

LANE COUNTY OREGON MARCH 2008

WITH COMPARISONS TO PAST YEARS

© 1991-2008 REAL ESTATS INC. ALL RIGHTS RESERVED • REAL ESTATS IS A REGISTERED TRADEMARK

TO QUOTE FROM REAL ESTATS' REPORTS FOR DISTRIBUTION IN ANY WAY, YOU MUST OBTAIN RIGHTS TO DO SO.

REAL ESTATS PUBLISHES REPORTS IN THE FOLLOWING COUNTIES:

OREGON

BENTON, CLACKAMAS, DESCHUTES, LANE, MARION, MULTNOMAH, WASHINGTON, YAMHILL

WASHINGTON

CLARK, COWLITZ, KING, KITSAP, PIERCE, SKAGIT, SNOHOMISH, THURSTON, WHATCOM

DATA USED:

RECORDED TRANSACTIONS FROM COUNTY RECORDS

REAL ESTATS
P O Box 74
BATTLE GROUND, WA 98604-0074
360.693.6525
LAM@REALESTATS.NET

Builders by Dollar Volume Recorded Year-to-date

Rank \$	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	Hayden Ents Inc	15	\$3,185,218	\$274,415	\$180,491	\$212,348		9.4%
2	Bruce Wiechert Custom Hms Inc	8	\$2,566,848	\$504,540	\$236,900	\$320,856		7.6%
3	Coast Range Construction Inc	6	\$2,160,000	\$360,000	\$360,000	\$360,000		6.4%
4	Paradise Dev	2	\$1,484,806	\$929,576	\$505,230	\$717,403		4.3%
5	Heitman Custom Homes LLC	3	\$1,400,000	\$587,000	\$373,000	\$466,667		4.1%
6	Maxwell Construction Inc	5	\$1,221,392	\$292,000	\$207,040	\$244,278		3.6%
7	Parker Homes Inc	4	\$1,213,900	\$345,000	\$269,900	\$303,475	\$167.15	3.6%
8	Premier Ents LLC	4	\$1,153,212	\$363,212	\$251,000	\$288,303		3.4%
9	Anslow & Degeneault Inc	2	\$1,136,766	\$670,766	\$466,000	\$568,383		3.4%
10	Construction Unlimited Inc	2	\$990,000	\$510,000	\$480,000	\$495,000		2.9%
11	Nordic Homes & Const LLC	4	\$958,293	\$265,509	\$204,150	\$239,573		2.8%
12	Lindsey Donald P & Lynda K	1	\$827,000	\$827,000	\$827,000	\$827,000		2.4%
13	West Eugene Village LLC	4	\$775,091	\$199,900	\$182,900	\$193,773		2.3%
14	Hochstein Kenneth & Diane	2	\$755,000	\$547,000	\$208,000	\$377,500		2.2%
15	Runner Design & Const Inc	1	\$755,000	\$755,000	\$755,000	\$755,000		2.2%
16	Moser Tobin G	1	\$749,000	\$749,000	\$749,000	\$749,000		2.2%
17	Aj Brandt Construction	1	\$673,400	\$673,400	\$673,400	\$673,400		2.0%
18	Td Lincoln LLC	4	\$642,504	\$170,001	\$150,001	\$160,626	\$277.95	1.9%
19	Metro Const & Design LLC	1	\$625,000	\$625,000	\$625,000	\$625,000	\$163.87	1.9%
20	Hwt Homes LLC	2	\$556,610	\$281,640	\$274,970	\$278,305		1.6%
21	Character Homes Inc	1	\$550,000	\$550,000	\$550,000	\$550,000		1.6%
22	JLS Custom Homes Inc	2	\$543,950	\$309,000	\$234,950	\$271,975		1.6%
23	Ward Alford D	2	\$532,000	\$282,000	\$250,000	\$266,000		1.6%
24	Ruhoff Home Builders Inc	1	\$525,000	\$525,000	\$525,000	\$525,000	\$193.51	1.6%
25	Premier Homes LLC	1	\$496,000	\$496,000	\$496,000	\$496,000	\$195.97	1.5%
	TOTAL	79	\$26,425,990	\$929,576	\$150,001	\$334,506		78.3%

Subdivisions/Projects by Dollar Volume Recorded Year-to-date

Rank \$	Subdivision/Project	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
	Partition	7	\$2,260,114	\$625,000	\$202,500	\$322,873	\$163.87	5.8%
1	Raintree Meadows	12	\$3,962,496	\$363,212	\$251,000	\$330,208		11.7%
2	Hazelwood Terrace	7	\$1,811,210	\$281,640	\$230,000	\$258,744	\$140.06	5.4%
3	Jasper Meadows	8	\$1,620,332	\$258,834	\$181,315	\$202,542		4.8%
4	Prairie Meadows	5	\$1,508,700	\$339,900	\$258,000	\$301,740		4.5%
5	Hawkins View Pud	2	\$1,374,000	\$827,000	\$547,000	\$687,000		4.1%
6	Park Village @ Town Center	5	\$1,221,392	\$292,000	\$207,040	\$244,278		3.6%
7	Mountaingate West	2	\$1,177,940	\$673,400	\$504,540	\$588,970		3.5%
8	Hawthorne Estates Pud	2	\$1,136,766	\$670,766	\$466,000	\$568,383		3.4%
9	Mountain Terrace	5	\$1,134,896	\$274,415	\$180,491	\$226,979		3.4%
10	Silver Acres	2	\$1,027,000	\$587,000	\$440,000	\$513,500		3.0%
11	Lake Shore Estates Pud	1	\$929,576	\$929,576	\$929,576	\$929,576		2.8%
12	West Eugene Village	4	\$775,091	\$199,900	\$182,900	\$193,773		2.3%
13	Glenn Haven	2	\$762,900	\$389,900	\$373,000	\$381,450	\$143.56	2.3%
14	Solar Heights	1	\$755,000	\$755,000	\$755,000	\$755,000		2.2%
15	Swale Ridge	3	\$754,143	\$265,509	\$230,634	\$251,381		2.2%
16	Applegate Meadows	1	\$749,000	\$749,000	\$749,000	\$749,000		2.2%
17	High Pass Meadow	2	\$654,000	\$345,000	\$309,000	\$327,000		1.9%
18	Trinity Terrace	2	\$650,000	\$360,000	\$290,000	\$325,000	\$165.80	1.9%
19	Lincoln School Condo	4	\$642,504	\$170,001	\$150,001	\$160,626	\$277.95	1.9%
20	Hidden Creek Estates	1	\$550,000	\$550,000	\$550,000	\$550,000		1.6%
21	Amazon Meadows	2	\$543,950	\$309,000	\$234,950	\$271,975		1.6%
22	Crescent Village	1	\$525,000	\$525,000	\$525,000	\$525,000	\$193.51	1.6%
23	Regency Estates	1	\$505,230	\$505,230	\$505,230	\$505,230		1.5%
24	Provincial Gardens	1	\$496,000	\$496,000	\$496,000	\$496,000	\$195.97	1.5%
25	Braewood Hills	1	\$480,000	\$480,000	\$480,000	\$480,000		1.4%
	TOTAL	84	\$28,007,240	\$929,576	\$150,001	\$333,420		83.0%

