



Willamette Valley MLS

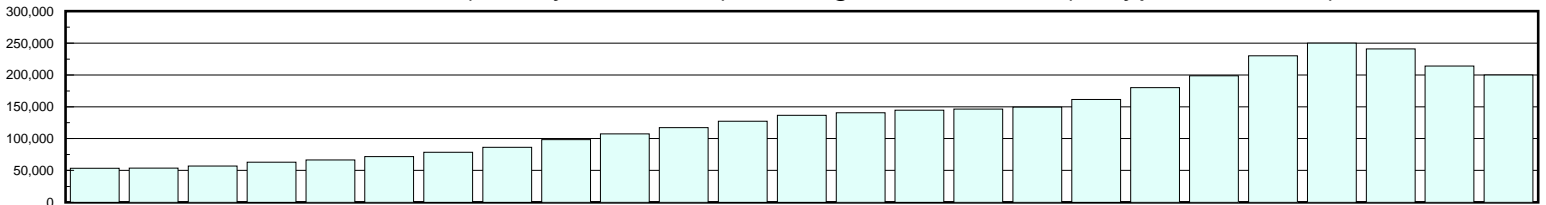
June 2010

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	491	1,690	8,369	3,081	\$616,212,324

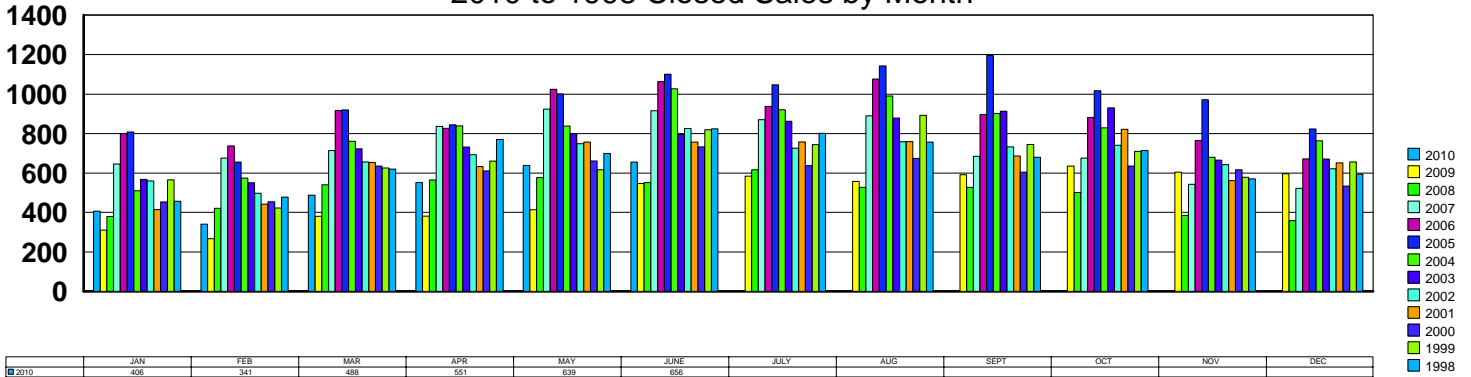
Active Listings	2009	2010	% of Change
	7,440	7,730	2.10%

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



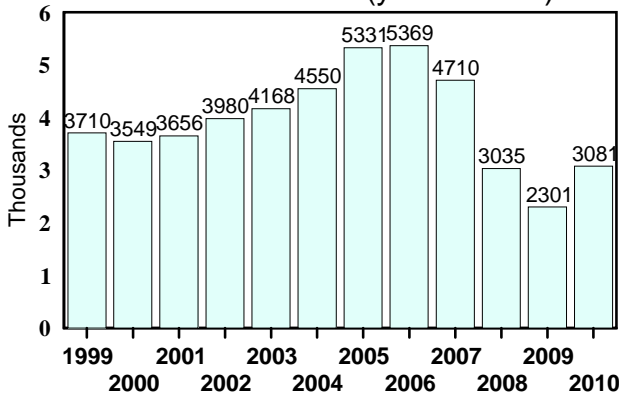
Year	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Average Sales Price	53,279	53,547	57,263	62,968	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	214,219	200,004

