

MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Metro Portland, Oregon

February 2010 Reporting Period

February Residential Highlights

Sales activity in the Portland metro area improved in February 2010 compared to the same month a year ago.

Comparing February 2010 with February 2009, closed sales increased 18.4%. Pending sales also jumped 45%, and new listings rose 12.4%.

When comparing February 2010 with the month prior, January 2010, closed sales grew a slight 2.9% (1,015 v. 986) and pending sales were up 20.5% (1,850 v. 1,535). New listings, on the other hand, dropped just 1% (3,902 v. 3,937).

At the month's rate of sales, the 13,101 active residential listings would last approximately 12.9 months.

Sale Prices

The average sale price for February 2010 was down 8.5% compared to February 2009, while the median sale price declined 9.3%.

Month-to-month, the average price decreased 3.3% (\$273,100 v. \$282,400) and the median fell 2.1% (\$235,000 v. \$240,000), when comparing February 2010 to January 2010.

Year-to-Date

Comparing January-February 2010 with the same period in 2009, closed sales increased 26.7%. Pending sales rose 34.7%, while new listings grew a slight 2.1%. See residential highlights table below.

Inventory in Months*			
	2008	2009	2010
January	12.8	19.2	12.6
February	10.4	16.6	12.9
March	9.1	12	
April	10.3	11	
May	9.2	10.2	
June	9.5	8.2	
July	10	7.3	
August	9.9	7.8	
September	10.4	7.6	
October	11.1	6.5	
November	15	7.1	
December	14.1	7.7	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	-11.5% (\$287,800 v. \$325,200)
Median Sale Price % Change:	-10.9% (\$245,000 v. \$275,000)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	February	3,902	1,850	1,015	273,100	235,000	150
	Year-to-date	7,918	3,299	2,043	276,300	236,000	147
2009	February	3,471	1,276	857	298,500	259,000	153
	Year-to-date	7,754	2,450	1,613	297,900	255,000	152
Change	February	12.4%	45.0%	18.4%	-8.5%	-9.3%	-1.5%
	Year-to-date	2.1%	34.7%	26.7%	-7.3%	-7.5%	-3.4%

*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.

AREA REPORT • 2/2010

Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	425	145	73	88	41.9%	41	238,300	74	299	154	36.3%	73	239,600	225,000	-10.8%	-	-	5	74,000	2	272,600
142	NE Portland	971	391	141	176	33.3%	99	275,000	114	757	326	25.4%	202	274,800	243,800	-10.7%	1	600,000	8	121,400	10	323,400
143	SE Portland	1,329	464	197	273	56.9%	139	227,400	119	921	461	30.2%	292	226,700	197,900	-11.7%	3	211,700	4	66,600	11	455,000
144	Gresham/ Troutdale	942	241	109	125	33.0%	78	196,700	162	545	226	41.3%	151	204,200	190,000	-14.2%	1	255,200	8	78,600	1	212,000
145	Milwaukie/ Clackamas	968	274	97	138	22.1%	69	250,300	136	611	239	21.9%	136	252,700	235,000	-8.2%	1	95,000	7	117,900	1	130,000
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%	2	45,000	8	160,700	2	378,300
147	Lake Oswego/ West Linn	981	251	104	84	52.7%	45	457,700	153	535	154	49.5%	96	432,200	360,000	-9.7%	2	370,000	3	198,300	-	-
148	W Portland	1,612	462	235	179	67.3%	100	408,300	208	920	317	49.5%	213	415,200	315,000	-10.8%	-	-	1	146,000	4	818,900
149	NW Wash Co.	502	191	83	98	40.0%	49	349,700	144	350	162	38.5%	95	361,600	340,000	-9.8%	-	-	4	161,000	-	-
150	Beaverton/ Aloha	1,047	370	148	206	56.1%	108	237,100	168	767	354	38.3%	198	238,500	217,600	-12.2%	1	255,000	2	103,800	4	153,000
151	Tigard/ Wilsonville	1,095	318	117	128	24.3%	80	314,500	184	647	259	35.6%	170	313,800	295,500	-8.5%	1	245,000	3	150,800	5	289,000
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%	-	-	6	96,700	4	167,700
153	Mt. Hood	136	25	17	6	20.0%	8	238,400	228	43	13	30.0%	14	260,700	227,500	-1.4%	-	-	3	114,000	-	-
155	Columbia Co.	477	111	45	40	66.7%	34	202,000	183	217	78	32.2%	59	189,200	184,000	-14.6%	-	-	2	121,000	1	155,000
156	Yamhill Co.	909	169	99	81	30.6%	51	190,000	154	372	150	35.1%	91	198,000	190,000	-16.0%	1	285,000	3	67,300	-	-
168-178	Marion/Polk Counties	1,070	240	99	80	66.7%	42	274,200	177	439	142	42.0%	87	235,800	196,000	-14.9%	-	-	5	177,800	4	170,800
180-195	North Coastal Counties	1,340	209	99	63	85.3%	51	264,500	210	428	135	80.0%	87	256,800	210,000	-15.9%	-	-	8	218,100	-	-

