

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 to September 2009, closed sales decreased by 22.3%. Pending sales and new listings also fell by 30.7% and 1.4%, respectively. See residential highlights table below.

A comparison of September 2010 with the previous month, August 2010, shows closed sales increased by 1.3% (1,399 v. 1,381). However, pending sales dropped by 6.2% (1,584 v. 1,688), and new listings fell by 7.3% (3,549 v. 3,829).

At the month's rate of sales, the 14,714 active residential listings would last approximately 10.5 months.

Sale Prices

The average sale price for September 2010 declined 3.5% compared to September 2009. The median sale price also fell 0.6%.

On a month-to-month basis, comparing September 2010 to August 2010, the average sale price went down 6.5% (\$279,900 v. \$299,300) and the median sale price also dropped 4% (\$240,000 v. \$250,000).

Third Quarter Report

In a comparison of the third quarter of 2010 to the same quarter of 2009, closed sales dropped 24.7% (4,340 v. 5,762) and pending sales also fell 26.5% (4,725 v. 6,428). However, new listings increased by 1.2% (11,582 v. 11,448).

Inventory in Months*

	2008	2009	2010
January	12.8	19.2	12.6
February	10.4	16.6	12.9
March	9.1	12	7.8
April	10.3	11	7.3
May	9.2	10.2	7
June	9.5	8.2	7.3
July	10	7.3	10.8
August	9.9	7.8	11
September	10.4	7.6	10.5
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:

-4.5% (\$283,400 v. \$296,900)

Median Sale Price % Change:

-4.0% (\$240,000 v. \$250,000)

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	September	3,549	1,584	1,399	279,900	240,000	131
	Year-to-date	37,795	15,681	14,675	284,000	240,000	130
2009	September	3,599	2,286	1,800	290,100	241,400	131
	Year-to-date	35,879	15,835	13,372	293,500	249,900	144
Change	September	-1.4%	-30.7%	-22.3%	-3.5%	-0.6%	-0.2%
	Year-to-date	5.3%	-1.0%	9.7%	-3.2%	-4.0%	-9.5%

*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 • 9/2010

Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	582	196	127	72	-29.4%	50	218,000	92	1,649	655	-15.7%	598	230,600	225,000	-1.9%	6	240,800	22	79,100	14	293,400
142	NE Portland	1,135	330	265	167	-35.8%	134	275,500	104	3,641	1,629	-0.5%	1,530	285,000	249,000	-1.6%	16	394,100	25	97,500	37	388,600
143	SE Portland	1,514	460	339	211	-37.4%	177	246,300	106	4,591	2,053	-7.7%	1,949	239,100	210,000	-4.6%	22	335,900	33	179,100	64	446,300
144	Gresham/ Troutdale	1,066	254	173	122	-23.3%	101	204,900	116	2,568	1,040	-0.1%	965	214,000	202,500	-5.0%	6	257,100	38	96,500	21	248,600
145	Milwaukie/ Clackamas	1,151	312	200	125	-16.1%	82	263,600	160	2,843	1,163	-2.8%	1,063	263,000	242,000	-6.8%	2	123,900	53	104,700	9	198,600
146	Oregon City/ Canby	866	192	161	86	-30.1%	76	248,700	124	1,965	765	2.4%	726	257,800	230,000	-8.4%	11	230,500	29	133,500	6	349,600
147	Lake Oswego/ West Linn	1,025	180	192	84	-24.3%	71	432,200	186	2,408	865	15.2%	809	440,200	387,900	-9.3%	4	378,800	30	239,600	2	417,500
148	W Portland	1,848	412	322	159	-25.7%	153	435,400	178	4,582	1,740	13.1%	1,630	410,300	342,800	-6.5%	3	556,300	27	198,000	16	540,700
149	NW Wash Co.	635	166	126	88	-2.2%	76	332,800	86	1,732	788	7.5%	745	367,800	335,000	-4.7%	3	168,000	14	311,900	3	268,700
150	Beaverton/ Aloha	1,251	321	243	114	-52.3%	122	240,000	107	3,482	1,436	-10.8%	1,364	243,700	219,900	-1.7%	5	221,800	14	400,900	26	252,600
151	Tigard/ Wilsonville	1,187	267	224	123	-33.5%	129	311,800	158	3,060	1,301	1.9%	1,222	305,000	279,900	-5.7%	3	201,700	25	271,500	18	242,900
152	Hillsboro/ Forest Grove	873	218	186	105	-27.1%	105	209,100	112	2,359	1,114	-2.6%	1,036	228,400	209,300	-7.8%	5	200,000	30	365,600	19	169,900
153	Mt. Hood	149	23	32	13	30.0%	9	169,800	93	268	78	0.0%	72	200,000	181,300	-7.3%	-	-	9	110,700	-	-
155	Columbia Co.	553	80	83	36	-37.9%	29	172,300	146	1,021	356	-6.3%	336	185,400	180,000	-11.1%	3	212,700	13	117,700	4	223,300
156	Yamhill Co.	879	138	132	79	-24.8%	85	215,500	172	1,626	698	-0.4%	630	218,000	191,700	-7.3%	8	204,900	24	139,600	8	201,800
168-178	Marion/Polk Counties	1,167	156	203	58	-54.3%	61	217,100	151	2,019	671	-10.2%	628	201,500	176,900	-6.2%	9	285,300	54	77,000	12	299,800
180-195 200	North Coastal Counties	1,700	162	231	70	0.0%	80	284,000	147	2,217	635	16.3%	583	279,700	225,000	-3.2%	15	547,500	85	163,900	11	231,900

