

# MARKET ACTION

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

Residential Review: Metro Portland, Oregon

July 2009 Reporting Period

## July Residential Highlights

Closed sales in the Portland metro area for July 2009 eclipsed last July's total by 8.6%, marking the first time same-month closed sales have increased since April 2007. Pending sales also grew 8.3%. New listings dropped 25.4%.

Comparing July 2009 with June 2009, closed sales increased 11.9% (1,988 v. 1,776) and pending sales were up a slight 0.3% (2,170 v. 2,164). New listings fell 8.2% (3,907 v. 4,257).

Inventory was down to 7.3 months, dropping for the sixth consecutive month, down from 10 months last July.

Inventory is falling at a time where it has historically risen. Along with an upswing in closed sales, the drop can be attributed to the fact that the number of homes on the market (14,503 in July) has seen little fluctuation in 2009 (see Active Residential Listings graph on page 3).

## Year-to-Date

Comparing January-July 2009 with the same period in 2008, closed sales are down 18.7% and pending sales decreased 10%. New listings dropped 23.4%.

## Sale Prices

The average sale price for July 2009 was down 15.2% compared to July 2008, while the median sale price declined 13.3%. See residential highlights table below.

Month-to-month, the average and median sale price were mixed when compared with June levels; the average sale price was down 3.7% (\$288,600 v. \$299,800) and the median sale price was up 0.04% (\$250,000 v. \$249,900).

**AFFORDABILITY:** According to a formula from the National Association of REALTORS®, housing in the Portland metro area remains affordable for families earning the median income. Read more on page 7.

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	
September	8.6	10.4	
October	8.4	11.1	
November	8.3	15	
December	8.5	14.1	

\*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	
<b>Average Sale Price % Change:</b>	-11% (\$303,700 v. \$341,100)
<b>Median Sale Price % Change:</b>	-9.1% (\$259,000 v. \$285,000)

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	Current Listing Market Time	Total Market Time
2009	July	3,907	2,170	1,988	288,600	250,000		143
	Year-to-date	28,148	11,667	9,566	293,800	250,000		148
2008	July	5,237	2,003	1,831	340,500	288,200	72	
	Year-to-date	36,764	12,958	11,761	338,100	283,900	78	
Change	July	-25.4%	8.3%	8.6%	-15.2%	-13.3%	N/A	N/A
	Year-to-date	-23.4%	-10.0%	-18.7%	-13.1%	-11.9%	N/A	N/A

\*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 • 7/2009

## 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 <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	516	165	82	99	8.8%	102	237,500	114	1,217	572	-17.1%	467	234,900	230,000	-9.2%	2	141,000	8	148,300	11	253,000
142	NE Portland	1,050	338	158	203	3.0%	205	280,500	107	2,607	1,178	-12.7%	1,003	293,100	255,000	-7.5%	10	330,800	16	148,100	28	402,300
143	SE Portland	1,466	542	302	315	25.5%	284	237,900	118	3,509	1,649	-7.4%	1,348	244,600	219,000	-9.6%	14	257,700	33	114,500	53	402,100
144	Gresham/ Troutdale	1,014	247	158	141	-2.8%	118	217,900	156	1,883	767	-3.8%	612	223,900	214,000	-13.6%	4	278,100	9	116,000	8	337,300
145	Milwaukie/ Clackamas	1,000	269	154	136	-8.7%	147	285,900	172	2,044	905	0.7%	758	288,700	265,000	-9.5%	5	484,000	18	168,000	3	279,200
146	Oregon City/ Canby	858	197	137	102	3.0%	94	286,400	162	1,516	549	-4.5%	445	290,100	249,900	-11.1%	3	210,000	26	223,400	7	236,600
147	Lake Oswego/ West Linn	1,121	273	162	123	41.4%	97	469,600	179	1,828	545	-5.1%	428	470,900	386,300	-15.8%	2	465,000	11	278,200	-	-
148	W Portland	1,953	474	265	201	-5.6%	199	413,900	148	3,366	1,153	-22.7%	962	428,700	355,000	-9.0%	1	940,000	22	179,100	7	583,200
149	NW Wash Co.	579	175	79	97	4.3%	101	383,400	165	1,153	551	-14.7%	482	375,700	349,900	-6.0%	-	-	12	172,500	4	245,700
150	Beaverton/ Aloha	1,122	365	200	238	12.8%	211	237,200	122	2,500	1,174	-3.8%	945	245,000	227,500	-9.7%	4	201,000	9	150,400	11	292,700
151	Tigard/ Wilsonville	1,249	324	174	191	13.7%	169	299,500	163	2,518	951	-9.6%	771	319,400	290,000	-10.3%	1	80,000	21	251,400	4	955,400
152	Hillsboro/ Forest Grove	949	217	105	141	5.2%	142	252,000	124	1,832	840	-6.3%	681	251,900	231,000	-11.9%	8	240,600	24	61,300	9	238,400
153	Mt. Hood	149	30	6	20	53.8%	5	184,800	228	194	52	-28.8%	39	258,400	225,000	-3.4%	-	-	1	179,900	-	-
155	Columbia Co.	547	103	66	56	7.7%	43	206,600	180	689	267	-16.6%	211	195,300	186,000	-13.3%	4	542,500	21	132,900	3	229,300
156	Yamhill Co.	930	188	101	107	7.0%	71	237,200	218	1,292	514	-13.3%	414	233,600	214,000	-14.2%	7	469,600	17	241,900	8	299,700
168-178	Marion/Polk Counties	1,266	250	158	98	5.4%	95	209,900	177	1,588	504	-8.4%	415	214,100	194,900	-12.4%	3	381,500	14	178,100	6	231,700
180-195	North Coastal Counties	1,674	230	174	79	27.4%	61	266,500	97	1,709	389	-5.1%	315	293,500	245,000	-16.9%	3	263,300	48	106,600	5	1,282,000

