



Willamette Valley MLS

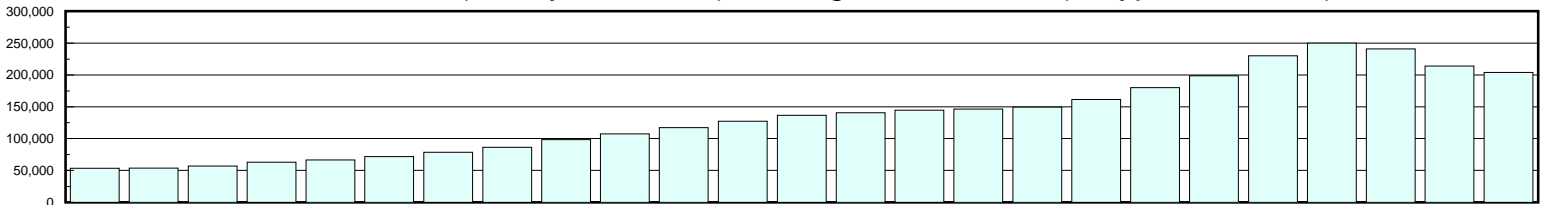
February 2010

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	488	1,707	2,668	747	\$152,374,554

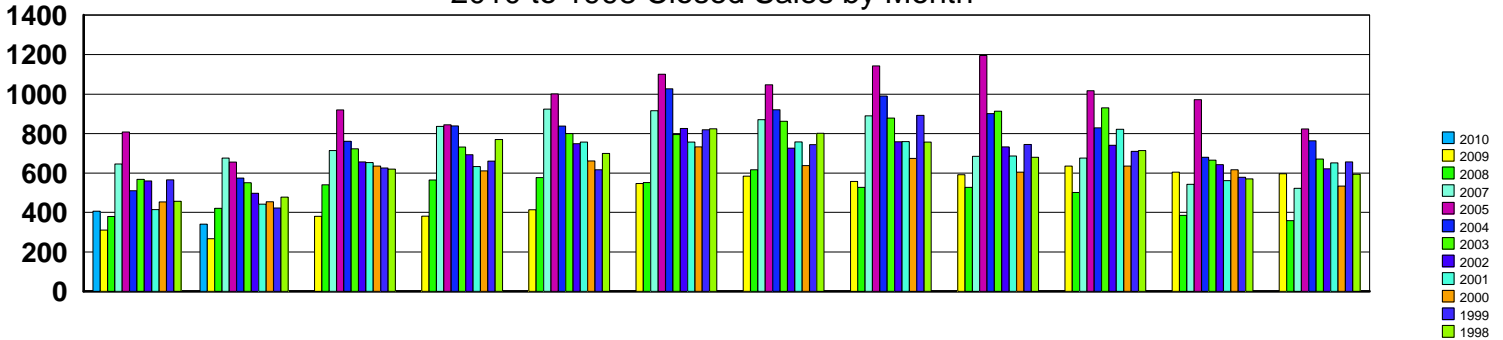
Active Listings	2009	2010	% of Change
	7,163	6,923	-3.4%

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



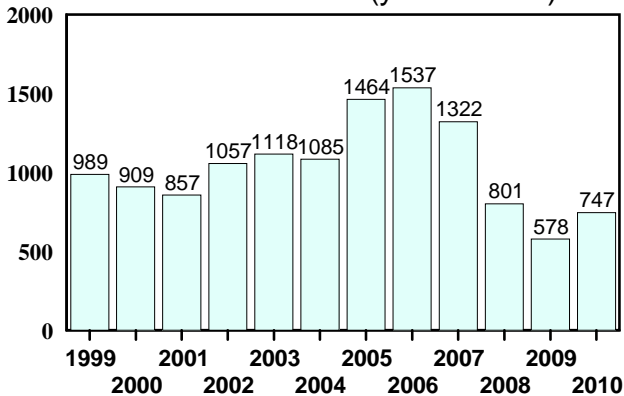
Year	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Average Sales Price	53,279	53,547	57,263	62,968	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	214,219	203,982

