



Willamette Valley MLS

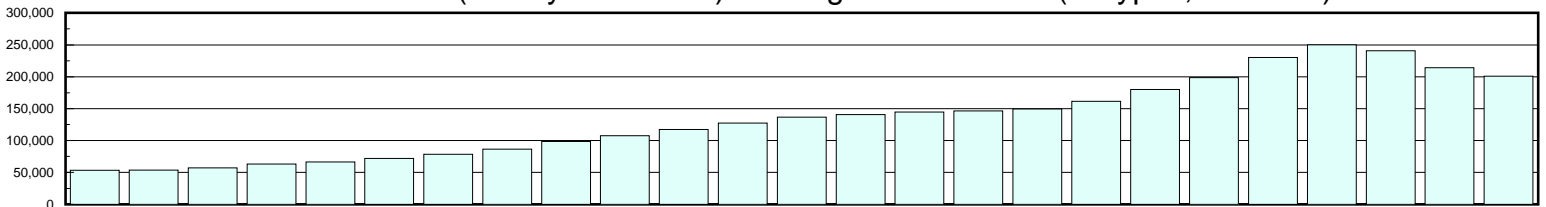
August 2010

Valley Real Estate Review

	Active Offices	Combined Sales Force	Total Listing Issued	Total Annual Sales	Total Annual Dollar Volume
2002	338	1,395	13,869	8,202	\$1,225,870,920
2003	359	1,488	14,377	9,084	\$1,468,312,025
2004	392	1,618	15,105	9,894	\$1,761,745,381
2005	442	1,898	15,307	11,576	\$2,302,562,120
2006	487	2,131	16,585	10,587	\$2,435,687,568
2007	505	2,194	18,425	8,899	\$2,226,574,295
2008	481	1,898	16,957	5,954	\$1,433,604,120
2009	493	1,725	14,807	5,869	\$1,257,251,311
2010 YTD	495	1,673	11,170	4,058	\$815,361,766

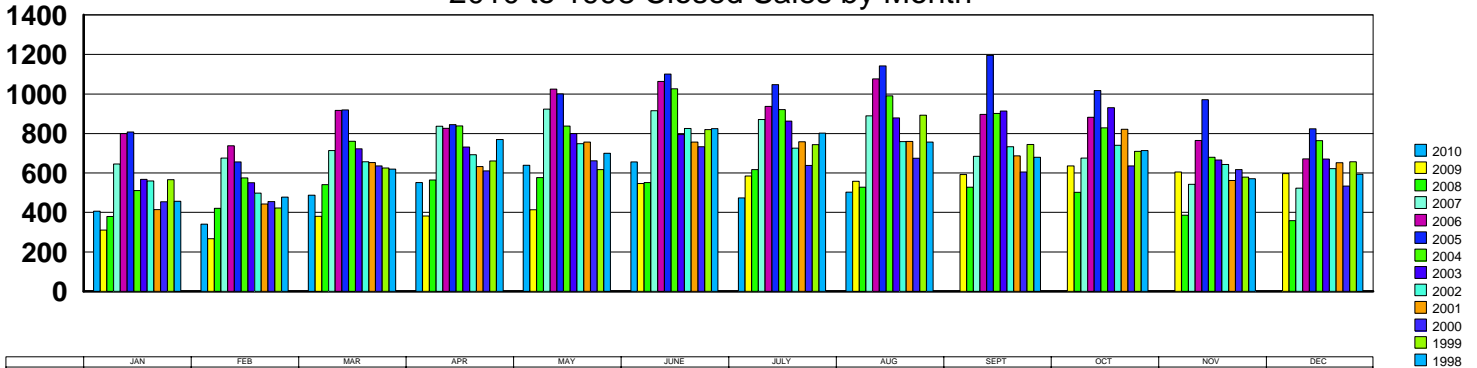
Active Listings	2009	2010	% of Change
	7,549	7,925	+4.98%

1986 to 2010 (2010 year to date) Average Sales Prices (all types, all areas)



