

Portland Metro Residential Market Update

July 2010

		Residential														
		Current Month							Year-To-Date							
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sales Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2010 v. 2009	Closed Sales	Average Sales Price	Median Sale Price	Average Sale Price % Change ²
141	North Portland	559	177	84	59	-40.4%	52	226,200	85	1,238	526	-8.0%	491	232,100	227,000	-3.8%
142	Northeast Portland	1141	379	184	171	-15.8%	168	295,000	87	2,887	1340	13.8%	1,235	285,200	246,500	-5.8%
143	Southeast Portland	1502	496	272	206	-34.6%	178	244,900	82	3608	1688	2.4%	1594	238,200	208,000	-6.5%
144	Gresham/Troutdale	1070	283	167	102	-27.7%	80	200,000	120	2024	840	9.5%	786	214,600	203,300	-7.6%
145	Milwaukie/Clackamas	1101	269	157	131	-3.7%	118	265,200	112	2206	970	7.2%	868	262,000	242,800	-7.2%
146	Oregon City/Canby	916	226	132	72	-29.4%	62	266,700	125	1549	600	9.3%	580	257,100	229,500	-10.2%
147	Lake Oswego/W. Linn	1125	268	146	102	-17.1%	112	439,300	156	1960	702	28.8%	651	439,700	385,000	-3.6%
148	West Portland	1958	498	303	188	-6.5%	156	428,000	123	3700	1395	21.0%	1254	404,600	339,000	-8.0%
149	NW Washington Co.	647	179	95	80	-17.5%	68	380,900	131	1370	625	13.4%	586	366,200	338,300	-6.4%
150	Beaverton/Aloha	1266	375	171	149	-37.4%	119	271,500	100	2768	1189	1.3%	1082	243,900	220,000	-4.7%
151	Tigard/Wilsonville	1290	339	170	141	-26.2%	105	308,700	148	2468	1053	10.7%	953	304,700	278,500	-6.2%
152	Hillsboro/Forest Grove	978	247	123	111	-21.3%	94	235,600	136	1905	906	7.9%	823	233,400	210,000	-8.9%
153	Mt. Hood	157	27	21	11	-45.0%	3	172,700	232	212	61	17.3%	58	211,200	186,300	-7.5%
155	Columbia County	601	120	60	33	-41.1%	32	196,700	186	830	278	4.1%	263	187,500	182,000	-11.0%
156	Yamhill County	960	146	108	73	-31.8%	65	231,300	216	1326	560	8.9%	493	218,300	192,000	-9.0%

Source: RMLS™

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2010 with July 2009. The Year-To-Date section compares year-to-date statistics from July 2010 with year-to-date statistics from July 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/09-7/31/10) with 12 months before (8/1/08-7/31/09).

³ 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.