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).

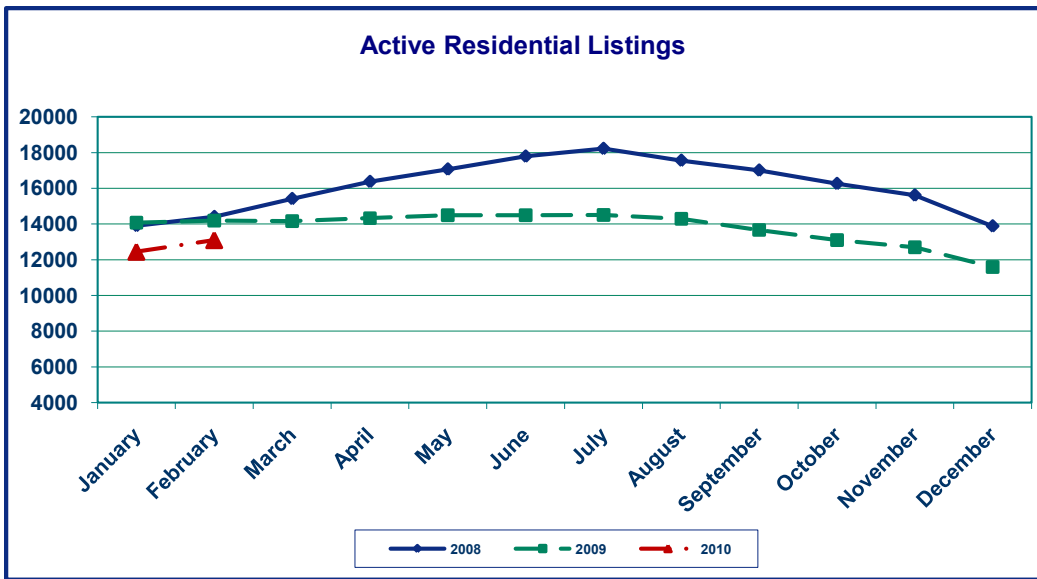
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ 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.

ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

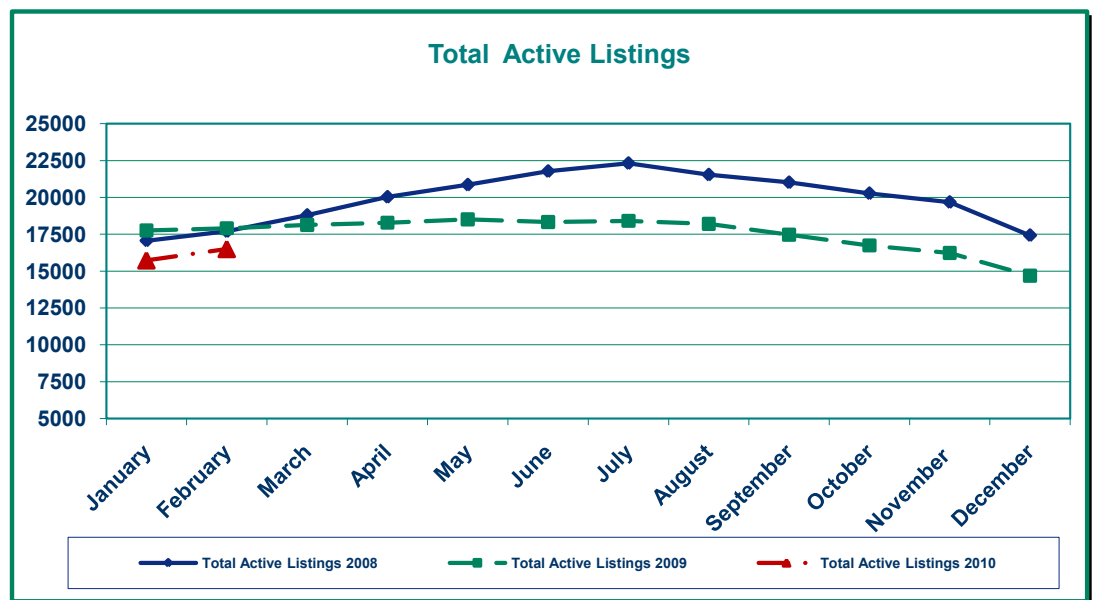
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



