

MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Baker County, Oregon

March 2009 Reporting Period

March Residential Highlights

A comparison of Baker County sales activity in March 2009 with March 2008 shows that new listings grew 3%. However, closed sales dropped 72.7% and pending sales fell 38.5%. See residential highlights table below.

Sale Prices

The average sale price for March 2009 was up 33.9% compared to March 2008, while the median sale price increased 18.3%. See residential

highlights table below.

Comparing March 2009 prices with those in February 2009, the average sale price was up 16.6% (\$128,000 v. \$109,800) and the median price fell 10.6% (\$110,000 v. \$123,000).

First Quarter Report

Compared to the first quarter of 2008, closed sales dropped 51.9% (13 v. 27) and pending sales fell 17.9% (23 v. 28). New listings also dropped 7.5% (74 v. 80).

Inventory in Months*			
	2007	2008	2009
January	N/A	10.6	61
February	N/A	17.2	19.3
March	N/A	10.5	50.3
April	N/A	8.1	
May	N/A	23.3	
June	N/A	12.0	
July	N/A	11.4	
August	5.4	12.1	
September	8.8	5.9	
October	6.1	9.6	
November	10.5	15.3	
December	7.6	25.6	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Baker County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	March	34	8	3	128,000	110,000		177
	Year-to-date	74	23	13	155,100	110,000		96
2008	March	33	13	11	95,600	93,000	81	
	Year-to-date	80	28	27	133,200	117,500	81	
Change	March	3.0%	-38.5%	-72.7%	33.9%	18.3%	N/A	N/A
	Year-to-date	-7.5%	-17.9%	-51.9%	16.4%	-6.4%	N/A	N/A

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

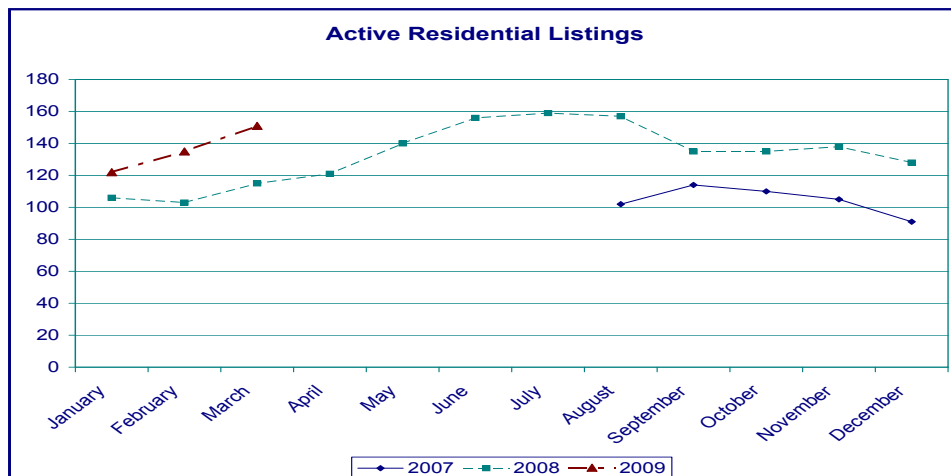
Average Sale Price % Change:

-1.8% (\$141,200 v. \$143,800)*

Median Sale Price % Change:

-0.7% (\$116,200 v. \$117,000)*

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Baker County, Oregon.

AREA REPORT • 3/2009

Baker County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired, Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	103	29	12	8	0.0%	3	128,000	177	61	22	4.8%	11	104,400	92,000	-5.5%	1	135,000	1	117,300	-	-
461	Haines/ Anthony Lk/ Muddy Crk	8	-	-	-	-	-	-	-	3	-	-100.0%	-	-	-	-16.4%	-	-	-	-	-	-
462	Sumpter/McEwen/Bourne Phillips Lk/ Granit	19	-	5	-	-100.0%	-	-	-	6	1	0.0%	1	142,500	142,500	-34.9%	-	-	2	30,000	-	-
463	Unity/Hereford	3	-	-	-	-100.0%	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
464	Huntington/Lime	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	1	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-
466	Richland/ New Bridge	9	-	1	-	-100.0%	-	-	-	2	-	-100.0%	1	725,000	725,000	199.1%	-	-	-	-	-	-
467	Halfway/ Cornucopia	6	-	-	-	-100.0%	-	-	-	1	-	-100.0%	-	-	-	-	-	-	-	-	-	-
468	Oxbow	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2009 with March 2008. The Year-To-Date section compares year-to-date statistics from March 2009 with year-to-date statistics from March 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/08-3/31/09) with 12 months before (4/1/07-3/31/08).

