



Market Action Report June 2011
WVMLS Residential Sold Statistics By Area
 Areas 10, 20, 30, 35, 40, 50, 60

Data Compiled from www.wvmls.com as of 7/6/11

*Properties are SFR including Condo and Mfd.

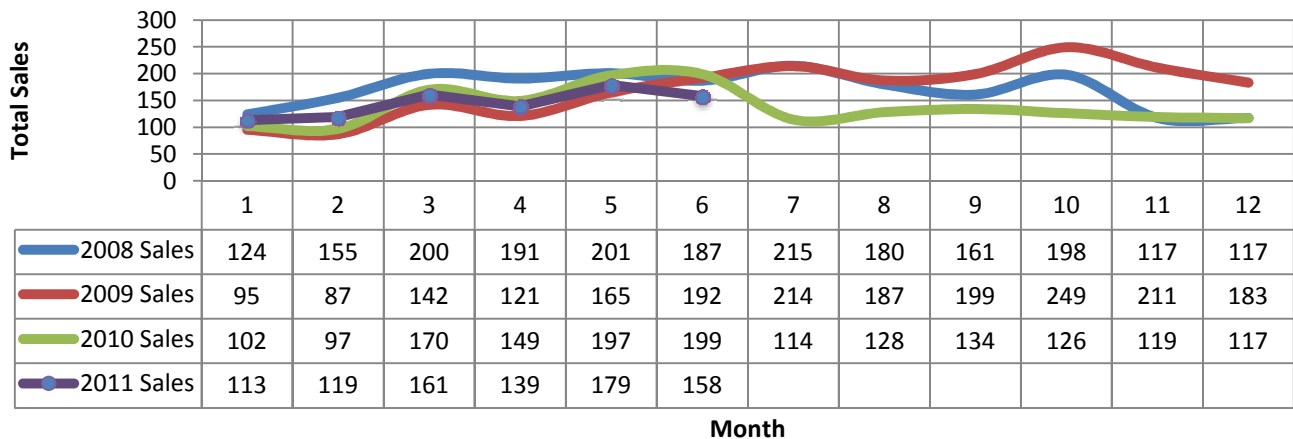
Month	Total Sold
Jun-10	199
Jun-11	158

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$429,000	\$45,000	\$170,885	\$159,900	\$26,999,910	
SOLD PRICE:	\$429,000	\$40,000	\$165,753	\$157,250	\$26,189,071	158
DOM:	748	1	152			

Sold Price Summary By Area

AREA	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
10	\$356,000	\$55,125	\$176,621	\$167,000	\$5,122,034	29
20	\$203,315	\$45,000	\$97,262	\$90,000	\$2,334,296	24
30	\$287,500	\$46,700	\$146,045	\$150,000	\$3,066,950	21
35	\$164,400	\$40,000	\$101,750	\$110,000	\$814,000	8
40	\$429,000	\$74,900	\$201,807	\$200,000	\$6,256,025	31
50	\$375,000	\$85,000	\$199,230	\$180,000	\$4,582,300	23
60	\$389,000	\$62,000	\$182,430	\$172,500	\$4,013,466	22