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/08-7/31/09) with 12 months before (8/1/07-7/31/08).

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

<sup>4</sup> 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

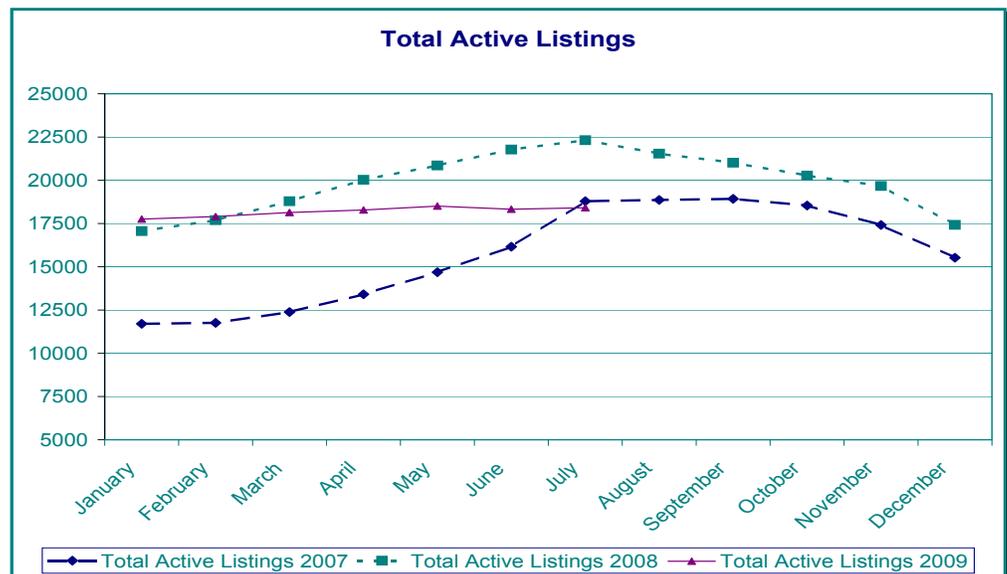
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## 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

