

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

June 2013 Reporting Period

June Highlights

June brought slightly cooler real estate numbers in the Portland metro area. At 2,511, closed sales decreased 6.4% this month compared to the 2,682 in May, but showed an increase of 11.9% over last June's 2,244 closed sales.

Pending sales (2,804) likewise decreased 5.8% compared to May (2,978), but represent an increase of 15.2% over June 2012.

New listings numbered 3,751 this month—a 16.9% increase over last June, but a 2.1% drop from last month.

Average total market time continued to drop this month, landing at 70 days. Inventory has edged up just slightly, and

currently sits at 2.9 months.

Year to Date Summary

There have been 14,835 accepted offers and 12,531 closed sales in 2013, up 17.3% from 12,647 pendings and 16.0% from 10,802 closed sales in the same period last year. The 19,403 new listings so far this year represent a 8.8% increase from the 17,835 entered the first half of last year.

Average and Median Sale Prices

The average sales price so far this year is \$302,700, up 13.8% from the same period in 2012, when the average was \$265,900. In the same comparison, the median price increased 14.2% from \$225,500 last year to \$257,500 in the first half of 2013.

Inventory in Months*			
	2011	2012	2013
January	11.3	7.0	4.7
February	10.9	6.5	4.5
March	7.1	5.0	3.2
April	7.2	4.7	3.1
May	6.8	4.2	2.5
June	6.0	3.9	2.9
July	7.0	4.6	
August	6.2	3.9	
September	6.7	4.6	
October	6.8	3.8	
November	6.2	4.2	
December	5.3	3.6	

*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. This includes proposed and under construction homes.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
+10.0% (\$292,500 v. \$265,900)
Median Sale Price % Change:
+11.6% (\$250,000 v. \$224,000)

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
2013	June	3,751	2,804	2,511	313,900	272,000	70
	May	3,833	2,978	2,682	316,900	269,500	85
	Year-to-date	19,403	14,835	12,531	302,700	257,500	94
2012	June	3,208	2,435	2,244	284,100	242,000	114
	Year-to-date	17,835	12,647	10,802	265,900	225,500	124
Change	June	16.9%	15.2%	11.9%	10.5%	12.4%	-38.4%
	Prev Mo 2013	-2.1%	-5.8%	-6.4%	-0.9%	0.9%	-17.6%
	Year-to-date	8.8%	17.3%	16.0%	13.8%	14.2%	-24.5%

AREA REPORT • 6/2013

Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	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	269	149	36	128	26.7%	106	285,900	33	803	650	15.7%	564	257,100	242,000	8.2%	2	362,500	23	115,200	19	343,500
142	NE Portland	537	363	58	303	17.4%	265	328,000	44	1,961	1,527	19.9%	1,283	318,200	274,900	11.3%	14	354,700	23	153,100	44	379,300
143	SE Portland	682	456	88	338	8.7%	292	272,100	51	2,217	1,719	8.1%	1,471	261,600	229,900	13.5%	9	326,600	36	139,100	84	381,500
144	Gresham/ Troutdale	509	236	45	147	0.7%	134	207,800	93	1,147	820	8.3%	696	216,700	207,900	7.2%	5	141,800	39	135,100	19	243,100
145	Milwaukie/ Clackamas	659	293	62	233	14.2%	181	287,900	86	1,619	1,217	18.8%	992	271,200	250,000	7.7%	1	135,000	60	184,800	13	433,300
146	Oregon City/ Canby	486	192	43	130	13.0%	143	270,000	89	1,069	773	26.7%	658	260,700	245,000	6.2%	4	177,000	47	135,800	7	400,000
147	Lake Oswego/ West Linn	517	238	62	152	4.1%	174	447,800	74	1,279	882	17.9%	739	470,400	412,000	9.4%	-	-	11	280,200	2	508,900
148	W Portland	857	448	96	311	18.7%	301	443,800	77	2,281	1,653	20.7%	1,402	438,700	373,500	9.9%	10	440,800	37	140,200	14	483,100
149	NW Wash Co.	276	180	39	149	24.2%	124	370,100	42	951	755	12.4%	647	388,000	369,000	3.5%	-	-	17	310,100	4	337,000
150	Beaverton/ Aloha	446	328	46	253	13.5%	234	255,200	67	1,623	1,336	17.4%	1,111	251,300	233,000	11.8%	3	150,000	8	335,900	19	279,000
151	Tigard/ Wilsonville	553	296	49	259	9.7%	230	336,800	67	1,648	1,386	24.1%	1,169	314,400	289,900	9.1%	3	1,702,600	24	208,400	12	260,500
152	Hillsboro/ Forest Grove	473	271	24	209	34.8%	171	240,900	70	1,256	1,051	14.4%	894	237,400	221,700	11.1%	9	552,000	29	151,300	23	261,300
153	Mt. Hood	124	33	9	22	83.3%	5	232,200	201	143	73	5.8%	55	200,100	164,500	9.9%	-	-	3	111,500	1	205,000
155	Columbia Co.	303	78	23	50	-13.8%	50	204,300	160	464	332	19.0%	300	172,700	160,000	2.4%	7	216,300	18	48,200	6	184,200
156	Yamhill Co.	657	190	41	120	36.4%	101	254,500	128	942	661	27.4%	550	230,600	189,900	12.1%	8	275,900	65	139,900	13	269,400