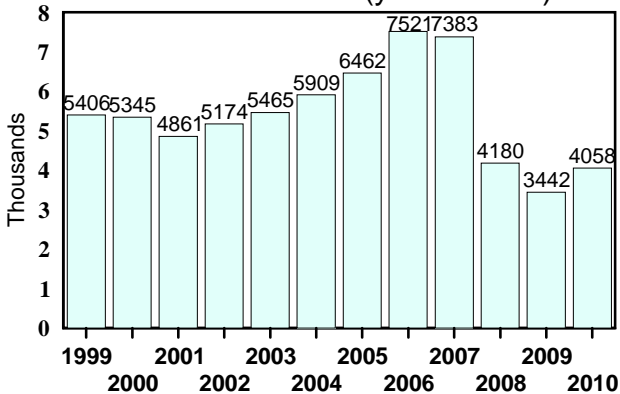
Year	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Average Sales Price	53,279	53,547	57,263	62,968	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	214,219	200,927

2010 to 1998 Closed Sales by Month



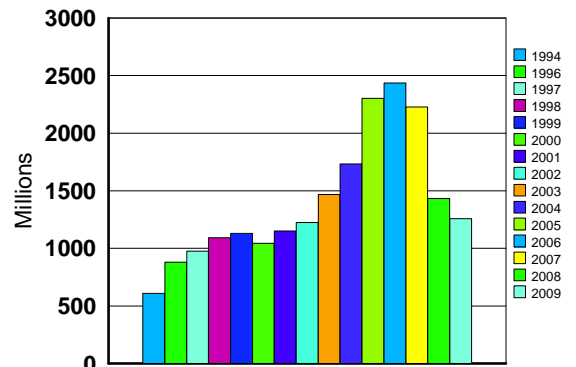
Year	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	406	341	488	551	639	656	473	503				
2009	311	267	381	382	414	546	584	557	591	635	605	596
2008	380	421	541	565	577	551	617	528	528	552	388	358
2007	648	670	714	837	924	910	889	871	685	675	543	523
2006	800	737	917	826	1025	1064	937	1077	896	882	765	871
2005	828	656	650	845	1021	1101	1047	1143	1195	1017	971	823
2004	510	575	761	839	838	1027	921	991	901	829	680	764
2003	568	550	723	732	800	795	862	879	914	930	865	870
2002	550	498	657	693	748	825	726	759	733	749	643	621
2001	415	442	653	652	757	757	758	780	687	821	562	652
2000	454	455	635	611	661	733	638	674	605	617	617	534
1999	466	463	626	650	617	819	743	852	744	709	579	657
1998	457	477	620	770	699	824	802	757	680	713	571	593

Number of Sales (year to date)

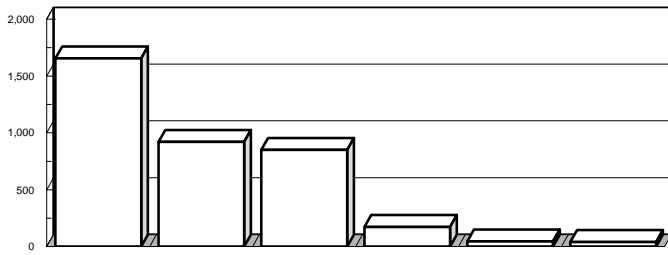


Year	Number of Sales Year to date	Percent Increase/Decrease From Previous Year
2003		5.62%
2004		8.12%
2005		9.36%
2006		16.39%
2007		-1.83%
2008		-43.38%
2009		-17.66%
2010		17.90%

Total Annual Dollar Volume

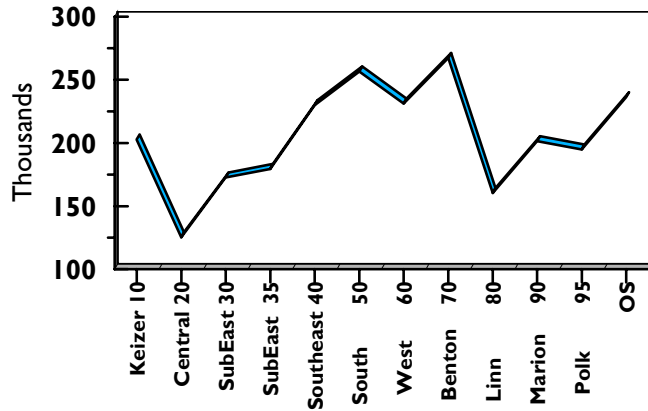


Top Sales Terms (Year to Date)



CNV	CSH	FHA	VA	1TD	LSC
1,655	920	850	174	46	42

Residential Average Sales Prices by Area (Year to Date)



