

# Portland Metro Residential Market Update

December 2009

		Residential														
		Current Month								Year-To-Date						
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sales Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2009 v. 2008	Closed Sales	Average Sales Price	Median Sale Price	Average Sale Price % Change <sup>2</sup>
141	North Portland	406	89	121	44	37.5%	63	236,000	101	1,993	964	-0.8%	927	236,000	230,000	-11.3%
142	Northeast Portland	845	183	290	107	23.0%	130	294,500	118	4,202	2054	3.8%	1,974	287,100	253,000	-10.2%
143	Southeast Portland	1188	243	335	154	28.3%	207	237,200	104	5601	2825	6.8%	2699	240,900	215,000	-12.7%
144	Gresham/Troutdale	834	173	219	94	88.0%	106	229,000	112	3002	1317	12.2%	1226	222,100	210,000	-14.1%
145	Milwaukie/Clackamas	785	151	199	95	48.4%	126	304,500	147	3171	1496	7.3%	1416	288,000	260,000	-9.5%
146	Oregon City/Canby	673	120	155	69	81.6%	81	254,300	140	2357	960	13.2%	891	279,500	245,000	-10.7%
147	Lake Oswego/W. Linn	858	139	171	57	96.6%	85	538,600	235	2796	968	13.6%	915	486,300	395,000	-9.8%
148	West Portland	1446	220	478	116	31.6%	185	402,300	175	5195	1993	-8.8%	1898	420,500	347,600	-12.0%
149	NW Washington Co.	473	77	120	55	52.8%	53	358,700	158	1822	899	-4.5%	865	369,300	349,900	-8.7%
150	Beaverton/Aloha	905	189	244	105	22.1%	133	241,600	122	4008	2010	8.9%	1927	241,100	223,000	-11.9%
151	Tigard/Wilsonville	966	172	235	95	37.7%	118	310,100	178	3790	1606	1.8%	1529	316,000	285,000	-10.3%
152	Hillsboro/Forest Grove	824	153	187	70	70.7%	111	232,600	140	2902	1405	9.0%	1345	243,200	225,000	-12.3%
153	Mt. Hood	125	20	29	11	266.7%	13	270,800	89	333	113	90.0%	105	254,300	220,000	0.2%
155	Columbia County	419	57	102	28	16.7%	29	156,100	152	1109	473	1.3%	439	193,300	185,000	-16.1%
156	Yamhill County	850	118	124	41	-4.7%	66	217,400	197	2076	838	-3.5%	799	227,300	206,000	-14.8%

Source: RMLS™

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2009 with December 2008. The Year-To-Date section compares year-to-date statistics from December 2009 with year-to-date statistics from December 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/09-12/31/09) with 12 months before (1/1/08-12/31/08).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.