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2013 with June 2012. The Year-To-Date section compares 2013 year-to-date statistics through June with 2012 year-to-date statistics through June.

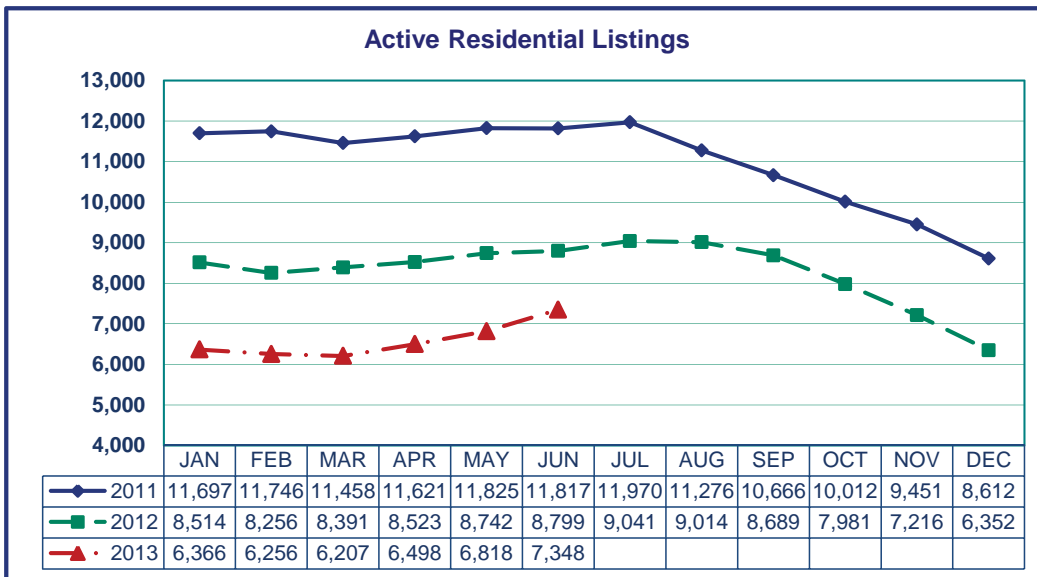
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/12-6/30/13) with 12 months before (7/1/11-6/30/12).

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.

ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

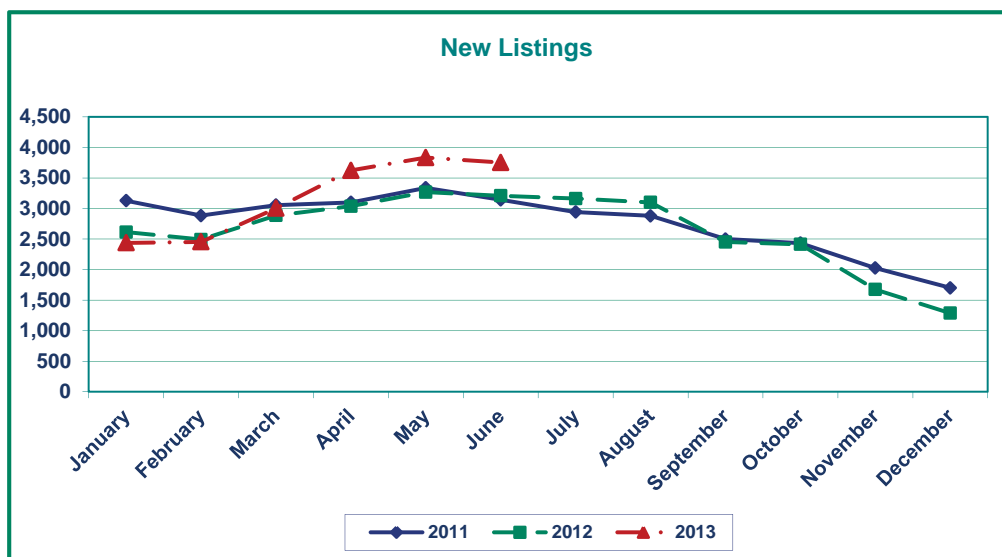
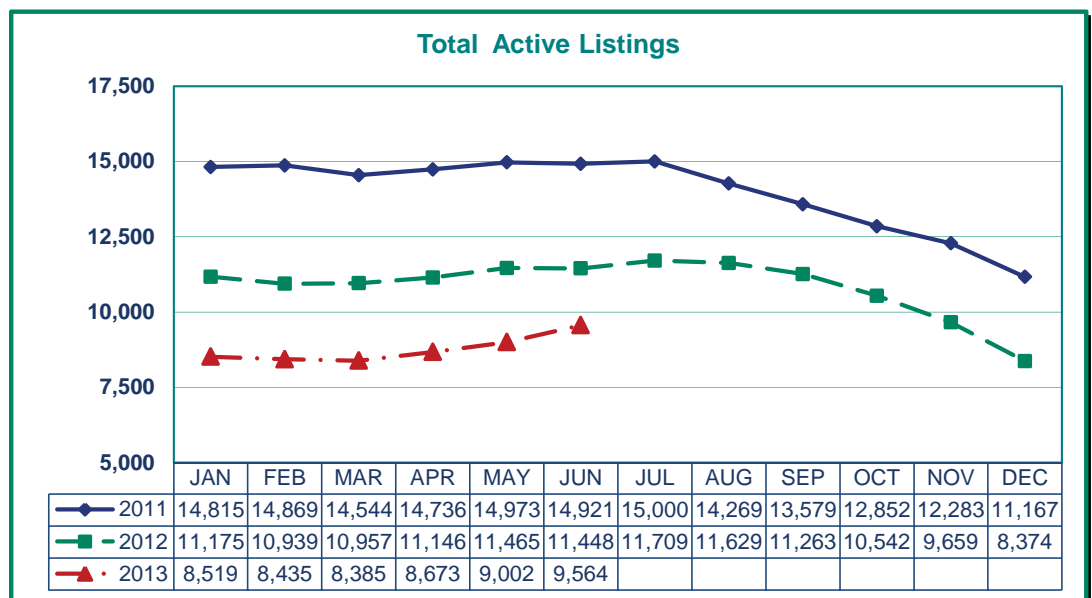
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



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

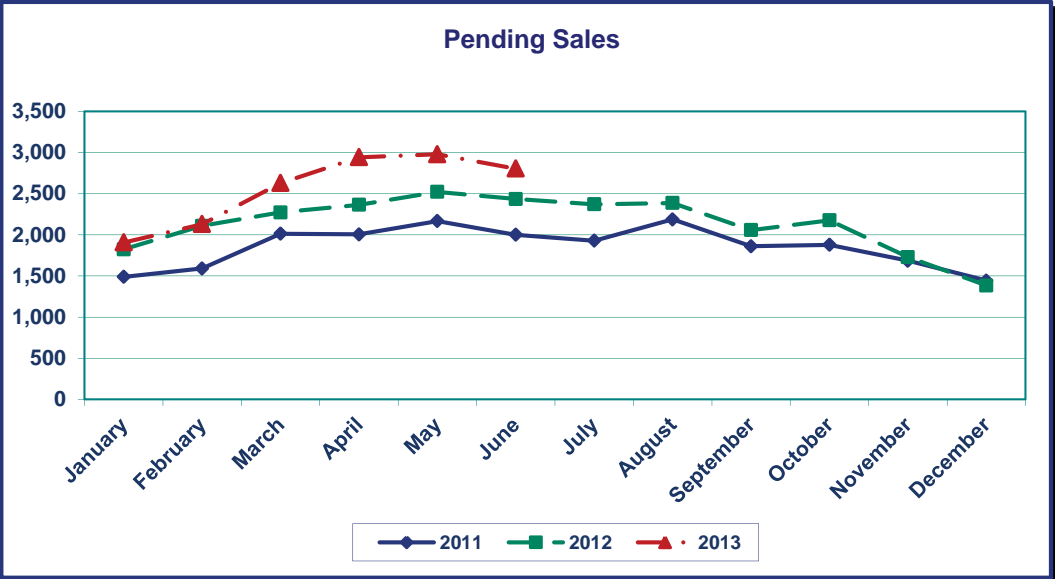
PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