OUTLOOK

The first quarter's sales were off by a third from last year. Real Estats expects this to be the level of activity for the remainder of 2008.

The ongoing turmoil in the credit markets has spread to all areas, not just subprime. Subprime mortgage losses are only part of the problem for the lender and investor world. As losses mount, underwriting will become more restrictive. We are

probably close to the point where those who don't need to borrow are the only ones who can.

Real Estats anticipates a growing residential inventory, fueled in part by more foreclosures. Those who expect a summer rally will probably be disappointed.

This is, and will continue to be, a difficult selling environment for everyone in the residential markets.

Leonard A. Magazine, Publisher

HIGHLIGHTS

March 2008 (vs. prior month)

- ▶ Residential sales volume: up 5%
- ▶ Residential transactions: up 11%
- ▶ New home transactions: up 6%
- ▶ Existing home transactions: up 13%
- ▶ Attached homes: off 13%

Year-to-date 2008 (vs. Year-to-date 2007)

- ▶ Residential sales volume: off 33% to \$229 million
- ▶ Residential transactions: off 32% to 891
- ▶ Mobile home sales on land: off 38% to \$10 million
- ▶ Plexes (2-5 units) sales: None recorded
- ▶ Land sales: decreased 51% to \$22 million
- ▶ Commercial volume: up 93% to \$116 million
- ▶ Average residence: \$256,550, off 1%

New Single Family Homes (vs. Year-to-date 2007)

- ▶ Average sale price: \$332,576, up 3%
- ▶ Median sale price: \$286,000, up 4%
- ▶ New homes represent 15% of volume and 12% of units recorded
- ▶ 96 sold vs. 164 sold last year, off 41%; volume: off 38% to \$32 million
- ▶ Average \$/SF: \$159.92, off 4% from last year (10% of sales with data)
- ▶ Best range: \$300,001 - \$400,000, with 8.3 sales monthly
- ▶ Second best range: \$250,001 - \$300,000 with 5.7 sales monthly

Sold in 2008

HOMES
96 New SFD
711 Existing
27 Attached

HIGHLIGHTS (continued)

Existing Homes (vs. Year-to-date 2007)

- Units sold: off 30%; volume: off 31% to \$182 million
- 711 units sold vs. 1,016
- Average price off 1% to \$255,602
- Half homes (median) sold for more than \$225,500, up 1%
- Average \$/SF for homes sold at \$163.06 (all sales), off 5%
- Range with best absorption: \$250,001 - \$300,000, with 37 per month
- Second best range: \$300,001 - \$400,000, with 29.3 monthly

Attaches Homes (vs. Year-to-date 2007) includes condominiums, commons, and co-housing

- Average sale price: \$190,529, off 10%
- Median sale price: \$170,001, off 12%
- Units sold: 27, off 47%; 37% new (10 units)
- Volume: \$5 million, off 52%
- Average \$/SF: \$210.28, up 18%
- Best ranges: \$110,001 - \$120,000 and \$250,001 - \$300,000, each with 1.3 monthly (33% new)
- Next best ranges: several had 1 per month

Acreage Sales (vs. Year 2007)

- 19 existing homes sold per month, down 49%; average price: \$404,881, unchanged
- Median price for existing homes: \$338,000, off 5%
- The average \$/SF for existing: \$205.27, off 5%
- No new homes sold in 2008
- Median price for new homes: na
- Average lot sizes, for existing homes: 8.4 acres, up 65%

Subdivisions (vs. Year 2007)

- The average lot sold for \$89,675, off 8%
- Half (median) the lots sold for less than \$70,000, off 9%
- 40 sold per month, off 34% from 61 sold last year
- Best range: \$60,001 - \$70,000, with 16.3 sales monthly, up 20%
- The average lot represents 27% of the average new home; 24.5% of median to median
- Average acreage lot sold for \$101,800, off 40%; 6 sold monthly, off 20%
- Average price per acre: \$42,688, off 33%

Projections ↗

- ↗ Relative inventory increased to 7.8 months, still a buyers' market.
- ↗ 2008 will be a very challenging year for residential real estate sellers.

