

Real Estate Industrial & Residential

Industrial (Salem - January, 2010)

Description **Cost (per Square Foot)**

Improved Land

1-2 acres	\$7.00 to \$9.00
2-6 acres	\$4.50 to \$6.00
6-10 acres	\$2.00 (undeveloped) to \$6.00

Bldg. Sales Prices

5,000 to 19,999 SF	\$60 to \$90 depending on build out
20,000 to 39,999 SF	\$55 to \$85 depending on build out

Building Lease Prices

Less than 5,000 SF	\$.41 to \$.60 (higher based on location and build out)
5,000 to 19,999 SF	\$.21 to \$.45 (typically if mostly warehouse component)

SEDCOR's Industrial Land and Building Listings are available at www.sedcor.com

For additional property information visit www.oregonprospector.com

Residential Sale Price by City (Average)

City	2002	2003	2004	2005	2006	2007	2008	2009
Dallas	\$150,332	\$162,319	\$175,768	\$199,930	\$247,026	\$246,540	\$235,960	\$209,749
Independence	130,028	134,975	152,169	164,770	182,007	296,927	188,681	176,699
Keizer	162,376	164,411	173,859	194,169	234,848	232,403	232,098	219,963
Monmouth	142,532	146,744	176,917	199,028	218,439	232,782	216,760	222,116
Salem	152,998	164,281	174,409	203,375	229,565	248,899	233,459	194,383
Silverton	174,302	191,287	208,687	234,157	278,563	300,208	266,289	218,813
Stayton	158,276	155,223	184,266	198,104	222,918	241,649	223,141	208,813
Woodburn	141,459	152,155	180,400	185,558	204,883	207,196	203,737	173,604

Residential Average Sales Prices in Mid-Willamette Valley (All types, All areas)

1991	\$72,002	2001	\$146,282
1992	\$78,723	2002	\$149,460
1993	\$86,339	2003	\$161,637
1994	\$98,379	2004	\$179,917
1995	\$107,670	2005	\$198,908
1996	\$117,470	2006	\$230,064
1997	\$127,403	2007	\$250,205
1998	\$136,601	2008	\$240,780
1999	\$140,883	2009	\$215,432
2000	\$144,482		

Source: Willamette Valley Multiple Listing Service