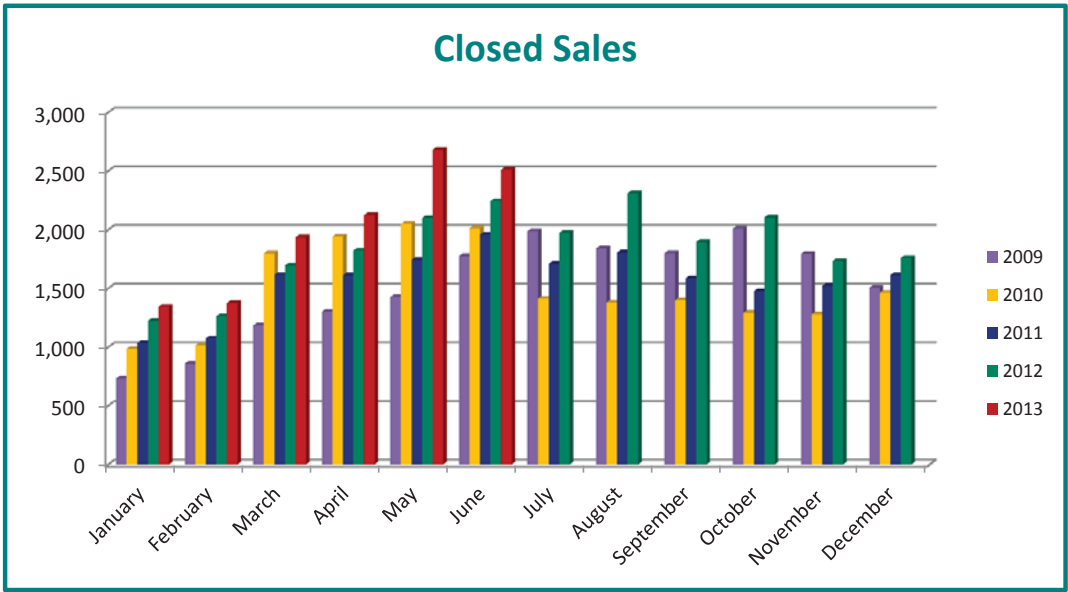
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