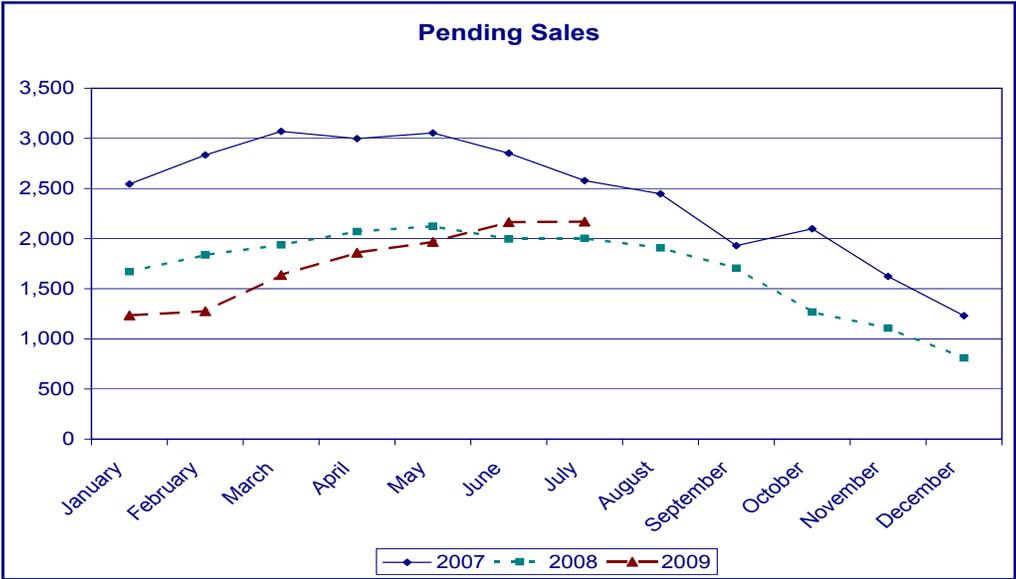
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

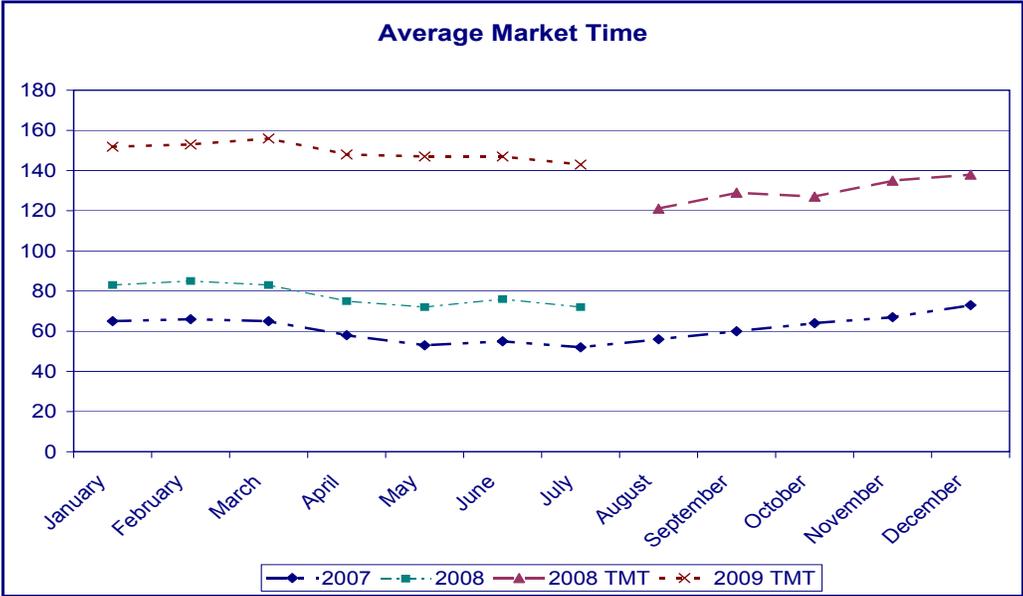
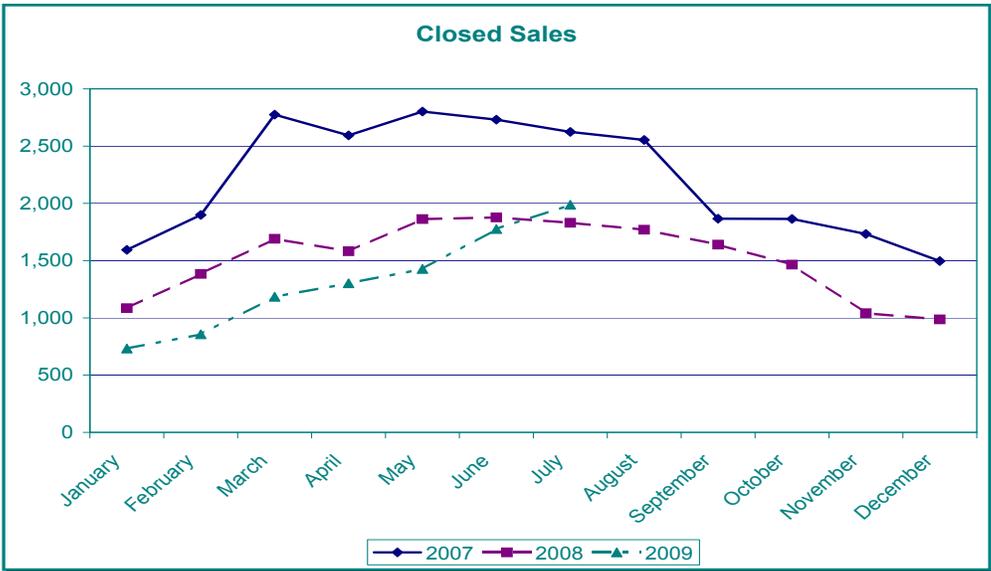
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