Four Years Compared

County Records	Jan-Mar 2005	Ch '04 vs '03	Jan-Mar 2006	Ch '05 vs '04	Jan-Mar 2007	Ch '05 vs '04	Jan-Mar 2008	Ch '07 vs. '06
Existing Residences	\$257,379,776	33.0%	\$280,478,880	9.0%	\$263,417,846	-6.1%	\$181,732,918	-31.0%
# In County	1,315	18.7%	1,167	-11.3%	1,016	-12.9%	711	-30.0%
Largest	\$857,500	-9.7%	\$1,248,000	45.5%	\$2,516,000	101.6%	\$1,400,000	-44.4%
Average	\$195,726	12.1%	\$240,342	22.8%	\$259,270	7.9%	\$255,602	-1.4%
Median	\$171,583	10.9%	\$208,450	21.5%	\$222,500	6.7%	\$225,500	1.3%
Average \$/SF	\$127.15	11.7%	\$157.37	23.8%	\$171.10	8.7%	\$163.06	-4.7%
New SF Detached	\$45,618,617	4.3%	\$57,372,379	25.8%	\$51,473,158	-10.3%	\$31,933,876	-38.0%
# In County	187	-18.0%	196	4.8%	164	-16.3%	96	-41.5%
Largest	\$530,000	1.1%	\$705,000	33.0%	\$869,208	23.3%	\$929,576	6.9%
Average	\$248,950	19.9%	\$292,716	20.0%	\$313,861	7.2%	\$332,645	6.0%
Median	\$219,775	17.4%	\$257,173	17.0%	\$276,008	7.3%	\$286,000	3.6%
% Of \$ New	15.1%	-18.4%	17.0%	12.8%	16.3%	-3.7%	14.9%	-8.6%
% Of Units New	12.5%	-23.4%	14.4%	15.5%	13.9%	-3.4%	11.9%	-14.4%
Attached	\$5,413,480	48.2%	\$4,900,537	-9.5%	\$10,805,138	120.5%	\$5,144,279	-52.4%
# In County	31	14.8%	27	-12.9%	51	88.9%	27	-47.1%
Average	\$174,628	29.1%	\$181,501	3.9%	\$211,865	16.7%	\$190,529	-10.1%
Mobile Homes	\$10,800,005	28.4%	\$15,425,252	42.8%	\$15,833,224	2.6%	\$9,775,040	-38.3%
# in County	61	27.1%	88	44.3%	82	-6.8%	57	-30.5%
Plexes	\$4,938,150	207.8%	\$2,887,550	-41.5%	\$0	-100.0%	\$0	-
# Buildings	18	200.0%	8	-55.6%	0	-100.0%	0	-
Units	62	195.2%	24	-61.3%	0	-100.0%	-	-
Average Unit	\$79,648	4.2%	\$120,315	51.1%	-	-	-	-
Total Volume (Residential)	\$324,150,028	29.2%	\$361,064,598	11.4%	\$341,529,366	-5.4%	\$228,586,113	-33.1%
# In County	1,612	14.8%	1,486	-7.8%	1,313	-11.6%	891	-32.1%
Average Res'l Unit (No Plexes)	\$200,258	12.8%	\$242,339	21.0%	\$260,114	7.3%	\$256,550	-1.4%
Land	\$27,875,520	-45.9%	\$76,019,402	172.7%	\$44,447,000	-41.5%	\$21,784,805	-51.0%
# In County	214	35.4%	193	-9.8%	202	4.7%	112	-44.6%
Largest	\$1,250,000	-94.0%	\$5,293,650	323.5%	\$2,479,336	-53.2%	\$2,000,000	-19.3%
Average	\$130,259	-60.1%	\$393,883	202.4%	\$220,035	-44.1%	\$194,507	-11.6%
Commercial	\$66,009,097	35.5%	\$86,959,191	31.7%	\$60,214,097	-30.8%	\$116,448,026	93.4%
# In County	78	39.3%	71	-9.0%	69	-2.8%	60	-13.0%
Grand Total Volume	\$418,034,645	19.1%	\$524,043,191	25.4%	\$446,190,463	-14.9%	\$366,818,944	-17.8%
Total # In County	1,904	17.7%	1,750	-8.1%	1,584	-9.5%	1,063	-32.9%