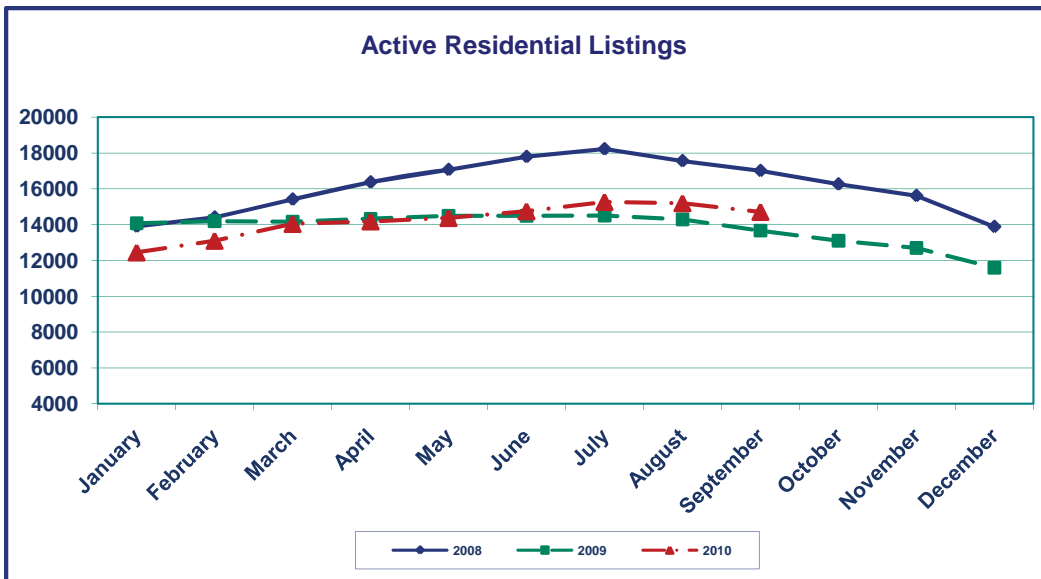
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/09-9/30/10) with 12 months before (10/1/08-9/30/09).

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.

