | 231 | 141 | 16.5% | 91 | 186,500 | 190,000 | 146 | -10.2% | 1 | 475,000 | 1 | 88,000 | 2 | 335,700 |
| 20 | NE Heights | 98 | 18 | 11 | 18 | 12.5% | 11 | 192,300 | 178 | 96 | 69 | 15.0% | 42 | 190,600 | 192,800 | 159 | -10.4% | - | - | - | - | 1 | 205,000 |
| 21 | Orchards | 205 | 52 | 31 | 33 | -19.5% | 15 | 203,600 | 176 | 241 | 135 | -14.6% | 86 | 196,900 | 186,000 | 174 | -9.7% | - | - | 1 | 600,000 | - | - |
| 22 | Evergreen | 360 | 72 | 28 | 50 | -10.7% | 40 | 208,800 | 176 | 368 | 186 | -25.3% | 140 | 199,700 | 182,400 | 141 | -10.2% | 1 | 45,000 | - | - | 1 | 215,000 |
| 23 | E Heights | 69 | 16 | 13 | 4 | -66.7% | 4 | 133,700 | 162 | 86 | 29 | -32.6% | 25 | 235,700 | 218,500 | 152 | -23.8% | - | - | - | - | 1 | 229,000 |
| 24 | Cascade Park | 128 | 25 | 11 | 22 | 29.4% | 12 | 256,400 | 215 | 134 | 68 | -1.4% | 44 | 266,000 | 240,000 | 203 | -2.2% | - | - | - | - | - | - |
| 25 | Five Corners | 78 | 25 | 4 | 18 | 0.0% | 10 | 188,500 | 113 | 114 | 74 | -14.9% | 51 | 179,600 | 180,000 | 174 | -17.3% | - | - | - | - | 1 | 120,000 |
| 26 | E Orchards | 110 | 24 | 12 | 15 | -25.0% | 13 | 221,300 | 127 | 144 | 75 | -1.3% | 63 | 232,700 | 220,000 | 155 | -18.8% | - | - | 1 | 40,000 | - | - |
| 27 | Fisher's Landing | 114 | 36 | 18 | 29 | 0.0% | 21 | 233,300 | 146 | 154 | 111 | -3.5% | 88 | 245,100 | 240,000 | 149 | -11.2% | - | - | - | - | - | - |
| 31 | SE County | 35 | 6 | 3 | 3 | 50.0% | 1 | 295,000 | 67 | 32 | 10 | -23.1% | 6 | 415,900 | 330,000 | 115 | 7.6% | - | - | 1 | 550,000 | - | - |
| 32 | Camas City | 266 | 65 | 31 | 43 | 53.6% | 29 | 329,500 | 207 | 339 | 181 | 39.2% | 138 | 326,600 | 318,100 | 186 | -10.2% | - | - | 7 | 87,100 | 2 | 186,600 |
| 33 | Washougal | 269 | 52 | 40 | 38 | 100.0% | 17 | 251,900 | 233 | 279 | 130 | 19.3% | 85 | 269,100 | 252,000 | 203 | -17.8% | - | - | 5 | 115,400 | 1 | 109,000 |
| 41 | N Hazel Dell | 108 | 26 | 9 | 8 | -55.6% | 14 | 242,900 | 177 | 140 | 71 | -10.1% | 62 | 234,600 | 226,500 | 184 | -15.1% | - | - | 1 | 80,000 | - | - |
| 42 | S Salmon Creek | 137 | 36 | 17 | 27 | 12.5% | 14 | 212,200 | 221 | 190 | 99 | -22.0% | 67 | 220,000 | 224,000 | 156 | -14.3% | - | - | 4 | 59,400 | - | - |
| 43 | N Felida | 164 | 36 | 20 | 27 | 50.0% | 31 | 252,400 | 211 | 203 | 94 | 11.9% | 71 | 262,600 | 245,000 | 188 | -19.0% | - | - | 1 | 50,000 | 1 | 183,900 |
| 44 | N Salmon Creek | 206 | 42 | 27 | 21 | 16.7% | 9 | 258,500 | 305 | 209 | 91 | 13.8% | 64 | 272,200 | 253,000 | 193 | -11.9% | - | - | 2 | 1,444,000 | - | - |
| 50 | Ridgefield | 73 | 20 | 5 | 20 | 42.9% | 7 | 245,400 | 327 | 84 | 49 | 8.9% | 29 | 251,000 | 245,000 | 202 | -14.3% | - | - | 1 | 133,000 | - | - |