Current Month Compared

County Records	Mar '05	Ch '05 vs. '04	Mar '06	Ch '06 vs. '05	Mar '07	Ch '07 vs. '06	Mar '08	Ch '08 vs. '07
Existing Residences	\$115,691,517	35.6%	\$117,050,470	1.2%	\$110,194,722	-5.9%	\$69,615,782	-36.8%
# In County	577	18.0%	500	-13.3%	393	-21.4%	261	-33.6%
Largest	\$857,500	-9.7%	\$1,200,000	39.9%	\$2,516,000	109.7%	\$1,400,000	-44.4%
Average	\$200,505	14.9%	\$234,101	16.8%	\$280,394	19.8%	\$266,727	-4.9%
Median	\$175,750	15.4%	\$210,000	19.5%	\$230,000	9.5%	\$229,900	0.0%
Average \$/SF	\$131.07	16.1%	\$155.62	18.7%	\$182.93	17.5%	\$166.26	-9.1%
New SF Detached	\$20,759,932	44.5%	\$26,823,250	29.2%	\$26,175,179	-2.4%	\$11,927,847	-54.4%
# In County	80	15.9%	90	12.5%	82	-8.9%	33	-59.8%
Largest	\$530,000	6.2%	\$650,000	22.6%	\$869,208	33.7%	\$755,000	-13.1%
Average	\$259,499	24.6%	\$298,036	14.9%	\$319,210	7.1%	\$361,450	13.2%
Median	\$251,083	25.4%	\$269,800	7.5%	\$288,450	6.9%	\$292,000	1.2%
% Of \$ New	15.2%	5.5%	18.6%	22.5%	19.2%	3.0%	14.6%	-23.8%
% Of Units New	12.2%	-1.5%	15.3%	25.3%	17.3%	13.2%	11.2%	-35.0%
Attached	\$3,235,680	222.0%	\$3,105,837	-4.0%	\$2,275,540	-26.7%	\$1,813,903	-20.3%
# In County	18	125.0%	16	-11.1%	9	-43.8%	9	0.0%
Average	\$179,760	43.1%	\$194,115	8.0%	\$252,838	30.3%	\$201,545	-20.3%
Mobile Homes	\$5,779,506	91.2%	\$7,769,897	34.4%	\$7,696,300	-0.9%	\$4,561,700	-40.7%
# in County	29	26.1%	44	51.7%	35	-20.5%	26	-25.7%
Plexes	\$2,504,650	321.3%	\$1,330,000	-46.9%	\$0	-100.0%	\$0	-
# Buildings	8	300.0%	3	-62.5%	0	-100.0%	0	-
Units	27	285.7%	9	-66.7%	-	-	0	-
Average Unit	\$92,765	9.2%	\$147,778	59.3%	-	-	-	-
Total Volume (Residential)	\$147,971,285	41.9%	\$156,079,454	5.5%	\$146,341,741	-6.2%	\$87,919,232	-39.9%
# In County	712	20.5%	653	-8.3%	519	-20.5%	329	-36.6%
Average Res'l Unit (No Plexes)	\$206,629	17.4%	\$238,076	15.2%	\$281,969	18.4%	\$267,232	-5.2%
Land	\$12,411,660	38.4%	\$55,979,771	351.0%	\$17,222,957	-69.2%	\$4,658,189	-73.0%
# In County	106	89.3%	66	-37.7%	75	13.6%	32	-57.3%
Largest	\$1,250,000	-45.7%	\$5,293,650	323.5%	\$2,479,336	-53.2%	\$700,000	-71.8%
Average	\$117,143	-26.9%	\$848,230	624.1%	\$229,691	-72.9%	\$145,620	-36.6%
Commercial	\$24,549,500	229.8%	\$27,914,933	13.7%	\$8,923,934	-68.0%	\$15,446,244	73.1%
# In County	30	76.5%	32	6.7%	19	-40.6%	19	0.0%
Grand Total Volume	\$184,932,465	53.2%	\$239,974,158	29.8%	\$172,488,632	-28.1%	\$108,023,665	-37.4%
Total # In County	848	27.7%	751	-11.4%	613	-18.4%	380	-38.0%

New Single Family Detached Sales by Zip Codes

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg \$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg \$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg \$	\$/SF	Ch Avg \$/SF
97401	Eugene	5.0	\$418,744	26%	\$167.46	19%	4.9	\$411,889	-2%	\$189.76	13%	2.0	\$391,855	-5%	\$179.92	-5%
97402	Eugene	12.1	\$252,712	17%	\$139.40	12%	10.5	\$274,079	8%	\$157.10	13%	2.7	\$232,055	-15%	-	-
97403	Eugene	0.8	\$434,960	19%	-	-	0.6	\$470,071	8%	\$213.41	-	0.0	-	-	-	-
97404	Eugene	10.0	\$349,487	24%	\$164.54	12%	5.8	\$347,837	0%	\$146.10	-11%	2.7	\$372,939	7%	\$141.26	-3%
97405	Eugene	5.3	\$445,751	20%	\$218.91	45%	2.3	\$496,885	11%	\$181.84	-17%	2.3	\$552,929	11%	\$143.28	-21%
97408	Eugene	3.8	\$349,447	8%	\$166.38	-	4.7	\$377,508	8%	\$205.69	24%	3.7	\$417,703	11%	\$170.96	-17%
97413	Blue River	0.0	-	-	-	-	0.1	\$259,000	-	-	-	0.0	#DIV/0!	-	-	-
97419	Cheshire	0.0	-	-	-	-	0.1	\$302,409	-	-	-	0.0	#DIV/0!	-	-	-
97424	Cottage Grove	3.3	\$279,361	46%	\$99.58	-32%	2.0	\$237,341	-15%	\$130.08	31%	0.3	\$208,000	-12%	-	-
97426	Creswell	2.2	\$267,020	12%	-	-	4.9	\$278,753	4%	\$150.90	-	3.3	\$260,045	-7%	\$140.06	-7%
97427	Culp Creek	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97437	Elmira	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97438	Fall Creek	0.0	-	-	-	-	0.1	\$312,500	-	-	-	0.0	-	-	-	-
97439	Florence	5.2	\$335,000	45%	\$218.88	-	3.5	\$310,249	-7%	\$223.00	2%	2.0	\$237,315	-24%	-	-
97448	Junction City	0.6	\$278,460	-11%	-	-	1.7	\$311,502	12%	-	-	7.0	\$337,186	8%	-	-
97452	Lowell	0.2	\$246,743	-	-	-	0.3	\$283,983	15%	\$204.85	-	0.3	\$204,150	-28%	-	-
97477	Springfield	1.7	\$270,505	17%	\$164.81	1%	1.0	\$318,567	18%	\$181.01	10%	0.7	\$266,000	-17%	-	-
97478	Springfield	6.8	\$328,996	53%	\$145.59	-9%	7.8	\$313,760	-5%	\$163.70	12%	3.7	\$286,197	-9%	-	-
97487	Veneta	8.6	\$228,744	20%	\$166.32	14%	7.9	\$251,615	10%	\$150.87	-9%	1.3	\$269,998	7%	\$165.80	10%
?	Unknown	0.7	\$320,748	7%	\$179.70	-	0.6	\$360,277	12%	-	-	0.0	-	-	-	-

