



Willamette Valley MLS

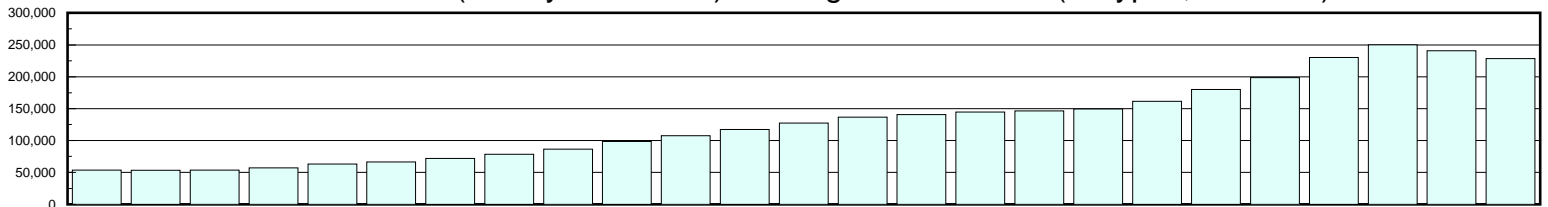
February 2009

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	480	1,805	2,336	578	\$132,064,908

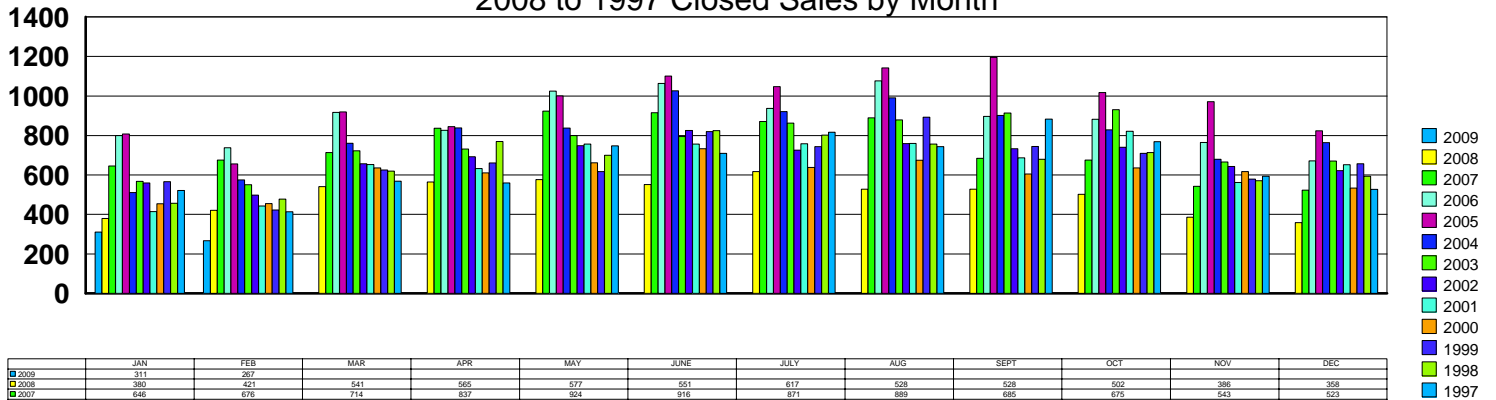
Active Listings	2008	2009	% of Change
	6,893	7,163	3.9%

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



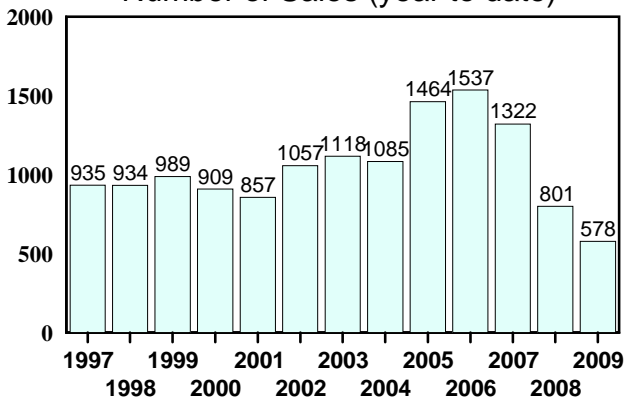
Year	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Average Sales Price	53,582	53,279	53,547	57,263	62,968	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	228,486