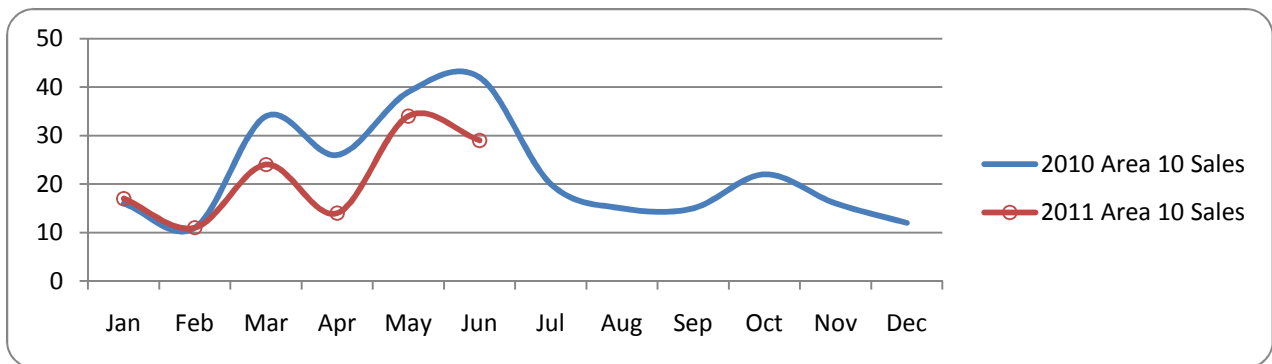
WVMLS SFR RES Sales by Month



Area 10 Keizer Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$356,000	\$76,000	\$182,756	\$166,000	\$5,299,925	
SOLD PRICE:	\$356,000	\$55,125	\$176,621	\$167,000	\$5,122,034	29
DOM:	293	34	123			

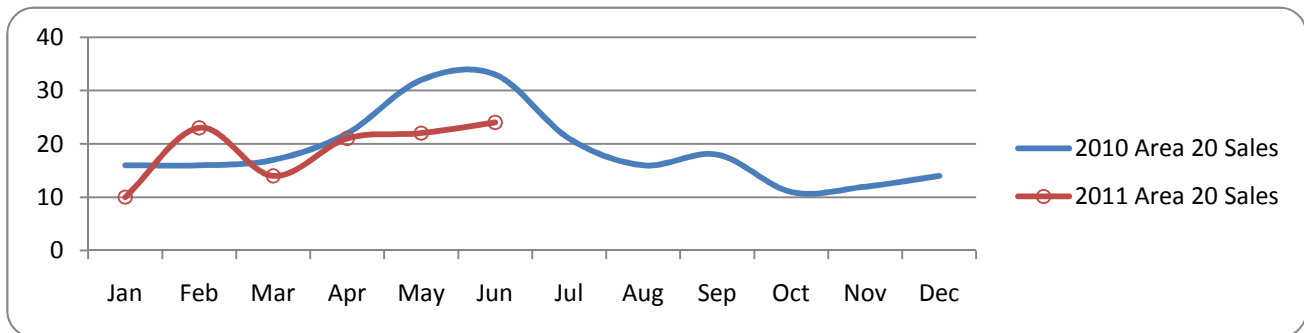
MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
642344	7641 2nd Av	39	\$356,000	\$356,000	100%
636866	6728 Westridge Ct	155	\$345,000	\$335,000	97%
640366	970 Rafael Av	34	\$350,000	\$313,559	90%
636935	7881 St Charles St	144	\$246,500	\$244,000	99%
638224	1275 Barnick Rd	95	\$239,000	\$238,500	100%
634135	917 Moneda Av	226	\$224,900	\$224,900	100%
640154	1172 Kirby Av	45	\$227,250	\$222,500	98%
640165	6684 Rock Crystal Ln	54	\$199,900	\$199,900	100%
637479	462 Lakefair Cl	123	\$204,900	\$195,000	95%
638435	5132 Bailey Ct	107	\$190,000	\$190,000	100%
636931	7692 St Charles St	124	\$184,500	\$184,500	100%
638802	3655 Fall Creek Ct	90	\$186,375	\$180,000	97%
639688	4745 Paulette St	60	\$175,000	\$175,000	100%
637527	1259 Explorer Cl	115	\$174,900	\$172,000	98%
637889	808 New Terrace Ct	112	\$164,900	\$167,000	101%
638607	5135 Bailey Ct	95	\$166,000	\$163,500	98%
635579	932 Orchard St	181	\$159,900	\$157,500	98%
638161	2493 Latona Ct	94	\$159,900	\$154,000	96%
640382	196 Aldridge Dr	34	\$150,000	\$150,000	100%
635636	1019 Harbour Ln	195	\$159,900	\$150,000	94%
633600	5425 Bundy Av	248	\$164,900	\$150,000	91%
632028	5085 Chehalis Dr	293	\$155,000	\$149,500	96%
638452	896 Nightingale Ct	105	\$139,900	\$141,900	101%
637218	542 Delmar Dr	138	\$112,000	\$108,450	97%
635445	4615 Shoreline Dr	182	\$101,500	\$101,500	100%
638712	4224 Rowan Av	83	\$89,900	\$87,000	97%
639120	719 Marino Dr	66	\$76,000	\$78,500	103%
637315	3773 Homestead Ct	113	\$116,000	\$77,200	67%
633950	3784 3rd Av (Condo)	232	\$79,900	\$55,125	69%
		124	\$182,756	\$176,622	96%