TOTAL ACTIVE LISTINGS

PORTLAND, OR

This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



NEW LISTINGS

PORTLAND, OR

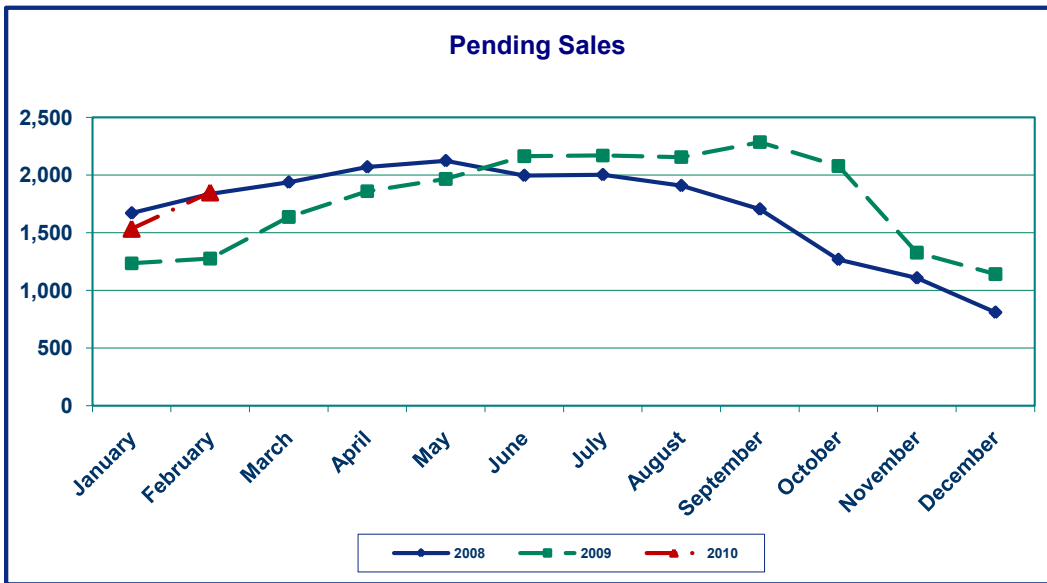
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