Existing Single Family Sales by Zip Codes

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg \$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg \$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg \$	\$/SF	Ch Avg \$/SF
97401	Eugene	36.4	\$301,962	13%	\$176.86	15%	32.9	\$318,653	6%	\$190.39	8%	22.0	\$301,299	-5%	\$170.16	-11%
97402	Eugene	61.7	\$211,392	15%	\$159.95	15%	46.5	\$224,931	6%	\$168.10	5%	34.7	\$214,793	-5%	\$156.15	-7%
97403	Eugene	9.8	\$342,917	-8%	\$213.99	10%	8.4	\$388,571	13%	\$203.02	-5%	3.7	\$448,493	15%	\$229.69	13%
97404	Eugene	52.8	\$247,904	18%	\$164.78	18%	43.0	\$248,154	0%	\$166.22	1%	29.0	\$252,293	2%	\$154.66	-7%
97405	Eugene	71.5	\$311,212	17%	\$173.83	14%	61.7	\$324,230	4%	\$184.37	6%	34.7	\$325,655	0%	\$176.65	-4%
97408	Eugene	15.0	\$351,022	20%	\$185.04	18%	13.8	\$386,770	10%	\$195.57	6%	6.0	\$348,657	-10%	\$204.57	5%
97412	Blachly	0.3	\$191,333	-18%	\$136.54	-22%	0.5	\$307,400	61%	\$191.38	40%	0.0	-	-	-	-
97413	Blue River	1.3	\$258,005	6%	\$192.77	16%	0.6	\$277,571	8%	\$216.67	12%	0.0	-	-	-	-
97419	Cheshire	0.8	\$228,944	-14%	\$161.88	14%	0.3	\$454,250	98%	\$236.36	46%	0.3	\$255,500	-44%	\$155.41	-34%
97424	Cottage Grove	23.9	\$211,216	12%	\$143.90	16%	16.8	\$224,937	6%	\$147.98	3%	11.3	\$211,866	-6%	\$138.22	-7%
97426	Creswell	12.1	\$265,081	28%	\$174.91	30%	8.8	\$234,169	-12%	\$157.06	-10%	6.7	\$267,035	14%	\$163.13	4%
97427	Culp Creek	0.3	\$135,475	-27%	\$93.07	-20%	0.2	\$192,500	42%	\$149.19	60%	0.0	-	-	-	-
97430	Deadwood	0.4	\$96,200	1%	\$83.04	-15%	0.3	\$243,750	153%	\$249.28	200%	0.0	-	-	-	-
97431	Dexter	1.8	\$265,809	17%	\$163.47	3%	1.0	\$388,808	46%	\$212.41	30%	0.0	-	-	-	-
97434	Dorena	1.3	\$232,851	5%	\$174.93	-4%	0.5	\$195,500	-16%	\$173.89	-1%	0.0	-	-	-	-
97437	Elmira	2.6	\$291,959	19%	\$167.97	7%	2.5	\$308,097	6%	\$195.46	16%	1.7	\$251,100	-18%	\$208.26	7%
97438	Fall Creek	1.2	\$280,950	-7%	\$207.43	6%	0.4	\$245,200	-13%	\$194.27	-6%	0.3	\$170,000	-31%	\$170.00	-12%
97439	Florence	15.8	\$301,992	20%	\$208.55	7%	15.3	\$270,262	-11%	\$194.66	-7%	9.0	\$237,411	-12%	\$172.39	-11%
97448	Junction City	11.4	\$234,886	4%	\$160.32	20%	12.8	\$273,903	17%	\$196.15	22%	4.3	\$248,863	-9%	\$160.19	-18%
97451	Lorane	0.4	\$205,000	18%	\$165.05	20%	0.2	\$407,500	99%	\$200.21	21%	0.0	-	-	-	-
97452	Lowell	1.5	\$193,756	19%	\$138.21	2%	0.8	\$203,689	5%	\$176.39	28%	2.3	\$196,507	-4%	\$122.31	-31%
97453	Mapleton	0.9	\$224,536	18%	\$141.32	1%	1.1	\$268,685	20%	\$192.33	36%	0.0	-	-	-	-
97454	Marcola	1.6	\$237,645	20%	\$138.29	0%	0.8	\$226,690	-5%	\$202.54	46%	0.7	\$205,200	-9%	\$186.11	-8%
97455	Pleasant Hill	2.3	\$382,107	33%	\$198.18	29%	2.3	\$374,282	-2%	\$197.03	-1%	0.3	\$585,000	56%	\$102.87	-48%
97461	Noti	0.4	\$244,300	12%	\$149.06	8%	0.5	\$354,267	45%	\$224.11	50%	0.0	-	-	-	-
97463	Oakridge	5.4	\$132,008	15%	\$106.69	16%	3.9	\$157,287	19%	\$109.04	2%	3.3	\$149,862	-5%	\$103.55	-5%
97477	Springfield	51.1	\$197,457	17%	\$150.85	17%	39.3	\$202,545	3%	\$158.44	5%	26.3	\$202,061	0%	\$148.02	-7%
97478	Springfield	51.8	\$231,734	13%	\$156.17	15%	38.0	\$240,385	4%	\$163.32	5%	26.0	\$235,882	-2%	\$156.86	-4%
97480	Swiss Home	0.4	\$118,400	-28%	\$93.15	-18%	0.2	\$82,500	-30%	\$61.39	-34%	6.7	\$216,333	162%	\$149.81	144%
97487	Veneta	12.4	\$248,333	27%	\$171.25	22%	9.7	\$248,955	0%	\$162.03	-5%	0.0	-	-	-	-
97488	Vida	1.9	\$374,128	34%	\$203.41	52%	1.2	\$358,779	-4%	\$205.89	1%	1.0	\$367,667	2%	\$196.86	-4%
97489	Leaburg	1.4	\$327,844	25%	\$180.27	15%	1.3	\$300,820	-8%	\$218.41	21%	0.7	\$457,500	52%	\$385.40	76%
97490	Walton	0.7	\$264,625	17%	\$176.60	37%	0.2	\$237,500	-10%	\$139.74	-21%	0.7	\$189,950	-20%	\$131.69	-6%
97492	Westfir	1.2	\$122,310	-1%	\$96.34	0%	0.8	\$154,525	26%	\$112.97	17%	0.3	\$240,000	55%	\$227.27	101%
97498	Yachats	0.1	\$288,000	23%	-	-	0.3	\$363,750	26%	\$182.83	-	0.7	\$465,000	28%	\$505.22	176%
?	Unknown	0.8	\$366,904	87%	\$534.62	-	4.5	\$250,602	-32%	\$361.11	-32%	4.3	\$191,206	-24%	-	-