Area 20 Central Salem Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$203,315	\$45,000	\$99,677	\$94,475	\$2,392,265	24
SOLD PRICE:	\$203,315	\$45,000	\$97,262	\$90,000	\$2,334,296	
DOM:	748	16	148			

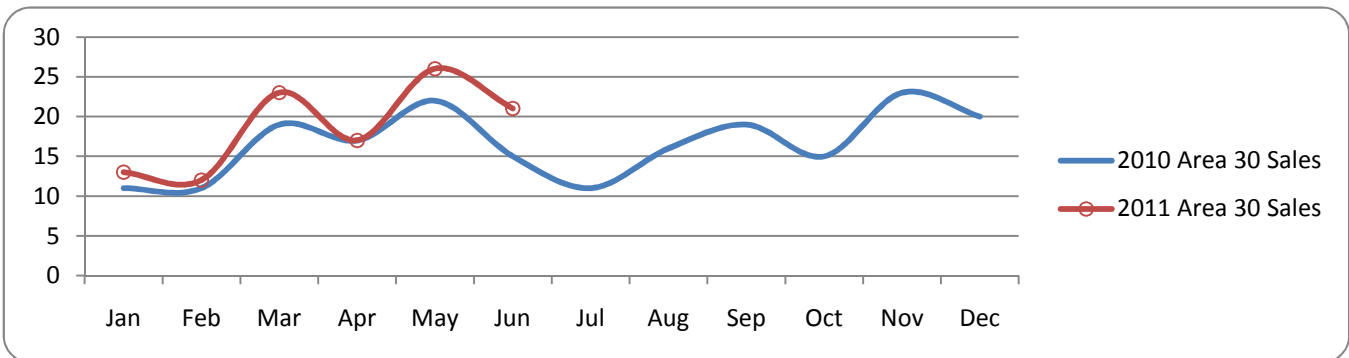
MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
613134	295 Church St #302	748	\$203,315	\$203,315	100%
635728	3377 13th St	169	\$189,000	\$175,000	93%
638876	1525 B St	88	\$157,900	\$143,050	91%
640237	3955 Bambi Av	44	\$125,000	\$130,000	104%
639487	2040 19th St	63	\$130,000	\$130,000	100%
638799	1092 23rd St	92	\$129,900	\$129,900	100%
639980	1650 Grant St	53	\$127,900	\$127,900	100%
639944	1221 Reedy Dr	60	\$119,000	\$122,270	103%
629684	3152 Macy Ct	331	\$109,000	\$109,000	100%
634115	629 Thompson Av	223	\$96,900	\$95,860	99%
637421	660 18th St	138	\$99,900	\$95,000	95%
639308	683 Illinois Av	56	\$94,950	\$90,000	95%
637844	1630 Roosevelt St	105	\$94,000	\$90,000	96%
638152	2225 Hazel Av	118	\$77,500	\$77,500	100%
634918	2970 Wedgewood Ct	213	\$73,200	\$77,000	105%
640004	1168 Evergreen Av	46	\$70,600	\$75,900	108%
640491	1185 Spruce St	36	\$66,900	\$72,000	108%
634596	1120 Colonial Av	241	\$84,900	\$65,000	77%
635587	2030 Maple	196	\$60,000	\$60,101	100%
641841	2360 Hyde St	16	\$59,900	\$60,000	100%
635464	750 17th St	180	\$60,000	\$57,500	96%
635826	2820 Lady Bug Ct	165	\$63,000	\$55,000	87%
637239	2420 5th St	136	\$54,500	\$48,000	88%
640088	2891 Lynn St	44	\$45,000	\$45,000	100%
		148	\$99,678	\$97,262	98%



Area 30 SUBURBAN E SALEM/NORTH Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$299,900	\$49,900	\$149,911	\$149,950	\$3,148,150	21
SOLD PRICE:	\$287,500	\$46,700	\$146,045	\$150,000	\$3,066,950	
DOM:	376	30	117			