2010 to 1998 Closed Sales by Month



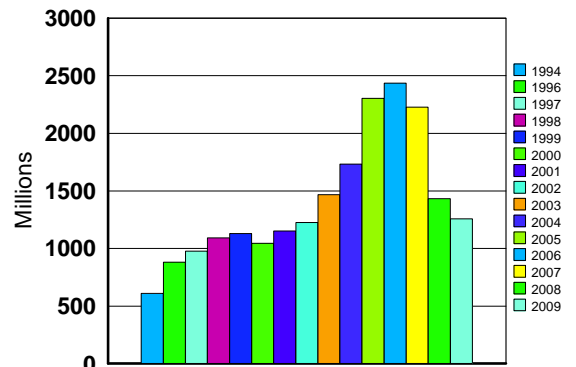
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	406	341	488	551	639	656						
2009	311	267	381	382	414	546	584	557	591	635	605	596
2008	380	421	541	565	577	551	617	528	528	552	388	358
2007	648	676	714	837	924	916	889	885	875	543	523	523
2006	800	737	917	826	1025	1084	1077	1077	886	882	765	871
2005	828	656	650	845	1021	1101	1047	1143	1195	1017	971	823
2004	510	575	761	839	838	1027	921	901	829	680	764	764
2003	568	550	723	732	800	795	862	879	914	930	865	870
2002	559	598	657	693	748	825	726	759	733	749	643	621
2001	415	442	653	632	757	757	758	780	887	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)

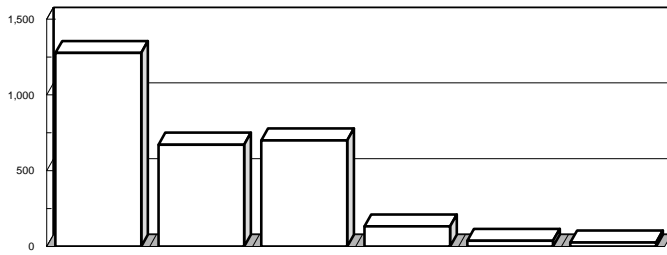


Year	Number of Sales Year to date	Percent Increase/Decrease From Previous Year
2003		4.72%
2004		9.17%
2005		17.16%
2006		0.71%
2007		-12.27%
2008		-35.56%
2009		-24.18%
2010		33.90%

Total Annual Dollar Volume

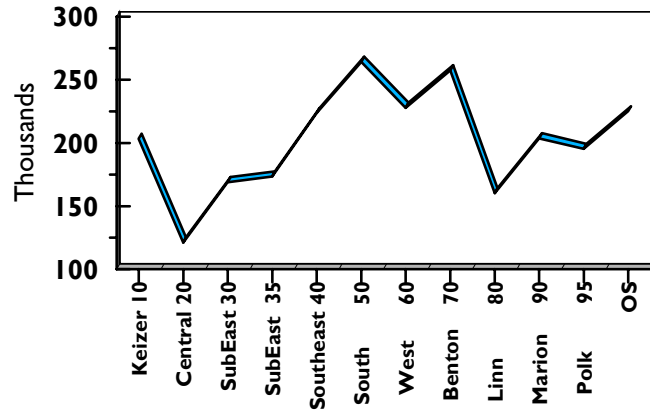


Top Sales Terms (Year to Date)



CNV	CSH	FHA	VA	1TD	LSC
1,277	672	700	133	38	28

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%	\$203,264
Central 20	12.0%	154,369	20.59%	157,079	1.76%	153,849	-2.1%	144,558	-6.04%	121,204
SubEast 30	7.8%	180,207	13.03%	206,858	14.79%	191,029	-7.7%	172,070	-9.92%	168,960
SubEast 35	9.8%	162,865	14.34%	199,803	22.68%	192,505	-3.7%	184,831	-3.99%	173,388
Southeast 40	14.5%	243,589	17.38%	276,266	13.41%	256,201	-7.3%	225,732	-11.89%	223,828
South 50	12.2%	262,437	20.68%	311,226	18.59%	288,442	-7.3%	259,896	-9.90%	264,276
West 60	18.3%	275,932	18.28%	294,995	6.91%	257,827	-12.6%	246,132	-4.54%	227,873
Benton 70	5.3%	273,058	18.68%	306,557	12.27%	299,687	-2.2%	273,932	-8.59%	257,555
Linn 80	14.8%	167,923	15.33%	194,920	16.08%	191,847	-1.6%	176,117	-8.20%	160,205
Marion 90	10.5%	209,524	20.26%	249,100	18.89%	231,951	-6.9%	210,748	-9.14%	203,621
Polk 95	10.3%	189,622	14.60%	232,396	22.56%	222,252	-4.4%	198,532	-10.67%	195,309
Total Average	10.9%	\$232,943	16.61%	\$249,203	6.98%	\$240,406	-3.5%	\$215,432	-10.39%	\$205,282