³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



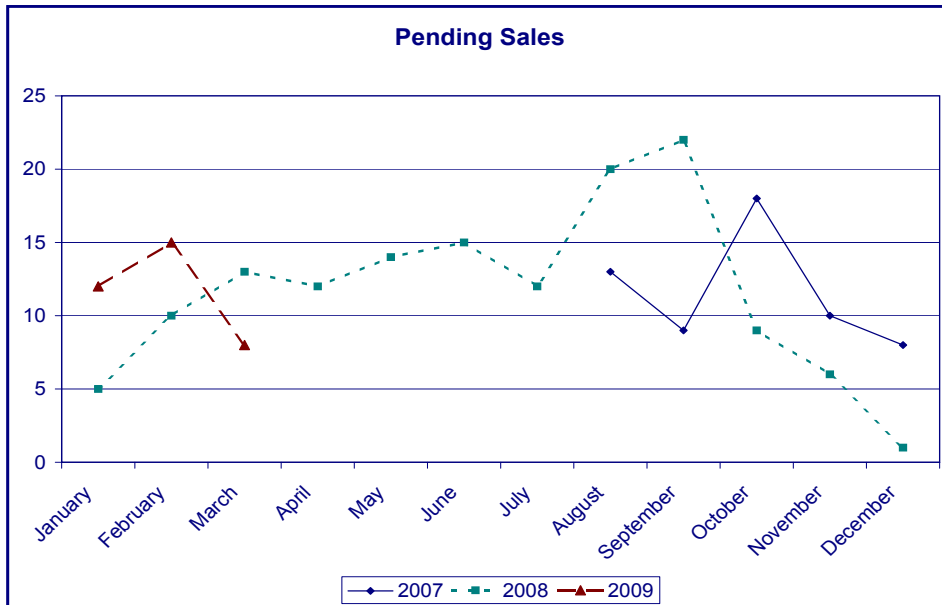
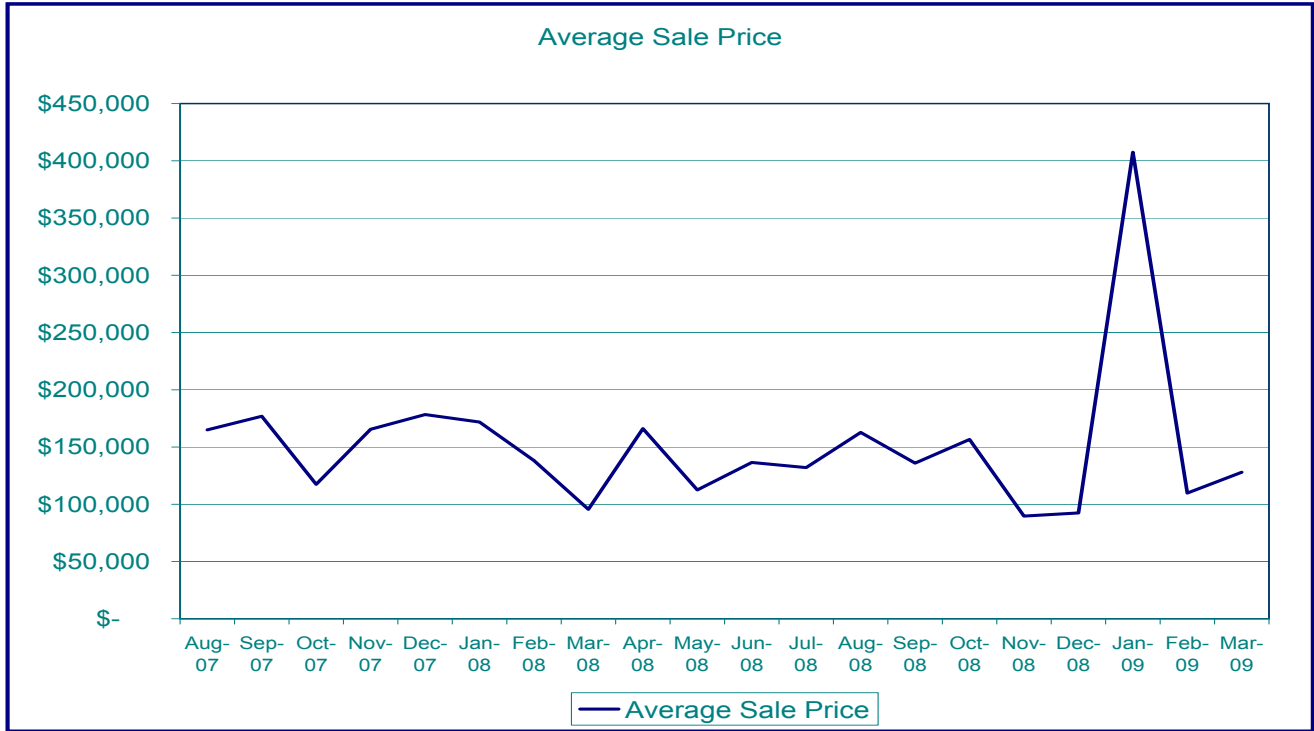
NEW LISTINGS

BAKER COUNTY, OR

This graph shows the new residential listings over the past three calendar years Baker County, Oregon.

AVERAGE SALE PRICE
BAKER COUNTY, OR

This graph represents the average sale price for all homes sold in Baker County, Oregon.



