



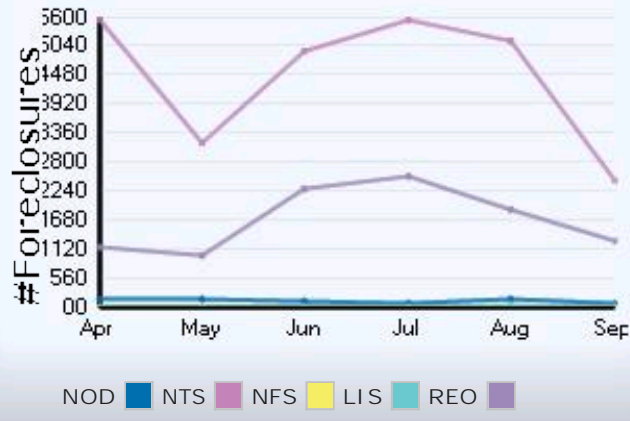
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I am available locally to assist you in purchasing a foreclosure property or another property best suited to your needs. Buying or selling, I am here to act as your local real estate specialist.

Foreclosure Market Trends *Report*

November 2009 Vol. 3, Issue 24

6 month Oregon Foreclosure Trends



Oregon Foreclosures Fall in October

Oregon reported 3,160 properties with foreclosure filings in October, down 9 percent from the previous month, but still 11 percent above the level reported in October 2008, according to the latest RealtyTrac[®] U.S. Foreclosure Market Report. "Oregon welcomed a drop in foreclosures in October, though activity remained above the level reported for this time last year," said James J. Saccacio, chief executive officer of RealtyTrac. "While the state's unemployment rate remained flat at 11.3 percent for the month, it is much worse than that of the nation and therefore a cause for concern among homeowners."

Low Rates & Court Cases Spur Foreclosure Demand

During the past few days real estate investors have been treated to the lowest mortgage rate on record, a tasty early December special of just 4.71 percent according to Freddie Mac. Not freaky financing with costly gotcha clauses and hidden penalties, but plain vanilla 30-year fixed-rate loans with 0.7 points. As the expression goes, get 'em while they're hot. A bunch of recent court rulings is likely to change the long-term outlook for real estate financing, meaning that now might be a very good time to buy and finance — even in some situations if property values continue to slide lower during the coming year.

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



1 Pre-Foreclosure
Berkshire St Eugene OR, 97401
Market Value \$10,131
Beds/Bath 3/2
Default Amount \$10,131
Sq. FT 1,310

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Taylor St, Eugene, OR 97402	\$145,672	N/A	842
3 Auction	Hancock Dr, Eugene, OR 97404	\$158,400	\$8,314	1,476

Auction Date: 12/10/09

FORECLOSURE TRENDS : SEPTEMBER 2009			
	NATL	OR	LANE CTY
NODs	61,769	52	2
NTSs	103,054	2,449	165
NFSs	37,960	0	0
LISs	68,284	0	0
REOs	93,676	1,271	61

Are Short Sales Really the Next BIG THING?

If you believe the hype, it appears that the next phase of the housing market recovery is going to rely heavily on short sales to help remove distressed properties from the home sales pipeline. A "short sale" is a sale where the bank accepts as full value a price that's less than what's owed on the property. The debt is forgiven (although not always without some tax consequences), a foreclosure is avoided, a buyer gets a good deal on a property, the bank saves thousands of dollars in legal fees and the real estate agent makes a commission. Elegant. Practical. Simple. But as we'll see later, not really quite so simple.