

Portland Metro Residential Market Update

February 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	425	145	73	88	41.9%	41	238,300	74	299	154	36.3%	73	239,600	225,000	-10.8%
142	Northeast Portland	971	391	141	176	33.3%	99	275,000	114	757	326	25.4%	202	274,800	243,800	-10.7%
143	Southeast Portland	1329	464	197	273	56.9%	139	227,400	119	921	461	30.2%	292	226,700	197,900	-11.7%
144	Gresham/Troutdale	942	241	109	125	33.0%	78	196,700	162	545	226	41.3%	151	204,200	190,000	-14.2%
145	Milwaukie/Clackamas	968	274	97	138	22.1%	69	250,300	136	611	239	21.9%	136	252,700	235,000	-8.2%
146	Oregon City/Canby	807	215	86	82	78.3%	48	274,400	149	421	160	44.1%	118	251,300	221,400	-11.4%
147	Lake Oswego/W. Linn	981	251	104	84	52.7%	45	457,700	153	535	154	49.5%	96	432,200	360,000	-9.7%
148	West Portland	1612	462	235	179	67.3%	100	408,300	208	920	317	49.5%	213	415,200	315,000	-10.8%
149	NW Washington Co.	502	191	83	98	40.0%	49	349,700	144	350	162	38.5%	95	361,600	340,000	-9.8%
150	Beaverton/Aloha	1047	370	148	206	56.1%	108	237,100	168	767	354	38.3%	198	238,500	217,600	-12.2%
151	Tigard/Wilsonville	1095	318	117	128	24.3%	80	314,500	184	647	259	35.6%	170	313,800	295,500	-8.5%
152	Hillsboro/Forest Grove	900	275	83	146	50.5%	66	227,200	138	513	246	24.9%	135	242,900	213,000	-10.9%
153	Mt. Hood	136	25	17	6	20.0%	8	238,400	228	43	13	30.0%	14	260,700	227,500	-1.4%
155	Columbia County	477	111	45	40	66.7%	34	202,000	183	217	78	32.2%	59	189,200	184,000	-14.6%
156	Yamhill County	909	169	99	81	30.6%	51	190,000	154	372	150	35.1%	91	198,000	190,000	-16.0%

Source: RMLS™

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/09-2/28/10) with 12 months before (3/1/08-2/28/09).

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.