



Willamette Valley MLS

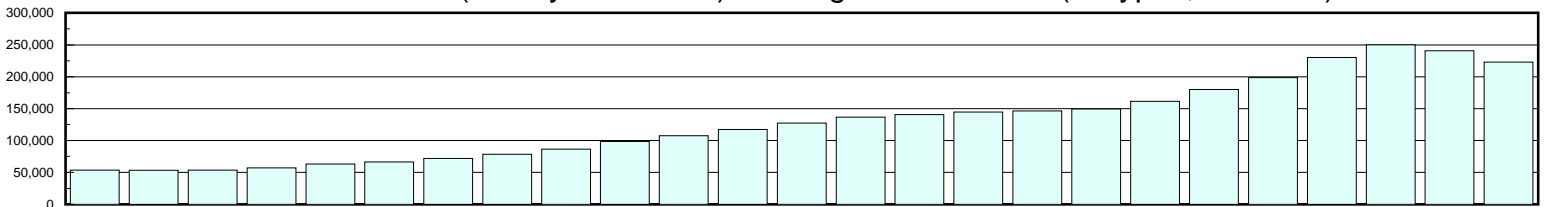
March 2009

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	482	1,783	3,668	959	\$214,033,456

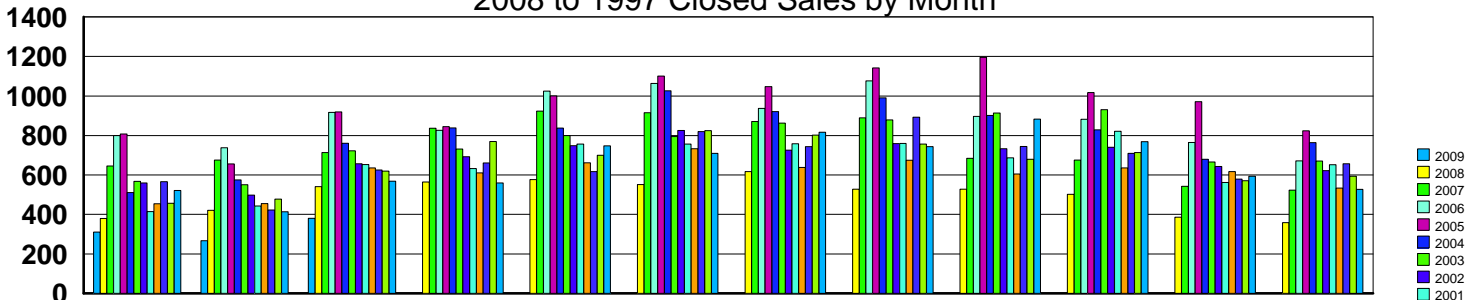
Active Listings	2008	2009	% of Change
	7,111	7,092	-0.3%

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



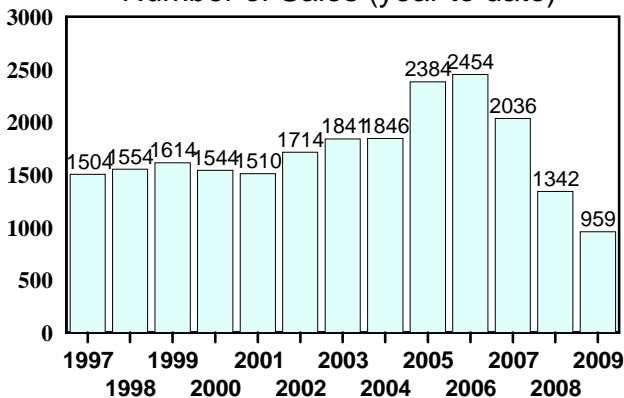
Year	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Average Sales Price	53,582	53,279	53,547	57,263	62,968	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	223,184

2008 to 1997 Closed Sales by Month



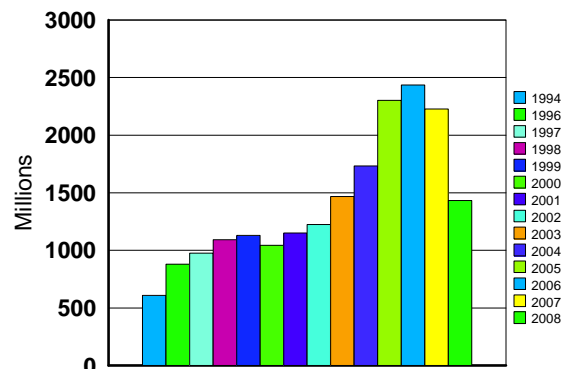
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	311	287	381									
2008	380	421	541	565	577	551	617	528	528	502	386	358
2007	548	678	878	837	924	916	871	889	685	575	543	523
2006	800	737	917	826	1025	1064	937	1077	896	882	765	671
2005	808	656	820	845	1001	1101	1047	1143	1195	1017	971	823
2004	510	575	781	839	838	838	921	991	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	687	821	662	652
2000	454	455	611	635	661	733	638	674	605	635	617	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)

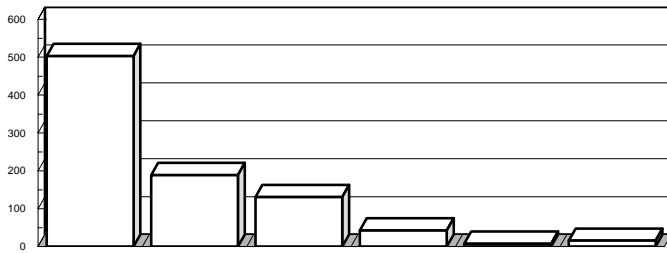


Number of Sales Year to date	Percent Increase/Decrease From Previous Year
2002	13.51%
2003	7.41%
2004	0.27%
2005	29.14%
2006	2.94%
2007	-17.03%
2008	-34.09%
2009	-28.54%

Total Annual Dollar Volume

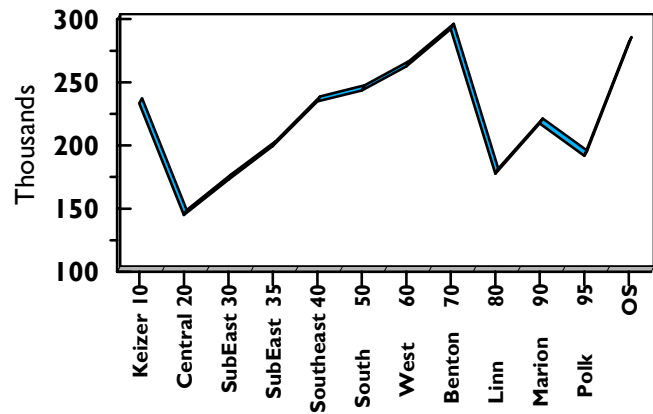


Top Sales Terms (Year to Date)



CNV	CSH	FHA	VA	1TD	LSC
503	189	131	43	8	16

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%	\$233,473
Central 20	128,012	12.0%	154,369	20.59%	157,079	1.76%	153,849	-2.1%	144,906
SubEast 30	159,430	7.8%	180,207	13.03%	206,858	14.79%	191,029	-7.7%	172,914
SubEast 35	142,444	9.8%	162,865	14.34%	199,803	22.68%	192,505	-3.7%	199,323
Southeast 40	207,514	14.5%	243,589	17.38%	276,266	13.41%	256,201	-7.3%	234,890
South 50	217,470	12.2%	262,437	20.68%	311,226	18.59%	288,442	-7.3%	243,564
West 60	233,278	18.3%	275,932	18.28%	294,995	6.91%	257,827	-12.6%	262,650
Benton 70	230,087	5.3%	273,058	18.68%	306,557	12.27%	299,687	-2.2%	292,262
Linn 80	145,597	14.8%	167,923	15.33%	194,920	16.08%	191,847	-1.6%	177,548
Marion 90	174,232	10.5%	209,524	20.26%	249,100	18.89%	231,951	-6.9%	217,370
Polk 95	165,458	10.3%	189,622	14.60%	232,396	22.56%	222,252	-4.4%	191,943
Total Average	\$199,754	10.9%	\$232,943	16.61%	\$249,203	6.98%	\$240,406	-3.5%	\$221,731



March 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	42	2	7	15	89	29	58	62	201	84	48
Average Sales Price	\$255,937	\$200,000	\$244,790	\$209,783	\$282,955	\$387,575	\$312,807	\$354,680	\$216,916	\$274,513	\$255,449
Average Square Footage	1,918	1,546	1,793	1,460	2,187	2,616	2,490	2,334	1,697	1,907	1,943
Average Cost per Square Foot	\$133.00	\$129.00	\$137.00	\$144.00	\$129.00	\$148.00	\$126.00	\$152.00	\$128.00	\$144.00	\$131.00
Average Day on the Market	163	140	181	88	138	256	186	216	167	148	158
Currently Active Listings	13	112	5	15	108	57	66	73	142	101	29

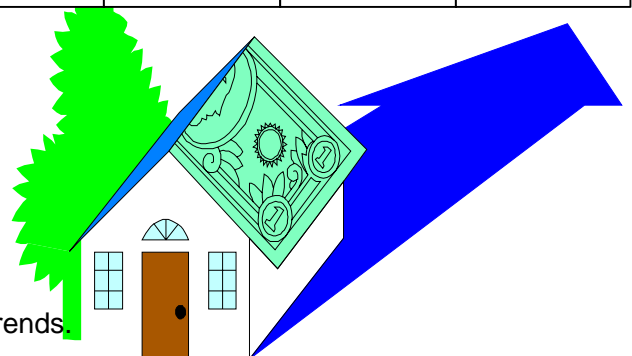
New Construction Residential	Sales 2004	Sales 2005	Sales 2006	Sales 2007	Sales 2008	Currently Active	Currently Pending
Units	1,512	2,047	1,812	1,426	864	783	68
Average Price	\$199,604	\$230,791	\$262,089	\$286,090	\$275,896	\$305,776	\$261,471
Average Square Footage	1,775	1,905	1,929	2,013	1,995	1,983	2,076
Average Cost per Square Foot	\$112.00	\$121.00	\$136.00	\$142.00	\$138.00	\$154.00	\$126.00
Average Days on the Market	153	151	162	174	183	201	142



Equal Housing Opportunity

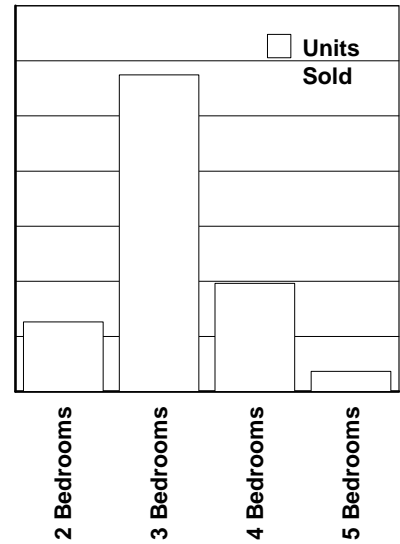
Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

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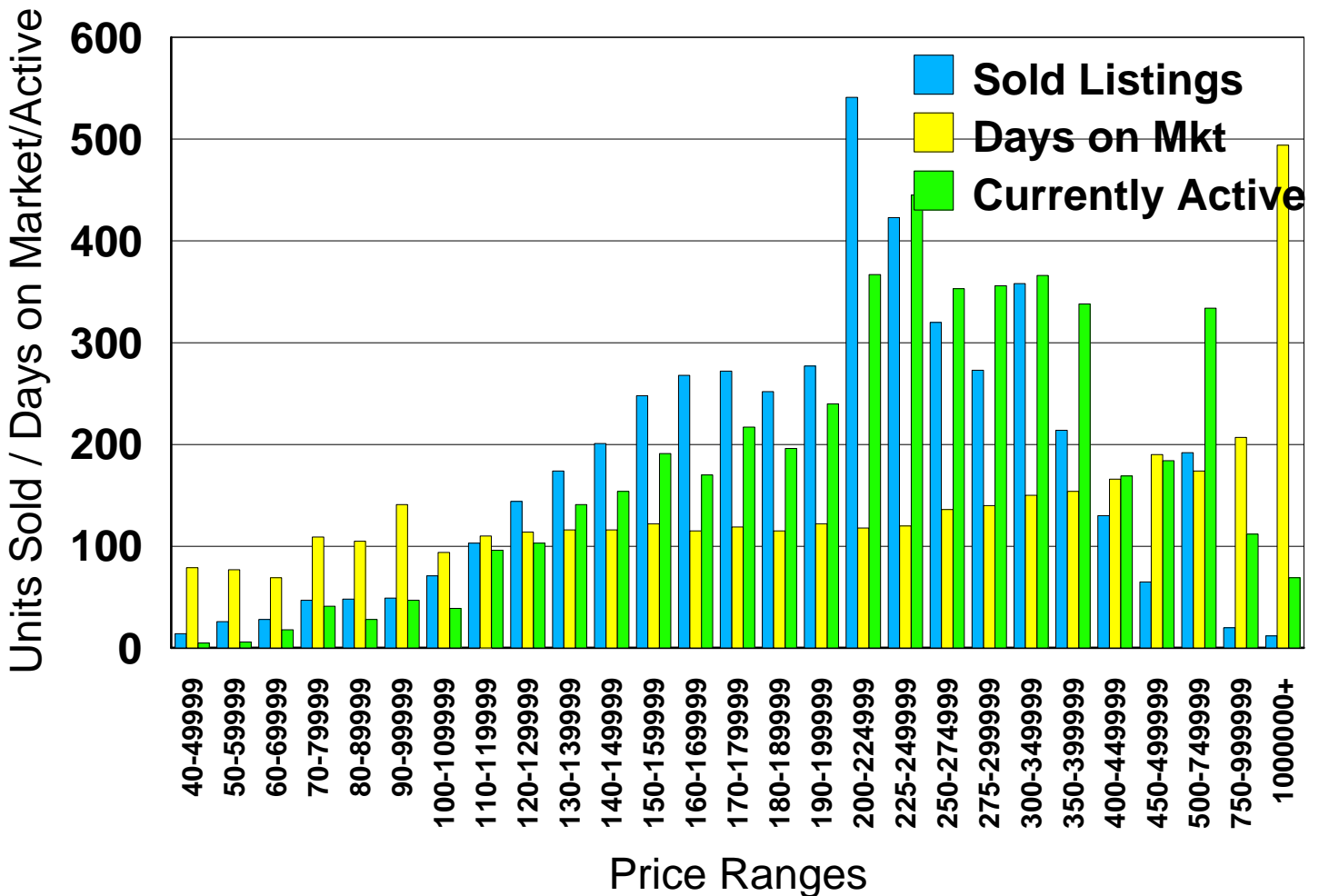


Residential Sales by Number of Bedrooms

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	632	2,873	982	182
Average Sales Price	\$156,978	\$222,935	\$297,073	\$351,110
Av. Square Footage	1,116	1,593	2,299	2,951
Average Cost Square Foot	\$141.00	\$140.00	\$129.00	\$119.00
Days on Market	115	124	143	157
Active on the Market	581	2638	1087	242



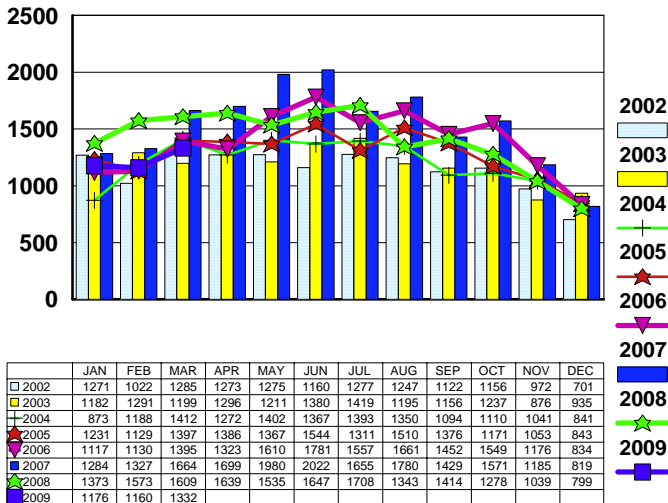
Residential Listings by Price Range 12 Mos



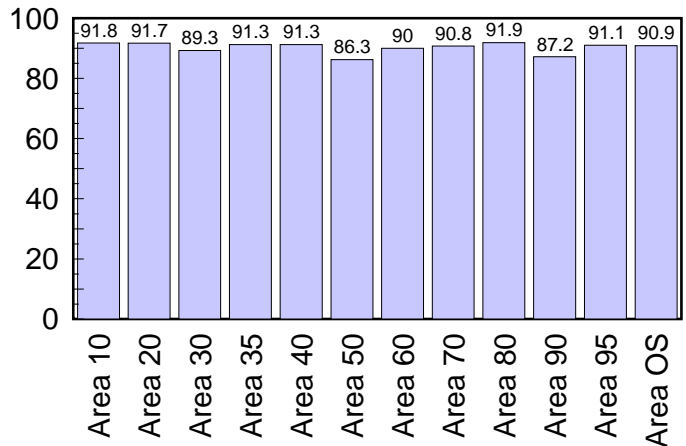
Residential Sold Price Analysis

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	48	201	\$11206725	\$254194	\$233473	91.8	132	1921	\$122.00
20	344	54035257	274	42154634	44	292	6375875	157916	144906	91.7	110	1442	100.00
30	394	81502005	224	42790668	44	171	7608257	193424	172914	89.3	120	1548	112.00
35	348	69531312	188	36190994	34	183	6776985	218100	199323	91.3	123	1678	119.00
40	703	194214790	524	134249831	88	456	20670335	257030	234890	91.3	123	1940	121.00
50	296	92122984	239	68937767	29	257	7063359	281957	243564	86.3	235	1968	124.00
60	454	133927944	359	92560017	60	328	15759029	291803	262650	90.0	128	2424	108.00
70	856	262412624	694	207983358	91	520	26595926	321813	292262	90.8	153	2032	144.00
80	1558	303684845	1001	192039504	158	990	28052589	193173	177548	91.9	126	1526	116.00
90	963	239883006	544	126181680	93	620	20215438	249071	217370	87.2	141	1783	122.00
95	575	133627769	351	78010797	62	323	11900487	210481	191943	91.1	140	1658	116.00
OS	476	151019711	298	91182903	41	336	11556150	310049	281857	90.9	143	1817	155.00

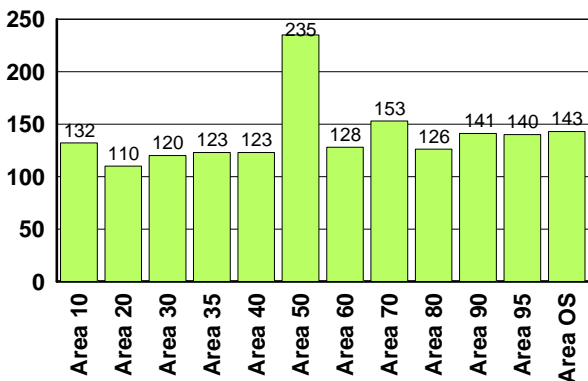
New Listings by the Month



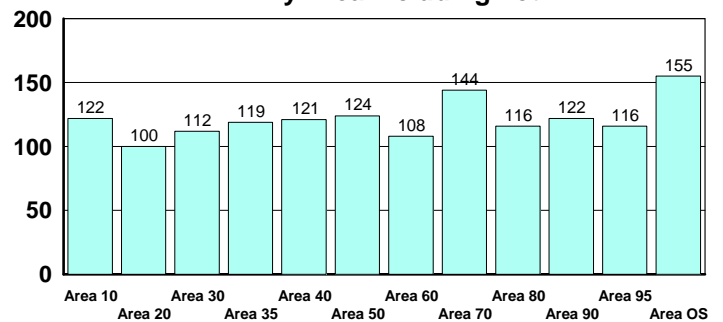
Percent of Sales Price to List Price



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 2009 WVMLS All rights reserved

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

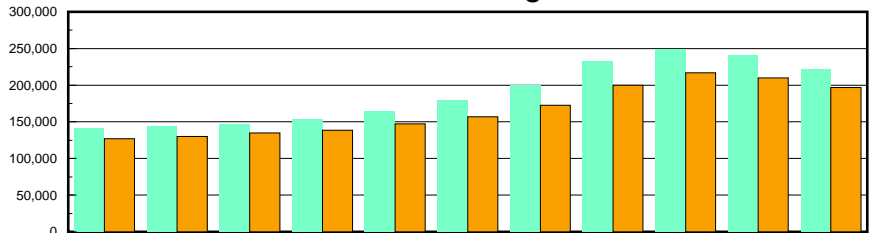


All statistical reports are available on the web at WVMLS.COM



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	221,731
127,000	129,900	135,000	138,555	147,273	156,900	172,400	199,900	217,000	210,000	197,000

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 2,036 square feet plus a 2 car garage. The average cost per square foot for a new home is \$138.00 including a 7,000 square foot lot.

	Closed Sales	New Listings	Pending Listings	Average Sales Price	% List Price to Sales Price
February 2009	267	1,160	607	\$238,801	95.40%
Full Year 2008	5,954	16,957	4,056	\$240,780	96.50%
February 2008	421	1,571	492	\$231,364	96.40%
Full Year 2007	8,899	18,425	5,889	\$250,205	97.62%