## CLOSED SALES

### PORTLAND, OR

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



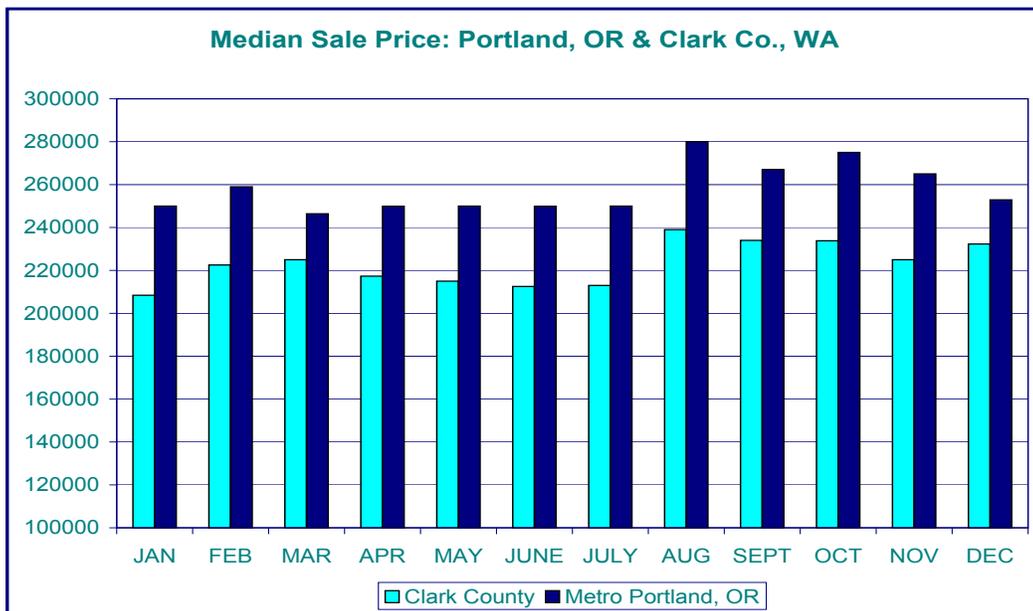
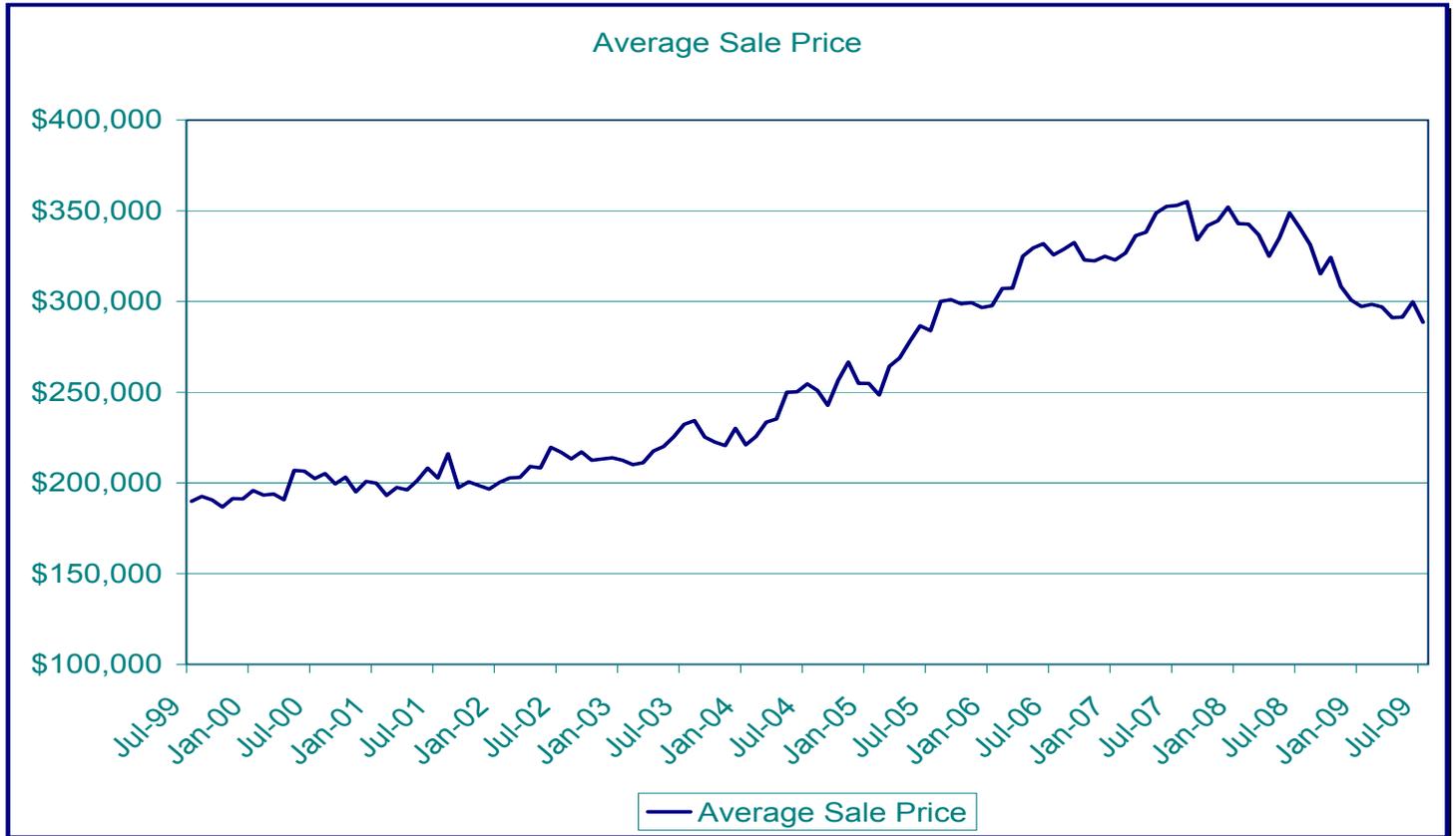
## DAYS ON MARKET