% Chg = Percent of change from previous year

Residential Average Sales Prices by Area

AREA	% Chg 04/2005	2006	% Chg 05/2006	2007	% Chg 06/2007	2008	% Chg 07/2008	2009	% Chg 08/2009	2010 Year to Date
Keizer 10	11.0%	\$225,355	18.82%	\$229,379	1.79%	\$231,879	1.1%	\$204,747	-11.70%	\$202,671
Central 20	12.0%	154,369	20.59%	157,079	1.76%	153,849	-2.1%	144,558	-6.04%	125,233
SubEast 30	7.8%	180,207	13.03%	206,858	14.79%	191,029	-7.7%	172,070	-9.92%	172,681
SubEast 35	9.8%	162,865	14.34%	199,803	22.68%	192,505	-3.7%	184,831	-3.99%	179,294
Southeast 40	14.5%	243,589	17.38%	276,266	13.41%	256,201	-7.3%	225,732	-11.89%	230,003
South 50	12.2%	262,437	20.68%	311,226	18.59%	288,442	-7.3%	259,896	-9.90%	256,446
West 60	18.3%	275,932	18.28%	294,995	6.91%	257,827	-12.6%	246,132	-4.54%	231,148
Benton 70	5.3%	273,058	18.68%	306,557	12.27%	299,687	-2.2%	273,932	-8.59%	267,232
Linn 80	14.8%	167,923	15.33%	194,920	16.08%	191,847	-1.6%	176,117	-8.20%	160,362
Marion 90	10.5%	209,524	20.26%	249,100	18.89%	231,951	-6.9%	210,748	-9.14%	201,393
Polk 95	10.3%	189,622	14.60%	232,396	22.56%	222,252	-4.4%	198,532	-10.67%	194,800
Total Average	10.9%	\$232,943	16.61%	\$249,203	6.98%	\$240,406	-3.5%	\$215,432	-10.39%	\$208,327

August 2010



New Construction Statistics

A member owned cooperative MLS Since 1949

New Construction Residential	Area 10 Keizer	Area 20 Central Salem	Area 30 Suburban NE	Area 35 Suburban SE	Area 40 SE Salem	Area 50 South Salem	Area 60 West Salem	Area 70 Benton County	Area 80 Linn County	Area 90 Marion County	Area 95 Polk County
Units Sold 12 Mos to date	48	27	9	9	121	22	36	70	117	49	28
Average Sales Price	\$241,027	\$205,822	\$218,022	\$195,579	\$219,175	\$327,696	\$252,395	\$239,518	\$184,357	\$232,618	\$237,450
Average Square Footage	1,827	1,351	1,785	1,443	1,696	2,390	2,125	1,704	1,600	1,715	1,891
Average Cost per Square Foot	\$132.00	\$152.00	\$122.00	\$136.00	\$129.00	\$137.00	\$119.00	\$141.00	\$115.00	\$136.00	\$126.00
Average Day on the Market	139	397	139	122	139	384	134	131	201	162	158
Currently Active Listings	21	109	8	17	99	29	41	44	69	66	39

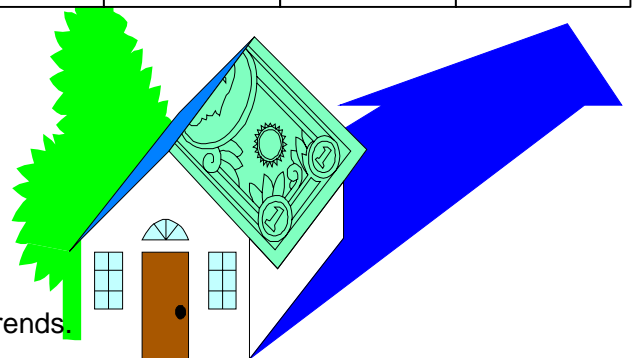
New Construction Residential	Sales 2006	Sales 2007	Sales 2008	Sales 2009	Sales 2010 year to date	Currently Active	Currently Pending
Units	1,812	1,426	864	687	341	581	44
Average Price	\$262,089	\$286,090	\$275,896	\$250,339	\$230,845	\$269,061	\$236,943
Average Square Footage	1,929	2,013	1,995	1,855	1,799	1,775	1,952
Average Cost per Square Foot	\$136.00	\$142.00	\$138.00	\$135.00	\$128.00	\$152.00	\$121.00
Average Days on the Market	162	174	183	182	173	170	103