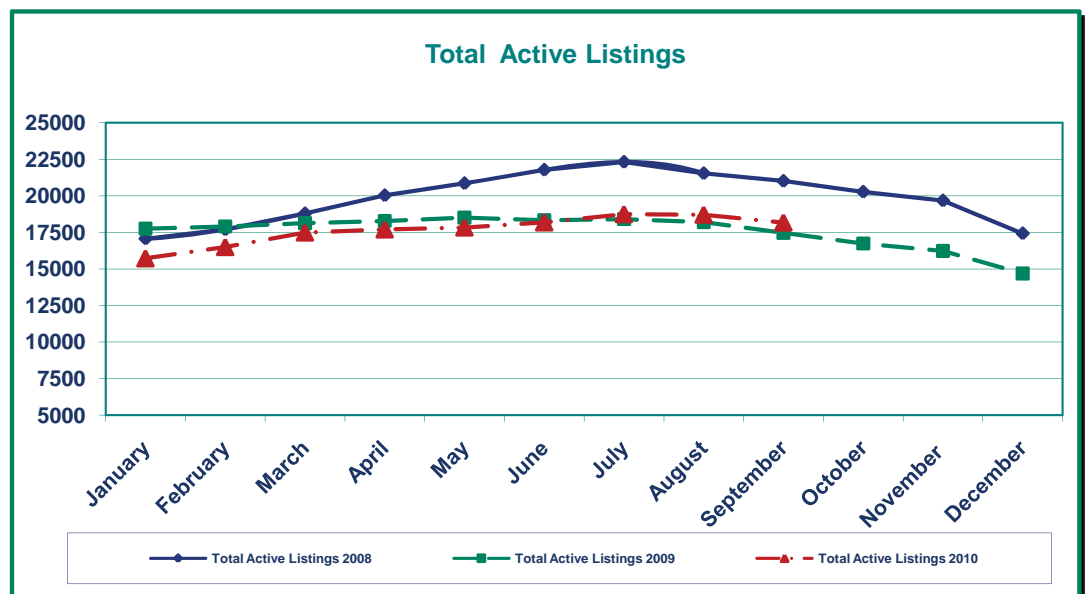
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



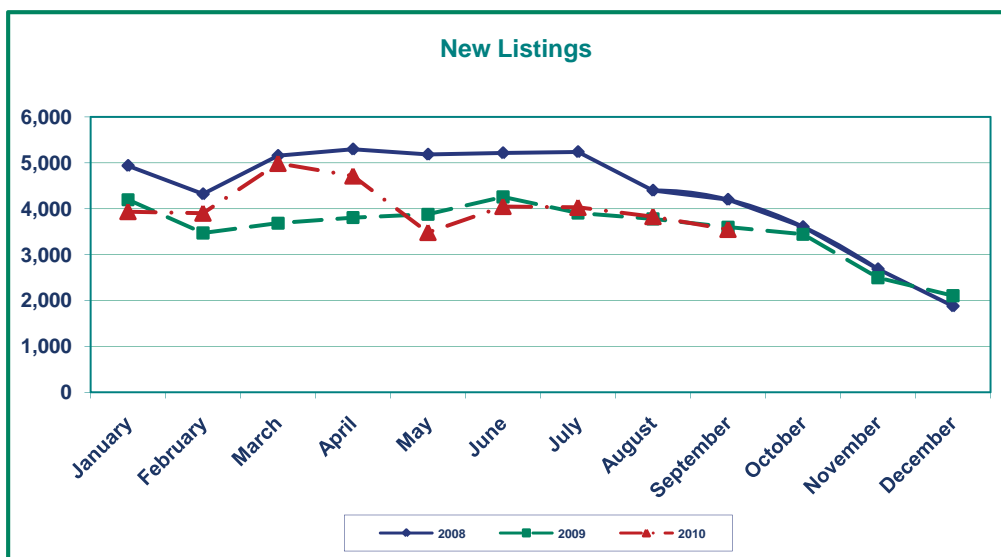
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

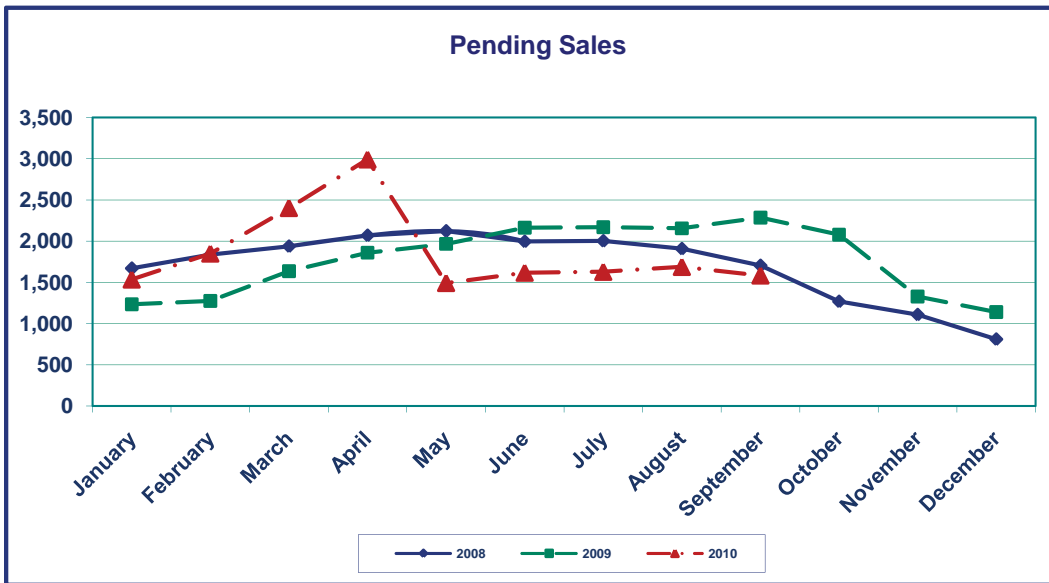
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

