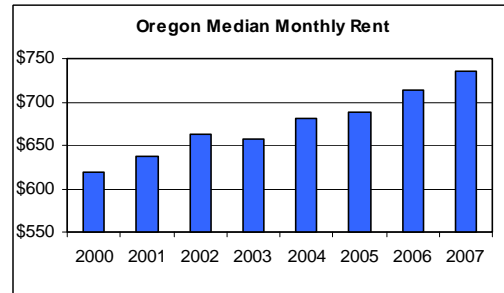
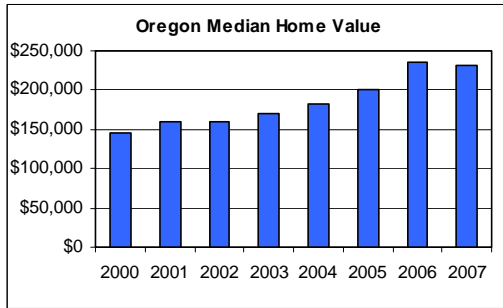
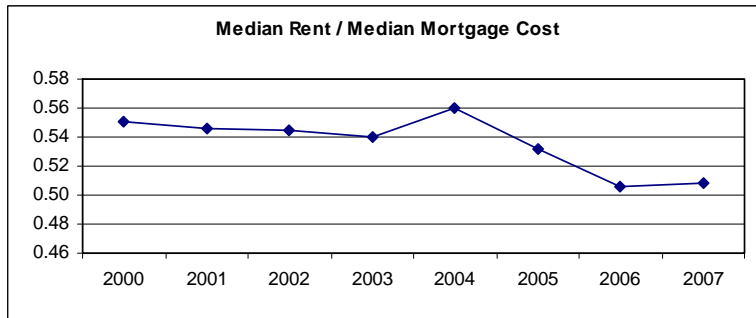


HOUSING VALUE & RENT IN OREGON

- Median home values in 2007 declined 1.9% from 2006 levels.
- Median home values grew from \$171,039 to \$232,000 between 2003 and 2007, representing an annualized growth rate of 6.3% per year.
- Median monthly rent grew from \$657 to \$735 per month between 2003 and 2007, representing an annualized growth rate of 2.3% per year.
- Median housing costs for owner-occupied homes with mortgages grew from \$1,216 to \$1,447 per month between 2003 and 2007, representing an annualized growth rate of 3.5% per year.



- The median rent to mortgage cost ratio is one measure of housing affordability; higher ratios generally indicate increased affordability.
- Housing affordability in Oregon increased slightly in 2007 with the affordability ratio increasing from 0.4% from 2006 to 2007.



- Median housing values vary greatly among Oregon counties, with the highest values nearly three times larger than the lowest values.

Highest Median Housing Value, 2007*

County	Amount
Deschutes	\$313,800
Clackamas	\$310,200
Washington	\$283,900
Curry	\$281,200
Jackson	\$275,800

Lowest Median Housing Value, 2007*

County	Amount
Malheur	\$112,600
Umatilla	\$124,800
Union	\$135,100
Klamath	\$151,400
Linn	\$163,100

- While house values and monthly rents are positively correlated and move together, housing values vary more than rents.

Highest Median Monthly Rent, 2007*

County	Amount
Deschutes	\$843
Washington	\$823
Clackamas	\$821
Yamhill	\$767
Jackson	\$756