New Single Family Detached Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
\$30,001 - \$80,000	0	0.0	-	-	-	1	0.1	-	-	-	0	0.0	-100%	-	-
\$80,001 - \$90,000	0	0.0	-	-	-	1	0.1	-	-	-	0	0.0	-100%	-	-
\$90,001 - \$100,000	1	0.1	0%	-	-	1	0.1	0%	-	-	0	0.0	-100%	-	-
\$100,001 - \$110,000	0	0.0	-100%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$110,001 - \$120,000	0	0.0	-100%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$120,001 - \$130,000	1	0.1	-89%	\$119.79	-3.5%	1	0.1	0%	-	-	0	0.0	-100%	-	-
\$130,001 - \$140,000	7	0.6	-53%	\$142.85	28.8%	1	0.1	-86%	-	-	0	0.0	-100%	-	-
\$140,001 - \$150,000	5	0.4	-84%	\$137.56	2.1%	3	0.3	-40%	\$127.46	-7.3%	0	0.0	-100%	-	-
\$150,001 - \$160,000	3	0.3	-95%	-	-	2	0.2	-33%	\$159.58	-	0	0.0	-100%	-	-
\$160,001 - \$170,000	8	0.7	-85%	\$149.03	10.2%	10	0.8	25%	\$137.69	-7.6%	0	0.0	-100%	-	-
\$170,001 - \$180,000	13	1.1	-79%	\$251.18	80.2%	7	0.6	-46%	\$146.94	-41.5%	0	0.0	-100%	-	-
\$180,001 - \$190,000	32	2.7	-52%	-	-	23	1.9	-28%	\$168.20	-	5	1.7	-13%	-	-
\$190,001 - \$200,000	39	3.3	-30%	\$192.72	17.4%	27	2.3	-31%	\$168.37	-12.6%	7	2.3	4%	-	-
\$200,001 - \$210,000	30	2.5	-40%	\$169.12	-	20	1.7	-33%	\$165.59	-2.1%	8	2.7	60%	-	-
\$210,001 - \$220,000	28	2.3	-30%	\$168.27	18.0%	25	2.1	-11%	-	-	2	0.7	-68%	-	-
\$220,001 - \$230,000	35	2.9	-15%	\$166.17	-	42	3.5	20%	\$135.00	-18.8%	4	1.3	-62%	-	-
\$230,001 - \$240,000	39	3.3	50%	\$124.78	-28.6%	32	2.7	-18%	\$102.63	-17.7%	3	1.0	-63%	-	-
\$240,001 - \$250,000	40	3.3	25%	\$133.63	-25.8%	36	3.0	-10%	\$191.88	43.6%	6	2.0	-33%	-	-
\$250,001 - \$300,000	152	12.7	6%	\$138.66	-33.0%	179	14.9	18%	\$155.30	12.0%	17	5.7	-62%	\$167.15	7.6%
\$300,001 - \$400,000	185	15.4	-1%	\$171.75	4.1%	160	13.3	-14%	\$159.71	-7.0%	25	8.3	-38%	\$148.85	-6.8%
\$400,001 - \$500,000	110	9.2	67%	\$186.89	15.9%	65	5.4	-41%	\$193.36	3.5%	5	1.7	-69%	\$169.62	-12.3%
\$500,001 - SKY	66	5.5	230%	\$194.91	-	69	5.8	5%	\$194.50	-0.2%	14	4.7	-19%	\$178.69	-8.1%
Overall Total	794	66.2	-18%	\$168.03	9.7%	705	58.8	-11%	\$165.90	-1.3%	96	32.0	-46%	\$159.92	-3.6%
Median				\$162.72	15.4%				\$158.41	-2.6%				\$156.14	-1.4%

