



Willamette Valley MLS

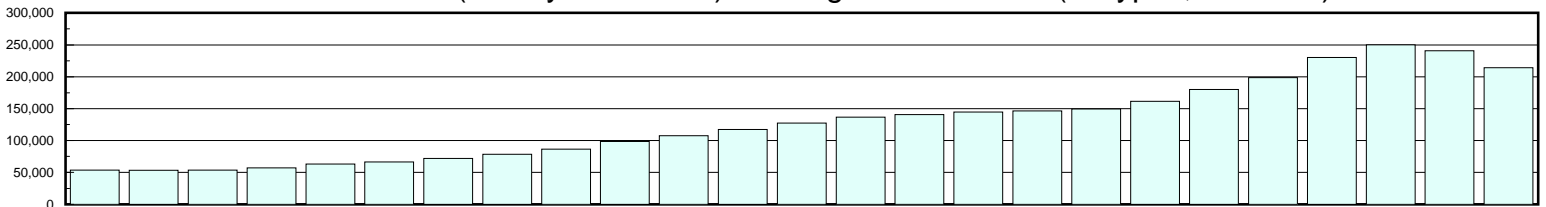
December 2009

Valley Real Estate Review

	Active Offices	Combined Sales Force	Total Listing Issued	Total Annual Sales	Total Annual Dollar Volume
2001	332	1,380	14,233	7,877	\$1,152,263,314
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 YTD	493	1,725	14,807	5,869	\$1,257,251,311

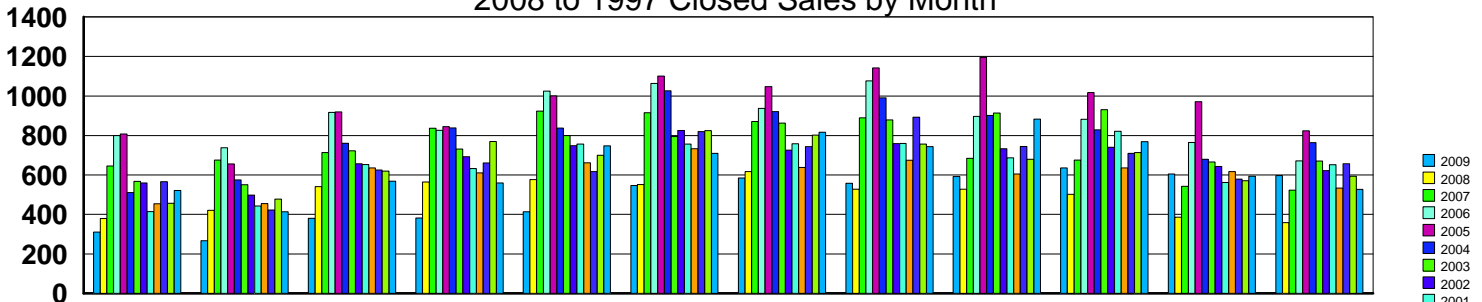
Active Listings	2008	2009	% of Change
	6,760	6,176	-8.64%

1985 to 2009 (2009 year to date) Average Sales Prices (all types, all areas)



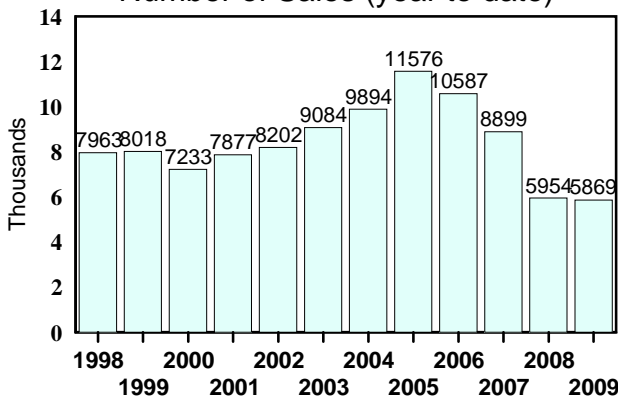
Year	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Average Sales Price	53,582	53,279	53,547	57,263	62,968	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	214,219

