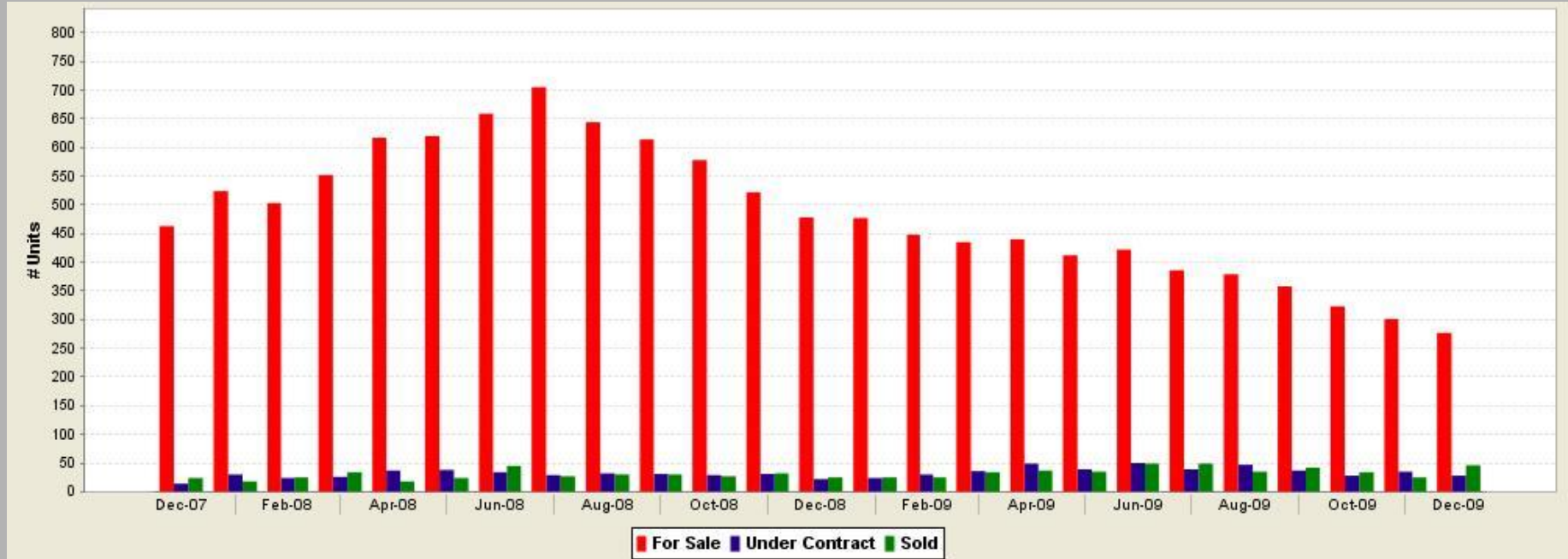


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 12/01/07 - 12/31/09



KEY INFORMATION

	Dec-07	Dec-09	# Units Change	Percent Change
For Sale	463	277	-186	-40.2
Under Contract	14	28	14	100.0
Sold	24	46	22	91.7

For Sale
-40%

UC
+100%

Sold
+92%

MLS: RMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Detached Single Family, Condo, Attached, Manufactured Home in Park, House Boat, Partially Owned, Other, Manufactured Home)					Sq Ft: All
Cities:	Happy Valley					

Market Dynamics
Supply & Demand - # Units (FS, UC, Sold)
2 Years (Monthly) 12/01/07 - 12/31/09

RE/MAX Equity Group, Inc.

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-09	277	154	28	113	46	104	43	154	40
Nov-09	301	172	35	105	25	128	29	226	51
Oct-09	323	189	28	113	34	102	45	191	48
Sep-09	358	194	37	92	42	96	46	168	59
Aug-09	379	197	47	102	35	97	33	145	74
Jul-09	386	209	39	111	49	111	42	204	69
Jun-09	422	213	50	84	49	64	55	203	89
May-09	412	222	39	93	35	135	40	179	62
Apr-09	440	230	49	119	37	140	41	233	89
Mar-09	435	237	36	132	34	80	48	170	78
Feb-09	448	247	30	116	25	58	61	200	74
Jan-09	477	246	24	74	25	89	79	192	84
Dec-08	478	250	22	76	25	59	63	168	52
Nov-08	522	239	31	79	32	75	65	170	60
Oct-08	578	229	29	78	27	117	87	145	73
Sep-08	614	227	31	108	30	84	78	158	80
Aug-08	644	218	32	79	30	117	78	135	105
Jul-08	705	216	29	80	27	81	137	187	156
Jun-08	659	217	34	100	45	92	76	142	146
May-08	620	219	38	78	24	92	69	172	110
Apr-08	617	212	37	88	18	90	70	133	159
Mar-08	552	206	26	89	34	82	68	116	146
Feb-08	503	206	24	82	25	93	73	182	116
Jan-08	524	204	30	103	18	114	107	155	142
Dec-07	463	221	14	99	24	93	67	175	53