

MARKET ACTION

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

Residential Review: Baker County, Oregon

April 2009 Reporting Period

April Residential Highlights

This April, sales activity fell in Baker County compared to April 2008. Closed sales dropped 46.7%, while pending sales fell 8.3%. New listings grew 9.4%. See residential highlights table below.

Year-to-Date

Comparing the period of January-April 2009 with the same period a year ago, closed sales were down 50%. Pending sales decreased 16.7%, while new listings also declined 5.2%. See

residential highlights table below.

Sale Prices

The average sale price for April 2009 was down 18.6% compared to April 2008, while the median sale price dropped 0.3%. See residential highlights table below.

Comparing April 2009 prices with those in March 2009, the average sale price was up 5.6% (\$135,200 v. \$128,000) and the median price rose 31.4% (\$144,500 v. \$110,000).

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	21.9
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	April	35	11	8	135,200	144,500		172
	Year-to-date	109	35	21	147,400	123,000		125
2008	April	32	12	15	166,100	145,000	77	
	Year-to-date	115	42	42	145,000	123,500	79	
Change	April	9.4%	-8.3%	-46.7%	-18.6%	-0.3%	N/A	N/A
	Year-to-date	-5.2%	-16.7%	-50.0%	1.7%	-0.4%	N/A	N/A

*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.

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

Average Sale Price % Change:
-7.3% (\$137,000 v. \$147,800)
Median Sale Price % Change:
-6.5% (\$112,300 v. \$120,000)

For further explanation of this measure, see the second footnote on page 2.



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

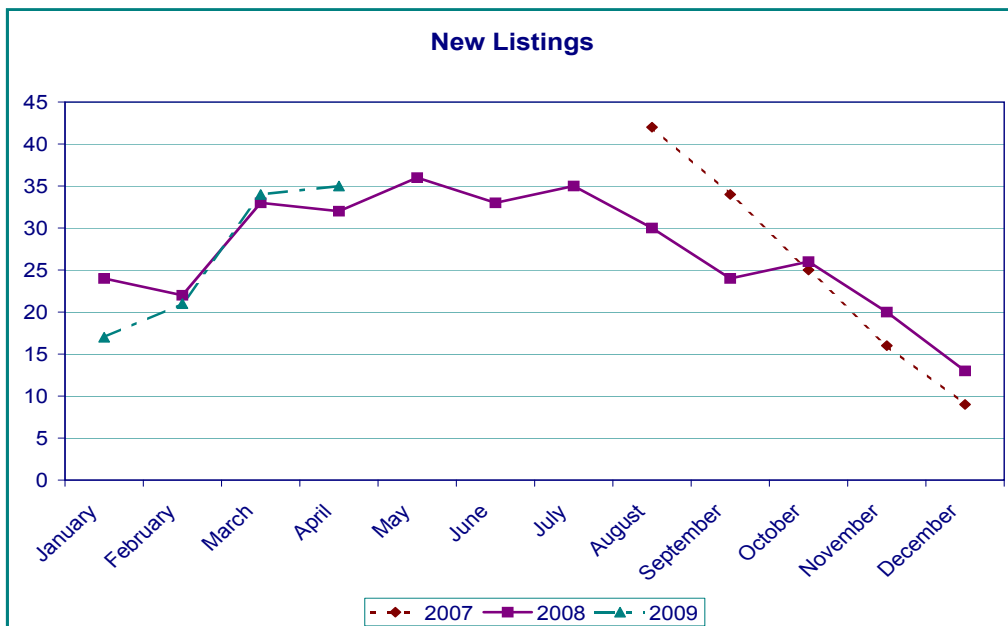
This graph shows the active residential listings over the past three calendar years in Baker County, Oregon.

AREA REPORT • 4/2009

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	122	27	2	9	-25.0%	8	135,200	172	88	32	-8.6%	19	117,300	110,000	-10.8%	1	135,000	1	117,300	-	-
461	Haines/ Anthony Lk/ Muddy Crk	9	-	-	1	-	-	-	-	5	1	-50.0%	-	-	-	-16.4%	-	-	-	-	-	-
462	Sumpter/McEwen/Bourne Phillips Lk/ Granit	21	-	2	-	-	-	-	-	9	1	0.0%	1	142,500	142,500	-26.3%	-	-	2	30,000	-	-
463	Unity/Hereford	3	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
464	Huntington/Lime	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	1	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-
466	Richland/ New Bridge	10	-	-	1	-	-	-	-	4	1	0.0%	1	725,000	725,000	199.1%	-	-	-	-	-	-
467	Halfway/ Cornucopia	7	-	-	-	-	-	-	-	2	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
468	Oxbow	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