### 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**

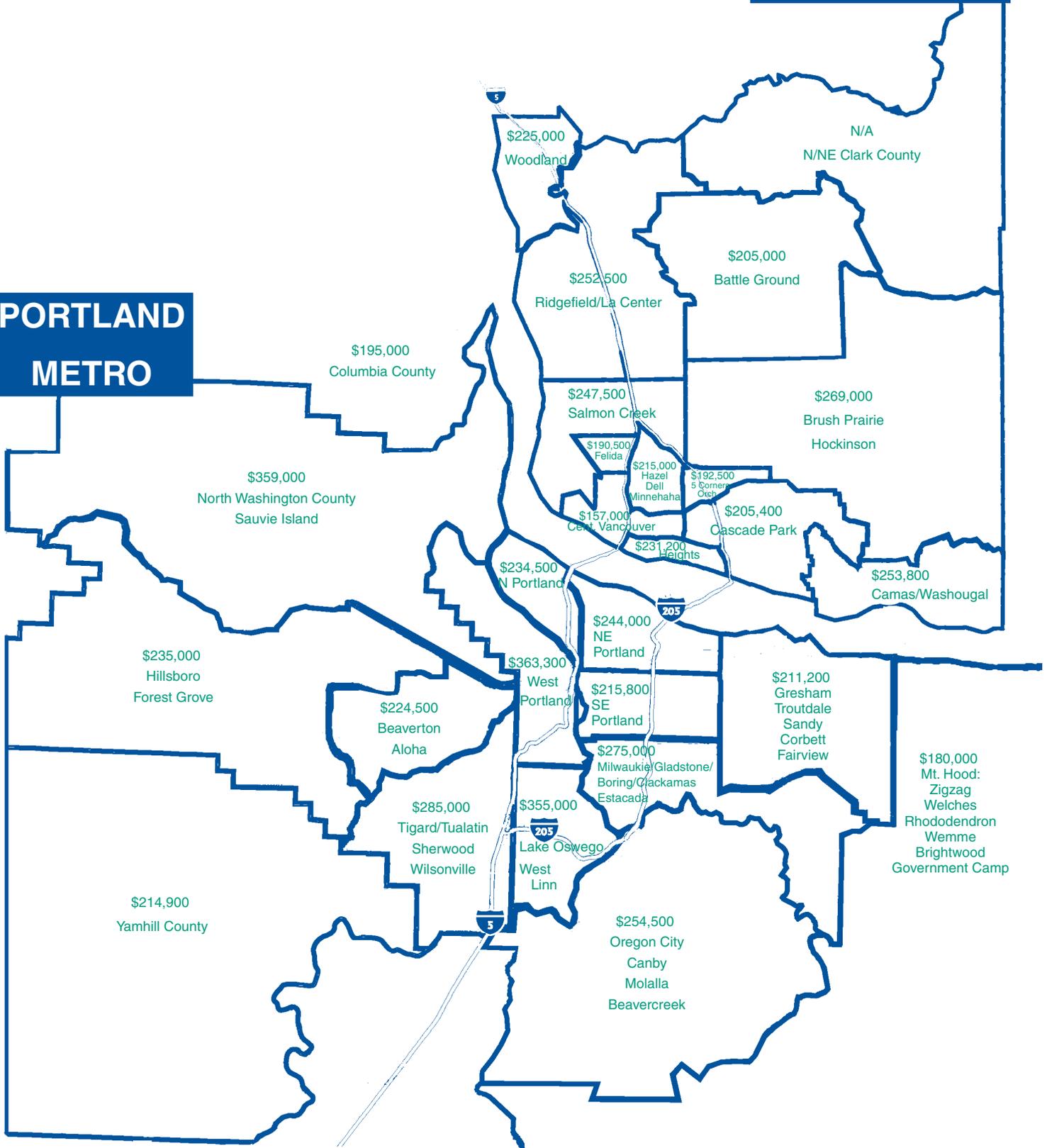
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County, Washington.*