2008 to 1997 Closed Sales by Month



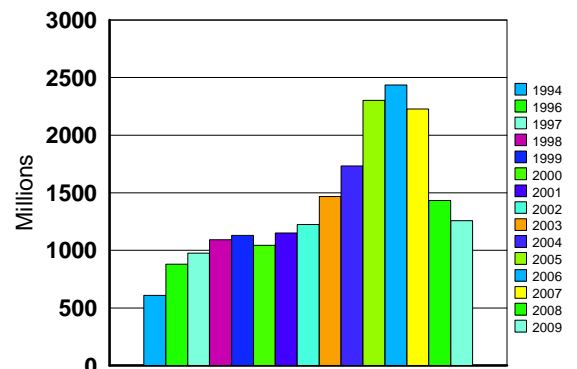
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	311	287	381	382	414	546	584	557	591	635	605	596
2008	380	421	541	565	577	551	617	528	528	502	386	358
2007	548	576	714	837	924	916	871	889	685	575	543	523
2006	800	737	917	826	1025	1064	937	1077	896	882	765	671
2005	808	656	920	845	1001	1101	1047	1143	1195	1017	971	823
2004	510	575	781	838	838	838	1027	921	903	829	680	745
2003	568	550	723	732	800	785	862	879	914	930	665	670
2002	559	498	657	683	748	825	726	759	733	740	643	621
2001	415	442	653	652	757	757	758	760	697	621	562	652
2000	454	455	635	661	733	733	674	605	635	617	534	534
1999	589	423	625	650	617	813	743	892	744	739	579	657
1998	457	477	620	770	699	824	802	757	685	713	571	583
1997	521	414	569	559	747	709	816	743	883	769	583	627

Number of Sales (year to date)

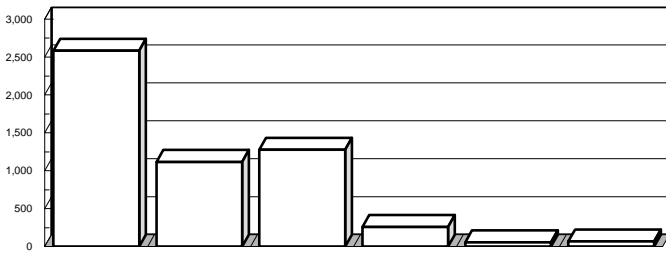


Year	Number of Sales Year to date	Percent Increase/Decrease From Previous Year
2002		4.13%
2003		10.75%
2004		8.92%
2005		17.00%
2006		-8.54%
2007		-15.94%
2008		-33.09%
2009		-1.43%

Total Annual Dollar Volume

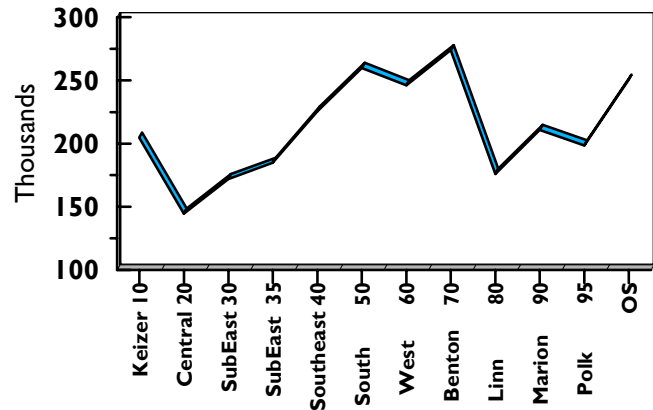


Top Sales Terms (Year to Date)



CNV	CSH	FHA	VA	1TD	LSC
2,583	1,118	1,277	260	57	69

Residential Average Sales Prices by Area (Year to Date)