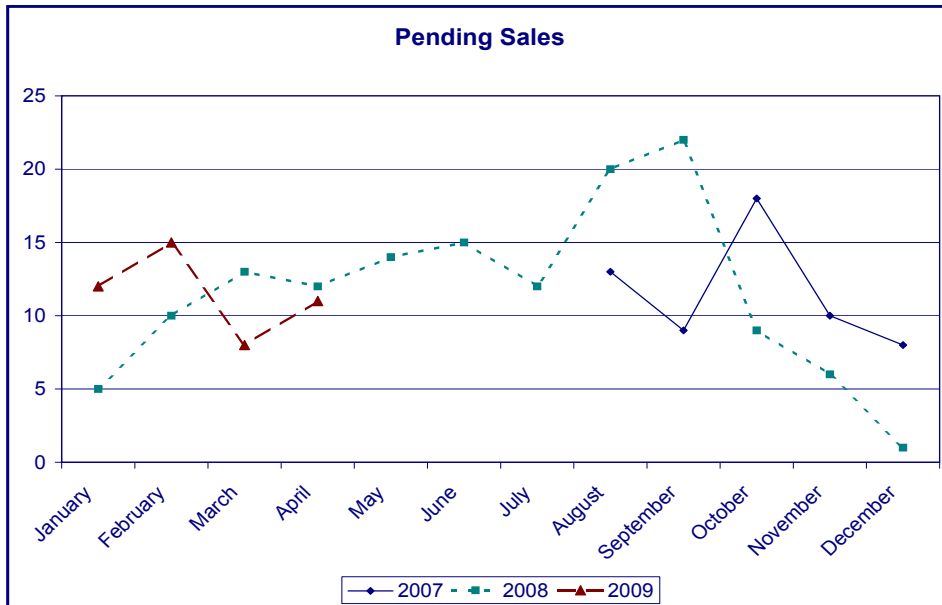
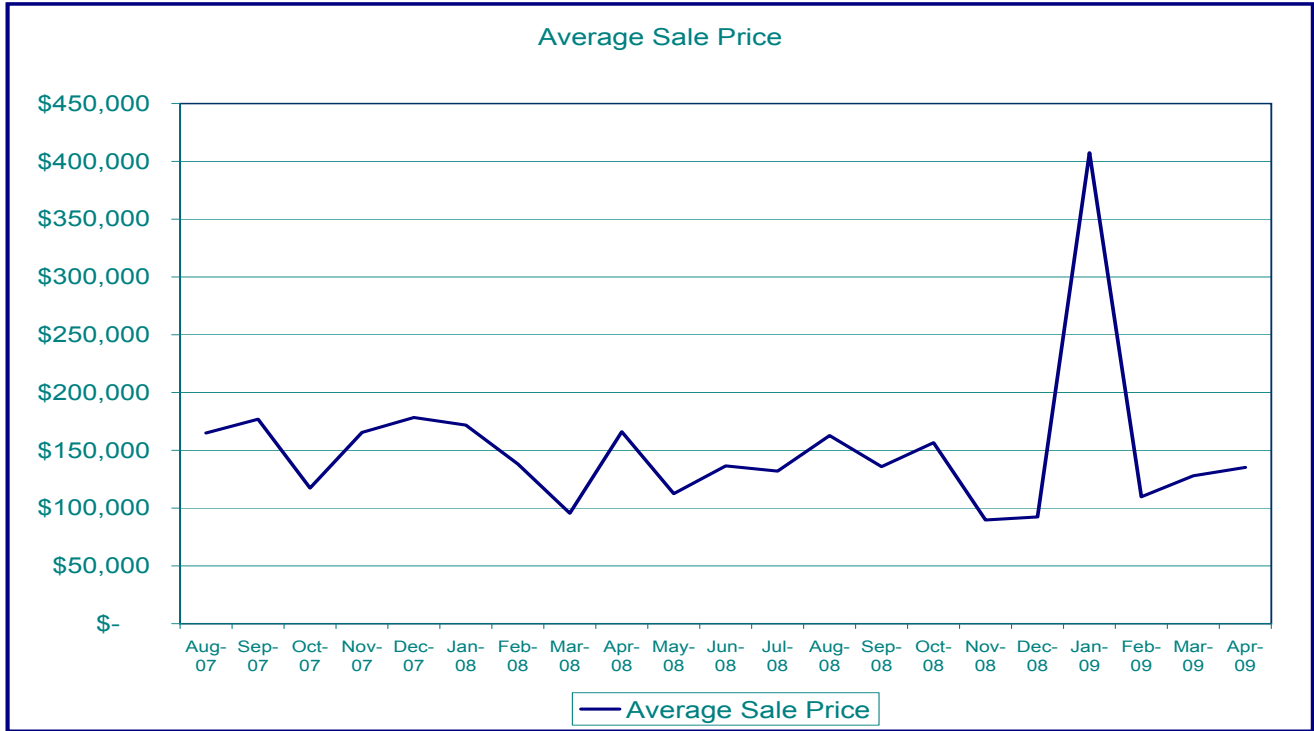
- ¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2009 with April 2008. The Year-To-Date section compares year-to-date statistics from April 2009 with year-to-date statistics from April 2008.
- ² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/08-4/30/09) with 12 months before (5/1/07-4/30/08).
- 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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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

