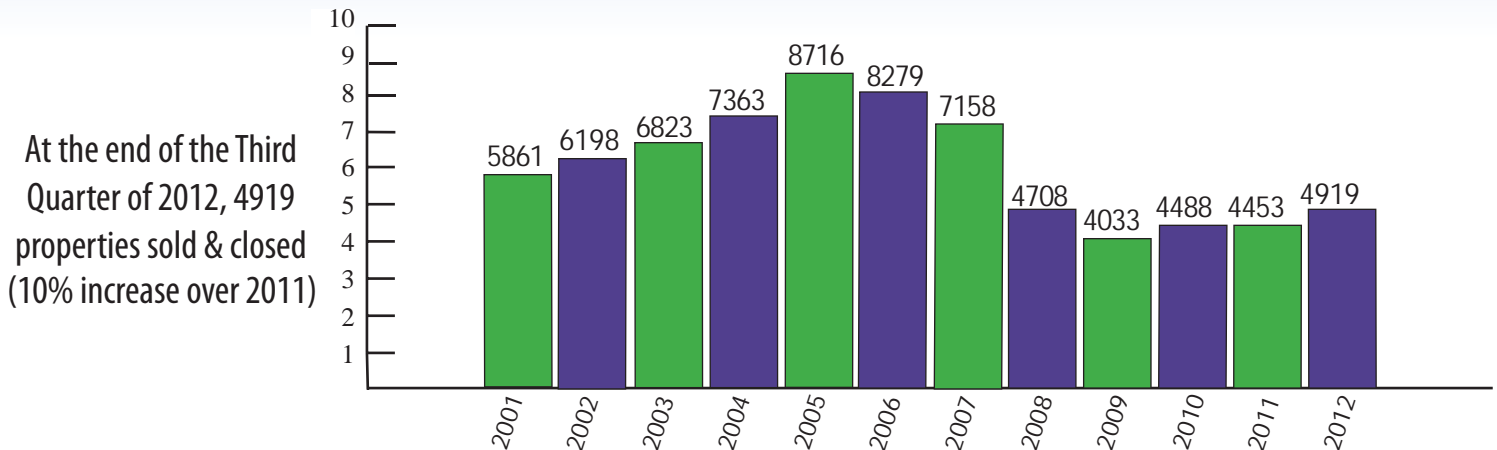


2012 3rd Quarter Market Overview

Through Sept 2012

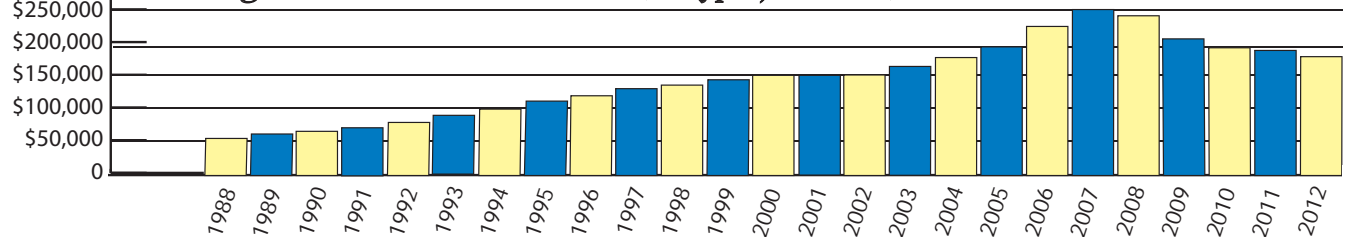
At the end of the Third Quarter of 2012 there were 5496 active listings in the Willamette Valley, which is a 12% decrease over last year.

Number of Sales (Third Quarter)



At the end of the Third Quarter of 2012, 4919 properties sold & closed (10% increase over 2011)

Average Sales Prices Past 25 Years (all types, all areas)



Average Sales Price by Area (last five years)

	Sept 08	Sept 09	Sept 10	Sept 11	Sept 12
Salem/Keizer	\$225,535	\$207,277	\$198,628	\$178,303	\$171,343
Benton	\$301,196	\$274,220	\$265,985	\$257,466	\$273,495
Linn	\$194,066	\$182,633	\$160,422	\$145,005	\$154,286
Marion	\$239,836	\$212,489	\$198,172	\$188,285	\$185,986
Polk	\$226,842	\$199,113	\$200,002	\$173,356	\$175,788

Average Days on Market

Salem/Keizer	139
Benton County	125
Linn County	138
Marion County	151
Polk County	148

List Price to Sell Price Ratio

Salem/Keizer	90.7%
Benton County	94.4%
Linn County	91.1%
Marion County	90.0%
Polk County	90.5%

Source: Willamette Valley Multiple Listing Service
 Provided by: Prudential Real Estate Professionals



Real Estate Professionals