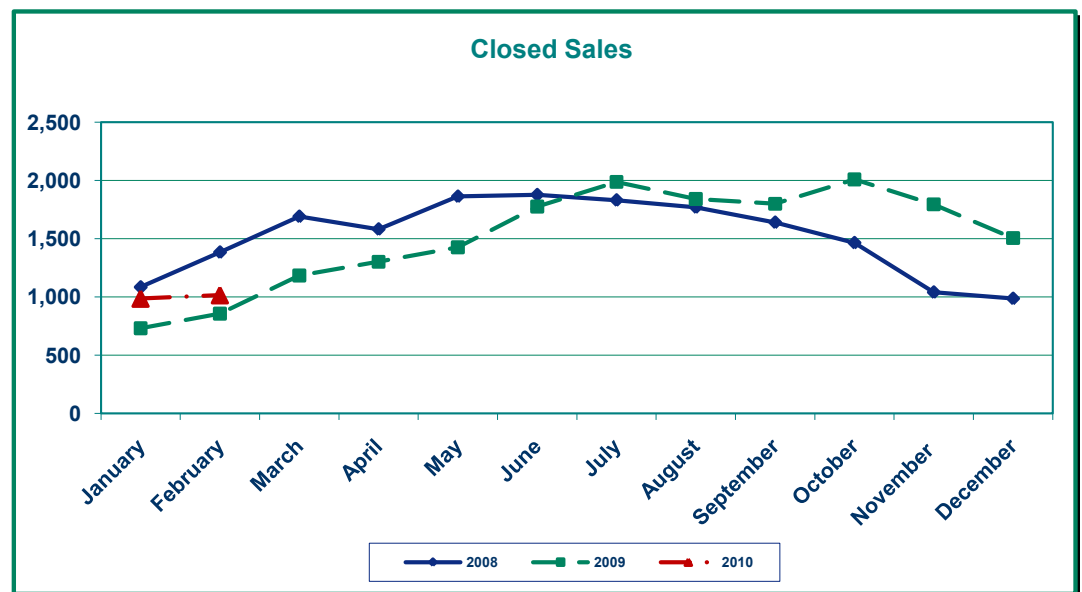
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



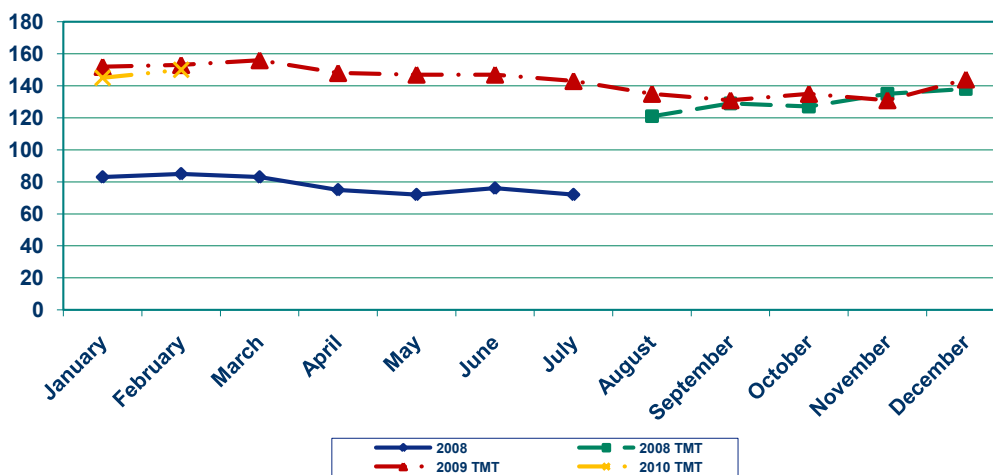
CLOSED SALES

PORTLAND, OR

This graph shows the closed sales over the past three calendar years in the greater Portland, Oregon metropolitan area.