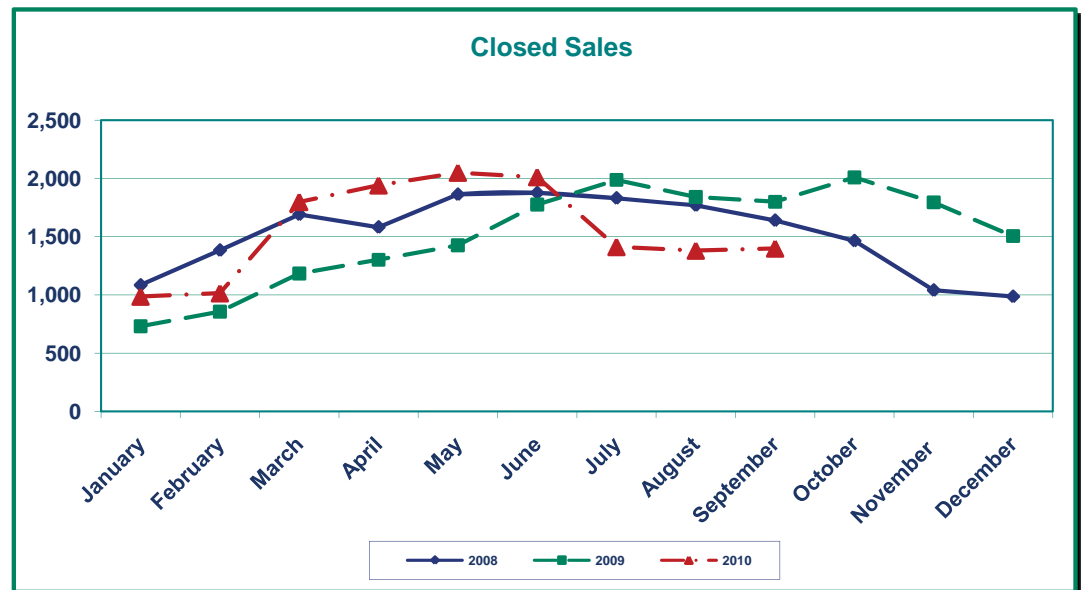
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