Existing Single Family Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
\$30,001 - \$80,000	70	5.8	-66%	\$66.24	-12.6%	47	3.9	-33%	\$75.65	14.2%	24	8.0	104%	\$64.68	-14.5%
\$80,001 - \$90,000	34	2.8	-69%	\$89.89	-1.6%	25	2.1	-26%	\$106.27	18.2%	3	1.0	-52%	-	-
\$90,001 - \$100,000	53	4.4	-57%	\$123.90	19.1%	28	2.3	-47%	\$103.75	-16.3%	6	2.0	-14%	\$113.52	9.4%
\$100,001 - \$110,000	55	4.6	-59%	\$107.90	2.6%	31	2.6	-44%	\$107.61	-0.3%	10	3.3	29%	\$115.25	7.1%
\$110,001 - \$120,000	67	5.6	-63%	\$132.01	11.4%	45	3.8	-33%	\$124.86	-5.4%	12	4.0	7%	\$127.61	2.2%
\$120,001 - \$130,000	107	8.9	-63%	\$135.81	5.2%	64	5.3	-40%	\$139.32	2.6%	23	7.7	44%	\$132.63	-4.8%
\$130,001 - \$140,000	156	13.0	-57%	\$142.88	9.7%	85	7.1	-46%	\$147.50	3.2%	29	9.7	36%	\$132.07	-10.5%
\$140,001 - \$150,000	200	16.7	-50%	\$146.82	9.1%	115	9.6	-43%	\$157.44	7.2%	31	10.3	8%	\$136.98	-13.0%
\$150,001 - \$160,000	204	17.0	-58%	\$149.16	11.6%	137	11.4	-33%	\$156.02	4.6%	44	14.7	28%	\$148.37	-4.9%
\$160,001 - \$170,000	285	23.8	-40%	\$149.95	7.3%	179	14.9	-37%	\$158.60	5.8%	55	18.3	23%	\$144.12	-9.1%
\$170,001 - \$180,000	293	24.4	-33%	\$159.55	16.1%	216	18.0	-26%	\$162.89	2.1%	70	23.3	30%	\$154.37	-5.2%
\$180,001 - \$190,000	309	25.8	-25%	\$157.89	15.1%	238	19.8	-23%	\$162.99	3.2%	65	21.7	9%	\$156.52	-4.0%
\$190,001 - \$200,000	337	28.1	-1%	\$158.23	13.0%	255	21.3	-24%	\$165.19	4.4%	65	21.7	2%	\$162.64	-1.5%
\$200,001 - \$210,000	266	22.2	-4%	\$160.33	11.2%	216	18.0	-19%	\$167.91	4.7%	54	18.0	0%	\$153.64	-8.5%
\$210,001 - \$220,000	275	22.9	5%	\$166.26	15.8%	243	20.3	-12%	\$166.69	0.3%	51	17.0	-16%	\$158.98	-4.6%
\$220,001 - \$230,000	253	21.1	10%	\$163.68	10.2%	244	20.3	-4%	\$165.60	1.2%	83	27.7	36%	\$163.32	-1.4%
\$230,001 - \$240,000	203	16.9	-13%	\$161.50	12.1%	198	16.5	-2%	\$166.17	2.9%	70	23.3	41%	\$164.93	-0.7%
\$240,001 - \$250,000	248	20.7	6%	\$168.99	16.0%	217	18.1	-13%	\$175.85	4.1%	45	15.0	-17%	\$154.38	-12.2%
\$250,001 - \$300,000	797	66.4	9%	\$165.79	11%	708	59.0	-11%	\$170.84	3%	181	60.3	2%	\$161.16	-6%
\$300,001 - \$400,000	708	59.0	2%	\$176.12	7.6%	673	56.1	-5%	\$181.09	2.8%	138	46.0	-18%	\$175.89	-2.9%
\$400,001 - \$500,000	278	23.2	0%	\$191.28	2.4%	243	20.3	-13%	\$191.86	0.3%	48	16.0	-21%	\$178.87	-6.8%
\$500,001 - SKY	257	21.4	28%	\$232.73	8.1%	248	20.7	-4%	\$253.98	9.1%	54	18.0	-13%	\$243.54	-4.1%
Overall Total	5,455	455	-23%	\$161.73	14.7%	4,455	371	-18%	\$169.69	4.9%	1,161	387	4%	\$159.60	-5.9%
Median				\$158.90	15.1%				\$165.61	4.2%				\$156.76	-5.3%

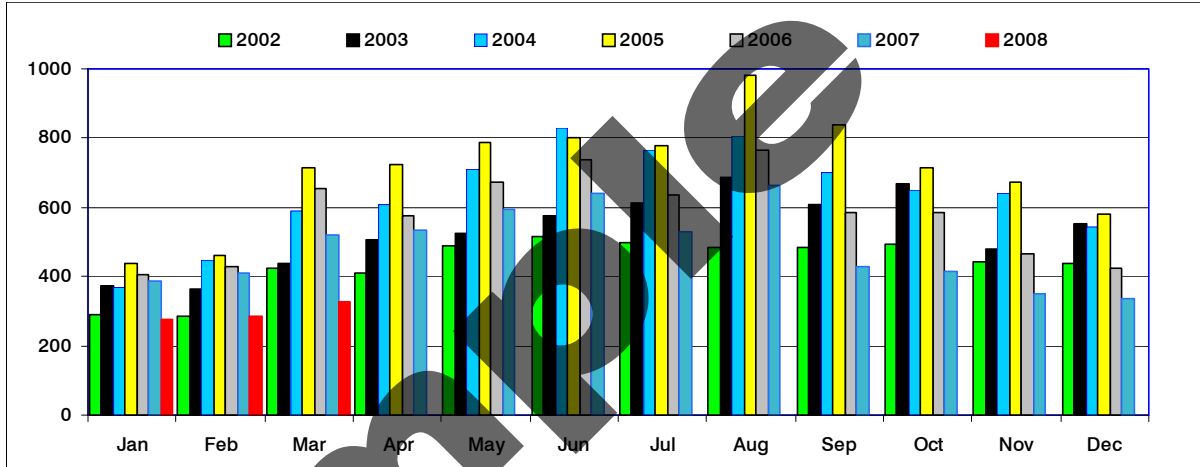
Existing Single Family Detached Sales by Year Built