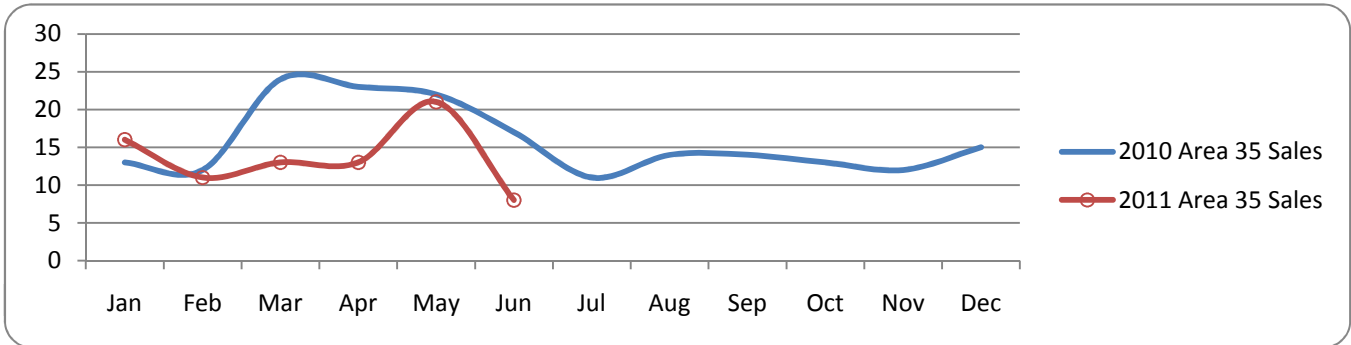
MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
631646	4395 Jan Ree Dr	289	\$299,900	\$287,500	96%
637656	4760 Blessings Lane	132	\$219,000	\$204,900	94%
639258	5083 Wasco Ct	85	\$204,900	\$202,250	99%
640135	4148 Geranium Lp	49	\$179,900	\$177,000	98%
640414	4852 Saunter Lp	53	\$179,900	\$174,000	97%
637445	4216 Jade St	123	\$169,900	\$163,400	96%
637407	4808 Mehama Lp	110	\$159,900	\$159,900	100%
627646	4808 Mehama Lp	376	\$169,900	\$159,900	94%
639926	4917 Bayne St	61	\$159,900	\$155,500	97%
640140	4952 49th Av	41	\$154,900	\$152,500	98%
640286	4562 Indian Earth Ct	52	\$149,950	\$150,000	100%
639868	4357 Murdock Ct	69	\$145,900	\$143,000	98%
640438	4762 Indiana Av	41	\$139,500	\$138,500	99%
637964	4545 Settlers Ct	94	\$140,000	\$138,000	99%
640158	4729 Bonanza Dr	38	\$134,500	\$130,000	97%
639289	4811 Saunter Lp	61	\$118,500	\$118,500	100%
641282	4943 Swegle Rd	30	\$115,000	\$115,000	100%
629903	4722 Siesta Ct	351	\$109,900	\$109,900	100%
639769	3710 48th Av	72	\$67,900	\$71,500	105%
636754	2373 Greentree Ct	136	\$79,000	\$69,000	87%
635031	2124 47th Ct	194	\$49,900	\$46,700	94%
		117	\$149,912	\$146,045	98%



Area 35 SUBURBAN E SALEM/SOUTH Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$174,900	\$45,000	\$110,031	\$108,325	\$880,250	8
SOLD PRICE:	\$164,400	\$40,000	\$101,750	\$110,000	\$814,000	
DOM:	594	84	289			