2010 to 1998 Closed Sales by Month



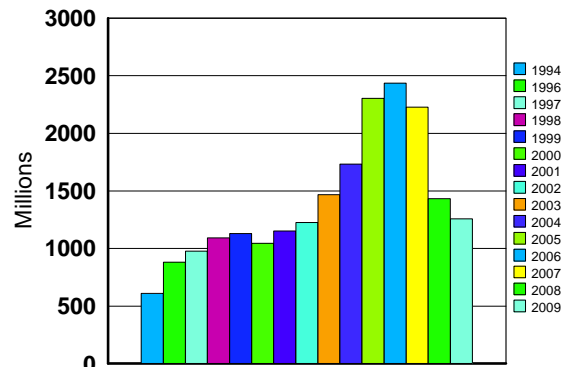
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	406	341										
2009	311	287	381	382	414	546	584	557	591	635	605	596
2008	380	421	541	565	577	617	617	528	529	502	395	358
2007	646	676	714	837	924	916	889	889	695	675	543	523
2006	808	656	920	845	1001	1101	1047	1143	1195	1017	971	823
2005	510	575	761	839	838	1027	921	991	901	829	660	764
2004	568	562	723	732	820	785	862	879	914	930	665	670
2003	559	498	657	693	748	825	726	759	733	740	643	621
2002	415	442	653	632	757	757	758	760	687	821	562	652
2001	454	455	635	611	661	733	698	674	605	635	617	534
2000	566	423	625	660	617	819	743	852	744	709	579	657
1999	457	477	620	770	699	824	802	757	680	713	571	593

Number of Sales (year to date)

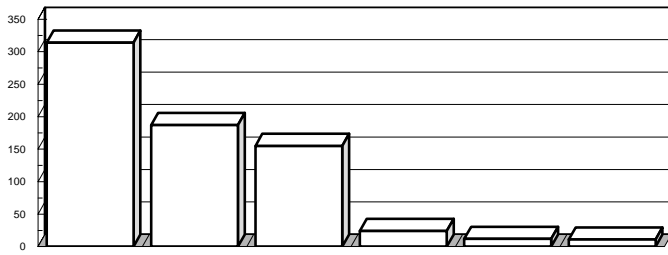


Year	Percent Increase/Decrease From Previous Year
2003	5.77%
2004	-2.95%
2005	34.93%
2006	4.99%
2007	-13.99%
2008	-39.41%
2009	-27.84%
2010	29.24%

Total Annual Dollar Volume

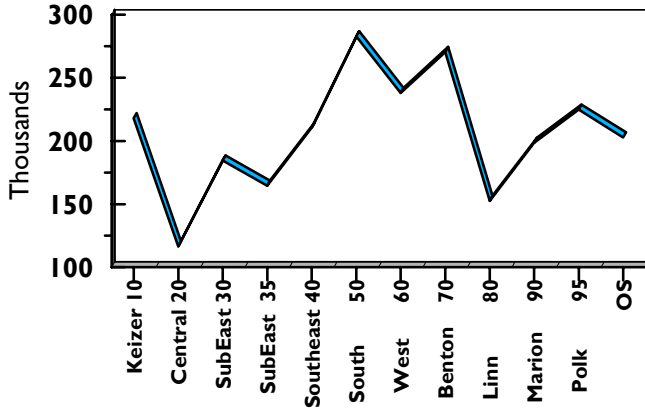


Top Sales Terms (Year to Date)



CNV	CSH	FHA	VA	1TD	LSC
314	187	155	24	12	11

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%	\$218,057
Central 20	12.0%	154,369	20.59%	157,079	1.76%	153,849	-2.1%	144,558	-6.04%	116,714
SubEast 30	7.8%	180,207	13.03%	206,858	14.79%	191,029	-7.7%	172,070	-9.92%	184,570
SubEast 35	9.8%	162,865	14.34%	199,803	22.68%	192,505	-3.7%	184,831	-3.99%	164,648
Southeast 40	14.5%	243,589	17.38%	276,266	13.41%	256,201	-7.3%	225,732	-11.89%	210,598
South 50	12.2%	262,437	20.68%	311,226	18.59%	288,442	-7.3%	259,896	-9.90%	282,854
West 60	18.3%	275,932	18.28%	294,995	6.91%	257,827	-12.6%	246,132	-4.54%	238,040
Benton 70	5.3%	273,058	18.68%	306,557	12.27%	299,687	-2.2%	273,932	-8.59%	270,437
Linn 80	14.8%	167,923	15.33%	194,920	16.08%	191,847	-1.6%	176,117	-8.20%	152,664
Marion 90	10.5%	209,524	20.26%	249,100	18.89%	231,951	-6.9%	210,748	-9.14%	198,587
Polk 95	10.3%	189,622	14.60%	232,396	22.56%	222,252	-4.4%	198,532	-10.67%	224,816
Total Average	10.9%	\$232,943	16.61%	\$249,203	6.98%	\$240,406	-3.5%	\$215,432	-10.39%	\$203,564