June 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	42	36	9	11	124	27	42	74	113	59	29
Average Sales Price	\$236,842	\$192,286	\$218,022	\$184,314	\$221,212	\$355,341	\$241,420	\$229,171	\$188,010	\$245,931	\$243,312
Average Square Footage	1,792	1,342	1,785	1,409	1,952	2,564	1,984	1,688	1,607	1,787	1,891
Average Cost per Square Foot	\$132.00	\$143.00	\$122.00	\$131.00	\$126.00	\$139.00	\$122.00	\$136.00	\$117.00	\$138.00	\$129.00
Average Day on the Market	151	328	139	149	141	416	136	137	201	175	166
Currently Active Listings	24	85	7	15	101	33	32	47	74	54	35

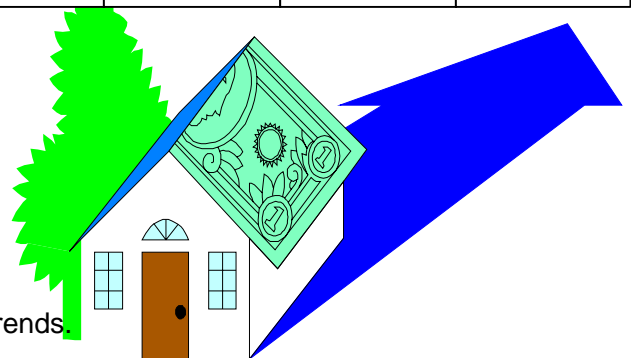
New Construction Residential	Sales 2006	Sales 2007	Sales 2008	Sales 2009	Sales 2010 year to date	Currently Active	Currently Pending
Units	1,812	1,426	864	687	278	553	31
Average Price	\$262,089	\$286,090	\$275,896	\$250,339	\$230,753	\$263,929	\$237,408
Average Square Footage	1,929	2,013	1,995	1,855	1,813	1,790	1,806
Average Cost per Square Foot	\$136.00	\$142.00	\$138.00	\$135.00	\$127.00	\$147.00	\$131.00
Average Days on the Market	162	174	183	182	177	201	98



Equal Housing Opportunity

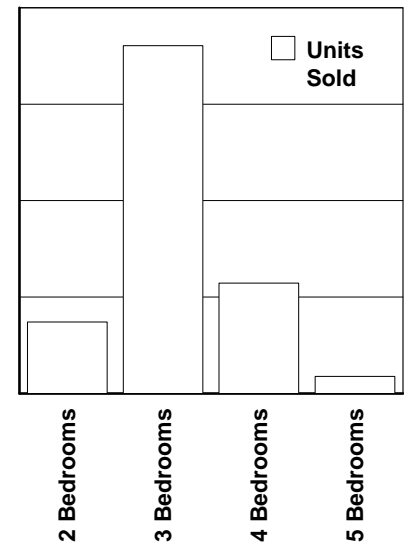
Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