Equal Housing Opportunity

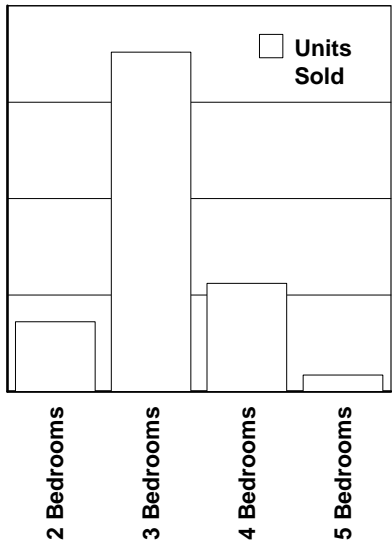
Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

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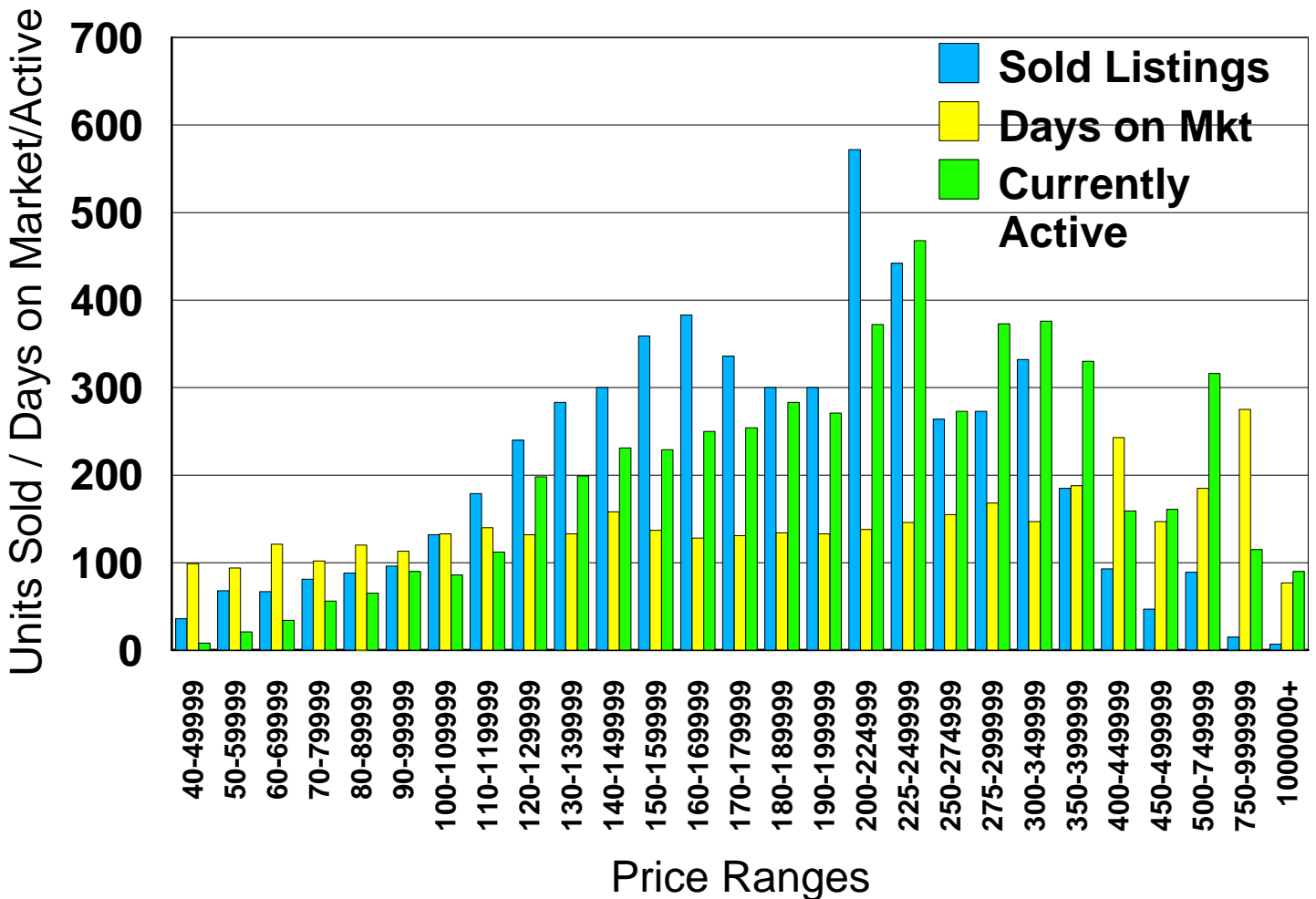