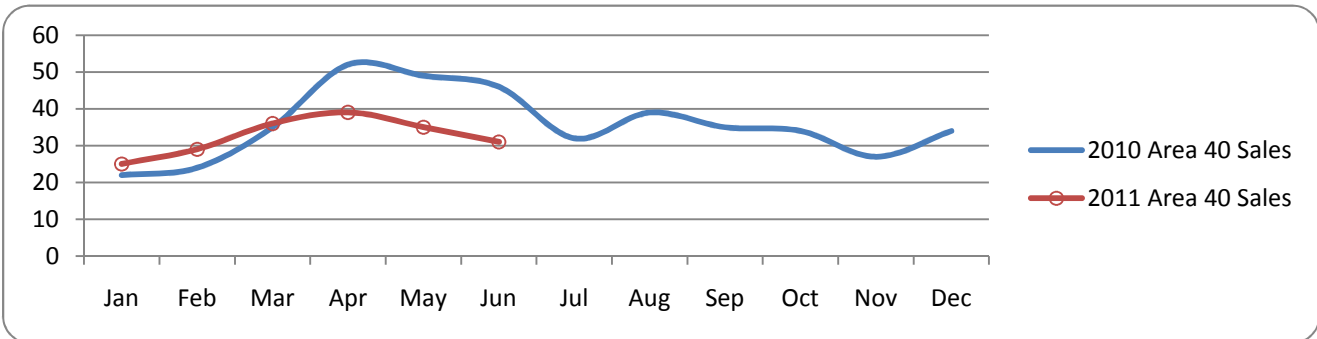
MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
618887	4150 Auburn Rd	594	\$174,900	\$164,400	94%
632533	1043 45th Av	269	\$144,900	\$138,000	95%
634304	859 Wagon Road Ct	227	\$129,000	\$125,000	97%
639042	1344 Tierra Dr	84	\$105,750	\$112,000	106%
631926	1973 Icabod Ct	290	\$110,900	\$108,000	97%
626669	3873 Auburn Rd	426	\$99,900	\$81,500	82%
639069	4555 Monroe Av	92	\$69,900	\$45,100	65%
630688	4094 Weathers St	337	\$45,000	\$40,000	89%
		290	\$110,031	\$101,750	91%



Area 40 SOUTHEAST SALEM Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$429,000	\$74,900	\$207,996	\$209,500	\$6,447,900	31
SOLD PRICE:	\$429,000	\$74,900	\$201,807	\$200,000	\$6,256,025	
DOM:	356	1	181			

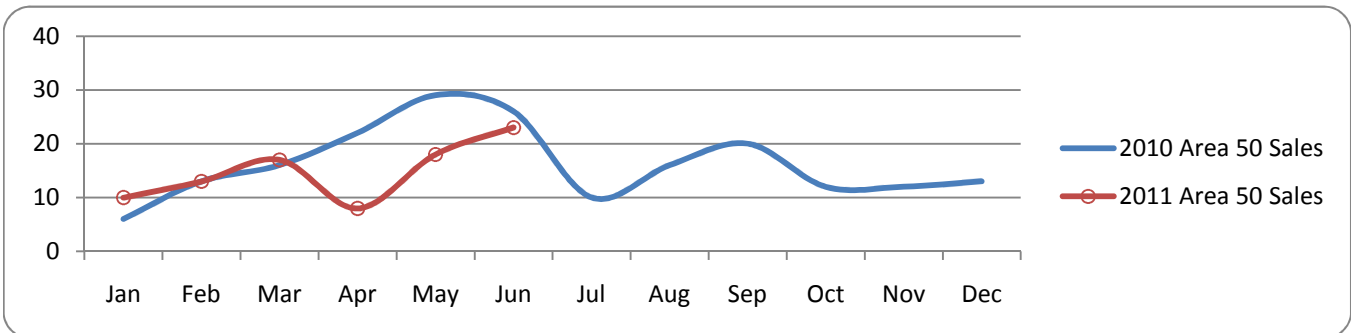
MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
635621	181 Radiance Av	181	\$429,000	\$429,000	100%
642104	6070 Crooked Stick Lp	75	\$330,000	\$330,000	100%
633071	709 Hazeltine Av	249	\$329,900	\$310,500	94%
632958	6225 Battle Creek Rd	280	\$285,000	\$275,000	96%
634891	2030 Belinda Ct	197	\$279,000	\$267,500	96%
634023	6110 Fairbanks St	249	\$260,000	\$260,000	100%
641871	1759 Cinnamon Hill Dr	40	\$255,000	\$255,000	100%
630105	6169 Genesis St	340	\$259,000	\$230,000	89%
629113	120 Muirfield Ct	356	\$234,900	\$226,000	96%
638652	2131 Mistymorning Av	88	\$223,200	\$223,200	100%
637224	316 Summit View Av	144	\$214,900	\$214,900	100%
640744	1274 Hillendale Dr	44	\$210,000	\$210,000	100%
638026	6140 Genesis St	100	\$219,900	\$209,319	95%
631804	6849 Lemongrass Lp	302	\$209,500	\$207,000	99%
630352	1354 Kendell Ct	329	\$200,000	\$202,000	101%
635413	595 Valleywood Dr	190	\$200,000	\$200,000	100%
638254	3344 12th St	90	\$209,900	\$190,000	91%
637858	6015 Dewpointe St	105	\$188,500	\$188,500	100%
633558	5709 Samaritan Ln	258	\$175,000	\$169,750	97%
637927	117 Miranda Av	108	\$169,900	\$168,900	99%
636994	4353 Gladmar St	135	\$167,500	\$164,000	98%
639054	4821 Dakota Rd	81	\$164,900	\$159,750	97%
634735	5930 Rhinestone Ct	219	\$159,900	\$157,000	98%
642390	535 Juneau Dr	1	\$215,000	\$151,500	70%
629482	1891 Lexington Cl	350	\$159,900	\$148,000	93%
635589	895 Alvina St	199	\$145,900	\$145,900	100%
637508	1085 Oxford St	135	\$126,000	\$135,000	107%
636691	1527 Connecticut St	129	\$125,000	\$120,000	96%
629378	1130 Vista Av	356	\$119,900	\$119,900	100%
635368	376 Khyber Ct	195	\$106,400	\$113,506	107%
638261	1355 Madras St	108	\$74,900	\$74,900	100%
		182	\$207,997	\$201,807	97%