2008 to 1997 Closed Sales by Month



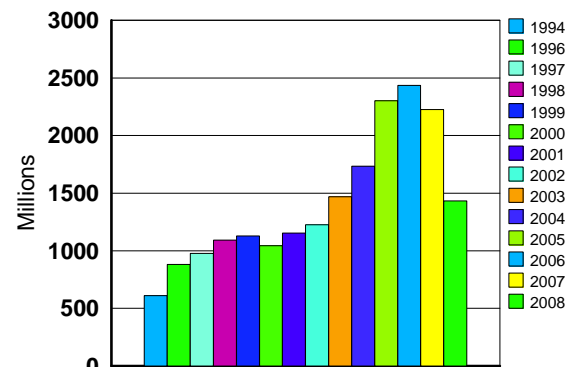
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	311	267										
2008	380	421	541	565	577	551	617	528	528	502	386	358
2007	648	676	714	837	814	916	871	869	835	675	543	523
2006	800	737	917	1025	1064	1025	937	1077	896	882	765	671
2005	898	856	920	845	1001	1101	1047	1143	1195	1017	971	823
2004	510	575	781	838	838	1027	921	951	911	829	680	764
2003	568	550	723	732	800	795	862	879	914	930	665	670
2002	559	498	697	693	748	825	726	759	733	740	543	521
2001	415	442	693	632	757	757	758	763	687	651	562	562
2000	454	455	635	611	733	674	638	674	605	635	617	534
1999	566	423	625	590	617	819	743	892	744	709	579	557
1998	457	477	620	770	699	824	892	752	680	713	571	593
1997	521	414	569	559	747	709	816	743	883	789	593	527

Number of Sales (year to date)

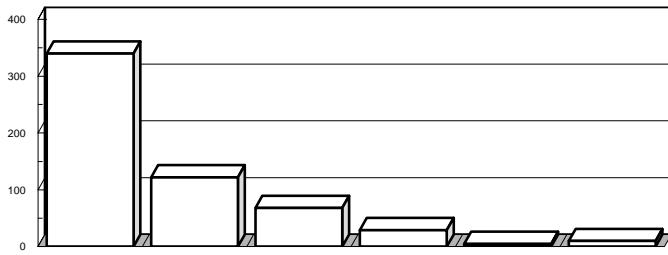


Number of Sales Year to date	Percent Increase/Decrease From Previous Year
2002	23.34%
2003	5.77%
2004	-2.95%
2005	34.93%
2006	4.99%
2007	-13.99%
2008	-39.41%
2009	-27.84%

Total Annual Dollar Volume

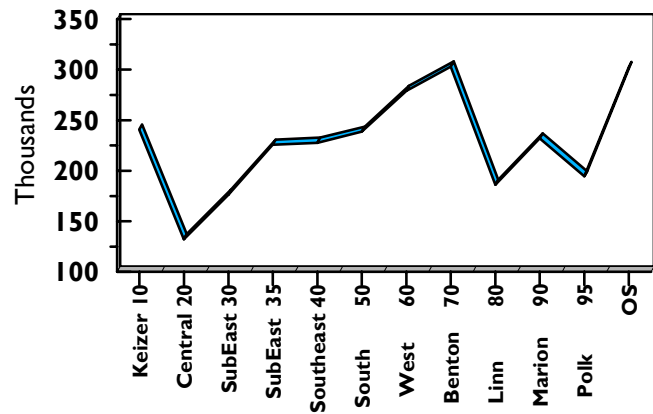


Top Sales Terms (Year to Date)



CNV	CSH	FHA	VA	1TD	LSC
340	122	68	29	5	10

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%	\$240,645
Central 20	128,012	12.0%	154,369	20.59%	157,079	1.76%	153,849	-2.1%	132,291
SubEast 30	159,430	7.8%	180,207	13.03%	206,858	14.79%	191,029	-7.7%	176,179
SubEast 35	142,444	9.8%	162,865	14.34%	199,803	22.68%	192,505	-3.7%	225,590
Southeast 40	207,514	14.5%	243,589	17.38%	276,266	13.41%	256,201	-7.3%	227,617
South 50	217,470	12.2%	262,437	20.68%	311,226	18.59%	288,442	-7.3%	238,598
West 60	233,278	18.3%	275,932	18.28%	294,995	6.91%	257,827	-12.6%	278,933
Benton 70	230,087	5.3%	273,058	18.68%	306,557	12.27%	299,687	-2.2%	303,036
Linn 80	145,597	14.8%	167,923	15.33%	194,920	16.08%	191,847	-1.6%	186,128
Marion 90	174,232	10.5%	209,524	20.26%	249,100	18.89%	231,951	-6.9%	231,954
Polk 95	165,458	10.3%	189,622	14.60%	232,396	22.56%	222,252	-4.4%	194,402
Total Average	\$199,754	10.9%	\$232,943	16.61%	\$249,203	6.98%	\$240,406	-3.5%	\$229,713