February 2010

New Construction Statistics

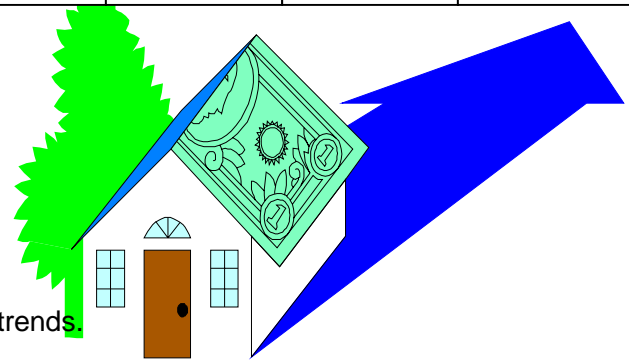
A member owned cooperative MLS Since 1949

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	32	32	10	13	117	21	44	59	117	56	29
Average Sales Price	\$229,704	\$196,300	\$226,630	\$180,004	\$217,392	\$418,809	\$251,197	\$236,099	\$200,064	\$258,762	\$229,716
Average Square Footage	1,789	1,285	1,814	1,404	1,752	2,864	2,071	1,830	1,675	1,877	1,821
Average Cost per Square Foot	\$128.00	\$153.00	\$125.00	\$128.00	\$124.00	\$146.00	\$121.00	\$129.00	\$119.00	\$138.00	\$126.00
Average Day on the Market	126	266	134	158	162	413	146	146	183	178	146
Currently Active Listings	23	82	5	4	85	46	35	30	83	74	21

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	81	522	62
Average Price	\$262,089	\$286,090	\$275,896	\$250,339	\$239,873	\$273,543	\$216,209
Average Square Footage	1,929	2,013	1,995	1,855	1,927	1,809	1,662
Average Cost per Square Foot	\$136.00	\$142.00	\$138.00	\$135.00	\$124.00	\$151.00	\$130.00
Average Days on the Market	162	174	183	182	153	214	102



