



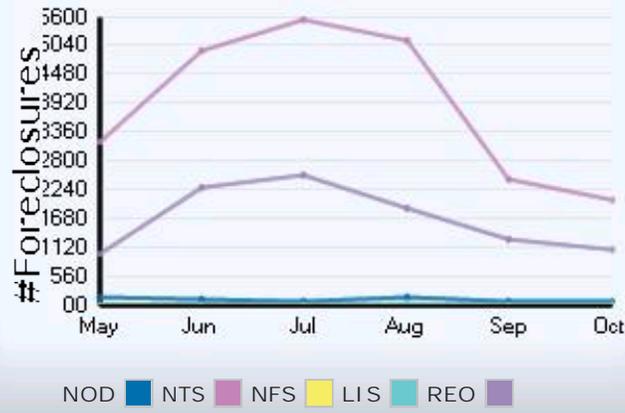
Rene Nelson
3130 Beech St
Eugene, OR 97405

I am available locally to assist you in purchasing a foreclosure property or another property best suited to your needs. Buying or selling, I am here to act as your local real estate specialist.

Foreclosure Market Trends *Report*

December 2009 Vol. 4, Issue 2

6 month Oregon Foreclosure Trends



Oregon Foreclosure Activity Falls in November

Oregon foreclosure activity fell in November to 2,855 properties with foreclosure filings, down 10 percent from the previous month, according to the latest RealtyTrac[®] U.S. Foreclosure Market Report. The monthly total is 4 percent behind the level reported in November 2008. "Oregon foreclosures fell in November," said James J. Saccacio, chief executive officer of RealtyTrac. "The largest decrease was in default notices, which dropped 24 percent for the month. While the state's unemployment rate is still above the national average, it has been heading downward, and home sales are picking up. If these trends continue, we may see foreclosures continue to decline in t

New Year, New Opportunities

As we enter a new year — and begin a new decade — it's a good time to take a look ahead and try to answer some of the most frequently asked questions about the foreclosure market. Overall, we expect an ample supply of discounted foreclosures to be available in 2010, but pent-up demand and record-low cost of ownership will ensure the best deals will be snatched up quickly by well-prepared bargain hunters. Most local markets won't experience a double-dip in home prices during the year, but the prime buying conditions in place now may be gone by year's end.

Here are some of the most recent Investment opportunities in the area.



1 Pre-Foreclosure

Minda Dr
Eugene
OR, 97401

Market Value
\$15,296
Beds/Bath
3/2
Default Amount
\$15,296
Sq. FT
1,448

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	N Danebo Ave, Eugene, OR 97402	\$189,900	N/A	1,658
3 Auction	Helen St, Eugene, OR 97404	\$301,500	\$12,946	2,448

Auction Date: 1/27/10

FORECLOSURE TRENDS : OCTOBER 2009

	NATL	OR	LANE CTY
NODs	51,373	46	1
NTSs	94,850	2,046	138
NFSs	36,076	0	0
LISs	72,916	0	0
REOs	77,077	1,068	36

Real Estate 2010 -- Will It Be Better?

There's little doubt that 2009 was a brutal year for many in real estate while for others it was a buying opportunity. Foreclosure filings reported by RealtyTrac topped 300,000 per month for much of the year while the National Association of Realtors says that a typical existing home sold for \$173,100 in October, down 7.1 percent from a year earlier. There's also been good news. Interest rates fell below 5 percent and NAR reports that home prices actually rose in 30 metro areas during the third quarter. What about 2010? Where are we headed?