February 2009

New Construction Statistics

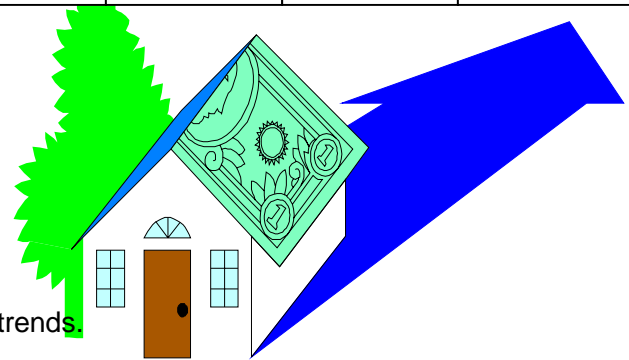
A member owned cooperative MLS Since 1949

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	39	2	7	16	94	30	60	74	213	91	50
Average Sales Price	\$263,571	\$200,000	\$244,790	\$216,921	\$290,854	\$387,360	\$314,988	\$350,696	\$216,988	\$276,995	\$258,407
Average Square Footage	1,967	1,546	1,793	1,498	2,241	2,641	2,489	2,295	1,681	1,900	1,949
Average Cost per Square Foot	\$134.00	\$129.00	\$137.00	\$145.00	\$130.00	\$147.00	\$127.00	\$153.00	\$129.00	\$146.00	\$133.00
Average Day on the Market	173	140	181	81	140	266	189	212	180	153	162
Currently Active Listings	20	111	6	20	110	57	75	72	133	101	31

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	797	74
Average Price	\$199,604	\$230,791	\$262,089	\$286,090	\$275,896	\$309,172	\$262,346
Average Square Footage	1,775	1,905	1,929	2,013	1,995	1,977	2,094
Average Cost per Square Foot	\$112.00	\$121.00	\$136.00	\$142.00	\$138.00	\$156.00	\$125.00
Average Days on the Market	153	151	162	174	183	191	126



