

Portland Metro Residential Market Update

October 2009

		Residential														
		Current Month							Year-To-Date							
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sales Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2009 v. 2008	Closed Sales	Average Sales Price	Median Sale Price	Average Sale Price % Change ²
141	North Portland	441	154	87	111	76.2%	112	236,800	84	1,759	883	-1.0%	776	235,400	230,000	-12.0%
142	Northeast Portland	962	316	190	228	59.4%	228	293,900	97	3,758	1856	3.7%	1,613	289,200	255,000	-10.7%
143	Southeast Portland	1380	467	272	323	59.9%	298	235,700	105	5004	2525	4.4%	2189	243,400	216,000	-11.6%
144	Gresham/Troutdale	917	222	159	140	66.7%	148	225,300	168	2649	1167	8.3%	998	221,900	210,000	-15.6%
145	Milwaukie/Clackamas	904	228	166	136	46.2%	122	277,900	143	2813	1322	5.0%	1160	286,800	260,000	-10.6%
146	Oregon City/Canby	736	167	130	100	69.5%	75	268,400	180	2081	837	10.6%	706	282,100	249,500	-10.7%
147	Lake Oswego/W. Linn	977	225	175	100	47.1%	115	445,600	201	2494	846	7.1%	750	488,300	395,000	-14.5%
148	West Portland	1761	431	285	223	85.8%	197	401,800	146	4697	1751	-11.9%	1533	427,000	352,600	-12.0%
149	NW Washington Co.	541	141	79	69	35.3%	80	361,300	122	1622	798	-9.0%	717	372,200	350,000	-7.6%
150	Beaverton/Aloha	1007	353	167	223	93.9%	210	239,200	126	3575	1820	9.4%	1575	241,400	225,000	-11.0%
151	Tigard/Wilsonville	1113	276	204	150	63.0%	160	299,400	141	3416	1414	-1.7%	1256	317,800	287,900	-11.2%
152	Hillsboro/Forest Grove	830	215	143	139	58.0%	130	238,100	153	2533	1273	6.6%	1097	247,100	228,000	-13.0%
153	Mt. Hood	154	24	18	17	89.9%	9	431,700	265	298	92	-8.0%	77	263,600	225,000	6.2%
155	Columbia County	490	89	99	46	48.4%	49	197,900	126	969	426	-0.5%	357	196,800	186,500	-11.6%
156	Yamhill County	888	135	118	74	48.0%	76	217,000	190	1822	765	-3.0%	663	231,000	210,000	-13.8%

Source: RMLS™

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

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.