| 51 | W of I-5 County | 40 | 3 | 3 | 1 | -66.7% | 4 | 491,500 | 290 | 30 | 14 | 16.7% | 12 | 397,900 | 350,000 | 240 | -11.0% | - | - | 3 | 176,700 | - | - |
| 52 | NW E of I-5 County | 69 | 13 | 7 | 7 | 75.0% | 2 | 487,500 | 93 | 59 | 21 | 31.3% | 12 | 419,600 | 380,200 | 182 | -18.2% | - | - | 4 | 143,800 | - | - |
| 61 | Battleground | 276 | 62 | 21 | 38 | 40.7% | 24 | 226,100 | 247 | 290 | 139 | 7.8% | 89 | 239,800 | 210,000 | 166 | -11.8% | 1 | 95,000 | 2 | 137,500 | - | - |
| 62 | Brush Prairie | 269 | 53 | 34 | 25 | 56.3% | 12 | 327,800 | 135 | 271 | 108 | 8.0% | 64 | 291,200 | 267,500 | 169 | -16.6% | - | - | 2 | 165,000 | - | - |
| 63 | East County | 5 | 2 | - | 1 | - | - | - | - | 4 | 1 | - | - | - | - | - | -33.6% | - | - | - | - | - | - |
| 64 | Central County | 23 | 2 | 3 | 4 | 33.3% | 4 | 303,000 | 292 | 28 | 13 | 30.0% | 8 | 360,000 | 370,000 | 276 | -19.5% | - | - | - | - | - | - |
| 65 | Mid-Central County | 43 | 10 | 2 | 3 | 50.0% | 3 | 355,000 | 135 | 34 | 13 | 85.7% | 12 | 295,500 | 307,500 | 202 | -21.6% | - | - | - | - | - | - |
| 66 | Yacolt | 52 | 11 | 3 | 2 | 0.0% | 2 | 124,800 | 79 | 46 | 13 | -31.6% | 12 | 186,800 | 177,500 | 149 | -27.2% | - | - | 1 | 165,000 | - | - |
| 70 | La Center | 71 | 4 | 7 | 2 | -33.3% | 3 | 275,600 | 50 | 41 | 20 | 81.8% | 18 | 255,300 | 250,000 | 189 | -27.5% | - | - | - | - | 1 | 282,500 |
| 71 | N Central | 38 | 5 | 1 | - | -100.0% | 1 | 369,000 | 732 | 34 | 8 | 100.0% | 7 | 281,600 | 275,000 | 259 | -2.6% | - | - | 1 | 610,000 | - | - |
| 72 | NE Corner | 16 | 2 | 2 | - | - | - | - | - | 12 | 1 | -66.7% | 1 | 265,900 | 265,900 | 121 | 26.1% | - | - | 1 | 145,000 | - | - |
| | Grand Total | 3,916 | 825 | 422 | 541 | 11.8% | 353 | 239,600 | 191 | 4,325 | 2,152 | 0.4% | 1,514 | 242,700 | 217,800 | 171 | -12.8% | 5 | 336,200 | 40 | 214,000 | 17 | 198,400 |
| 80 | Woodland City | 53 | 5 | 2 | 10 | 0.0% | 4 | 202,000 | 148 | 37 | 29 | 11.5% | 22 | 229,800 | 226,400 | 214 | -23.2% | - | - | - | - | - | - |
| 81 | Woodland Area | 66 | 12 | 8 | 5 | 150.0% | 4 | 393,100 | 298 | 49 | 14 | 40.0% | 9 | 338,900 | 357,500 | 281 | -29.1% | - | - | 3 | 150,200 | - | - |
| 82 | Cowlitz County | 353 | 53 | 34 | 35 | 66.7% | 19 | 210,200 | 122 | 334 | 137 | -4.2% | 97 | 186,600 | 173,300 | 140 | -10.2% | - | - | 9 | 83,400 | 4 | 513,000 |
| | Grand Total | 472 | 70 | 44 | 50 | 51.5% | 27 | 236,100 | 152 | 420 | 180 | 0.6% | 128 | 204,700 | 189,000 | 162 | -15.7% | - | - | 12 | 100,100 | 4 | 513,000 |
| 87 | Pacific County | 172 | 23 | 14 | 17 | 6.3% | 7 | 175,900 | 201 | 142 | 41 | -10.9% | 25 | 154,200 | 131,000 | 251 | -10.2% | - | - | 5 | 39,300 | - | - |

ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

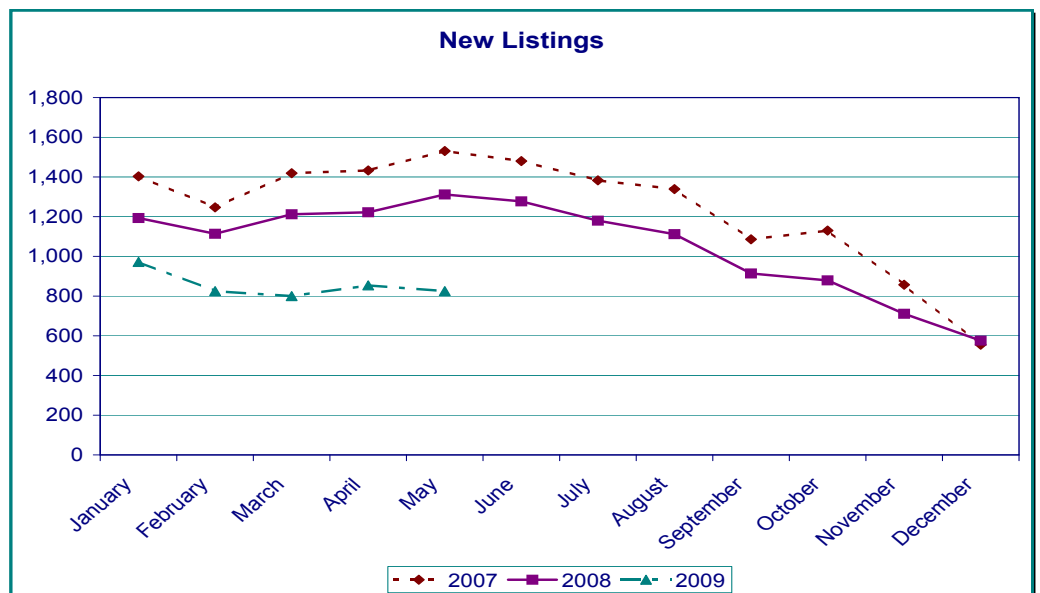
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



NEW LISTINGS

SW WASHINGTON

This graph shows the new residential listings over the past three calendar years in Southwest Washington.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2009 with May 2008. The Year-To-Date section compares year-to-date statistics from May 2009 with year-to-date statistics from May 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/08-5/31/09) with 12 months before (6/1/07-5/31/08).