Equal Housing Opportunity

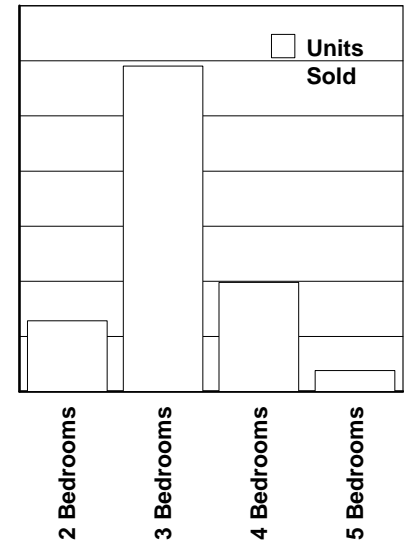


Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

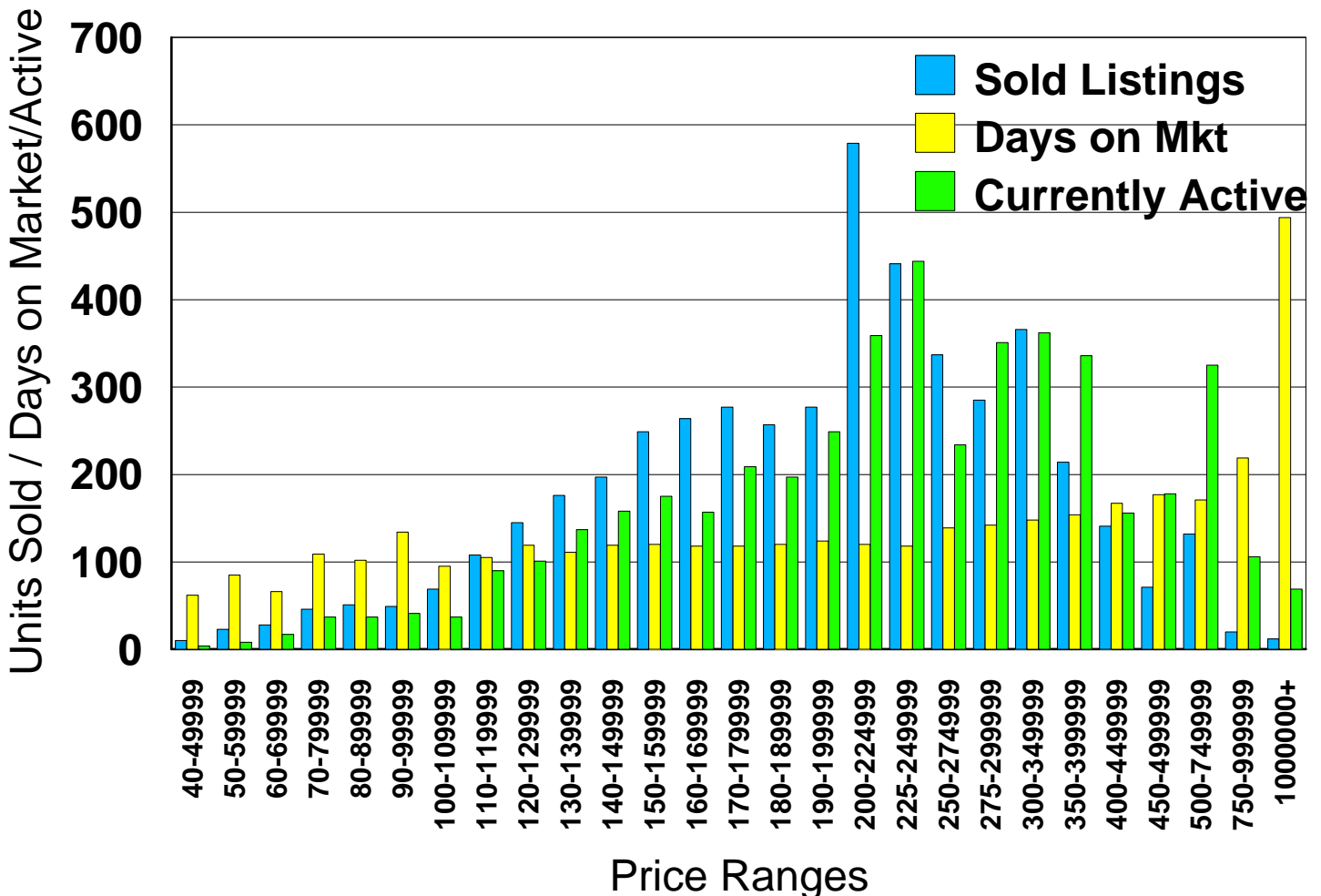
copyright 2009 WVMLS all rights reserved

Residential Sales by Number of Bedrooms

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	643	2,953	989	190
Average Sales Price	\$158,248	\$224,893	\$299,006	\$348,683
Av. Square Footage	1,116	1,590	2,282	2,918
Average Cost Square Foot	\$142.00	\$141.00	\$131.00	\$119.00
Days on Market	116	125	144	160
Active on the Market	582	2,553	1,078	234



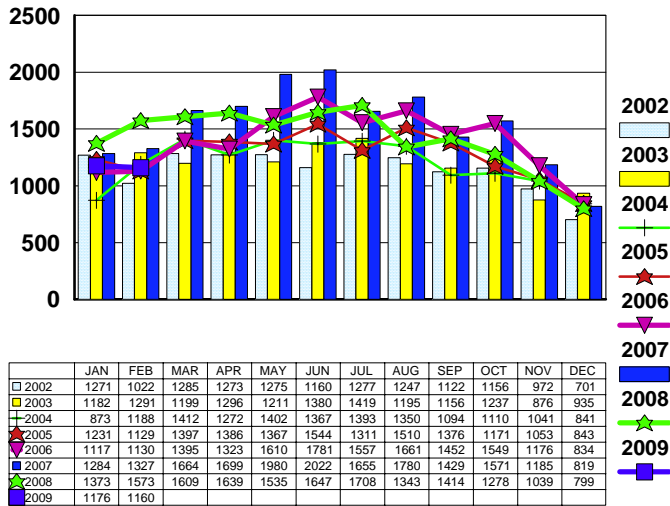
Residential Listings by Price Range 12 Mos