Equal Housing Opportunity

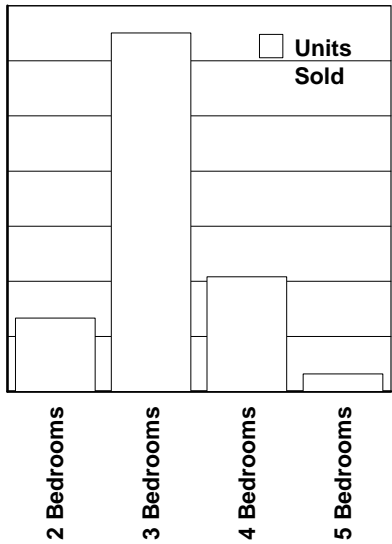


Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

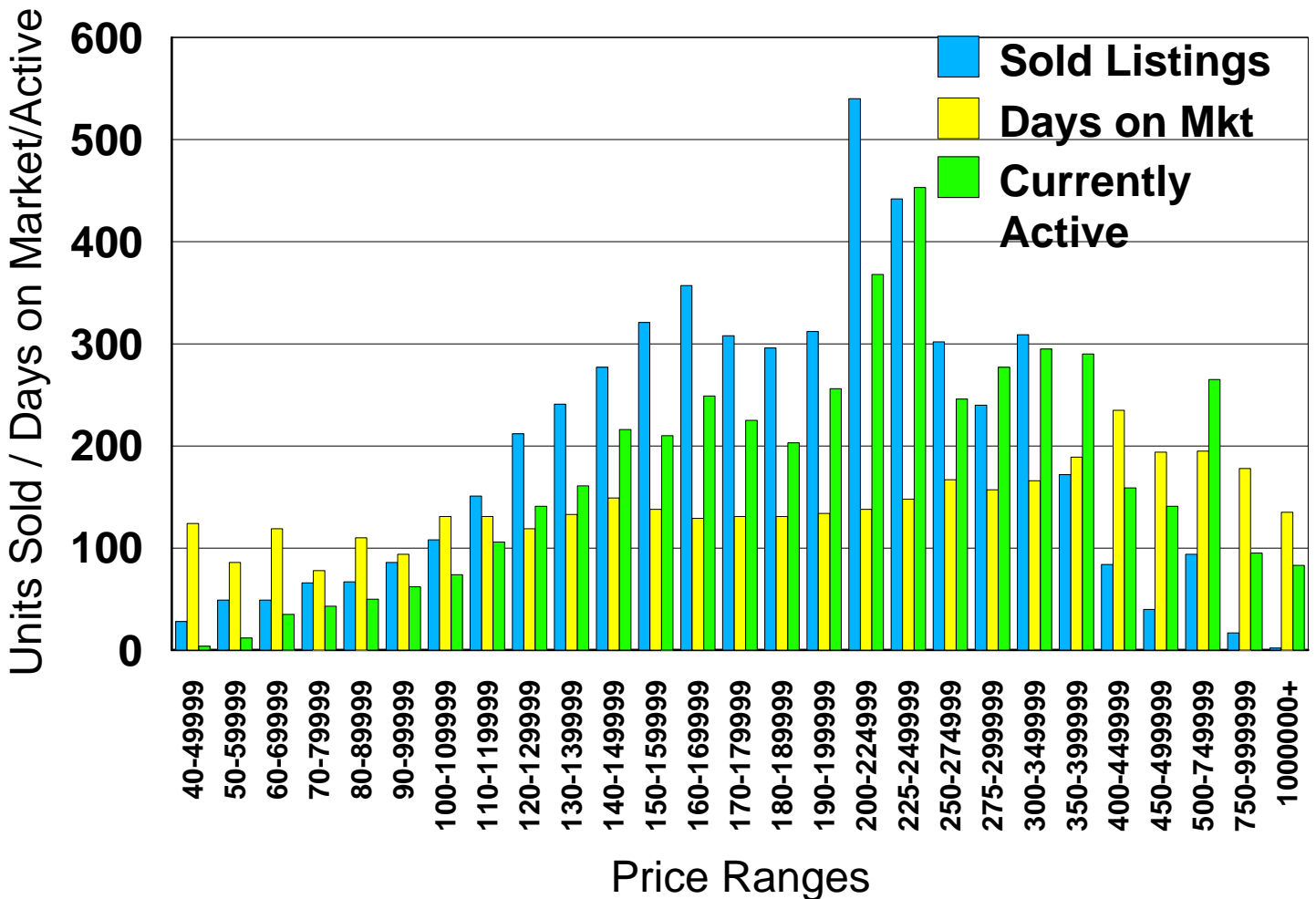
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Residential Sales by Number of Bedrooms

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	665	3,252	1,041	161
Average Sales Price	\$142,014	\$201,592	\$264,277	\$328,576
Av. Square Footage	1,127	1,586	2,290	3,160
Average Cost Square Foot	\$126.00	\$127.00	\$115.00	\$104.00
Days on Market	126	139	157	188
Active on the Market	639	2,651	1,078	228



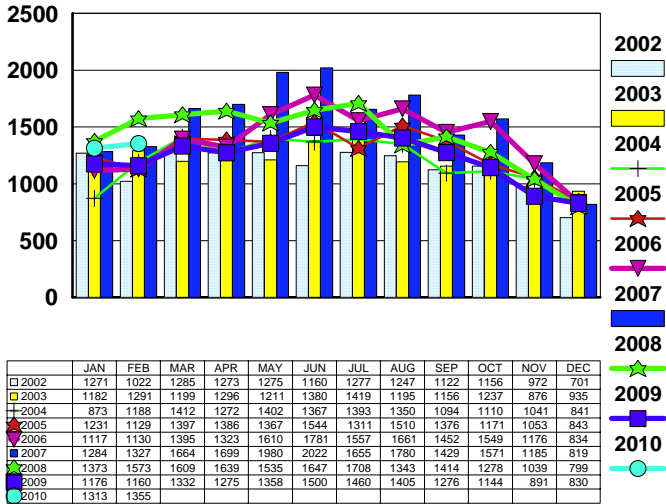
Residential Listings by Price Range 12 Mos