copyright 2010 WVMLS all rights reserved

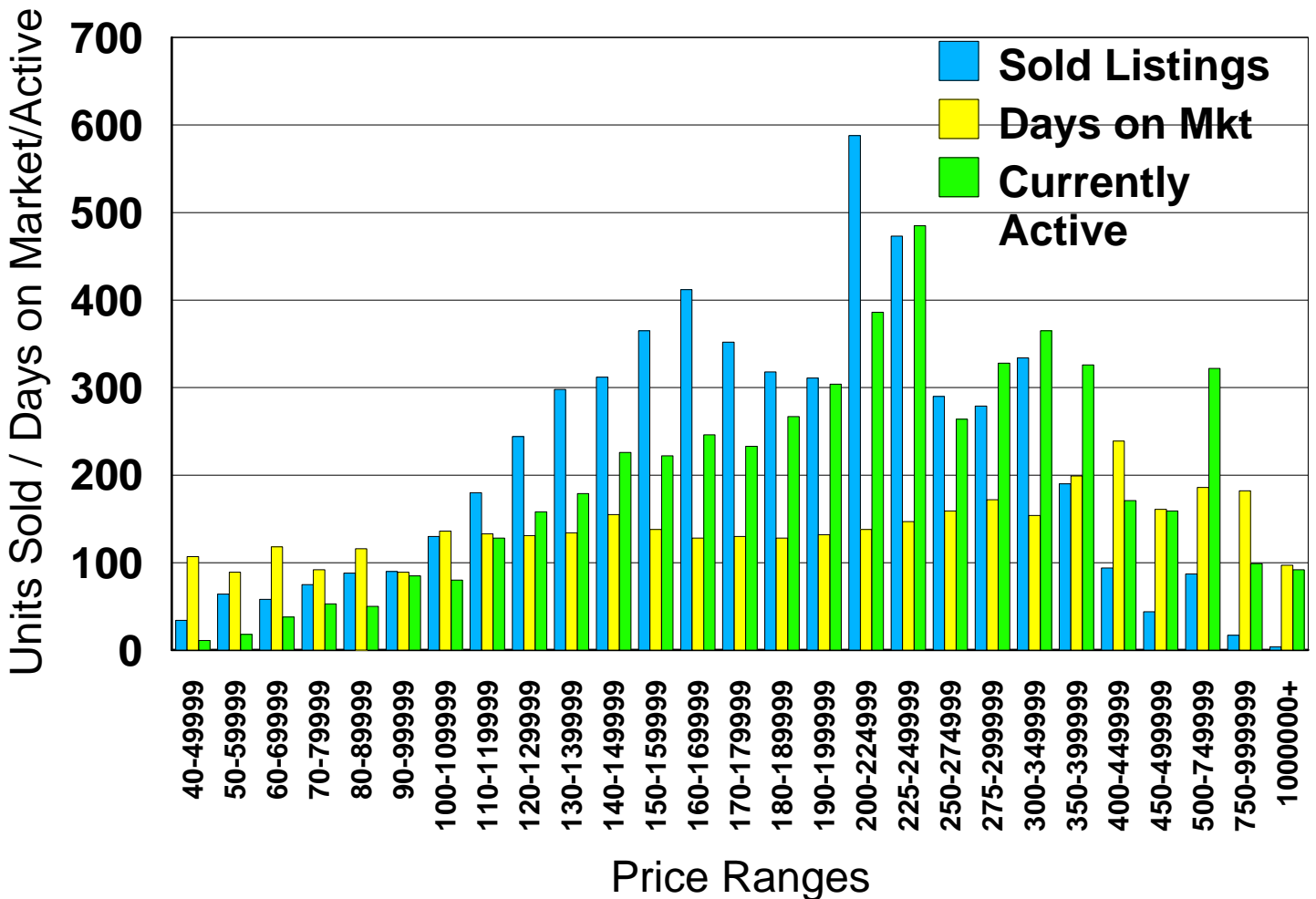


Residential Sales by Number of Bedrooms

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	740	3,608	1,144	178
Average Sales Price	\$141,027	\$197,594	\$259,775	\$335,423
Av. Square Footage	1,131	1,580	2,274	3,108
Average Cost Square Foot	\$125.00	\$125.00	\$114.00	\$108.00
Days on Market	132	138	156	175
Active on the Market	684	2,962	1,249	262



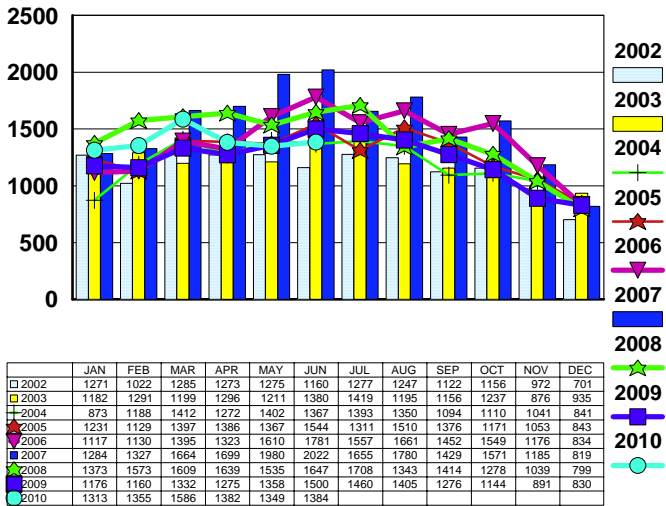
Residential Listings by Price Range 12 Mos