Average Market Time



DAYS ON MARKET

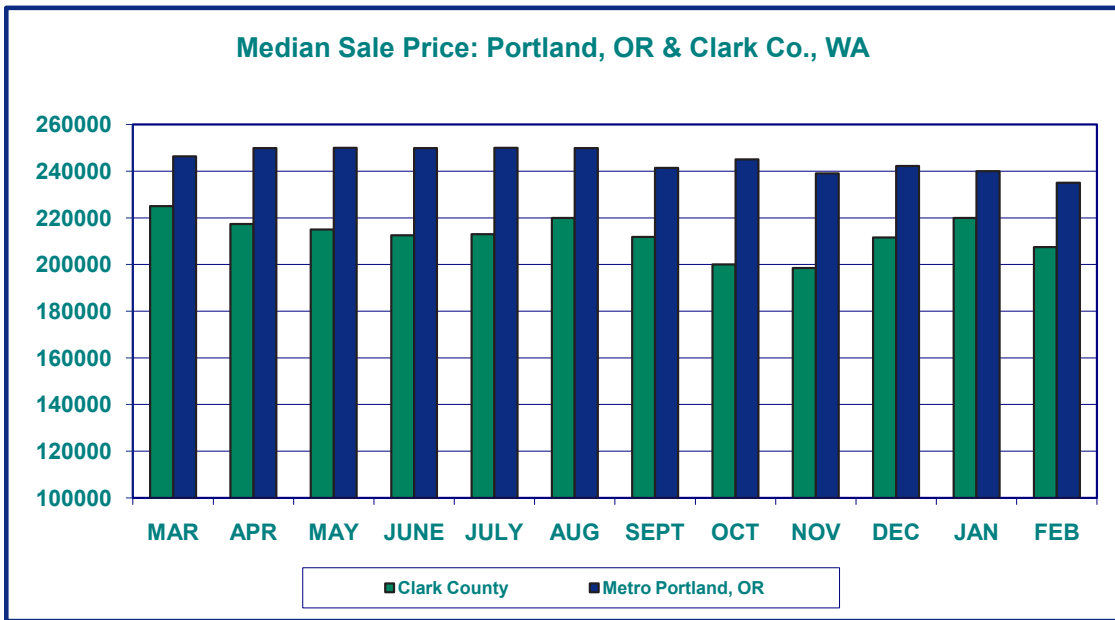
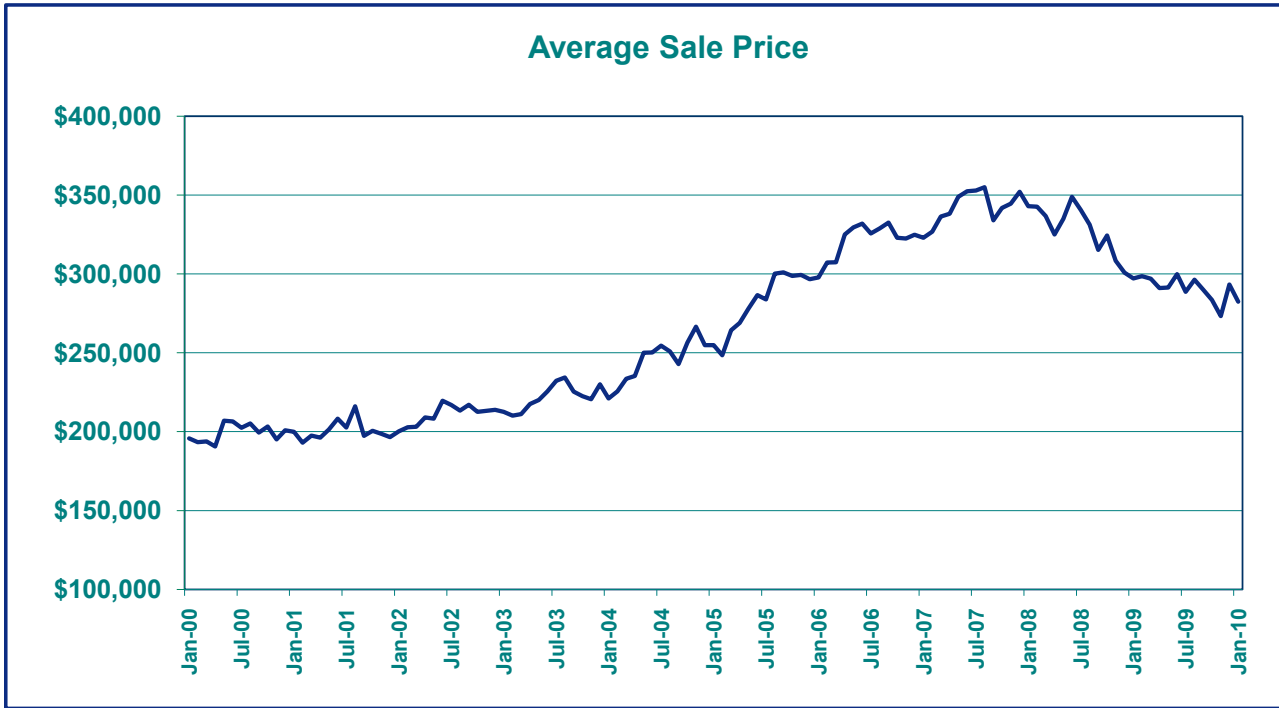
PORTLAND, OR

This graph shows the average market time for sales in the Portland, Oregon metropolitan area.

**As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.*

AVERAGE SALE PRICE
PORTLAND, OR

This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.