% Chg = Percent of change from previous year

Residential Average Sales Prices by Area

AREA	2005	% Chg 04/2005	2006	% Chg 05/2006	2007	% Chg 06/2007	2008	% Chg 07/2008	2009 Year to Date
Keizer 10	\$189,658	11.0%	\$225,355	18.82%	\$229,379	1.79%	\$231,879	1.1%	\$204,747
Central 20	128,012	12.0%	154,369	20.59%	157,079	1.76%	153,849	-2.1%	144,558
SubEast 30	159,430	7.8%	180,207	13.03%	206,858	14.79%	191,029	-7.7%	172,070
SubEast 35	142,444	9.8%	162,865	14.34%	199,803	22.68%	192,505	-3.7%	184,831
Southeast 40	207,514	14.5%	243,589	17.38%	276,266	13.41%	256,201	-7.3%	225,732
South 50	217,470	12.2%	262,437	20.68%	311,226	18.59%	288,442	-7.3%	259,896
West 60	233,278	18.3%	275,932	18.28%	294,995	6.91%	257,827	-12.6%	246,132
Benton 70	230,087	5.3%	273,058	18.68%	306,557	12.27%	299,687	-2.2%	273,932
Linn 80	145,597	14.8%	167,923	15.33%	194,920	16.08%	191,847	-1.6%	176,117
Marion 90	174,232	10.5%	209,524	20.26%	249,100	18.89%	231,951	-6.9%	210,748
Polk 95	165,458	10.3%	189,622	14.60%	232,396	22.56%	222,252	-4.4%	198,532
Total Average	\$199,754	10.9%	\$232,943	16.61%	\$249,203	6.98%	\$240,406	-3.5%	\$215,432



December 2009

New Construction Statistics

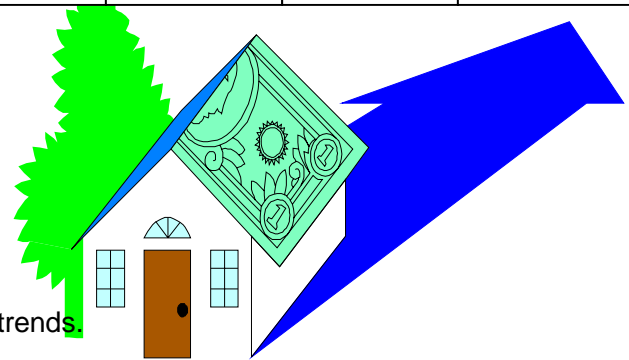
A member owned cooperative MLS Since 1949

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	33	12	15	128	24	59	59	166	80	34
Average Sales Price	\$215,208	\$196,109	\$231,233	\$177,070	\$229,032	\$410,004	\$269,430	\$273,997	\$206,985	\$261,747	\$233,615
Average Square Footage	1,690	1,285	1,855	1,401	1,881	2,915	2,312	2,056	1,739	1,936	1,895
Average Cost per Square Foot	\$127.00	\$153.00	\$125.00	\$126.00	\$122.00	\$141.00	\$117.00	\$133.00	\$119.00	\$135.00	\$123.00
Average Day on the Market	142	263	129	139	158	441	156	173	176	176	144
Currently Active Listings	24	87	4	18	65	54	46	54	116	81	33

New Construction Residential	Sales 2004	Sales 2005	Sales 2006	Sales 2007	Sales 2008	Currently Active	Currently Pending
Units	1,512	2,047	1,812	1,426	864	668	75
Average Price	\$199,604	\$230,791	\$262,089	\$286,090	\$275,896	\$283,034	\$233,247
Average Square Footage	1,775	1,905	1,929	2,013	1,995	1,878	1,841
Average Cost per Square Foot	\$112.00	\$121.00	\$136.00	\$142.00	\$138.00	\$151.00	\$127.00
Average Days on the Market	153	151	162	174	183	241	83