Area 50 SOUTH SALEM Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$359,900	\$85,400	\$205,860	\$184,500	\$4,734,800	23
SOLD PRICE:	\$375,000	\$85,000	\$199,230	\$180,000	\$4,582,300	
DOM:	407	28	124			

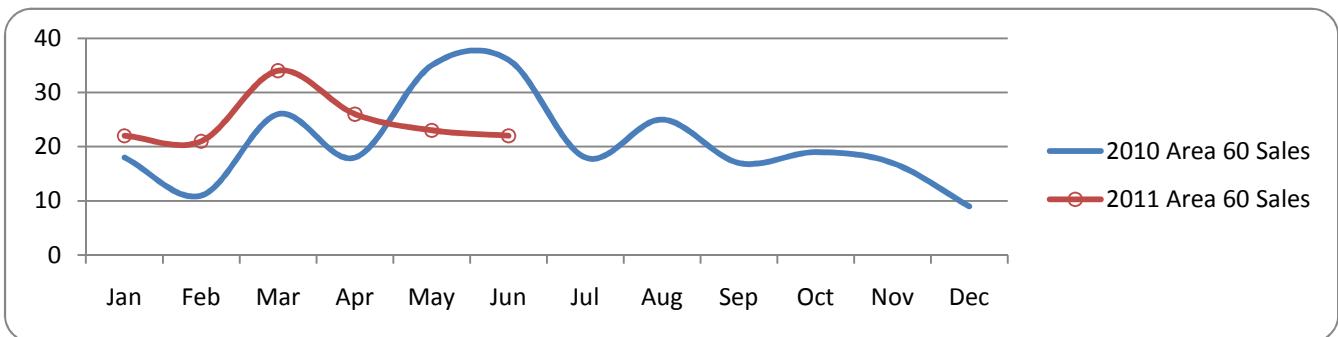
MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
640479	1575 Cunningham Ln	44	\$359,900	\$375,000	104%
630747	3873 Galloway St	335	\$289,900	\$287,500	99%
635891	2754 Prominent Ct	155	\$284,900	\$284,900	100%
640610	2876 Dogwood Dr	37	\$295,000	\$279,000	95%
639371	180 Wilson St	74	\$289,900	\$265,000	91%
636946	143 Duniway Ct	150	\$259,900	\$250,000	96%
634420	3461 Elderberry Dr	236	\$246,900	\$240,900	98%
637717	4268 Cloudview Dr	101	\$234,900	\$230,000	98%
638119	3340 Elderberry Dr	101	\$219,900	\$219,900	100%
639354	3405 Country Club Rd	80	\$239,900	\$210,000	88%
638562	845 Salem Heights Av	102	\$209,900	\$183,500	87%
638143	4550 Matthews Lp	116	\$184,500	\$180,000	98%
634171	3663 Myrla Ct	230	\$180,900	\$180,000	100%
638327	1888 Juneau St. S	105	\$179,900	\$179,900	100%
637961	1375 Joplin St	99	\$169,000	\$162,000	96%
637941	1972 Maplewood Ct	104	\$164,900	\$158,800	96%
627020	836 Charles Av	407	\$159,500	\$158,500	99%
640347	3410 Crestview Dr	37	\$159,900	\$155,000	97%
640511	1705 Cottage St SE	28	\$149,900	\$149,900	100%
639071	1353 Mesa Ct	64	\$150,000	\$135,000	90%
640653	3146 La Costa Lp	43	\$124,900	\$124,000	99%
640580	3125 Granada Way	41	\$95,000	\$88,500	93%
635830	472 Madrona Av	167	\$85,400	\$85,000	100%
		124	\$205,861	\$199,230	97%