MEDIAN SALE PRICE
PORTLAND, OR

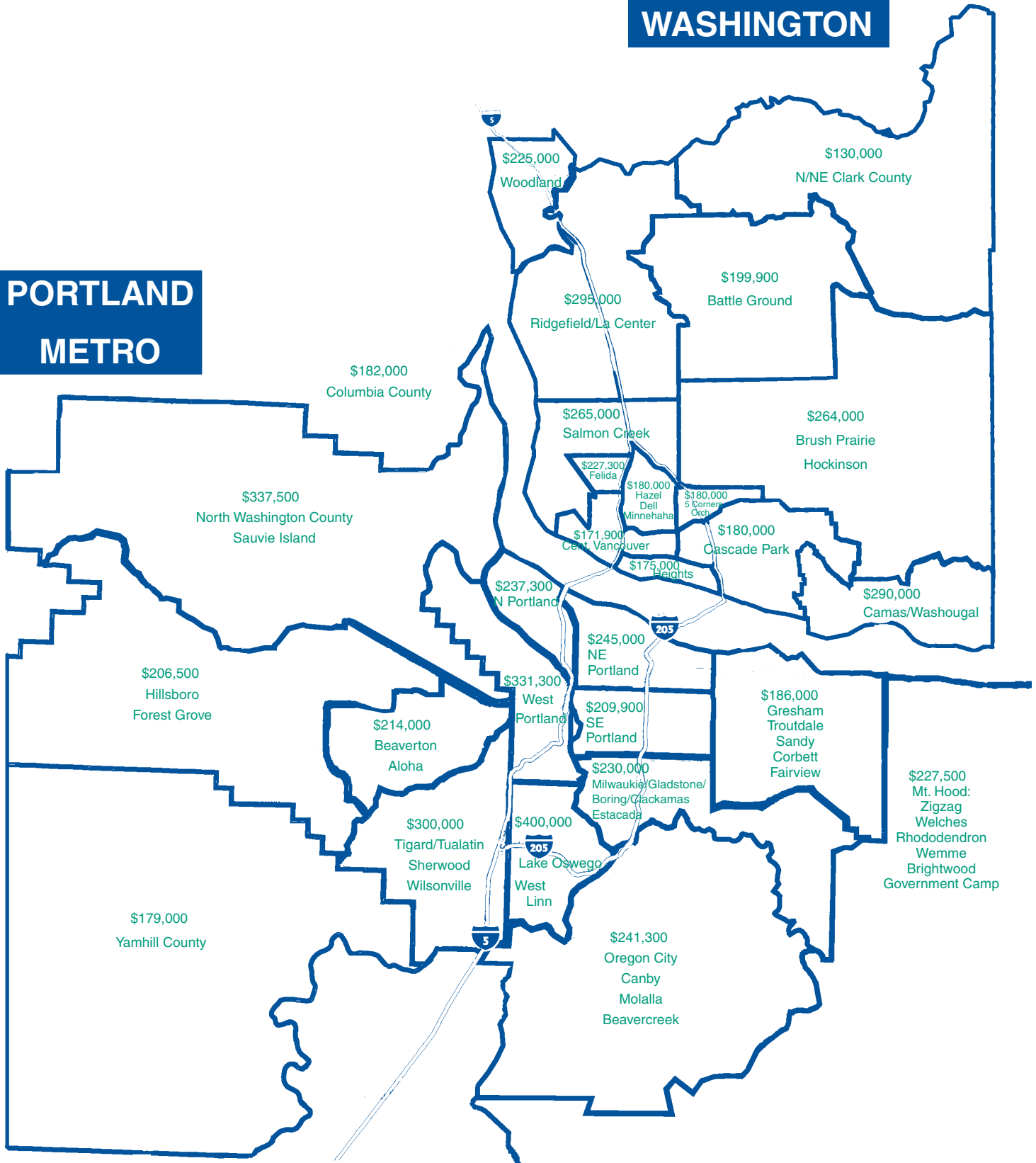
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