PENDING LISTINGS
BAKER COUNTY, OR

This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

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 Fax: (360) 696-9342

Salem
 2110 Mission St. SE, Suite 305
 Salem, OR 97302
 (503) 587-8810
 Fax: (503) 585-3817

Lane County: Eugene
 2139 Centennial Plaza
 Eugene, OR 97401
 (541) 686-2885
 Fax: (541) 484-3854

Lane County: Florence
 PO Box 414
 Florence, OR 97439
 (541) 902-2560
 Fax: (541) 902-1341

Douglas County Oregon
 1299 NW Ellan, Suite 3
 Roseburg, OR 97470
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 Fax: (541) 673-6581

Curry County
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 Brookings, OR 97415
 (541) 469-0219
 Fax: (541) 469-9695

Mid-Columbia
 PO Box 1088
 Hood River, OR 97031
 (541) 436-2956
 Fax: (541) 387-6657

Eastern Oregon
 PO Box 751
 Hermiston, OR 97838
 (541) 567-5186
 Fax: (541) 289-7320

Coos County
 1946 Sherman Ave., Suite 101
 North Bend, OR 97459
 (541) 751-1070
 Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

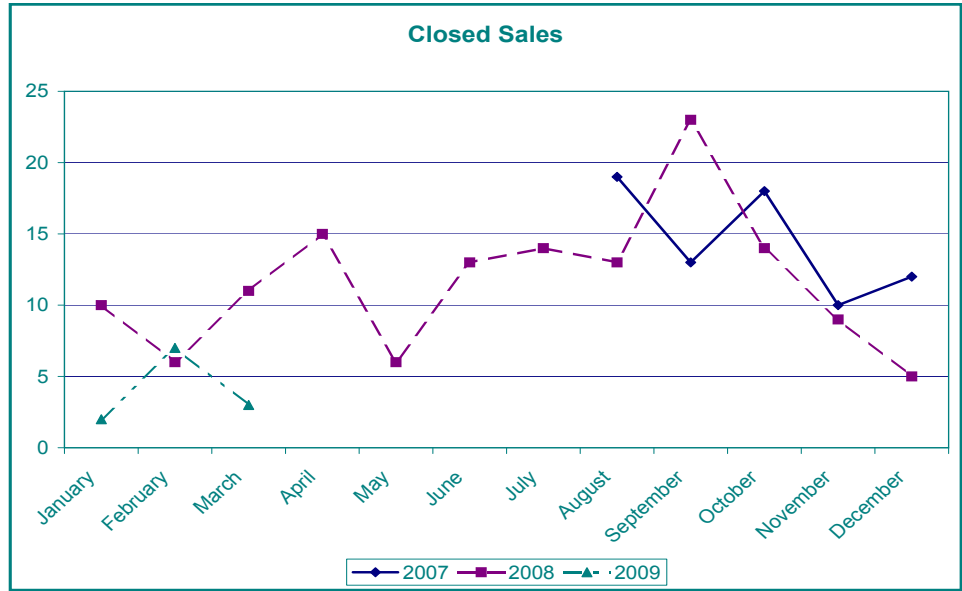
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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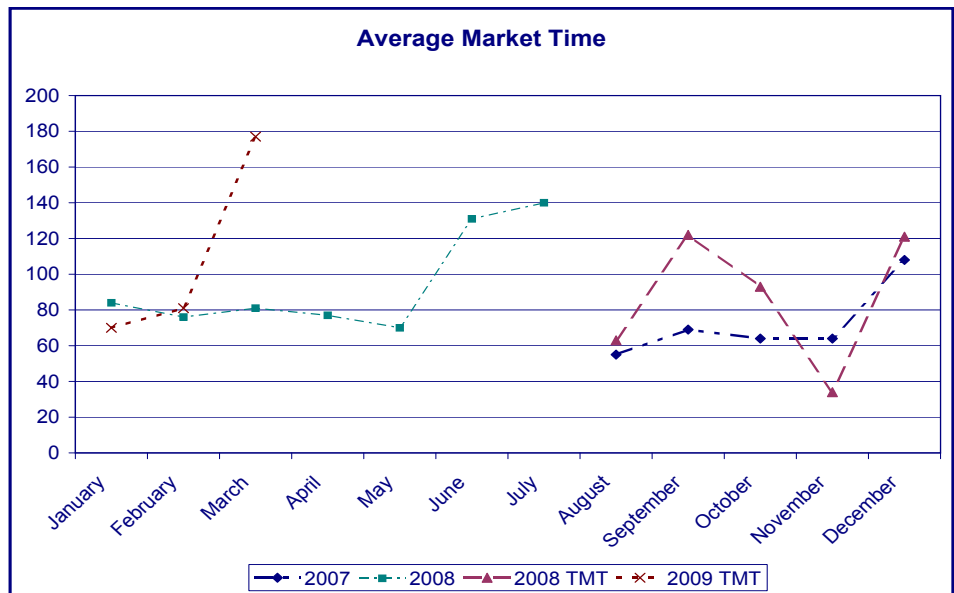
CLOSED SALES BAKER COUNTY, OR

This graph shows the closed sales over the past three calendar years in Baker County, Oregon.



DAYS ON MARKET BAKER COUNTY, OR

*This graph shows the average market time for sales in Baker County, Oregon. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.*



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