

Portland Metro Residential Market Update

July 2009

		Residential														
		Current Month								Year-To-Date						
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sales Price	Total Market Time	New Listings	Pending Sales	Pending Sales 2009 v. 2008	Closed Sales	Average Sales Price	Median Sale Price	% Change
141	North Portland	516	165	82	99	8.8%	102	237,500	114	1,217	572	-17.1%	467	234,900	230,000	-9.2%
142	Northeast Portland	1050	338	158	203	3.0%	205	280,500	107	2,607	1178	-12.7%	1,003	293,100	255,000	-7.5%
143	Southeast Portland	1466	542	302	315	25.5%	284	237,900	118	3509	1649	-7.4%	1348	244,600	219,000	-9.6%
144	Gresham/Troutdale	1014	247	158	141	-2.8%	118	217,900	156	1883	767	-3.8%	612	223,900	214,000	-13.6%
145	Milwaukie/Clackamas	1000	269	154	136	-8.7%	147	285,900	172	2044	905	0.7%	758	288,700	265,000	-9.5%
146	Oregon City/Canby	858	197	137	102	3.0%	94	286,400	162	1516	549	-4.5%	445	290,100	249,900	-11.1%
147	Lake Oswego/W. Linn	1121	273	162	123	41.1%	97	469,600	179	1828	545	-5.1%	428	470,900	386,300	-15.8%
148	West Portland	1953	474	265	201	-5.6%	199	413,900	148	3366	1153	-22.7%	962	428,700	355,000	-9.0%
149	NW Washington Co.	579	175	79	97	4.3%	101	383,400	165	1153	551	-14.7%	482	375,700	349,900	-6.0%
150	Beaverton/Aloha	1122	365	200	238	12.8%	211	237,200	122	2500	1174	-3.8%	945	245,000	227,500	-9.7%
151	Tigard/Wilsonville	1249	324	174	191	13.7%	169	299,500	163	2518	951	-9.6%	771	319,400	290,000	-10.3%
152	Hillsboro/Forest Grove	949	217	105	141	5.2%	142	252,000	124	1832	840	-6.3%	681	251,900	231,000	-11.9%
153	Mt. Hood	149	30	6	20	53.8%	5	184,800	228	194	52	-28.8%	39	258,400	225,000	-3.4%
155	Columbia County	547	103	66	56	7.7%	43	206,600	180	689	267	-16.6%	211	195,300	186,000	-13.3%
156	Yamhill County	930	188	101	107	7.0%	71	237,200	218	1292	514	-13.3%	414	233,600	214,000	-14.2%

Source: RMLS™

- Due to possible reporting inconsistencies, Current Listing Market Time should be used to analyze trends only.
- % change is based on a comparison of the rolling average sale price for the last 12 months (8/1/08-7/31/09) with 12 months before (8/1/07-7/31/08).
- Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same days, property. If a property is re-listed within 31 Total Market Time continues to accrue; however, it does not include the time that it was off the market.