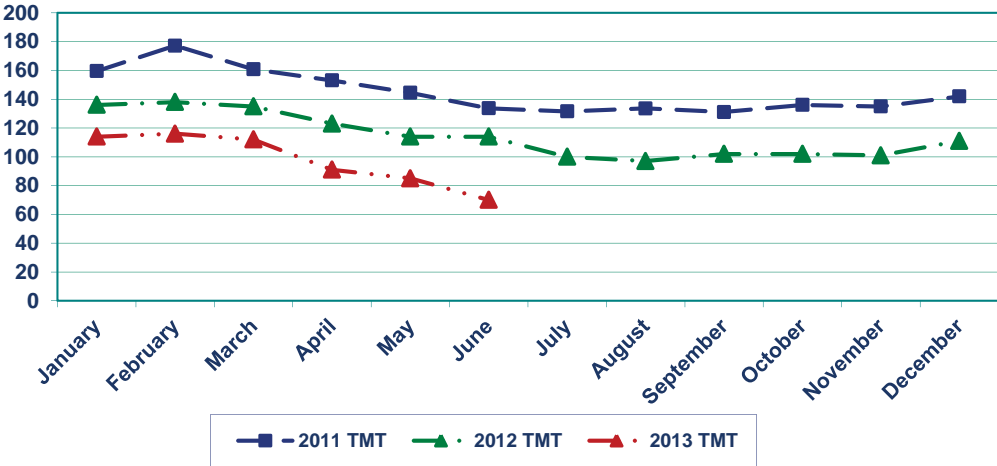
CLOSED SALES

PORTLAND, OR

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



Average Total Market Time



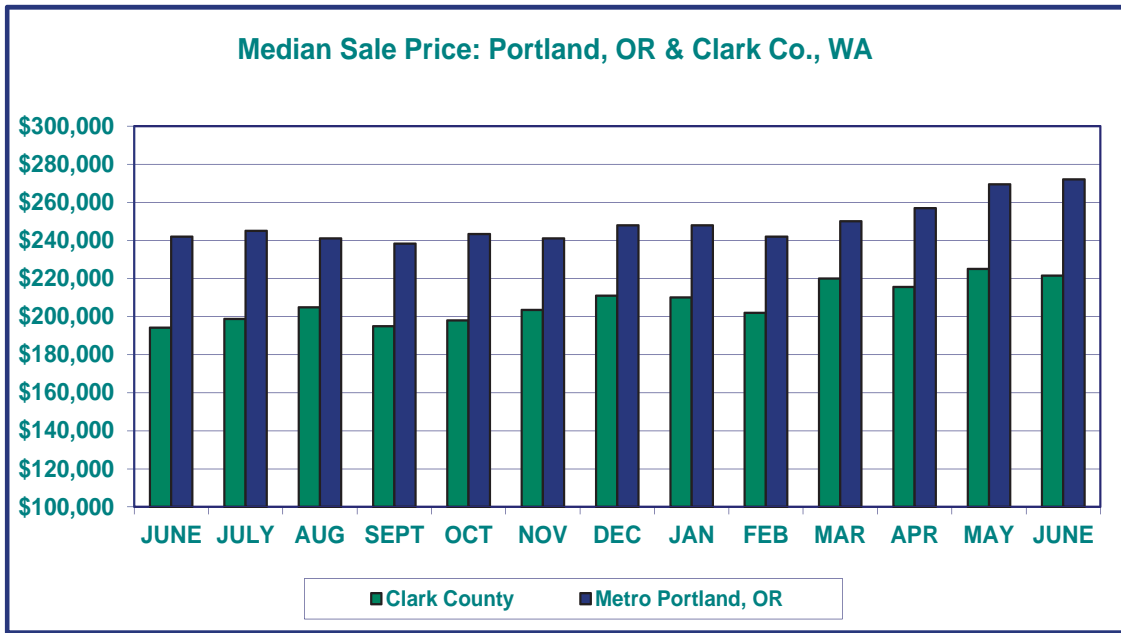
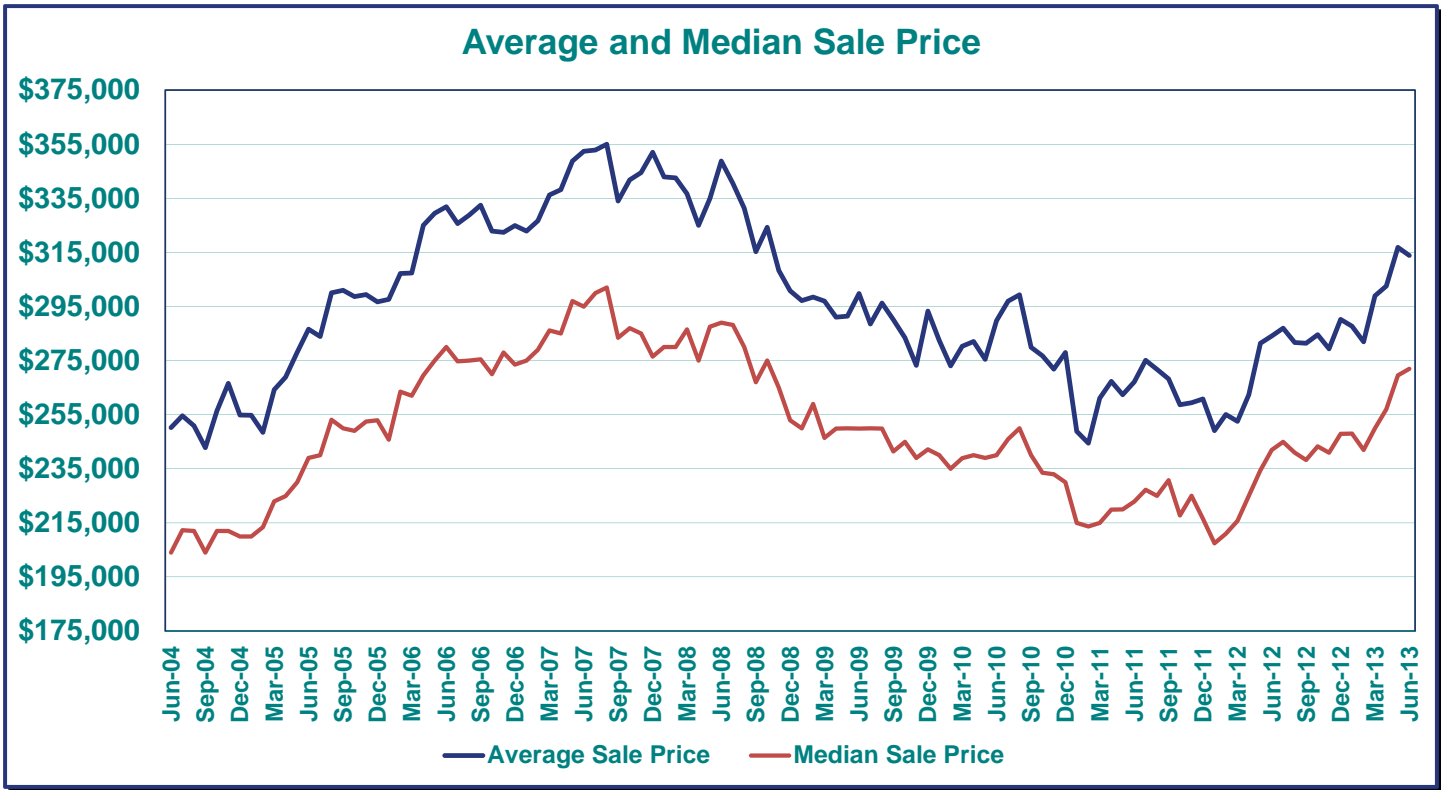
DAYS ON MARKET