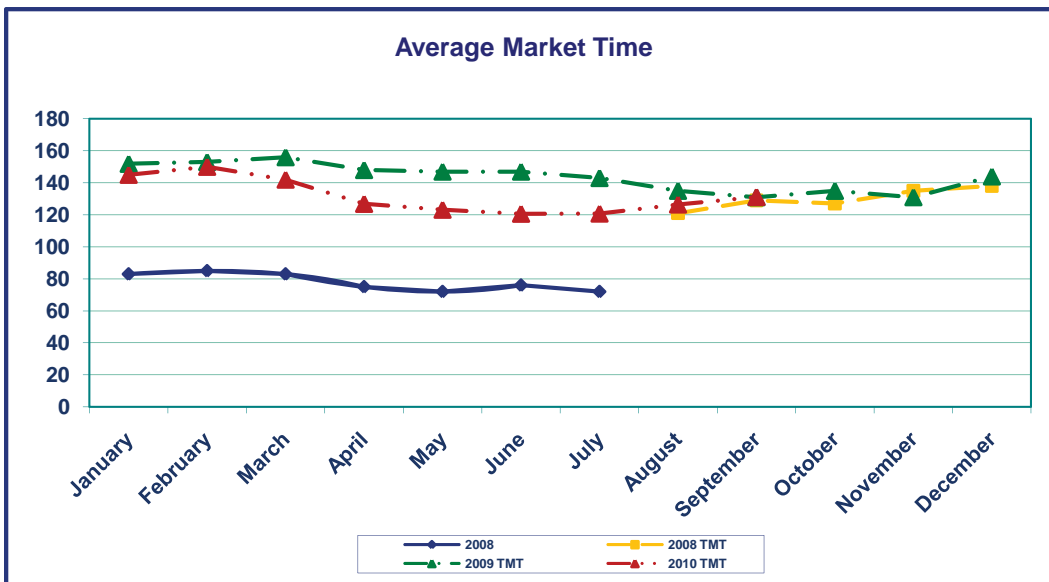
CLOSED SALES

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

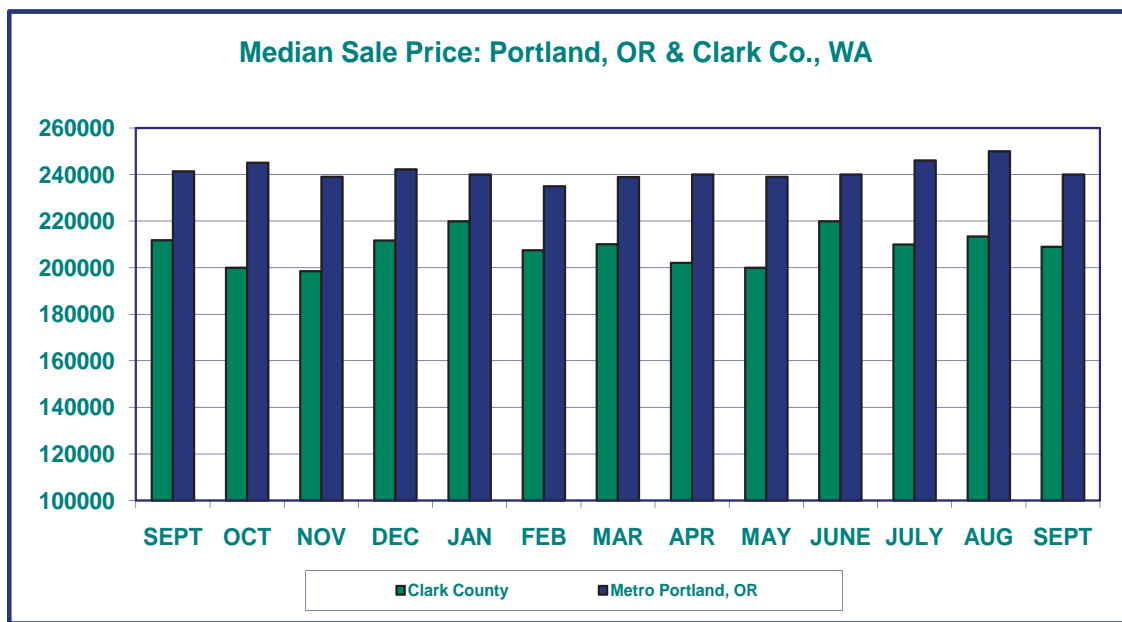
