

Market Summary

Greater Lincoln City: Roads End to Otter Rock

As of: 1st Quarter 2009

Status: 4/5/2009

Residential Houses	1Q Y2009	1Q Y2008	Var	%Chg	Y2009YTD	Y2008YTD	Var	%Chg	Y2009YTD	Y1999	Var	%Chg
	Total Houses Sold:	37	40	-3	-7.5%	37	40	-3	-7.5%	37	269	-232
Oceanfront	0	3	-3	-100.0%	0	3	-3	-100.0%	0	26	-26	-100.0%
Oceanview	12	8	4	50.0%	12	8	4	50.0%	12	78	-66	-84.6%
No View	20	24	-4	-16.7%	20	24	-4	-16.7%	20	109	-89	-81.7%
Average Sales Price:	\$ 267,585	\$ 403,732	\$ (136,147)	-33.7%	\$ 267,585	\$ 403,732	\$ (136,147)	-33.7%	\$ 267,585	\$ 174,832	\$ 92,753	53.1%
Oceanfront	\$ -	\$ 823,333	\$ (823,333)	-100.0%	\$ -	\$ 823,333	\$ (823,333)	-100.0%	\$ -	\$ 386,106	\$ (386,106)	-100.0%
Oceanview	\$ 337,984	\$ 467,796	\$ (129,812)	-27.7%	\$ 337,984	\$ 467,796	\$ (129,812)	-27.7%	\$ 337,984	\$ 190,048	\$ 147,936	77.8%
No View	\$ 216,496	\$ 331,747	\$ (115,251)	-34.7%	\$ 216,496	\$ 331,747	\$ (115,251)	-34.7%	\$ 216,496	\$ 110,830	\$ 105,666	95.3%
Average Medium Price:	\$ 262,000	\$ 363,000	\$ (101,000)	-27.8%	\$ 262,000	\$ 363,000	\$ (101,000)	-27.8%	\$ 262,000	\$ 144,000	\$ 118,000	81.9%
Oceanfront	\$ -	\$ 860,000	\$ (860,000)	-100.0%	\$ -	\$ 860,000	\$ (860,000)	-100.0%	\$ -	\$ 348,500	\$ (348,500)	-100.0%
Oceanview	\$ 314,155	\$ 449,000	\$ (134,845)	-30.0%	\$ 314,155	\$ 449,000	\$ (134,845)	-30.0%	\$ 314,155	\$ 166,000	\$ 148,155	89.3%
No View	\$ 184,250	\$ 327,250	\$ (143,000)	-43.7%	\$ 184,250	\$ 327,250	\$ (143,000)	-43.7%	\$ 184,250	\$ 107,000	\$ 77,250	72.2%
Avg Sold/Sq Ft	\$ 175.82	\$ 222.59	\$ (46.77)	-21.0%	\$ 175.82	\$ 222.59	\$ (46.77)	-21.0%	\$ 175.82	\$ 112.32	\$ 63.50	56.5%
Oceanfront	\$ -	\$ 408.75	\$ (408.75)	-100.0%	\$ -	\$ 408.75	\$ (408.75)	-100.0%	\$ -	\$ 195.15	\$ (195.15)	-100.0%
Oceanview	\$ 181.16	\$ 226.00	\$ (44.84)	-19.8%	\$ 181.16	\$ 226.00	\$ (44.84)	-19.8%	\$ 181.16	\$ 114.17	\$ 66.99	58.7%
No View	\$ 151.24	\$ 211.12	\$ (59.88)	-28.4%	\$ 151.24	\$ 211.12	\$ (59.88)	-28.4%	\$ 151.24	\$ 95.87	\$ 55.37	57.8%
Avg Days on Market	196	145	51	35.2%	196	145	51	35.2%	196	216	-20	-9.3%
Oceanfront	0	193	-193	-100.0%	0	193	-193	-100.0%	0	288	-288	-100.0%
Oceanview	164	65	99	152.3%	164	65	99	152.3%	164	224	-60	-26.8%
No View	199	179	20	11.2%	199	179	20	11.2%	199	184	15	8.2%

Residential Lots	1Q Y2009	1Q Y2008	Var	%Chg	Y2009YTD	Y2008YTD	Var	%Chg	Y2009YTD	Y1999	Var	%Chg
	Total Lots Sold:	8	4	4	100.0%	8	4	4	100.0%	8	98	-90
Oceanfront	0	0	0	#DIV/0!	0	0	0	#DIV/0!	0	11	-11	-100.0%
Oceanview	2	1	1	100.0%	2	1	1	100.0%	2	28	-26	-92.9%
No View	5	2	3	150.0%	5	2	3	150.0%	5	52	-47	-90.4%
Average Sales Price:	\$ 67,813	\$ 222,250	\$ (154,437)	-69.5%	\$ 67,813	\$ 222,250	\$ (154,437)	-69.5%	\$ 67,813	\$ 65,079	\$ 2,734	4.2%
Oceanfront	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ 174,500	\$ (174,500)	-100.0%
Oceanview	\$ 167,500	\$ 180,000	\$ (12,500)	-6.9%	\$ 167,500	\$ 180,000	\$ (12,500)	-6.9%	\$ 167,500	\$ 72,591	\$ 94,909	130.7%
No View	\$ 36,500	\$ 146,000	\$ (109,500)	-75.0%	\$ 36,500	\$ 146,000	\$ (109,500)	-75.0%	\$ 36,500	\$ 28,946	\$ 7,554	26.1%
Avg Days on Market	326	121	205	169.4%	326	121	205	169.4%	326	395	-69	-17.5%
Oceanfront	0	0	0	#DIV/0!	0	0	0	#DIV/0!	0	407	-407	-100.0%
Oceanview	520	177	343	193.8%	520	177	343	193.8%	520	375	145	38.7%
No View	167	136	31	22.8%	167	136	31	22.8%	167	294	-127	-43.2%

Note: Information is from a source (Lincoln County MLS) deemed reliable however, is not guaranteed