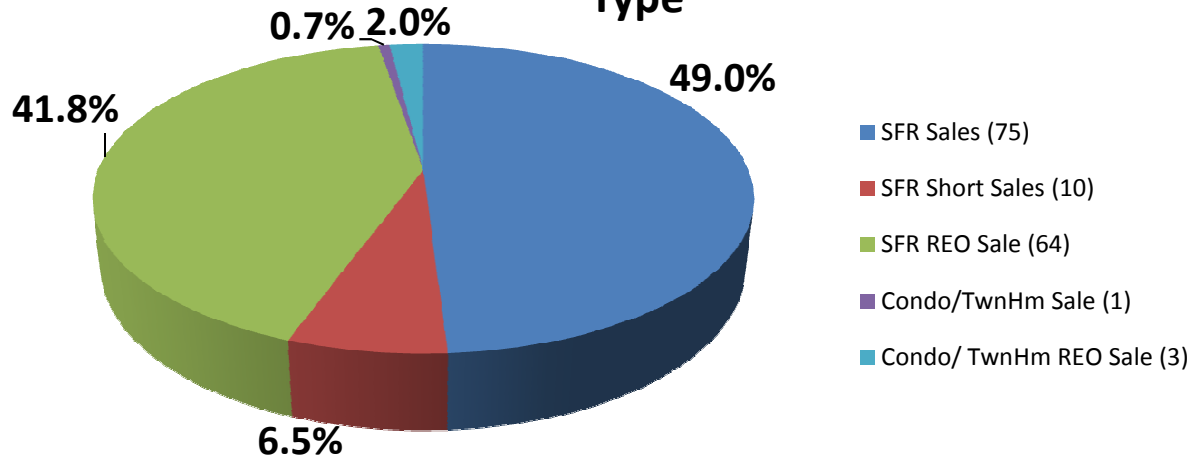




Area Activity & Short Sale Report - April 2011 Marion County

Marion County Single Family Residential Sales by Type

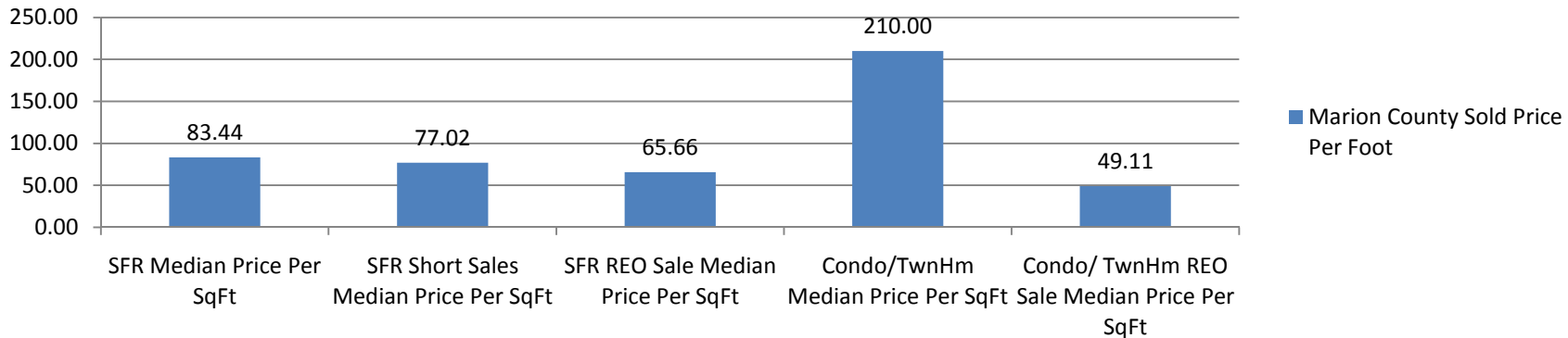


Short Sales		
Avg. Sold Price	\$	139,537
Avg. Prior 1st Mtg Amt	\$	166,037
Avg. % Sold Price/Prior 1st Mtg.		84.04%

REO Sales		
Avg. Sales Price	\$	143,168
Median Sales Price	\$	137,000

REO Sales Average Timeline	
1st NOD to Trustees Deed (to Bank)	270 Days
Trustees Deed to REO Sale	205 Days
1st NOD-REO Sale	480 Days