PORTLAND, OR

This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.

SALE PRICE
PORTLAND, OR

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



MEDIAN SALE PRICE
PORTLAND, OR

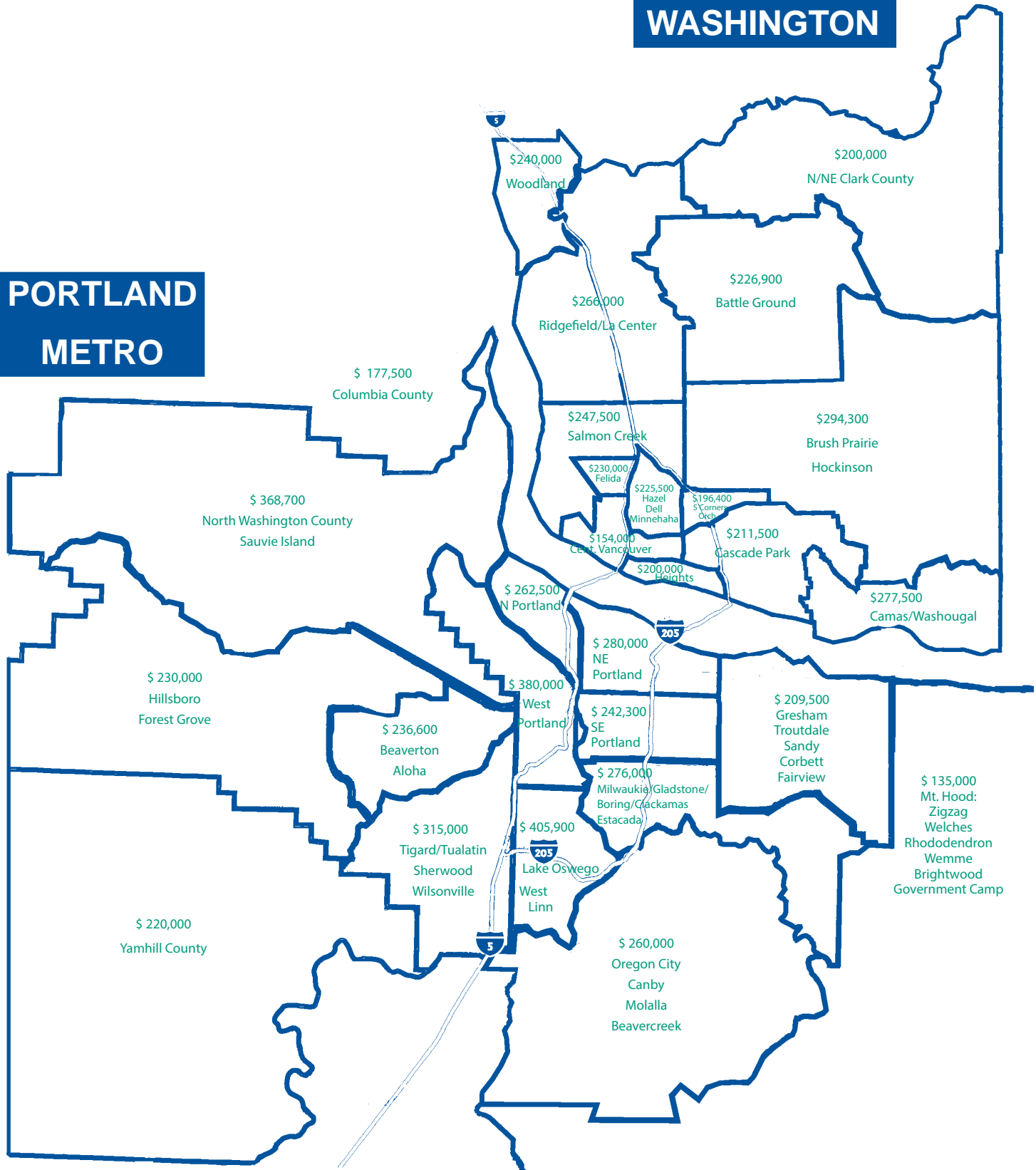
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