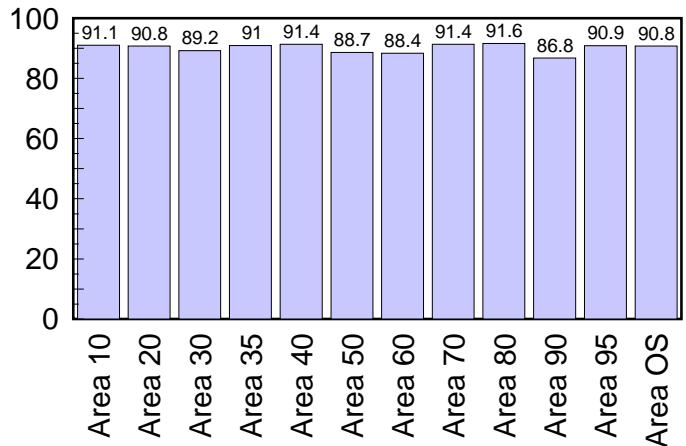
Residential Sold Price Analysis

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	31	193	\$7460020	\$263911	\$240645	91.1	147	1983	\$121.00
20	344	54035257	274	42154634	23	283	3042700	145536	132291	90.8	97	1324	100.00
30	394	81502005	224	42790668	31	171	5461557	197388	176179	89.2	112	1513	116.00
35	348	69531312	188	36190994	23	176	5188585	247765	225590	91.0	124	1870	121.00
40	703	194214790	524	134249831	58	454	13201815	248977	227617	91.4	119	1888	121.00
50	296	92122984	239	68937767	16	256	3817570	268772	238598	88.7	217	2042	117.00
60	454	133927944	359	92560017	40	352	11157324	315211	278933	88.4	130	2609	107.00
70	856	262412624	694	207983358	64	512	19394326	331386	303036	91.4	142	2081	146.00
80	1558	303684845	1001	192039504	101	952	18799009	203083	186128	91.6	132	1551	120.00
90	963	239883006	544	126181680	56	609	12989438	267150	231954	86.8	146	1826	127.00
95	575	133627769	351	78010797	42	297	8164887	213654	194402	90.9	132	1683	116.00
OS	476	151019711	298	91182903	24	316	7262200	333238	302591	90.8	143	1838	165.00

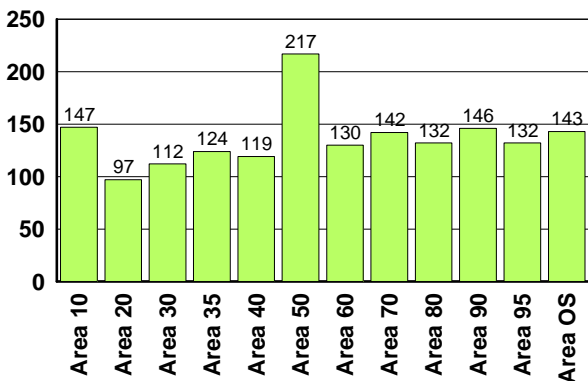
New Listings by the Month



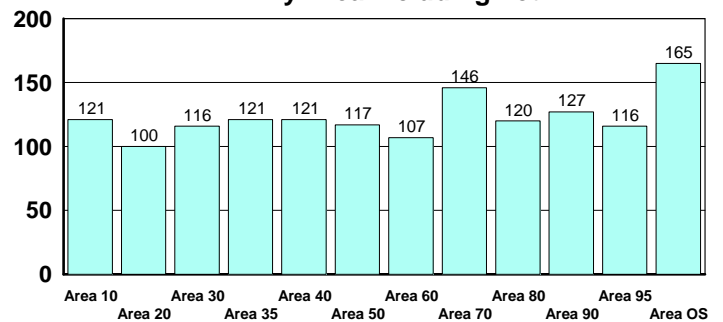
Percent of Sales Price to List Price



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 2009 WVMLS All rights reserved

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

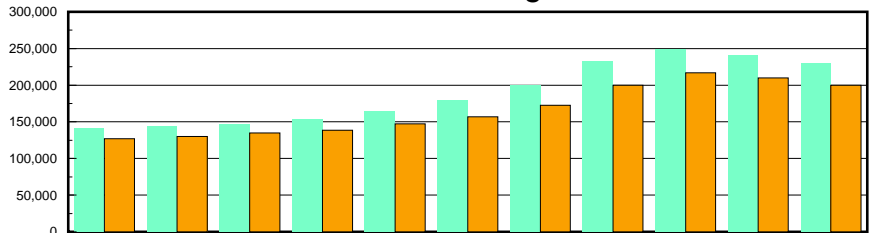


All statistical reports are available on the web at WVMLS.COM

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	229,713
127,000	129,900	135,000	138,555	147,273	156,900	172,400	199,900	217,000	210,000	199,995

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 2,042 square feet plus a 2 car garage. The average cost per square foot for a new home is \$141.00 including a 7,000 square foot lot.

	Closed Sales	New Listings	Pending Listings	Average Sales Price	% List Price to Sales Price
January 2009	311	1,176	541	\$222,427	95.50%
Full Year 2008	5954	16957	4,056	\$240,780	96.50%
January 2008	380	1,373	502	\$224,752	97.06%
Full Year 2007	8,899	18,425	5,889	\$250,205	97.62%