Marion County Sold Price Per Foot



Marion County Transaction Overview by Type/ZIP

Zipcode	City	NOD	NOT	REO	Auction Purchase	SFR Full Sale	SFR Median Price Per SqFt	SFR Short Sales	SFR Short Sales Median Price Per SqFt	SFR REO Sale	SFR REO Sale Median Price Per SqFt	Condo/TwnHm Full Sale	Condo/TwnHm Median Price Per SqFt	Condo/TwnHm REO Sale	Condo/TwnHm REO Sale Median Price Per SqFt
0		1	1	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97002	AURORA	2	0	1	0	3	92.18	0	0.00	2	56.67	0	0.00	0	0.00
97020	DONALD	1	1	0	0	0	0.00	0	0.00	1	62.57	0	0.00	0	0.00
97026	GERVAIS	6	1	0	0	0	0.00	0	0.00	3	36.26	0	0.00	0	0.00
97032	HUBBARD	1	2	0	0	1	72.50	0	0.00	1	79.17	0	0.00	0	0.00
97071	WOODBURN	38	6	1	1	10	77.62	1	77.18	4	77.11	0	0.00	1	61.67
97137	SAINT PAUL	1	0	0	0	0	0.00	0	0.00	1	127.82	0	0.00	0	0.00
97301	SALEM	62	10	8	1	9	71.25	2	77.02	14	52.68	1	210.00	1	42.05
97302	SALEM	35	8	3	0	12	83.44	1	92.38	6	74.75	0	0.00	0	0.00
97303	SALEM	38	10	3	2	9	91.57	2	32.70	5	55.56	0	0.00	0	0.00
97305	SALEM	49	4	7	0	4	76.08	0	0.00	8	68.73	0	0.00	0	0.00
97306	SALEM	26	7	3	1	11	92.63	2	66.83	8	67.79	0	0.00	1	49.11
97317	SALEM	25	5	2	0	3	85.35	1	85.00	2	43.13	0	0.00	0	0.00
97325	AUMSVILLE	6	2	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97342	DETROIT	0	0	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97346	GATES	0	0	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97350	IDANHA	0	0	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97352	JEFFERSON	7	1	1	0	2	77.21	0	0.00	1	76.74	0	0.00	0	0.00
97358	LYONS	2	0	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97360	MILL CITY	0	1	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
97362	ANGEL	2	0	0	0	2	79.33	0	0.00	0	0.00	0	0.00	0	0.00
97375	MILLS	0	0	0	0	0	0.00	0	0.00	2	39.24	0	0.00	0	0.00
97381	SILVERTON	12	5	1	0	3	121.62	1	69.49	2	65.66	0	0.00	0	0.00
97383	STAYTON	12	2	1	0	5	62.20	0	0.00	2	32.28	0	0.00	0	0.00
97385	SUBLIMITY	1	0	1	0	0	0.00	0	0.00	1	62.66	0	0.00	0	0.00
97392	TURNER	5	6	2	0	1	73.80	0	0.00	1	76.02	0	0.00	0	0.00
	Total	332	72	34	5	75	83.44	10	77.02	64	65.66	1	210.00	3	49.11

Short Sale Analysis- Demand for this report originated from Real Estate Professionals working Short Sale Transactions. Many found the short sale process varied widely from lender to lender. The principle question asked: "which lenders are opting for a short sale instead of foreclosure". Knowing which lender(s) are approving Short Sales, real estate professionals now can focus on working opportunities with lenders which are more likely to approve a short sale and in a reasonable timeframe.

REO Sales Analysis- In many markets there are more Bank Owned properties currently not listed for sale, not listed on the MLS or actively marketed. While there are several reasons for this, both investors and real estate professionals are seeking to identify which lenders are selling their REO assets which represent new sales and investment opportunities.

Investor Auction Purchases- Our report separates Trustee Deeds conveyed to investors and REO properties going back to the bank. In addition the report reveals the ratio between auction sales to investors and the assumption rate for banks taking on REO assets.

Market Summary by ZIP Code- Published monthly by County, the first pages are a summary by ZIP code, by SFR and Condo/Townhomes.

NOD- Count of Notices of Default filed in the period

NOT- Count of Notices of Trustee Sale filed in the period

REO- Count of Trustee Deeds that failed to sell at Auction and now Bank REO

Auction Purchase- Cash Sales at bank auction typically to investors

**Information deemed reliable but not guaranteed, Sources: Corelogic, AmeriTitle*