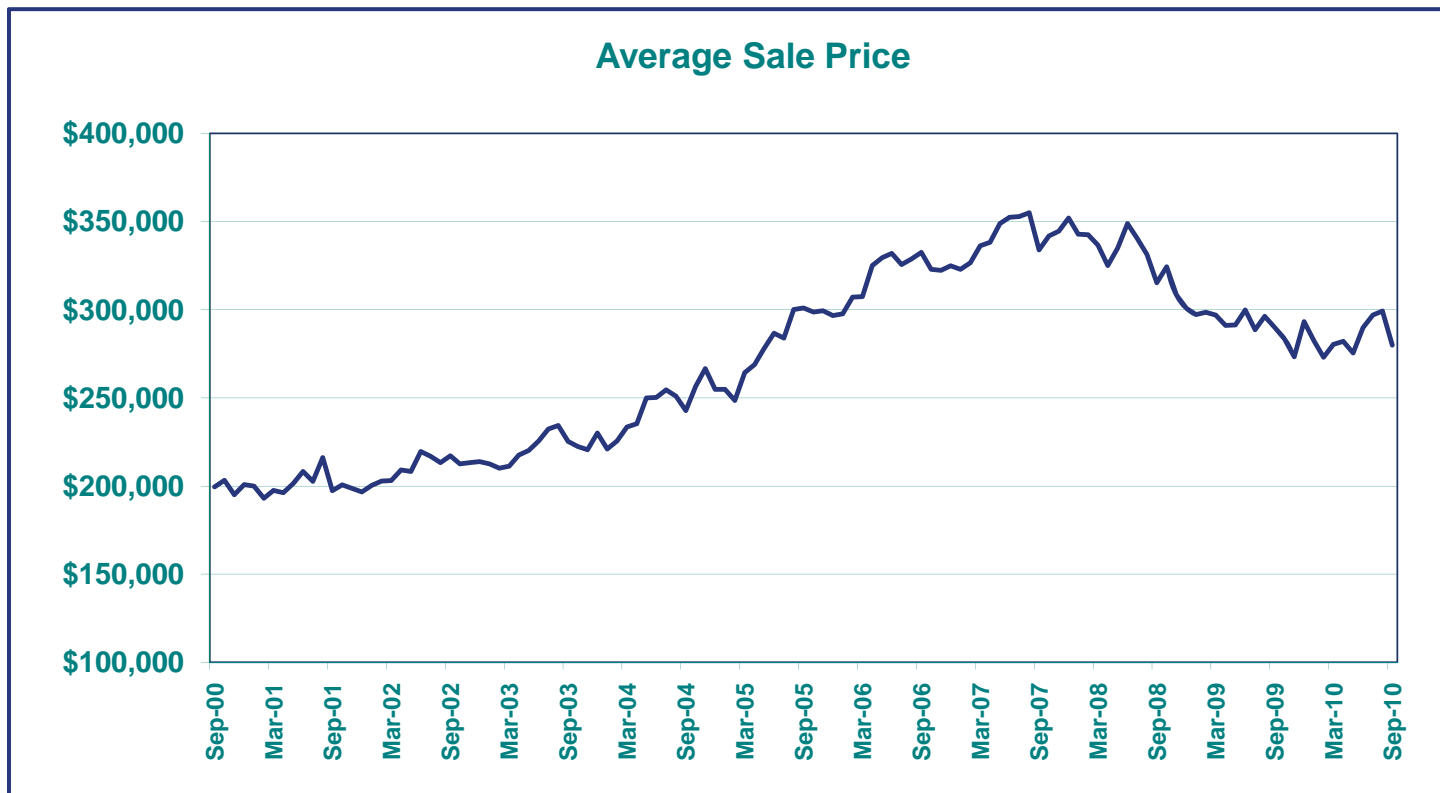
This graph shows the average market time for sales in the Portland, Oregon metropolitan area.