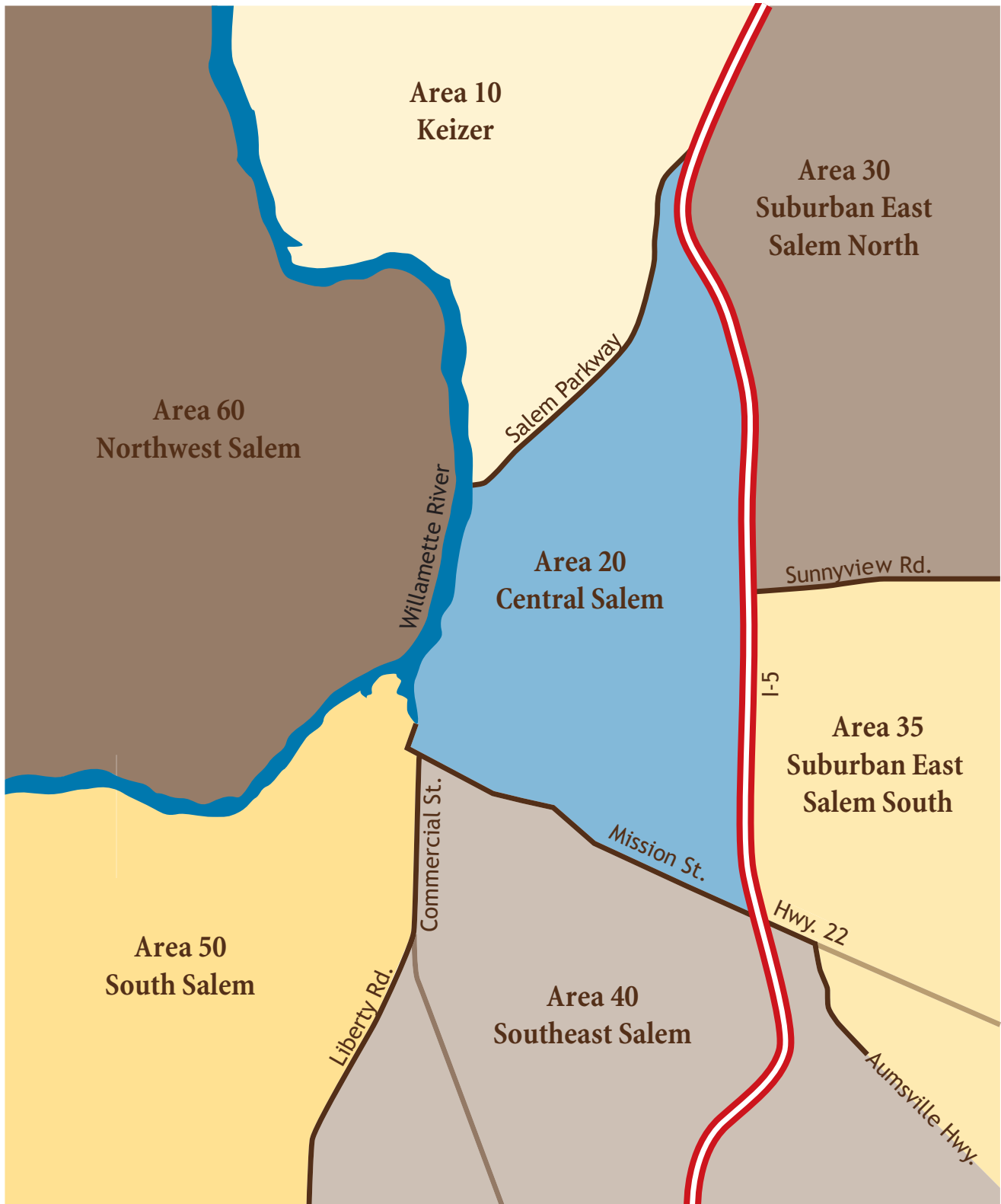
Area 60 NORTHWEST SALEM Sold Data

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$399,500	\$59,000	\$186,210	\$165,000	\$4,096,620	22
SOLD PRICE:	\$389,000	\$62,000	\$182,430	\$172,500	\$4,013,466	
DOM:	360	37	169			

MLS #	Address	DOM	Ask Price	Sold Price	Original Price %
640542	2148 Cerise Av	45	\$399,500	\$389,000	97%
639148	1752 Rainsong Dr	74	\$309,900	\$309,900	100%
635481	2877 Mapleleaf Ct	203	\$299,900	\$294,000	98%
629905	920 Caradon Ct	340	\$289,900	\$289,900	100%
631192	3026 Elliot St	309	\$244,800	\$244,800	100%
634169	2772 Hoover Av	230	\$264,900	\$242,500	92%
631560	436 Sunwood Dr	290	\$219,500	\$215,000	98%
637005	2039 Nut Tree Dr	135	\$209,950	\$200,000	95%
634295	2380 Kaley Av	223	\$214,700	\$200,000	93%
637064	2577 Ptarmigan St	148	\$208,500	\$197,000	94%
637690	1932 Wagtail Ct	119	\$185,000	\$180,000	97%
640825	3033 Wapiti Av	37	\$136,000	\$165,000	121%
637850	1460 Westbrook Dr	117	\$145,000	\$145,000	100%
639458	1450 Willie Way	78	\$135,000	\$135,000	100%
628796	1567 Urban Ln	360	\$126,900	\$127,825	101%
637582	1925 Michigan City Ln	119	\$125,000	\$122,500	98%
637583	1068 7th St	128	\$120,900	\$120,900	100%
636702	1095 Cardinal St	141	\$110,000	\$105,000	95%
634149	900 Cascade Dr	237	\$119,900	\$105,000	88%
639265	1183 2nd St	70	\$93,870	\$90,641	97%
634549	1283 Karen Wy	210	\$78,500	\$72,500	92%