Year Built	2006					2007					2008				
	Average \$/SF	Ch in \$/SF	Avg Size	Average \$	#Sold	Average \$/SF	Ch in \$/SF	Avg Size	Average \$	#Sold	Average \$/SF	Ch in \$/SF	Avg Size	Average \$	#Sold
Before 1960	\$162.65	15.6%	1,362	\$218,066	1,858	\$174.04	7.0%	1,410	\$241,061	1,468	\$159.39	-8.4%	1,469	\$235,310	215
1960's	\$159.80	16.1%	1,544	\$243,225	818	\$165.20	3.4%	1,532	\$248,741	670	\$160.24	-3.0%	1,467	\$226,098	104
1970's	\$158.10	14.1%	1,535	\$243,153	1,074	\$164.05	3.8%	1,555	\$255,009	814	\$162.52	-0.9%	1,583	\$253,220	151
1980's	\$164.97	15.1%	1,757	\$298,944	272	\$178.22	8.0%	1,664	\$307,287	193	\$168.97	-5.2%	1,582	\$275,323	30
1990	\$165.00	12.4%	1,977	\$356,831	56	\$170.51	3.3%	1,918	\$345,179	47	\$173.06	1.5%	1,632	\$273,530	6
1991	\$158.77	15.7%	2,056	\$328,740	32	\$173.55	9.3%	1,794	\$308,321	28	\$152.99	-11.8%	1,568	\$242,375	4
1992	\$160.78	10.3%	1,867	\$300,300	43	\$175.30	9.0%	2,037	\$372,082	40	\$155.68	-11.2%	1,564	\$244,771	7
1993	\$160.39	8.3%	1,869	\$307,614	49	\$164.81	2.8%	1,901	\$320,112	49	\$157.86	-4.2%	2,204	\$343,414	7
1994	\$165.86	9.9%	1,904	\$318,154	92	\$174.12	5.0%	1,669	\$300,565	53	\$141.07	-19.0%	2,619	\$427,167	6
1995	\$164.44	14.4%	1,675	\$275,742	89	\$164.66	0.1%	1,874	\$321,952	72	\$145.91	-11.4%	1,425	\$208,600	5
1996	\$168.60	15.3%	1,807	\$316,200	76	\$175.95	4.4%	1,832	\$324,321	73	\$167.64	-4.7%	1,718	\$288,978	9
1997	\$160.60	8.0%	1,844	\$299,741	95	\$167.47	4.3%	1,704	\$291,337	77	\$159.91	-4.5%	1,743	\$275,718	11
1998	\$153.08	9.3%	1,924	\$297,380	80	\$161.93	5.8%	1,825	\$310,771	81	\$160.74	-0.7%	1,660	\$247,322	9
1999	\$160.63	13.0%	1,781	\$293,796	97	\$165.20	2.8%	1,763	\$290,512	68	\$153.57	-7.0%	1,951	\$304,038	12
2000	\$173.85	17.1%	1,865	\$329,009	88	\$171.01	-1.6%	1,792	\$308,538	79	\$159.19	-6.9%	2,093	\$334,760	15
2001	\$166.58	16.1%	1,792	\$303,906	76	\$177.47	6.5%	1,796	\$310,642	66	\$173.33	-2.3%	1,747	\$310,914	7
2002	\$168.53	15.4%	1,784	\$308,602	106	\$168.15	-0.2%	1,925	\$333,269	76	\$159.57	-5.1%	2,112	\$349,350	17
2003	\$165.93	11.5%	1,949	\$326,088	144	\$171.58	3.4%	1,840	\$318,967	89	\$159.01	-7.3%	1,781	\$278,071	7
2004	\$160.98	-	1,982	\$320,371	100	\$166.84	3.3%	2,007	\$342,398	74	\$154.74	-7.0%	1,838	\$280,457	14
2005	Reported as new construction					\$168.60	-	2,003	\$328,461	69	\$149.09	-11.6%	1,790	\$272,147	18
2006	Reported as new construction					Reported as new construction					\$140.19	-	2,196	\$307,927	19

* - Only homes on one (1) acre or less used in \$/SF calculations

Note: County records have a small percentage of residential units without construction data

Bar Chart of Monthly Residential Sales



REO as % of Existing Homes Sold (Real Estate Owned - Lender Sales)

County Records	Repossessed Existing Sold											
	2003		2004		2005		2006		2007		2008	
Month	#	% of All Sold	#	% of All Sold	#	% of All Sold	#	% of All Sold	#	% of All Sold	#	% of All Sold
Jan	22	7.4%	17	6.0%	15	4.3%	9	2.6%	6	2.0%	7	3.2%
Feb	36	12.5%	24	7.1%	12	3.1%	8	2.5%	12	3.8%	10	4.3%
Mar	40	10.7%	31	6.3%	22	3.8%	6	1.2%	3	0.8%	17	6.5%
Apr	50	12.0%	40	8.0%	24	3.9%	5	1.1%	11	2.6%		
May	29	6.4%	34	5.7%	12	1.8%	7	1.3%	8	1.7%		
Jun	36	7.3%	24	3.3%	12	1.8%	8	1.3%	11	2.2%		
Jul	34	6.6%	26	3.9%	14	2.2%	5	1.0%	6	1.4%		
Aug	28	4.8%	33	4.7%	9	1.1%	13	2.1%	7	1.4%		
Sep	21	3.9%	12	1.9%	8	1.1%	4	0.9%	5	1.5%		
Oct	36	6.2%	20	3.6%	9	1.5%	6	1.3%	8	2.6%		
Nov	19	4.9%	18	3.3%	9	1.6%	9	2.5%	10	4.0%		
Dec	32	7.4%	15	3.4%	4	0.8%	6	1.8%	13	5.6%		
Total	383	7.1%	294	4.6%	150	2.1%	86	1.6%	100	2.2%	34	4.8%
County	Change		Change		Change		Change		Change		Change	
Average \$	\$127,986	8.0%	\$142,182	11.1%	\$148,167	4.2%	\$242,585	63.7%	\$183,968	-24.2%	\$239,054	29.9%

There are currently 102 foreclosed homes for sale, up 16 units from last month.

Relative inventory is down this month
 from 8.2 months of supply
 to 7.8 months.

Currently there are 2,562 residences for
 sale, about a 7.8 month supply
 since 329 sold in March.*



* - Equilibrium exists when the market has 4 - 6 months of supply for sale.

Weekly Residential Inventory