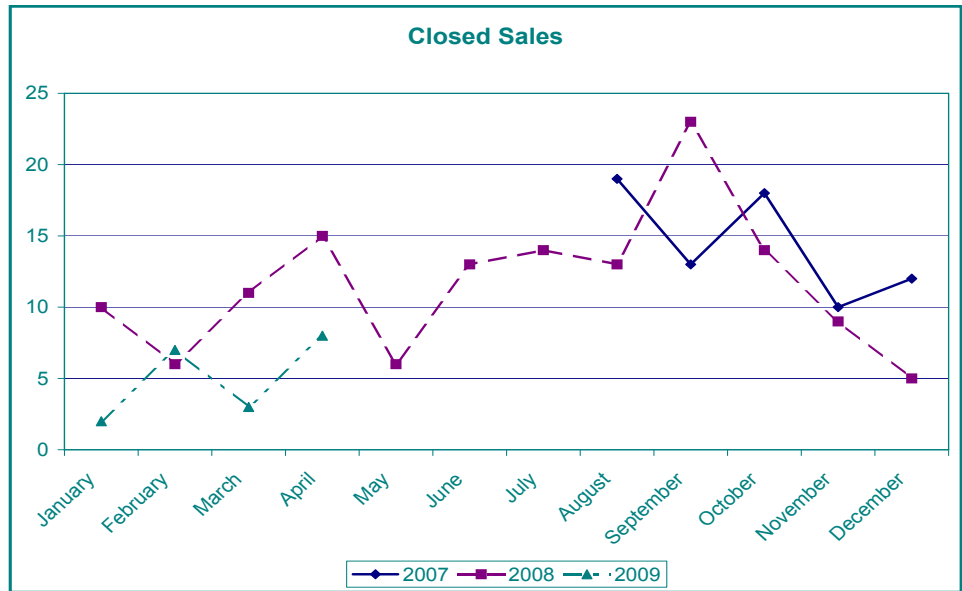
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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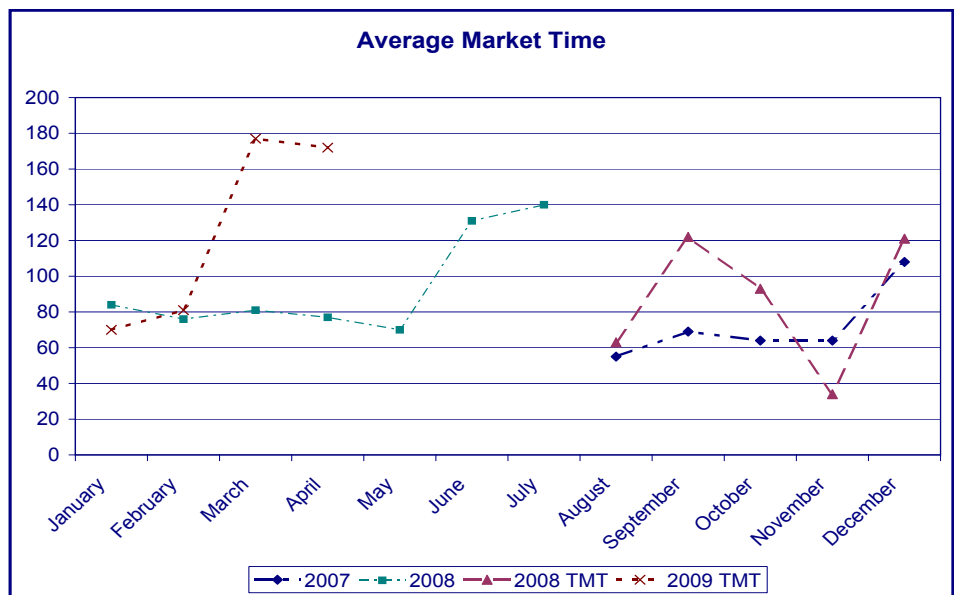
CLOSED SALES BAKER COUNTY, OR

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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