Residential Sales by Number of Bedrooms

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	718	3,483	1,135	174
Average Sales Price	\$138,693	\$196,847	\$261,072	\$332,759
Av. Square Footage	1,190	1,588	2,291	3,119
Average Cost Square Foot	\$122.00	\$124.00	\$114.00	\$107.00
Days on Market	136	139	150	169
Active on the Market	700	3,082	1,256	254



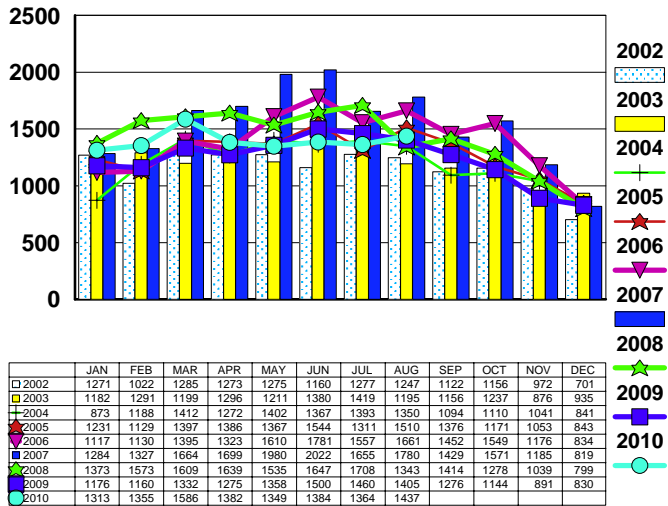
Residential Listings by Price Range 12 Mos



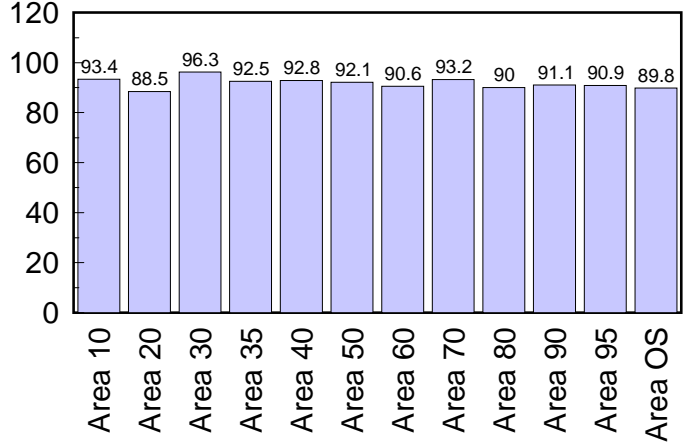
Residential Sold Price Analysis

AREA	2008 Units Sold	2008 Dollar Volume	2009 Units Sold	2009 Dollar Volume	2010 Units Sold YTD	Active on the Mkt	2010 Dollar Volume YTD	Original Average List Price	Average Sales Price	% Sale to List	Days on the Mkt	Average Square Footage	Price Per Square Foot
10	323	\$74897020	294	\$60195731	207	244	\$41953058	\$216811	\$202671	93.4	132	1781	\$114.00
20	274	42154634	284	41054745	174	324	21790575	141458	125233	88.5	141	1336	94.00
30	224	42790668	249	42845595	134	245	23139326	179293	172681	96.3	115	1525	113.00
35	188	36190994	226	41771905	159	226	28507792	193639	179294	92.5	122	1543	116.00
40	524	134249831	519	117155369	324	563	74521049	247613	230003	92.8	128	1956	118.00
50	239	68937767	229	59516188	152	281	38979810	278356	256446	92.1	188	2153	119.00
60	359	92560017	338	83192679	197	351	45536348	255054	231148	90.6	158	2190	106.00
70	694	207983358	647	177234500	496	599	132547511	286603	267232	93.2	136	1868	143.00
80	1001	192039504	971	171010089	712	964	114177934	178172	160362	90.0	145	1544	104.00
90	544	126181680	584	123077364	379	746	76328101	220948	201393	91.1	159	1679	120.00
95	351	78010797	356	70677626	217	392	42271692	214245	194800	90.9	147	1720	113.00
OS	298	91182903	326	81722479	306	494	72297909	263022	236267	89.8	161	1876	126.00