Equal Housing Opportunity

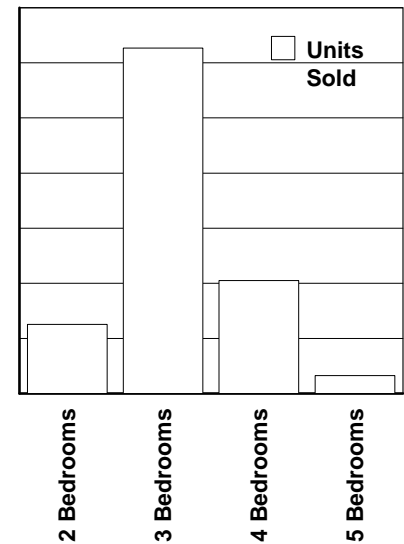


Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

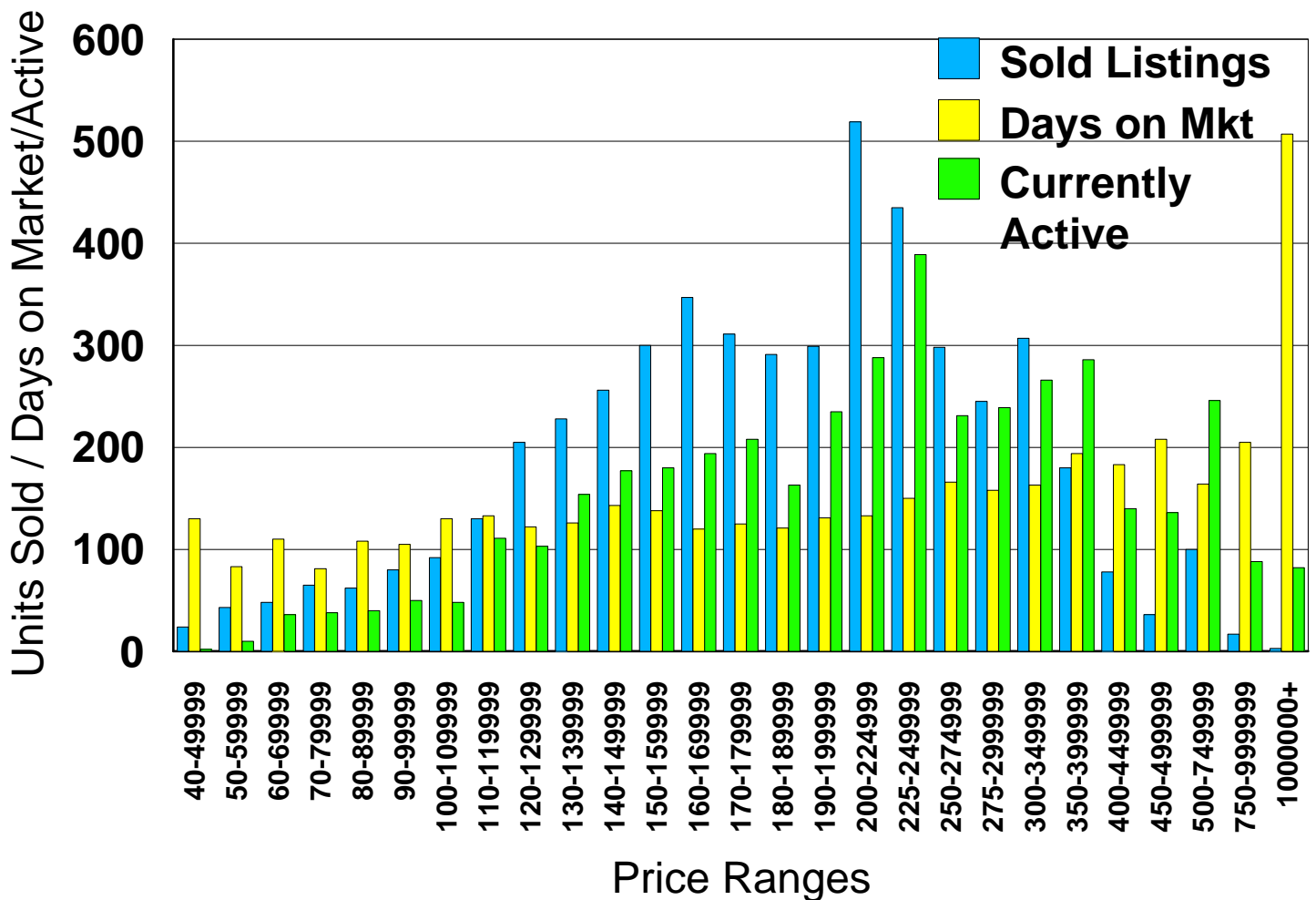
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Residential Sales by Number of Bedrooms

