



**Willamette
Valley MLS**

South/West Willamette Valley Report

a member owned cooperative MLS

March 2009

Residential/ Acreage Types	Albany	North Albany	Brownsville	Corvallis	Dallas	Independ	Jefferson	Lebanon	Monmouth	Philomath	Sweet Home
Units Sold 12 mos to date	467	96	15	459	173	63	51	221	78	76	139
Average Sales Price	192,472	301,471	213,964	303,564	230,635	188,857	196,241	178,242	216,714	275,276	\$152,738
Average Square Footage	1,566	2,177	1,629	1,877	1,730	1,468	1,523	1,492	1,671	1,886	1,372
Average Cost per Square Foot	\$123.00	\$138.00	\$131.00	\$162.00	\$133.00	\$129.00	\$129.00	\$119.00	\$130.00	\$146.00	\$113.00
Average Days on the Market	133	149	121	116	133	116	140	127	120	163	150
Currently Active	346	90	34	317	177	43	50	301	64	92	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	392	341	1,680	1,840
Average Price	\$255,018	\$298,231	\$275,957	\$229,334
Average Square Footage	1,895	2,026	1,840	1,680
Average Cost per Square Foot	\$135.00	\$147.00	\$150.00	\$137.00
Average Days on the Market	172	159	133	130



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
wvmls.com