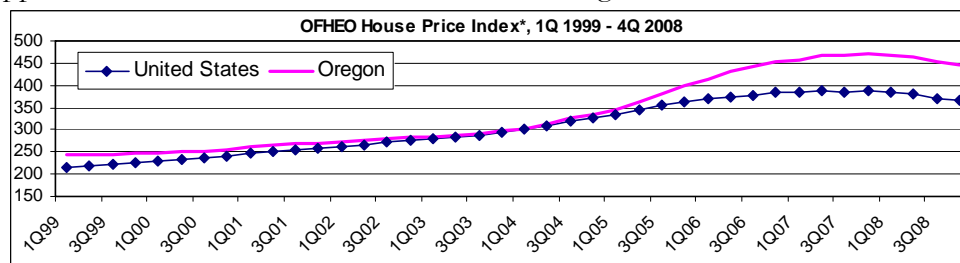
Lowest Median Monthly Rent, 2007*

County	Amount
Malheur	\$511
Jefferson	\$531
Union	\$565
Wallowa	\$574
Coos	\$579

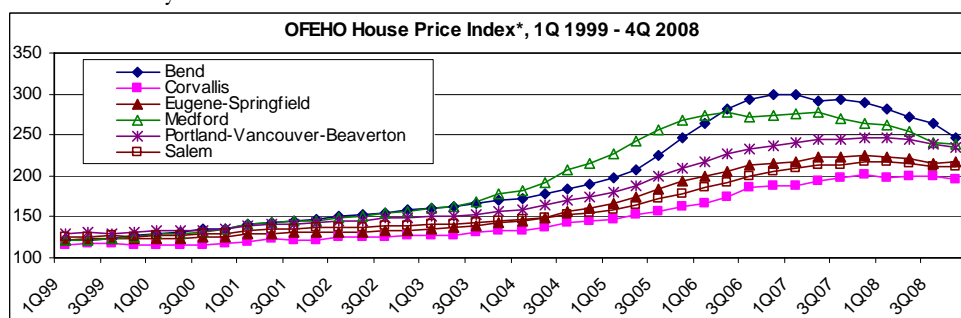
*Data for 2007 was unavailable for Baker, Gilliam, Grant, Harney, Lake, Morrow, Sherman, Wasco, and Wheeler Counties.

HOUSING VALUE IN METROPOLITAN OREGON

- The 1-year OFHEO* index for Oregon declined -1.4%. While National and Oregon house price appreciation slowed over the last five years, house prices in Oregon appreciated at more than twice the national average.



- The 1-quarter OFEHO* index declined for all metro areas in Oregon with the steepest declines seen in Bend (-6.7%) and Corvallis (-2.3%).
- The 1-year OFHEO* index declined for all metro areas in Oregon with the steepest declines seen (again) in Bend (-12.7%) and Medford (-9.2%).
- Medford (-12.7%) and Bend (-6.7%) were the only metro areas to experience a decline over the most recent 3-year period.
- The OFEHO* index appreciation for Bend (54.3%) outpaced Oregon (51.6%) over the last five years.



- Prices peaked for the majority of Oregon's metropolitan areas in 2007. Medford was the first to peak (2nd quarter 2006) and Salem was the last to peak (1st quarter 2008), nearly two years after Medford.
- Medford has experienced the largest, relative price decline with 4th quarter 2008 prices at levels last seen in the 1st quarter of 2005 (a 4-year period).
- Bend (-17.8%) and Medford (-14.1%) have seen the largest drop in prices since prices began falling in these two metro areas over three years ago.

OFEHO House Price Index, 4Q08 Decline from Peak & Index Change

Location	Index Peak	Decline from Peak	Prices Last last Seen in	Index Return			
				Qtr.	1-Yr.	3-Yr.	5-Yr.
United States	2Q07	-4.8%	4Q05	-0.3%	-4.5%	-0.6%	22.8%
Oregon	4Q07	-4.8%	3Q06	-1.4%	-4.5%	7.9%	47.6%
Bend	1Q07	-17.8%	3Q05	-6.7%	-12.7%	-6.7%	43.2%
Corvallis	4Q07	-2.9%	2Q07	-2.3%	-1.1%	17.3%	47.0%
Eugene-Springfield	4Q07	-3.4%	4Q06	0.5%	-3.1%	8.7%	50.7%
Medford	2Q06	-14.1%	1Q05	-0.7%	-9.2%	-12.7%	30.6%
Portland-Vancouver-Beaverton	4Q07	-5.3%	3Q06	-1.8%	-5.1%	7.7%	46.9%
Salem	1Q08	-2.5%	1Q07	0.2%	-2.5%	14.5%	44.4%

*The Office of Federal Housing Enterprise and Oversight's (OFEHO), House Price Index (HPI) is a broad measure of the movement of single-family house prices. The HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties.

Source: Office of Federal Housing and Enterprise Oversight, (www.ofheo.gov)
Prepared: March 2009, OECD, Innovation and Economic Strategies Division