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	628	3133	1026	163
Average Sales Price	\$144,049	\$203,320	\$267,467	\$334,063
Av. Square Footage	1,136	1,584	2,279	3,179
Average Cost Square Foot	\$127.00	\$128.00	\$117.00	\$105.00
Days on Market	127	137	154	175
Active on the Market	548	2,299	979	186



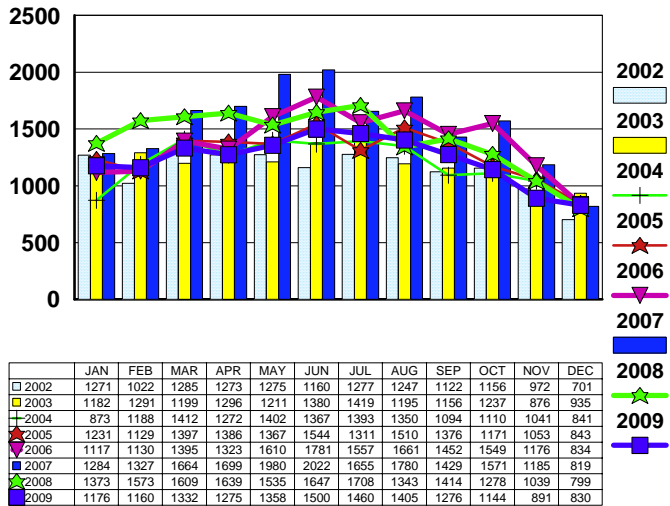
Residential Listings by Price Range 12 Mos