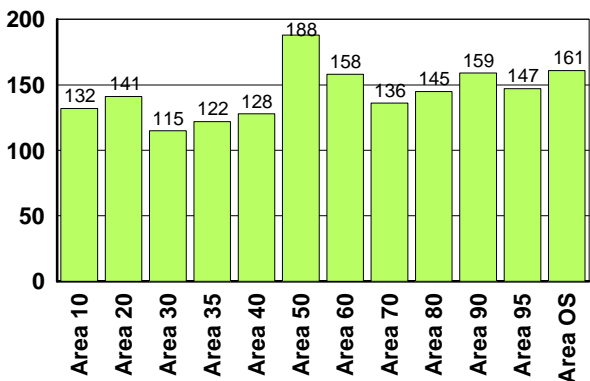
New Listings by the Month



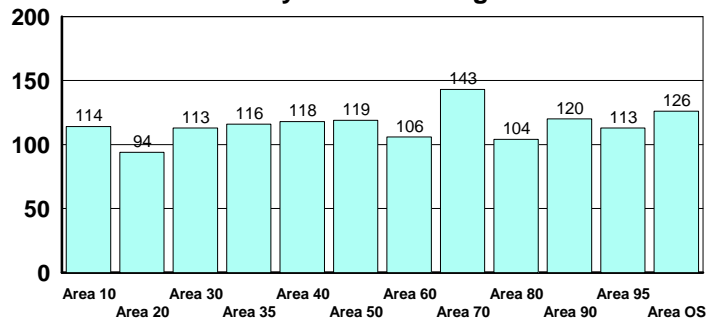
Percent of Sales Price to List Price



Average Days on the Market



Average Sales Price Per Square Foot By Area Including Lot





3421 25th St. SE
 Salem, Oregon 97302-1122
 (503) 399-8657
 1 800 944-3138

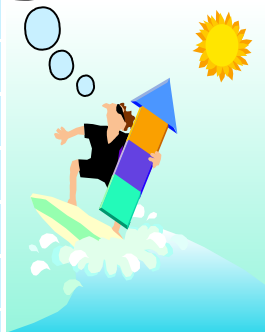
The Statistics presented in this update are compiled by the WVMLS. Statistics reflect sales made by member offices for properties listed in the Willamette Valley, Oregon. Many factors contribute to fluctuations in data. Users of this report should analyze data over an extended period to ascertain market trends. Information is deemed reliable but not guaranteed. Copyright 2010 WVMLS All rights reserved

Executive Vice President/Editor
 Jay A. Gordon
 We welcome your comments and suggestions.

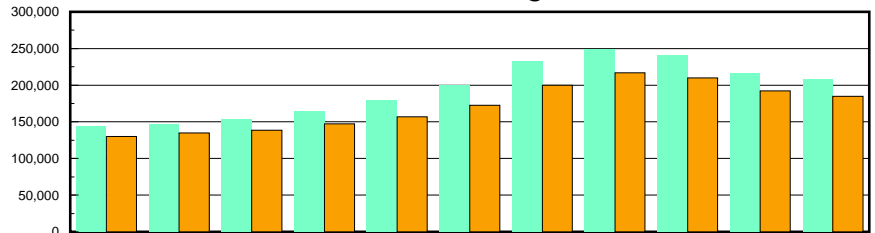


All statistical reports are available on the web at WVMLS.COM

AREAS:	#
Keizer	10
Central Salem	20
Suburban East	30
Suburban SE	35
Southeast Salem	40
South Salem	50
West Salem	60
Benton County	70
Linn County	80
Marion County	90
Polk County	95



2000 to 2010 Ytd Residential Average/Median Sales Prices



2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
144,482	146,282	153,589	164,103	180,172	199,754	232,943	249,203	240,406	215,432	208,327
129,900	135,000	138,555	147,273	156,900	172,400	199,900	217,000	210,000	192,000	185,000

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 1,792 square feet plus a 2 car garage. The average cost per square foot for a new home is \$132.00 including a 7,000 square foot lot.

	Closed Sales	New Listings	Pending Listings	Average Sales Price	% List Price to Sales Price
July 2010	473	1,364	783	\$199,520	95.78%
Full Year 2009	5,869	14,807	4,282	\$214,219	95.95%
July 2009	584	1,460	981	\$201,113	95.59%
Full Year 2008	5,954	16,957	4,056	\$240,780	96.50%