**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

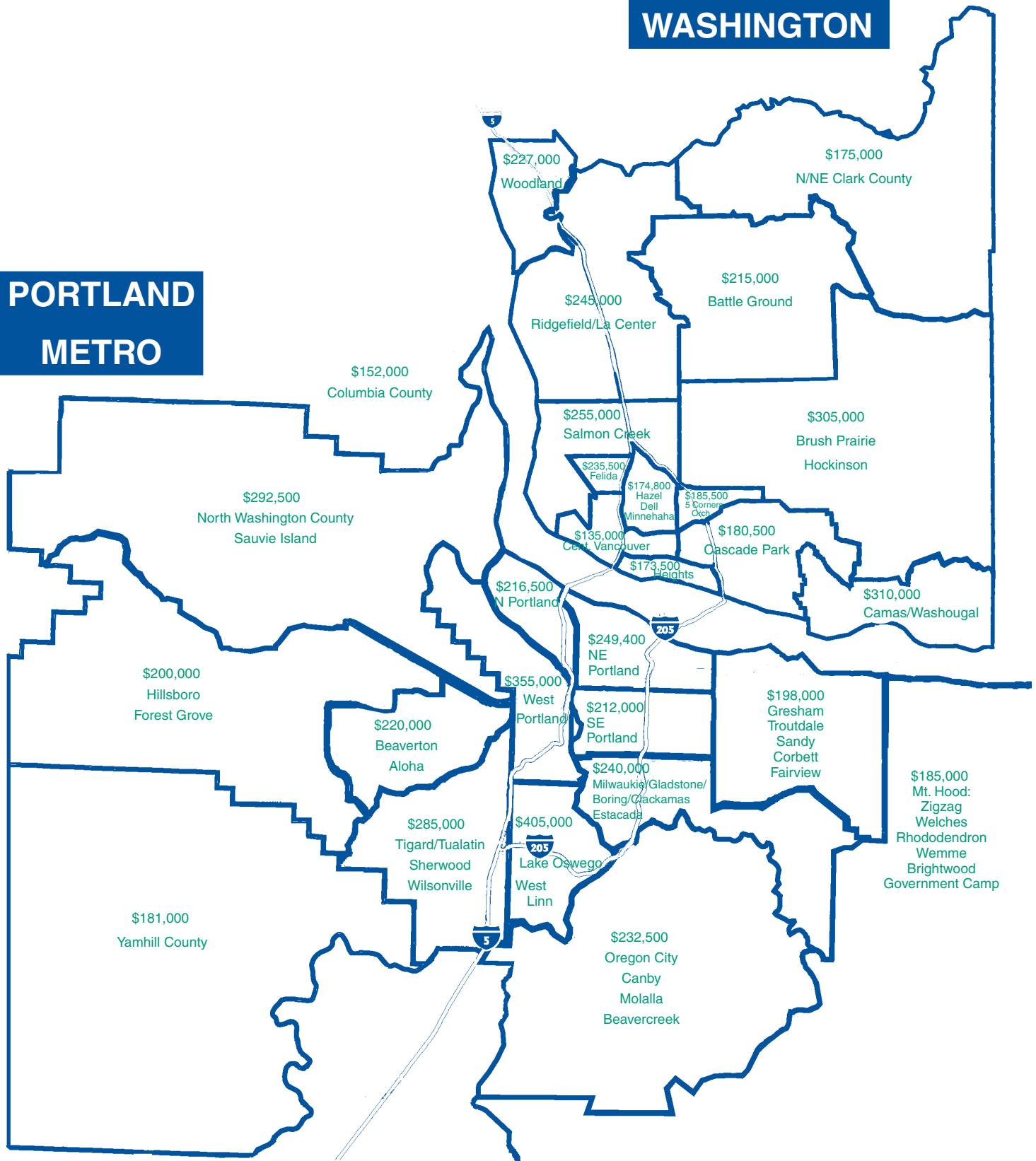
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

MEDIAN SALE PRICE

September 2010

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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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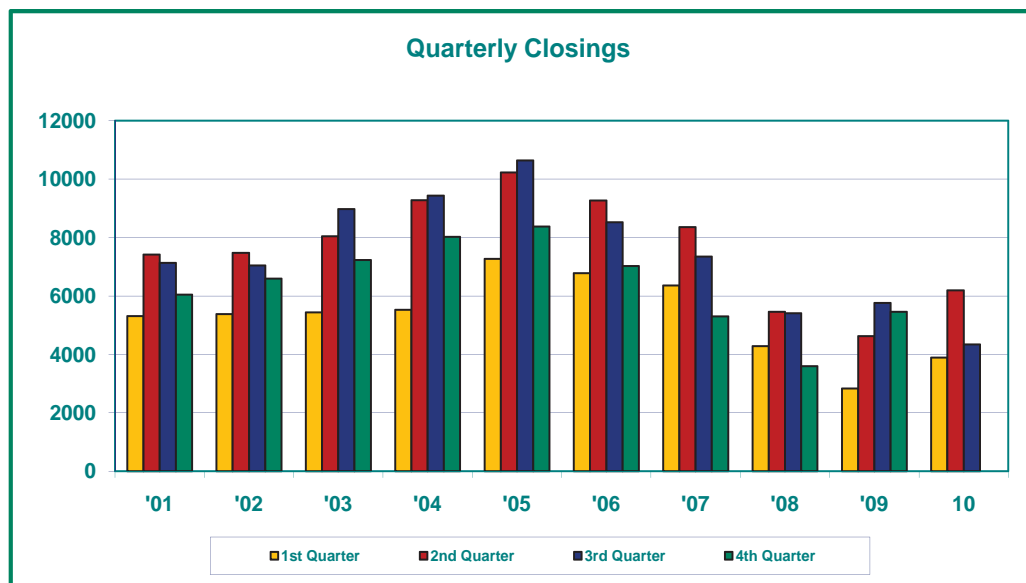
MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



QUARTERLY CLOSINGS PORTLAND, OR

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



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