June 2013

SW
WASHINGTON

PORTLAND
METRO





MULTIPLE LISTING SERVICE

Corporate

8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(503) 236-7657
Fax: (503) 230-0689

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

Salem

4035 12th Street Cutoff SE, Suite 110
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™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

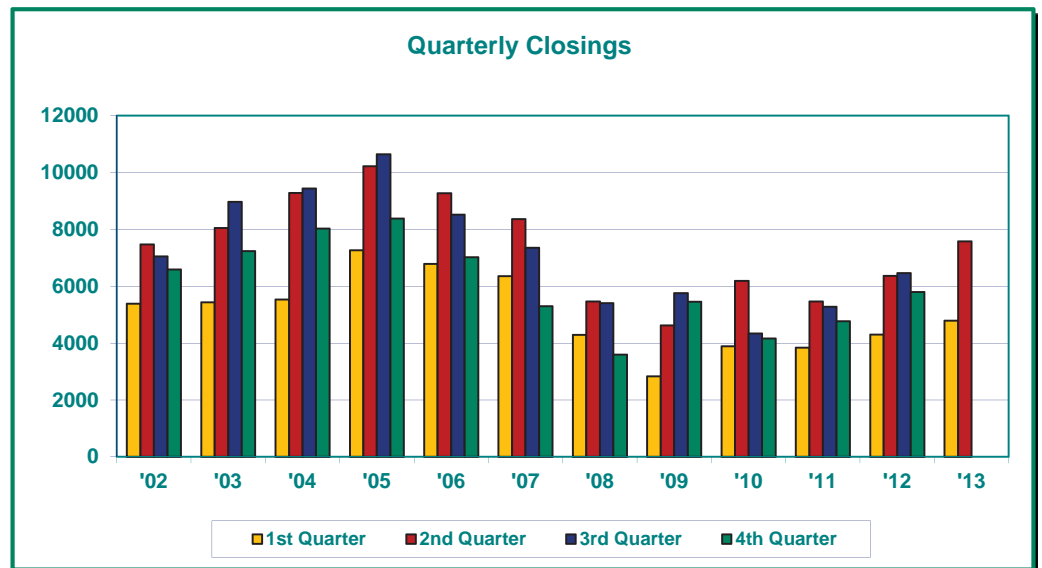
**ACTIVE & CLOSED CONDOS
PORTLAND, OR**

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



**QUARTERLY CLOSINGS
PORTLAND, OR**

This graph shows the number of closed sales by quarter for the Portland, Oregon, metropolitan area.



Brian Carlson, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor