

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

December 2009 Reporting Period

December Residential Highlights

Sales activity in the Portland metro area showed marked improvement this December compared to the same month a year ago.

Closed sales were up 52.6% compared to December 2008 and pending sales rose 40.9%. New listings also rose 11.9%.

On the other hand, compared to November 2009, closed sales fell 16.1% (1,506 v. 1,795). Pending sales dropped 14.1% (1,141 v. 1,328). New listings fell 15.8% (2,104 v. 2,499).

At the month's rate of sales, it would take approximately 7.7 months to sell the 11,597 active residential listings.

2009 Summary

Comparing activity from 2009 with that of 2008, pending sales increased 4%. Closed sales were

0.9% short of the 2008 total. New listings fell 18.8%. See residential highlights table below.

Total sales volume for 2009 was \$5.5 billion, down from \$6.3 billion in 2008, and \$9.7 billion in 2007. See 'Annual Sales Volume' graph on page 7.

Sale Prices

The average sale price for December 2009 was down 2.5% compared to December 2008, while the median sale price declined 4.2%.

Compared to November 2009, the average price rose 7.3% (\$293,300 v. \$273,300) and the median grew 1.3% (\$242,200 v. \$239,000).

For the year, the average sale price dropped 12.2% compared to 2008. The median price fell 11.2%. See year-to-date information in the table below.

Inventory in Months*			
	2007	2008	2009
January	6.2	12.8	19.2
February	5.2	10.4	16.6
March	3.8	9.1	12
April	4.4	10.3	11
May	4.5	9.2	10.2
June	5	9.5	8.2
July	5.7	10	7.3
August	6.2	9.9	7.8
September	8.6	10.4	7.6
October	8.4	11.1	6.5
November	8.3	15	7.1
December	8.5	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:

-12.1% (\$289,900 v. \$329,900)

Median Sale Price % Change:

-10.8% (\$247,000 v. \$277,000)

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
2009	December	2,104	1,141	1,506	293,300	242,200	144
	Year-to-date	44,357	19,921	18,955	289,900	247,000	141
2008	December	1,880	810	987	300,800	252,900	138
	Year-to-date	54,605	19,150	19,132	330,300	278,000	122
Change	December	11.9%	40.9%	52.6%	-2.5%	-4.2%	4.4%
	Year-to-date	-18.8%	4.0%	-0.9%	-12.2%	-11.2%	15.9%

*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 • 12/2009

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/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	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	406	89	121	44	37.5%	63	236,000	101	1,993	964	-0.8%	927	236,000	230,000	-11.3%	4	194,200	16	119,100	27	279,700
142	NE Portland	845	183	290	107	23.0%	130	294,500	118	4,202	2,054	3.8%	1,974	287,100	253,000	-10.2%	30	309,000	34	144,400	51	362,800
143	SE Portland	1,188	243	335	154	28.3%	207	237,200	104	5,601	2,825	6.8%	2,699	240,900	215,000	-12.7%	28	327,500	59	113,600	103	389,600
144	Gresham/ Troutdale	834	173	219	94	88.0%	106	229,000	112	3,002	1,317	12.2%	1,226	222,100	210,000	-14.1%	10	469,300	30	95,300	14	279,100
145	Milwaukie/ Clackamas	785	151	199	95	48.4%	126	304,500	147	3,171	1,496	7.3%	1,416	288,000	260,000	-9.5%	9	413,300	42	156,700	9	237,300
146	Oregon City/ Canby	673	120	155	69	81.6%	81	254,300	140	2,357	960	13.2%	891	279,500	245,000	-10.7%	7	234,900	49	192,600	11	220,300
147	Lake Oswego/ West Linn	858	139	171	57	96.6%	85	538,600	235	2,796	968	13.6%	915	486,300	395,000	-9.8%	6	467,000	28	312,000	2	523,000
148	W Portland	1,446	220	478	116	31.8%	185	402,300	175	5,195	1,993	-8.8%	1,898	420,500	347,600	-12.0%	6	679,300	41	173,800	15	450,600
149	NW Wash Co.	473	77	120	55	52.8%	53	358,700	158	1,822	899	-4.5%	865	369,300	349,900	-8.7%	-	-	21	532,900	7	260,400
150	Beaverton/ Aloha	905	189	244	105	22.1%	133	241,600	122	4,008	2,010	8.9%	1,927	241,100	223,000	-11.9%	8	190,900	24	98,300	16	403,400
151	Tigard/ Wilsonville	966	172	235	95	37.7%	118	310,100	178	3,790	1,606	1.8%	1,529	316,000	285,000	-10.3%	3	116,700	39	209,800	9	572,600
152	Hillsboro/ Forest Grove	824	153	187	70	70.7%	111	232,600	140	2,902	1,405	9.0%	1,345	243,200	225,000	-12.3%	11	259,500	35	116,900	23	233,500
153	Mt. Hood	125	20	29	11	266.7%	13	270,800	89	333	113	0.9%	105	254,300	220,000	0.2%	-	-	5	50,700	-	-
155	Columbia Co.	419	57	102	28	16.7%	29	156,100	152	1,109	473	1.3%	439	193,300	185,000	-16.1%	8	378,100	39	130,500	6	216,400
156	Yamhill Co.	850	118	124	41	-4.7%	66	217,400	197	2,076	838	-3.5%	799	227,300	206,000	-14.8%	9	404,600	40	283,400	19	226,800
188-178	Marion/Polk Counties	998	118	214	51	24.4%	78	190,400	159	2,474	945	6.8%	886	203,600	184,800	-15.0%	8	386,800	24	173,700	10	260,200
180-195	North Coastal Counties	1,172	113	328	51	54.5%	61	309,900	135	2,521	725	7.7%	661	296,800	245,000	-15.2%	6	307,000	89	127,400	6	1,093,300

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

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

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

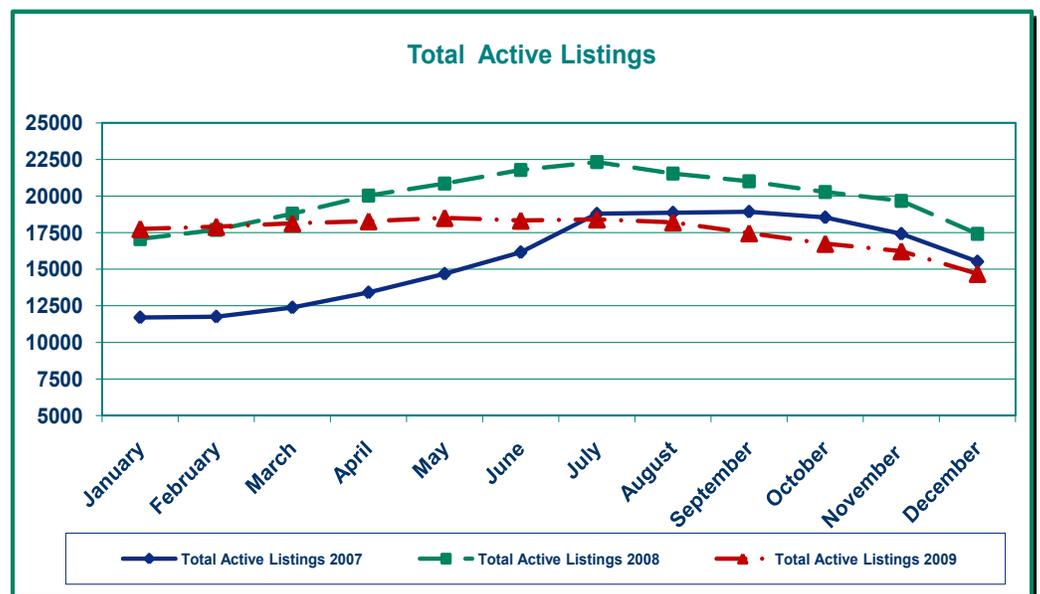
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



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

NEW LISTINGS

PORTLAND, OR

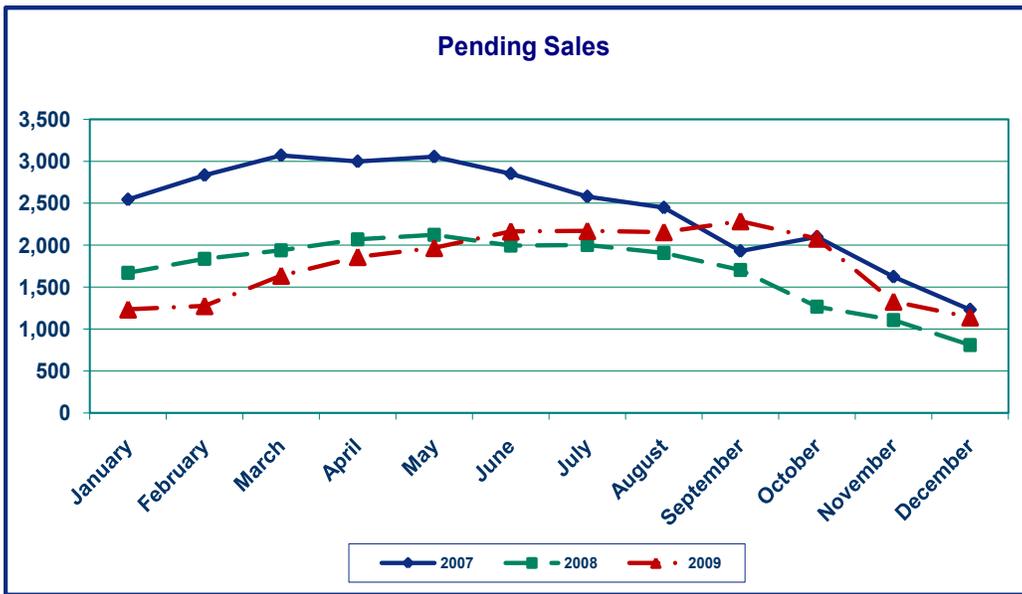
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

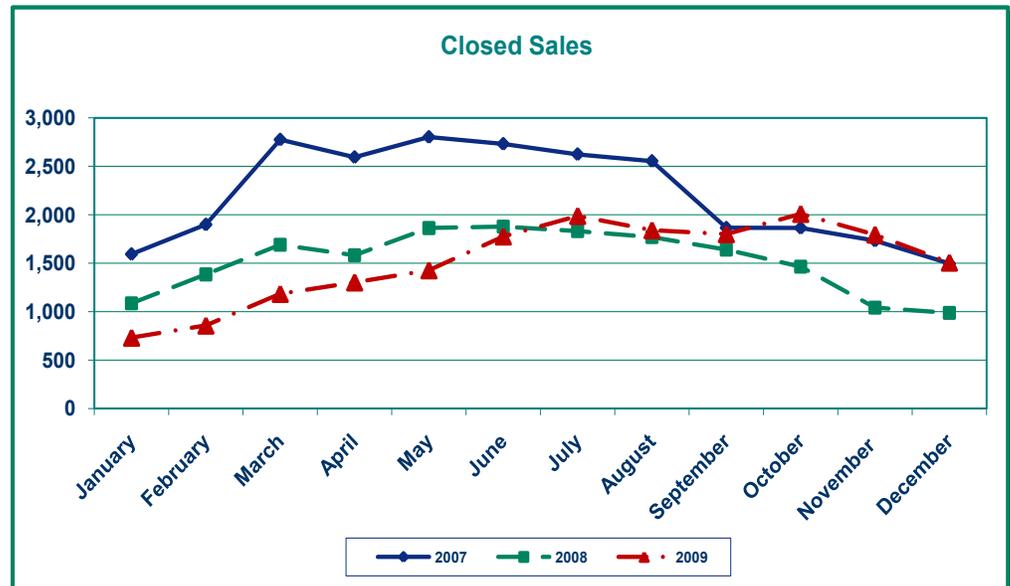
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



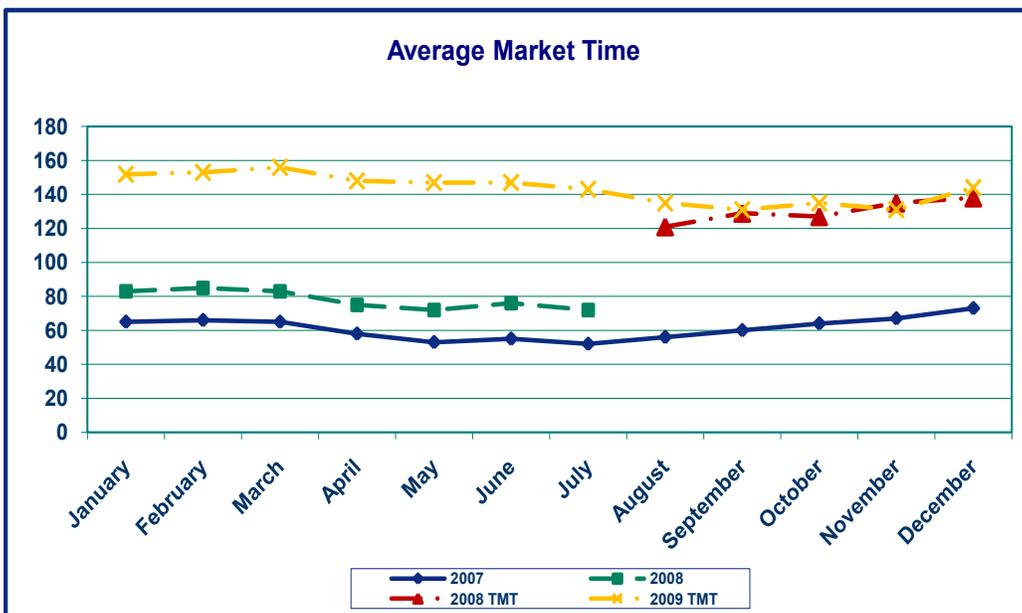
CLOSED SALES

PORTLAND, OR

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



Average Market Time



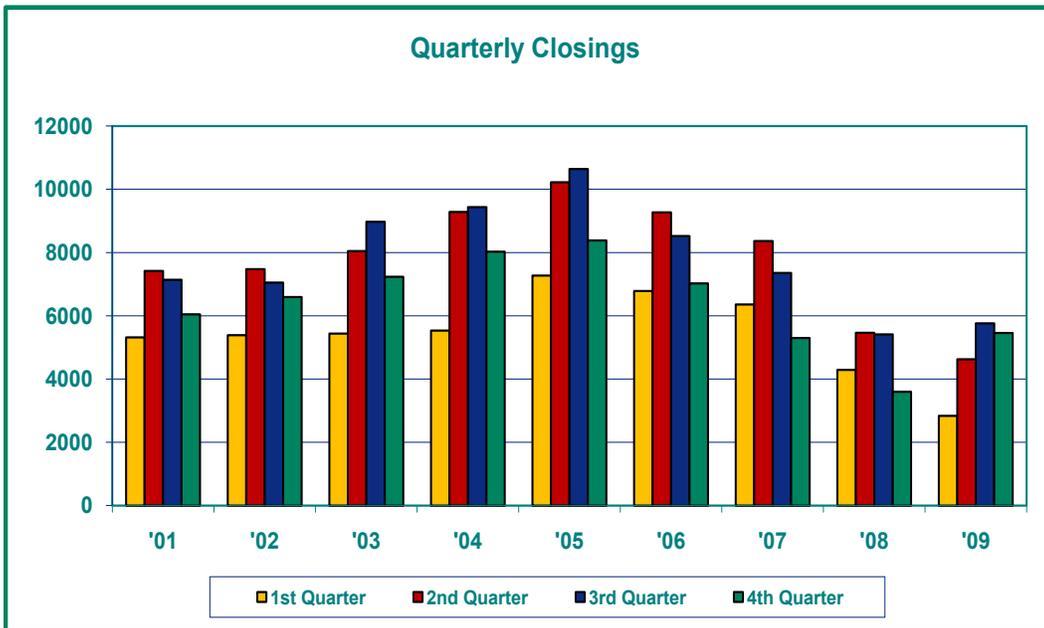
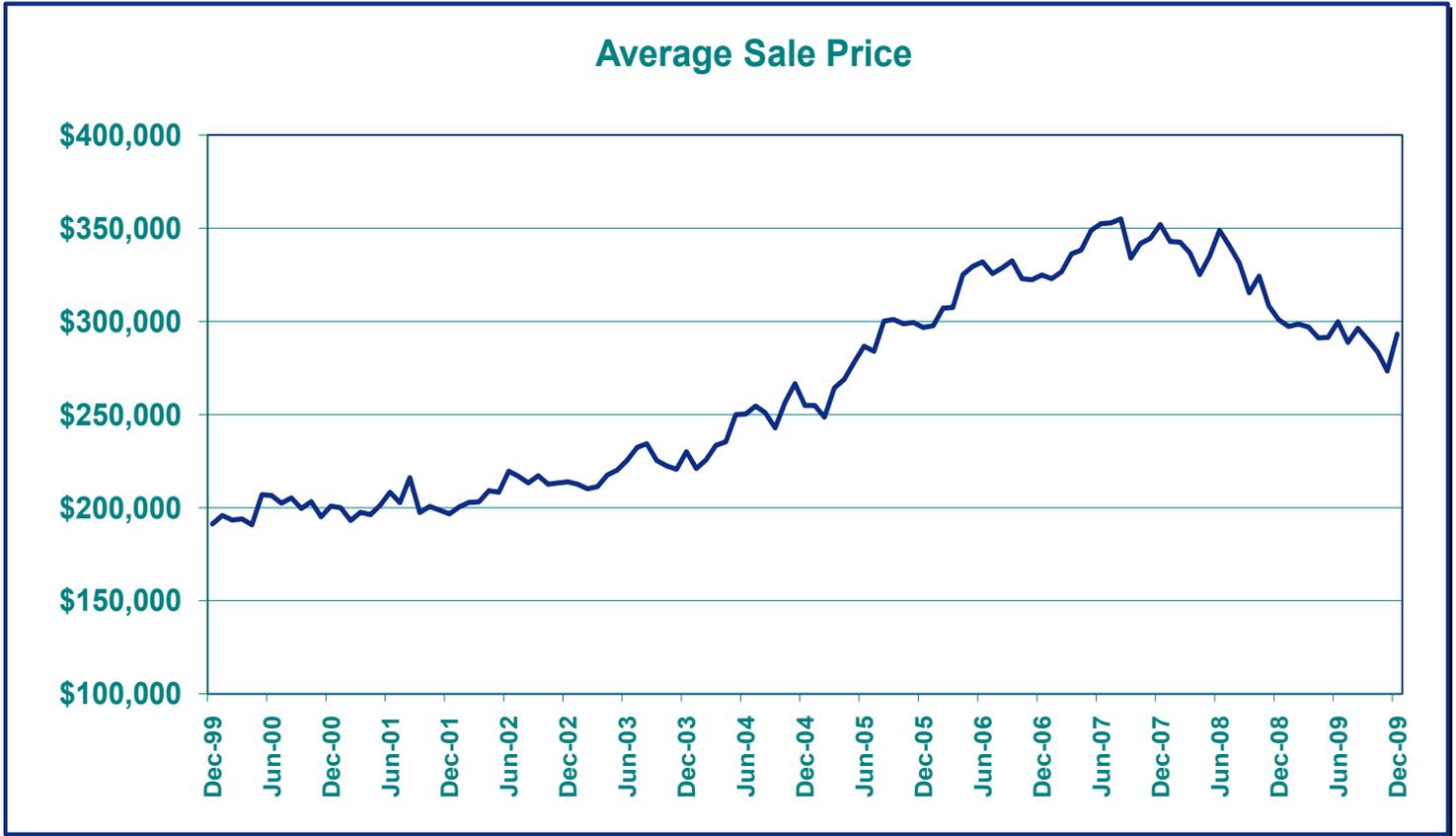
DAYS ON MARKET