637035	1490 6th St	122	\$59,000	\$62,000	105%
		170	\$186,210	\$182,430	98%



Salem/Keizer Area Boundaries Map



WVMLS Area Boundaries

Area 10 - Keizer

North of Salem Parkway
East of Willamette River
West of I-5
South of Gervais with Salem Zip Code “97303”

Area 20 - Central Salem

South of Salem Parkway
North of Mission St.
West of I-5
East of Willamette River

Area 30 - Suburban East Salem “North”

East of I-5
North of Sunnyview Rd.
South & West with Salem Zip Code “97305”

Area 35 - Suburban East Salem “South”

South of Sunnyview Rd.
North of Aumsville Hwy
East of I-5
West with “Salem” Zip Code

Area 40 - Southeast Salem

South of Mission St.
East of Liberty Rd.
West of Aumsville Hwy
North with “Salem” Zip Code

Area 50 - South Salem

West of Liberty Rd.
South of Willamette River
East of Willamette River
North with “Salem” Zip Code

Area 60 - West Salem

West of Willamette River
North of Willamette River
Polk County with “Salem” Zip Code “97304”

Area 70 - Benton County

All Cities within Benton County

Area 80 - Linn County

All Cities within Linn County

Area 90 - Marion County

All Cities within Marion County Excluding Salem & Keizer Zip Codes

Area 95 - Polk County

All Cities within Polk County Excluding Salem Zip Code “97304”

Area OS - Outside 4 County Areas

All Other Counties in Oregon Excluding Marion, Polk, Linn & Benton Counties