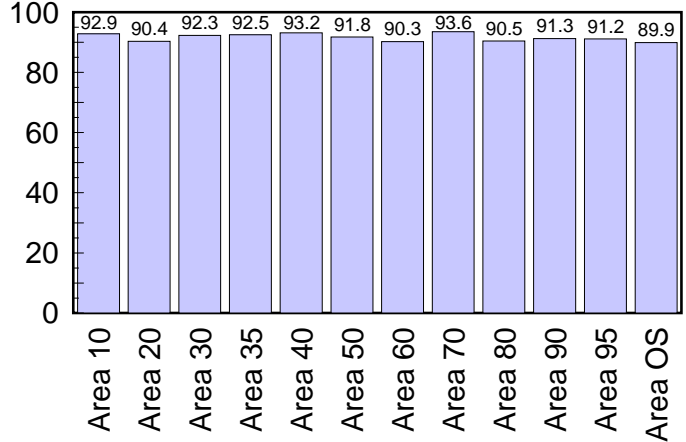
Residential Sold Price Analysis

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	164	244	\$33335297	\$218667	\$203264	92.9	137	1796	\$113.00
20	274	42154634	284	41054745	138	287	16726274	133961	121204	90.4	139	1311	92.00
30	224	42790668	249	42845595	104	234	17571926	182923	168960	92.3	119	1507	112.00
35	188	36190994	226	41771905	126	220	21846972	187339	173388	92.5	122	1513	115.00
40	524	134249831	519	117155369	248	531	55509576	240156	223828	93.2	125	1913	117.00
50	239	68937767	229	59516188	125	278	33034560	287659	264276	91.8	203	2166	122.00
60	359	92560017	338	83192679	154	333	35092551	252297	227873	90.3	151	2154	106.00
70	694	207983358	647	177234500	373	601	96068225	274937	257555	93.6	139	1833	141.00
80	1001	192039504	971	171010089	558	1029	89394425	176844	160205	90.5	145	1527	105.00
90	544	126181680	584	123077364	307	709	62511701	222786	203621	91.3	160	1681	121.00
95	351	78010797	356	70677626	174	364	33983816	213925	195309	91.2	147	1698	115.00
OS	298	91182903	326	81722479	249	491	56046774	250268	225087	89.9	152	1834	122.00

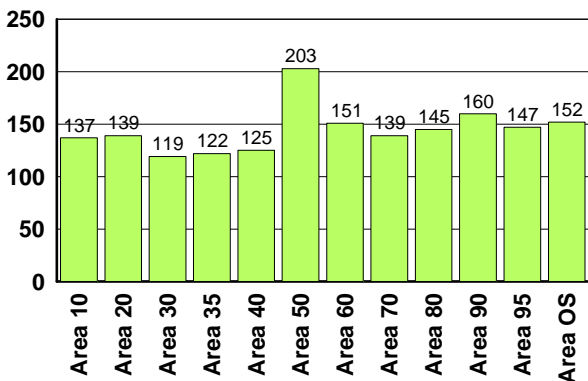
New Listings by the Month



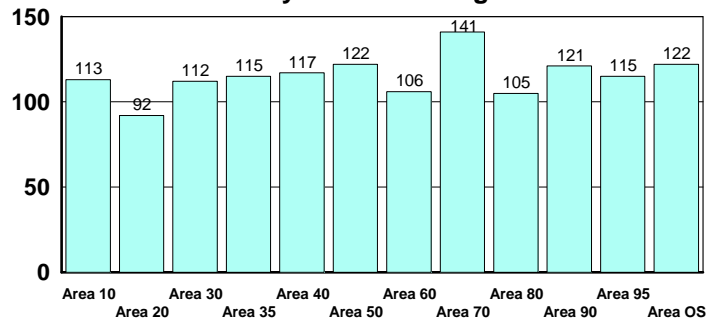
Percent of Sales Price to List Price



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.

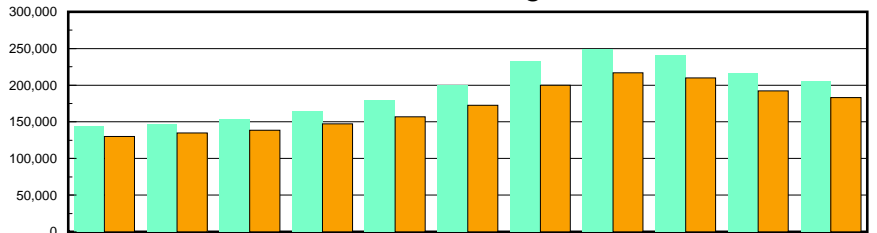


All statistical reports are available on the web at WVMLS.COM

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	205,282
129,900	135,000	138,555	147,273	156,900	172,400	199,900	217,000	210,000	192,000	183,000

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 1,801 square feet plus a 2 car garage. The average cost per square foot for a new home is \$131.00 including a 7,000 square foot lot.

	Closed Sales	New Listings	Pending Listings	Average Sales Price	% List Price to Sales Price
May 2010	639	1,349	771	\$202,173	96.53%
Full Year 2009	5,869	14,807	4,282	\$214,219	95.95%
May 2009	414	1,358	867	\$212,235	95.90%
Full Year 2008	5,954	16,957	4,056	\$240,780	96.50%