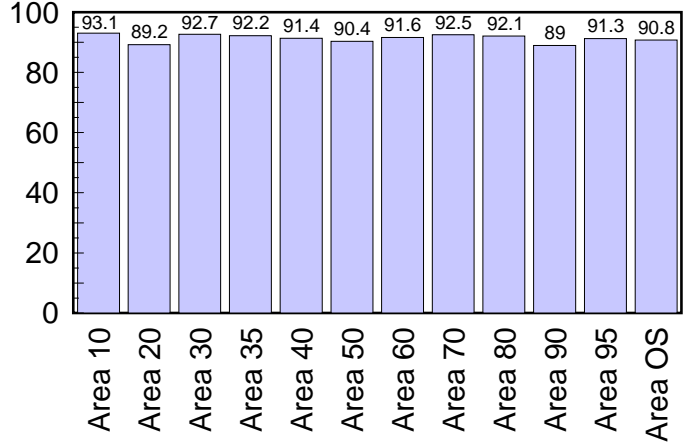
Residential Sold Price Analysis

Area	2007 Units Sold	2007 Dollar Volume	2008 Units Sold	2008 Dollar Volume	2009 Units Sold YTD	Active on the Mkt	2009 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	412	\$94504001	323	\$74897020	294	193	\$60195731	\$219804	\$204747	93.1	131	1676	\$122.00
20	344	54035257	274	42154634	284	227	41054745	162019	144558	89.2	131	1393	104.00
30	394	81502005	224	42790668	249	156	42845595	185490	172070	92.7	127	1526	113.00
35	348	69531312	188	36190994	226	169	41771905	200344	184831	92.2	129	1521	122.00
40	703	194214790	524	134249831	519	352	117155369	246900	225732	91.4	138	1857	122.00
50	296	92122984	239	68937767	229	220	59516188	287305	259896	90.4	189	2062	126.00
60	454	133927944	359	92560017	338	273	83192679	268639	246132	91.6	137	2187	113.00
70	856	262412624	694	207983358	647	435	177234500	295937	273932	92.5	136	1861	147.00
80	1558	303684845	1001	192039504	971	871	171010089	191193	176117	92.1	140	1524	116.00
90	963	239883006	544	126181680	584	565	123077364	236656	210748	89.0	152	1698	124.00
95	575	133627769	351	78010797	356	266	70677626	217336	198532	91.3	140	1646	121.00
OS	476	151019711	298	91182903	326	398	81722479	275805	250682	90.8	135	1851	135.00

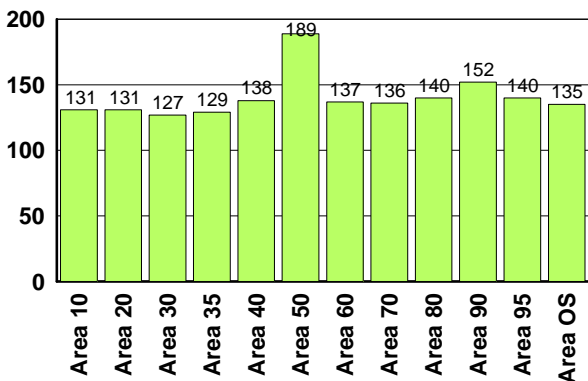
New Listings by the Month



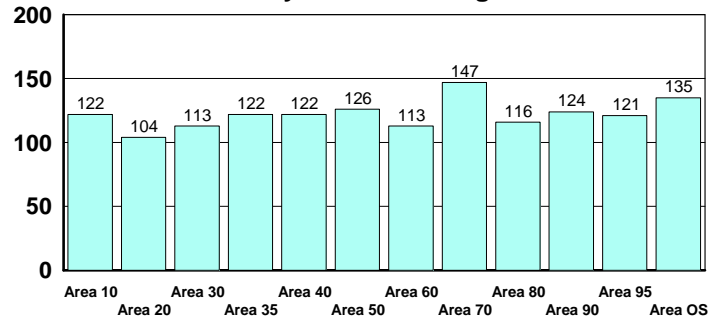
Percent of Sales Price to List Price



Average Days on the Market



Average Sales Price Per Square Foot By Area Including Lot





3421 25th St. SE
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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 2009 WVMLS All rights reserved

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

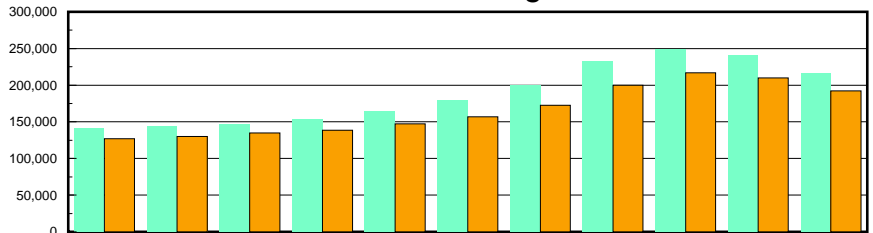


All statistical reports are available on the web at WVMLS.COM

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



1999 to 2009 Ytd Residential Average/Median Sales Prices



1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
140,886	144,482	146,282	153,589	164,103	180,172	199,754	232,943	249,203	240,406	215,432
127,000	129,900	135,000	138,555	147,273	156,900	172,400	199,900	217,000	210,000	192,000

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 1,900 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
November 2009	605	891	588	\$196,544	97.60%
Full Year 2008	5,954	16,957	4,056	\$240,780	96.50%
November 2008	386	1,039	295	\$248,639	94.91%
Full Year 2007	8,899	18,425	5,889	\$250,205	97.62%