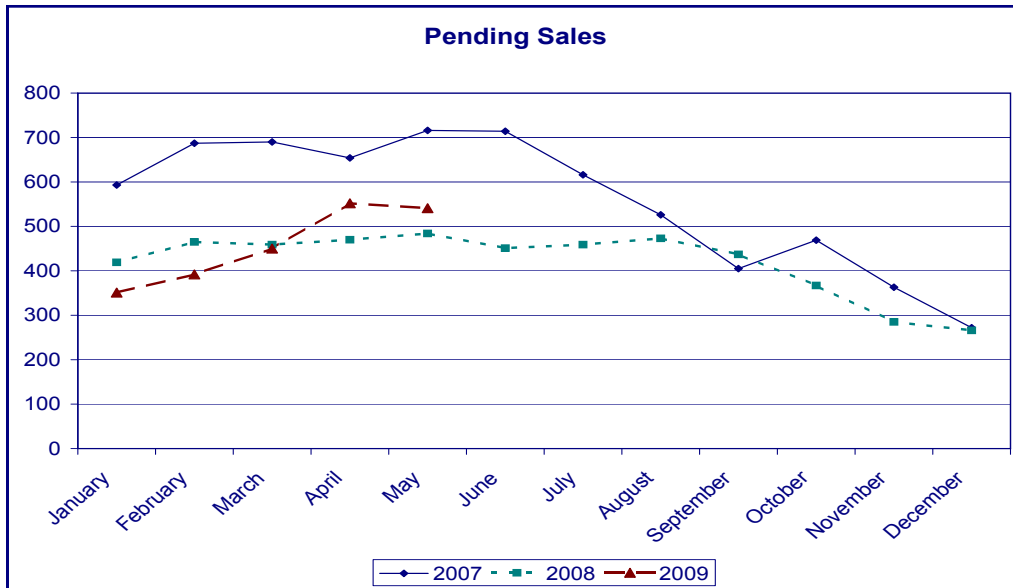
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ 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.

PENDING LISTINGS

SW WASHINGTON

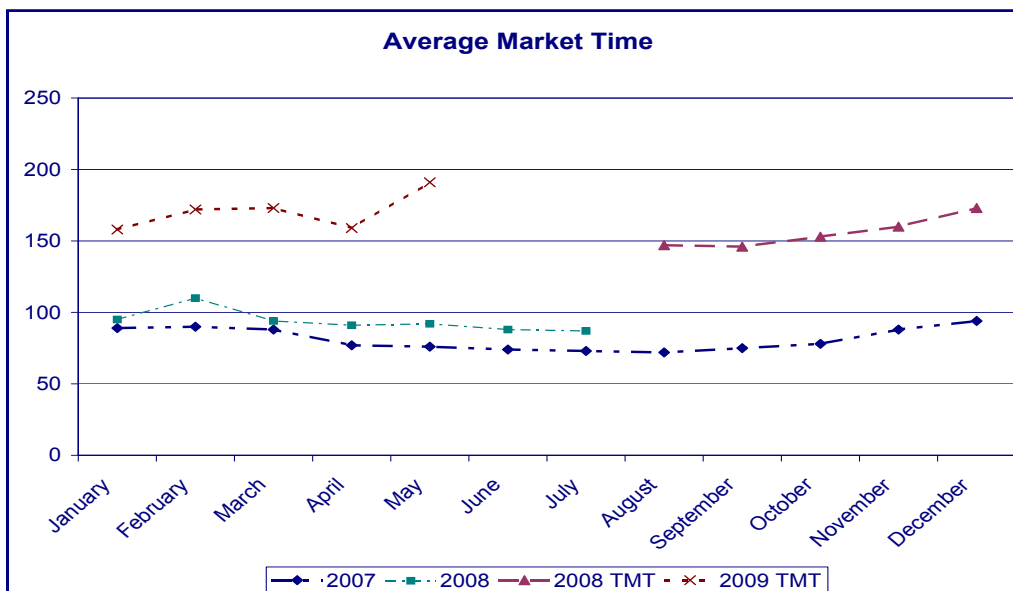
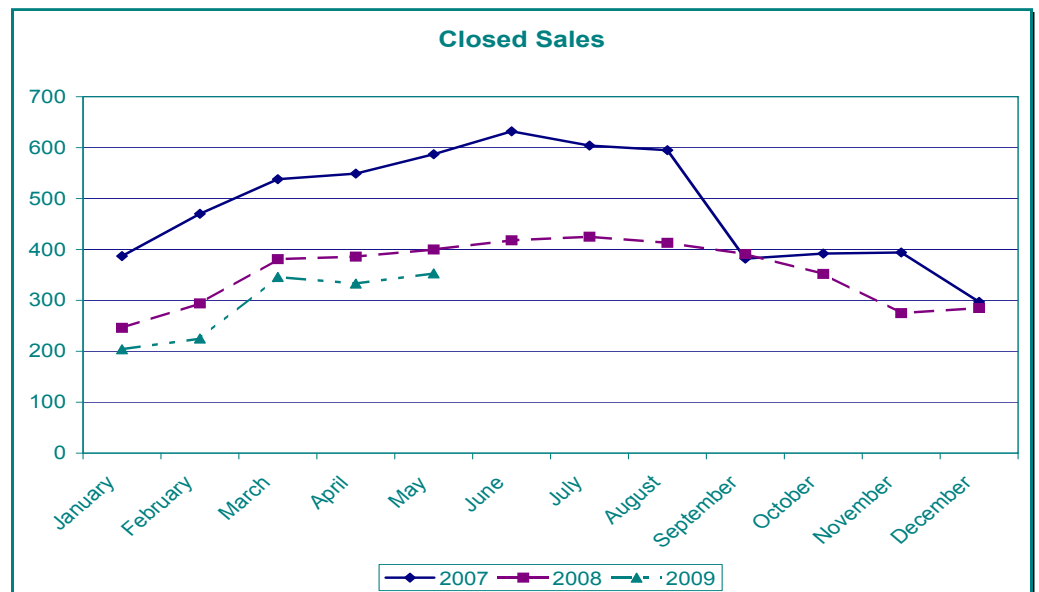
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