# MEDIAN SALE PRICE

## July 2009

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**WASHINGTON**

**PORTLAND**  
**METRO**



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

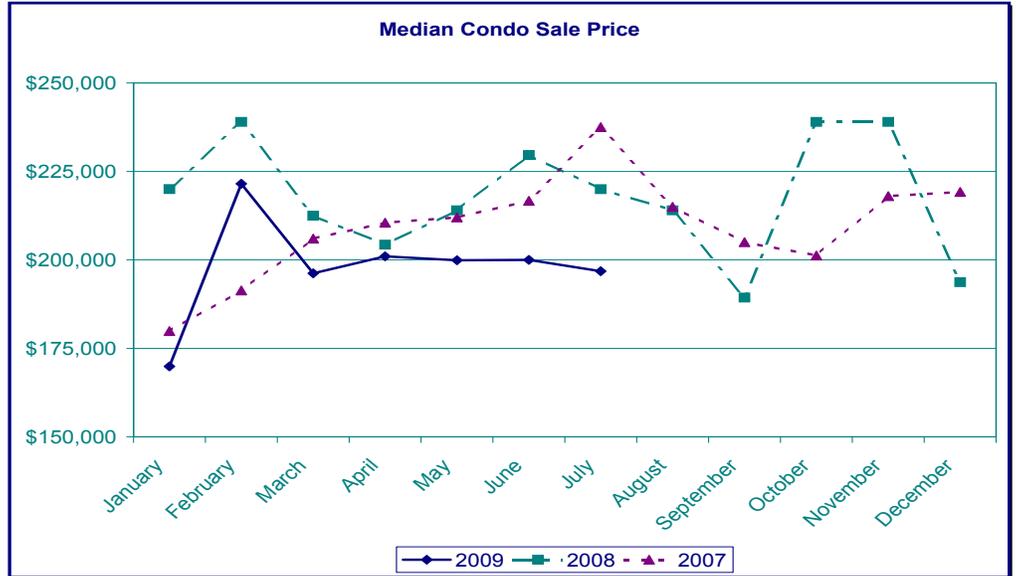
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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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.



## AFFORDABILITY PORTLAND, OR

This graph shows affordability for housing in the Portland, Oregon metropolitan area in June 2009.



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$70,000 in 2009, per HUD) can afford 130% of a monthly mortgage payment on a median priced home (\$249,900 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 5.42% (average per Freddie Mac in June). **Note:** Affordability for March 2009 has been adjusted downward to 138% as the incorrect interest rate was used in the calculation (we originally reported affordability as 141% in the April 2009 issue of Market Action).



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