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.



QUARTERLY CLOSINGS
PORTLAND, OR

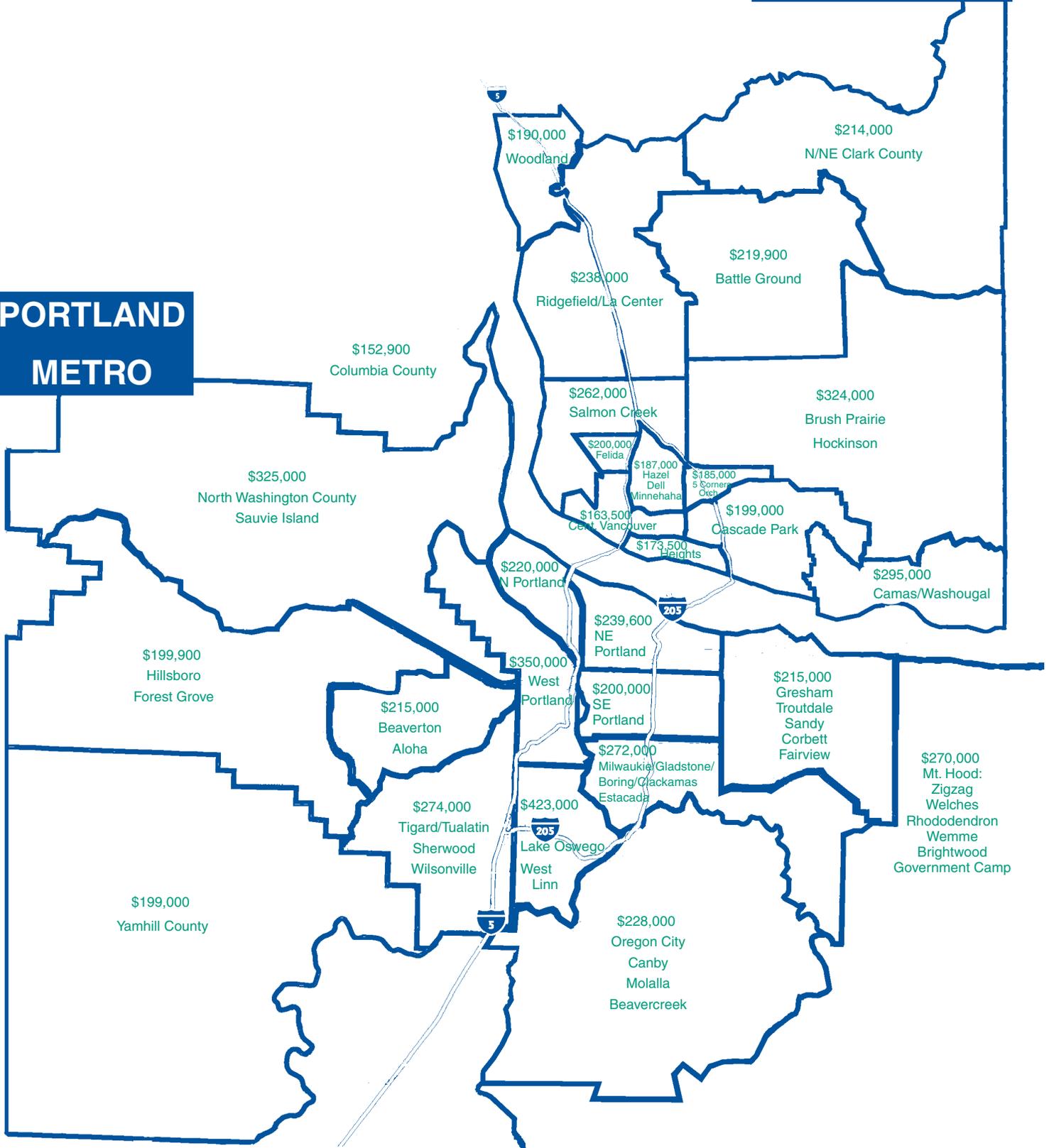
This graph shows the number of closed sales for each quarter through 2009 for Portland, OR.

MEDIAN SALE PRICE

December 2009

**SW
WASHINGTON**

**PORTLAND
METRO**





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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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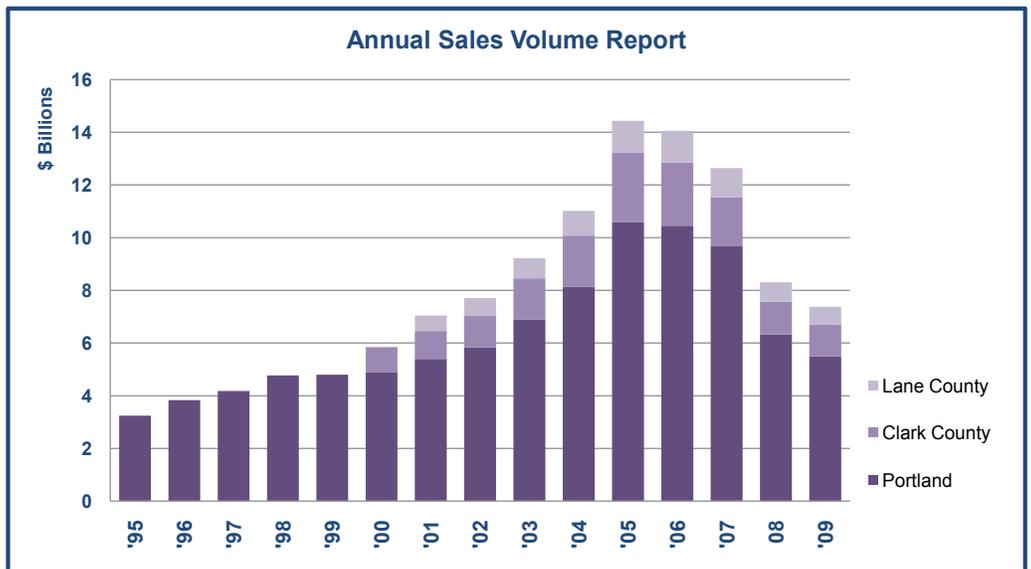
MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



SALES VOLUME RESIDENTIAL

This graph shows annual residential sales volume for Lane County, OR, Clark County, WA and Portland, OR.



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