



**Willamette
Valley MLS**

South/West Willamette Valley Report

a member owned cooperative MLS

February 2009

Residential/ Acreage Types	Albany	North Albany	Brownsville	Corvallis	Dallas	Independ	Jefferson	Lebanon	Monmouth	Philomath	Sweet Home
Units Sold 12 mos to date	473	106	13	477	171	67	54	226	77	76	142
Average Sales Price	\$193,262	\$306,271	\$213,036	\$301,098	\$233,140	\$188,748	\$200,702	\$182,242	\$219,328	\$277,329	\$157,680
Average Square Footage	1,555	2,193	1,635	1,853	1,711	1,459	1,568	1,510	1,688	1,798	1,391
Average Cost per Square Foot	\$124.00	\$140.00	\$130.00	\$162.00	\$136.00	\$129.00	\$128.00	\$121.00	\$130.00	\$154.00	\$113.00
Average Days on the Market	140	154	120	112	135	114	154	130	116	167	161
Currently Active	338	88	32	312	168	41	43	281	57	94	167

New/Existing Construction South/West Valley

<i>Residential / Acreage Types</i>	New Home Sales 12 mos to date	New Currently Active	Currently Active Existing Homes	Sales Existing Homes 12 mos to date
Units	419	322	1,622	1,884
Average Price	\$257,218	\$299,819	\$276,775	\$231,165
Average Square Footage	1,891	2,032	1,830	1,675
Average Cost per Square Foot	\$136.00	\$148.00	\$151.00	\$138.00
Average Days on the Market	184	153	137	133



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