MEDIAN SALE PRICE

February 2010

SW
WASHINGTON

PORTLAND
METRO





MULTIPLE LISTING SERVICE

Corporate
825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

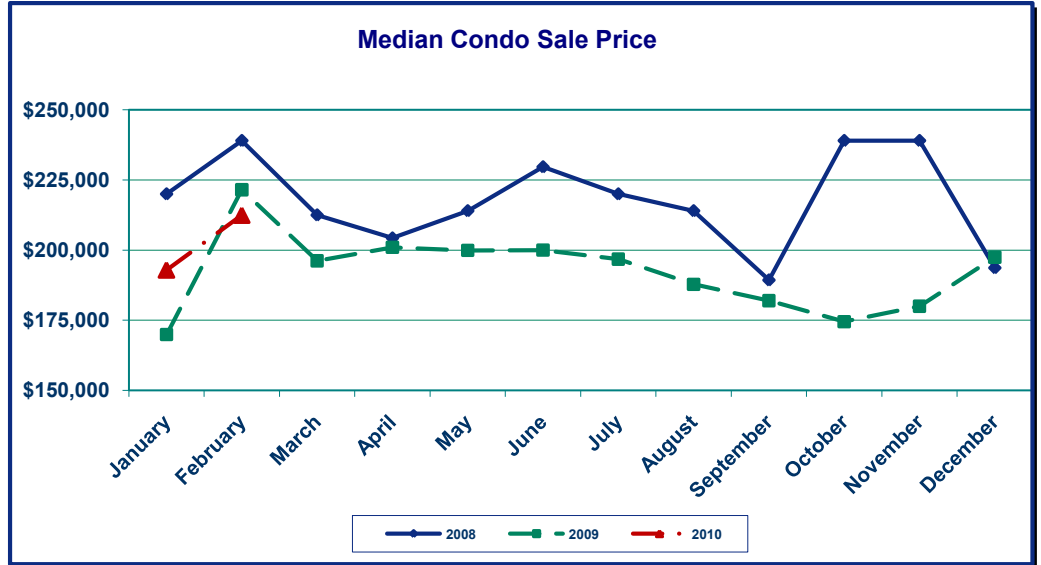
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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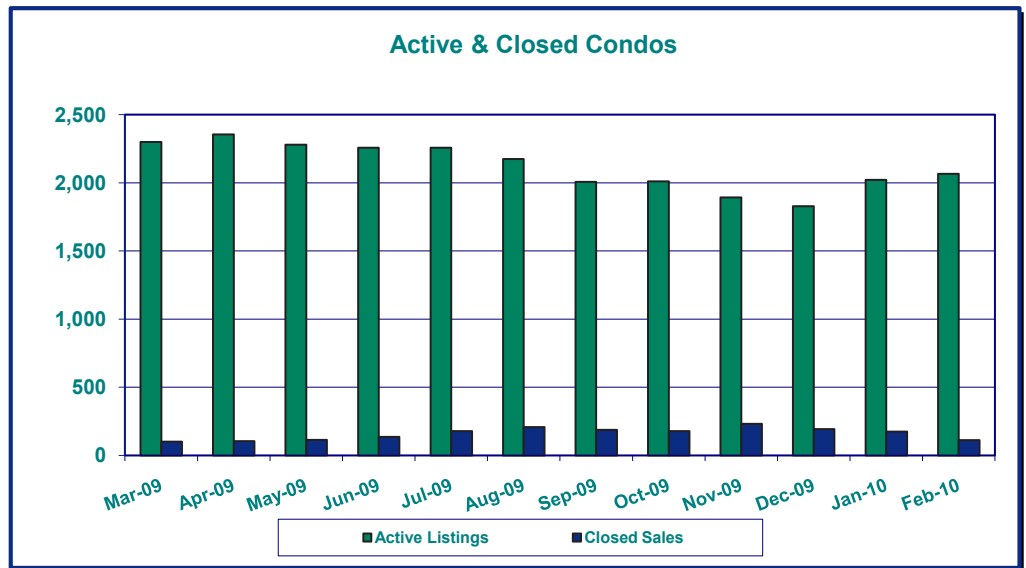
MEDIAN SALE PRICE CONDOS PORTLAND, OR

This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.



ACTIVE & CLOSED CONDOS PORTLAND, OR

This graph shows the number of active and closed condos in the Portland, Oregon metropolitan area.



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