This graph shows the closed sales over the past three calendar years in Southwest Washington.



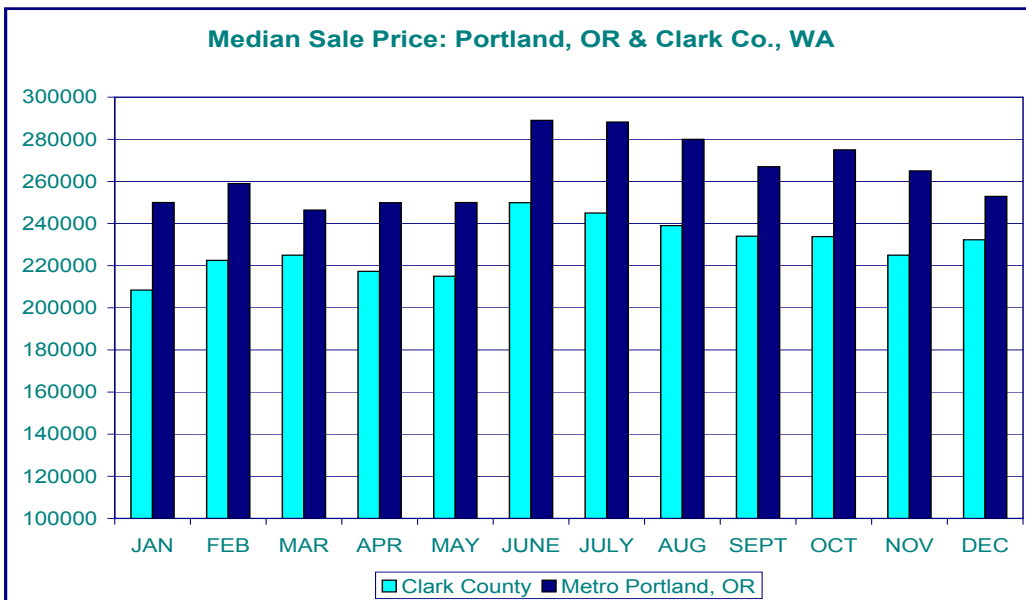
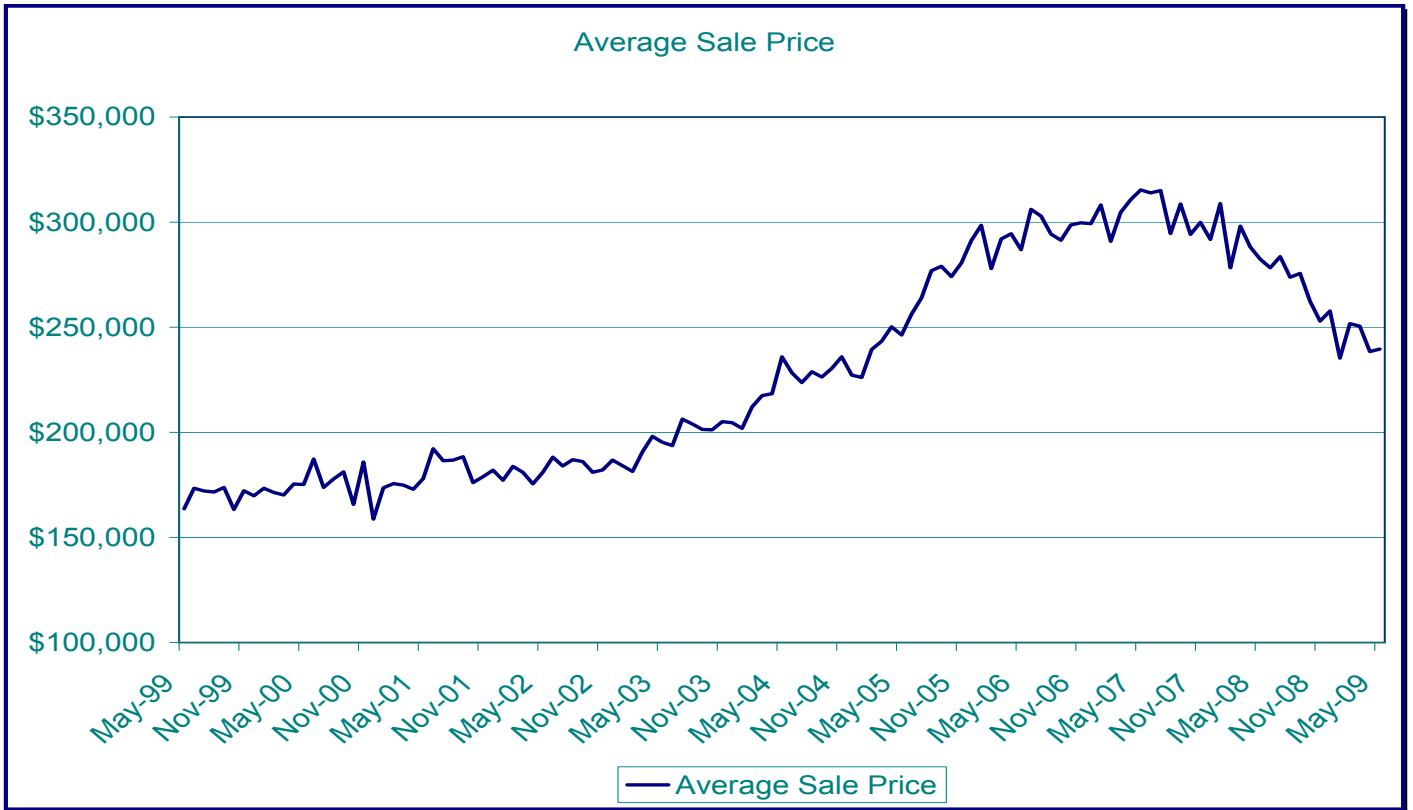
DAYS ON MARKET

SW WASHINGTON

*This graph shows the average market time for sales in Southwest Washington. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*

AVERAGE SALE PRICE
SW WASHINGTON

This graph represents the average sale price for all homes sold in Southwest Washington



MEDIAN SALE PRICE
SW WASHINGTON

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

Corporate

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

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

Salem

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

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

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

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

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

MEDIAN SALE PRICE May 2009