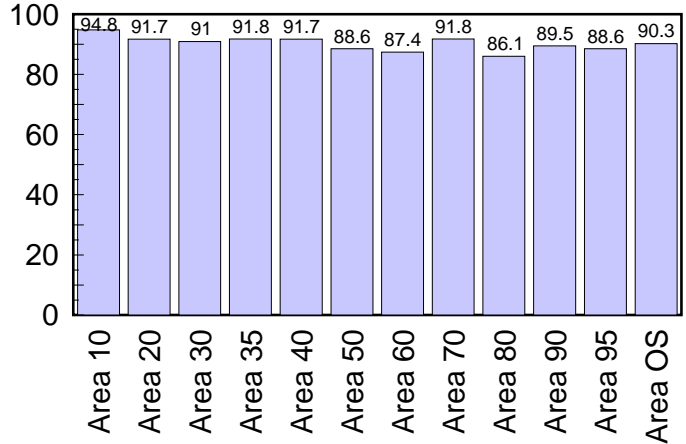
Residential Sold Price Analysis

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	30	240	\$6541725	\$229902	\$218057	94.8	119	1831	\$119.00
20	274	42154634	284	41054745	35	245	4085017	127214	116714	91.7	115	1238	94.00
30	224	42790668	249	42845595	30	183	5537110	202686	184570	91.0	117	1616	114.00
35	188	36190994	226	41771905	35	184	5762680	179204	164648	91.8	132	1479	111.00
40	524	134249831	519	117155369	59	447	12405321	229587	210598	91.7	160	1839	115.00
50	239	68937767	229	59516188	26	271	7354215	318999	282854	88.6	210	2301	123.00
60	359	92560017	338	83192679	40	307	9521600	272195	238040	87.4	152	2308	103.00
70	694	207983358	647	177234500	88	481	23798538	294279	270437	91.8	167	1929	140.00
80	1001	192039504	971	171010089	143	972	21831040	177212	152664	86.1	164	1562	98.00
90	544	126181680	584	123077364	80	645	15887005	221712	198587	89.5	158	1690	118.00
95	351	78010797	356	70677626	48	305	10791190	253495	224816	88.6	174	1815	124.00
OS	298	91182903	326	81722479	54	435	10948725	224357	202754	90.3	125	1721	118.00

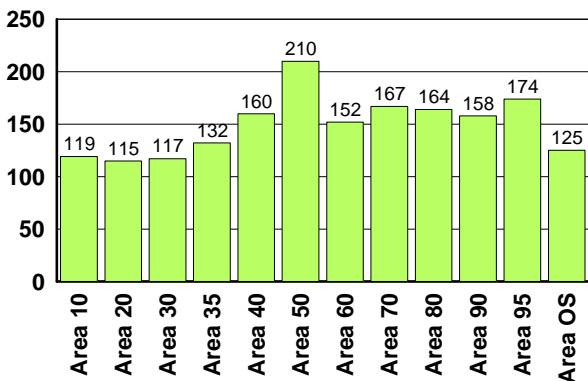
New Listings by the Month



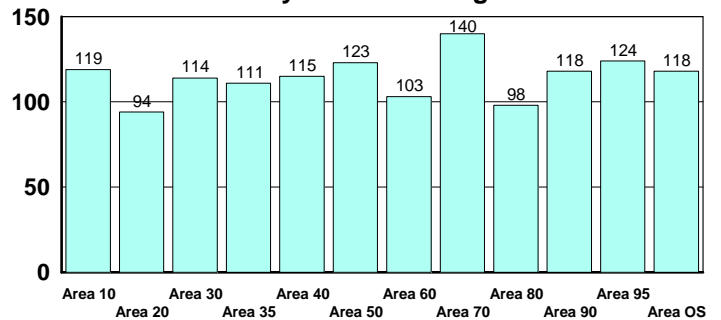
Percent of Sales Price to List Price



Average Days on the Market



Average Sales Price Per Square Foot By Area Including Lot





3421 25th St. SE
 Salem, Oregon 97302-1122
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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.

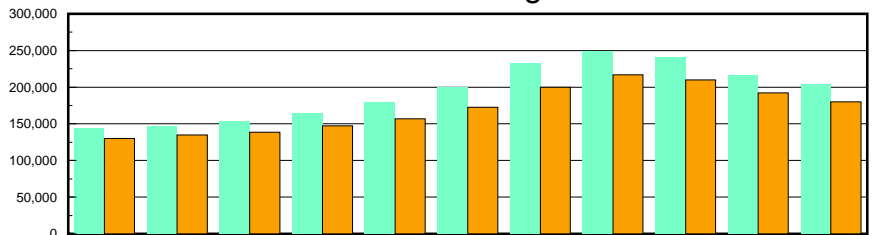


All statistical reports are available on the web at WVMLS.COM

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	203,564
129,900	135,000	138,555	147,273	156,900	172,400	199,900	217,000	210,000	192,000	180,000

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 1,746 square feet plus a 2 car garage. The average cost per square foot for a new home is \$136.00 including a 7,000 square foot lot.

	Closed Sales	New Listings	Pending Listings	Average Sales Price	% List Price to Sales Price
January 2010	406	1,313	862	\$198,259	93.60%
Full Year 2009	5,869	14,807	4,282	\$214,219	95.95%
January 2009	311	1,176	541	\$222,427	95.50%
Full Year 2008	5,954	16,957	4,056	\$240,780	96.50%