

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

June 2010 Reporting Period

## June Residential Highlights

While inventory continued to stay low in the Portland Metro area, sales activity saw both increases and declines.

When comparing June 2010 with June 2009, closed sales increased 13.3%. Pending sales and new listings fell 25.2% and 4.9%, respectively.

Comparing June 2010 with the previous month, May 2010, closed sales dropped 1.9% (2,012 v. 2,050) and pending sales grew 8.4% (1,618 v. 1,493). New listings also rose 16.3% (4,049 v. 3,482).

At the month's rate of sales, the 14,752 active residential listings would last approximately 7.3 months.

## Sale Prices

The average sale price for June 2010 declined 3.3% compared to June 2009. The median sale price also fell 4%.

On a month-to-month basis, comparing June 2010 to May 2010, the average price went up 5.2% (\$289,800 v. \$275,500) and the median price grew a slight 0.4% (\$240,000 v. \$239,000).

## Second Quarter Report

Comparing the second quarter of 2010 (April - June) with that of 2009, there are gains across the board. Closed sales rose 34% (6,191 v. 4,625). Pending sales and new listings also saw increases of 1% (5,842 v. 5,784) and 2.4% (12,456 v. 12,165), respectively.

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	
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:

-8.2% (\$283,800 v. \$309,300)

### Median Sale Price % Change:

-7.1% (\$241,500 v. \$260,000)

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	June	4,049	1,618	2,012	289,800	240,000	121
	Year-to-date	25,835	11,231	10,183	280,700	239,900	132
2009	June	4,257	2,164	1,776	299,800	249,900	147
	Year-to-date	24,069	9,642	7,499	295,100	250,000	149
Change	June	-4.9%	-25.2%	13.3%	-3.3%	-4.0%	-17.7%
	Year-to-date	7.3%	16.5%	35.8%	-4.9%	-4.0%	-12.0%

\*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 • 6/2010

## 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 <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	523	144	101	53	-53.9%	78	226,700	74	1,055	472	-1.0%	437	232,900	227,000	-4.9%	2	266,200	14	69,600	6	281,300
142	NE Portland	1,109	378	253	170	-24.1%	202	294,700	87	2,493	1,172	18.7%	1,051	282,700	245,000	-7.2%	10	434,000	15	103,600	25	353,900
143	SE Portland	1,460	488	307	195	-31.6%	237	243,100	93	3,079	1,501	10.9%	1,405	237,200	210,000	-8.4%	12	237,600	25	150,300	41	514,500
144	Gresham/ Troutdale	1,031	280	157	117	-21.5%	151	209,900	119	1,732	756	18.9%	700	216,500	205,000	-8.8%	3	228,600	20	99,900	14	225,400
145	Milwaukie/ Clackamas	1,074	290	171	117	-33.5%	165	266,000	126	1,925	845	8.9%	740	261,200	243,000	-7.6%	2	123,900	34	115,000	5	199,000
146	Oregon City/ Canby	883	179	138	80	-24.5%	95	245,400	134	1,319	535	16.8%	513	255,700	228,800	-10.1%	5	166,000	21	133,000	3	283,800
147	Lake Oswego/ West Linn	1,094	269	176	103	1.0%	115	441,400	150	1,677	605	41.4%	531	442,000	380,000	-5.8%	3	380,000	22	250,200	-	-
148	W Portland	1,882	475	329	178	-21.2%	239	413,100	129	3,175	1,216	25.0%	1,084	401,700	335,000	-10.2%	2	662,000	9	240,500	8	722,400
149	NW Wash Co.	624	197	85	85	-9.6%	105	374,800	123	1,175	547	19.4%	505	362,800	335,000	-7.2%	2	112,000	10	372,700	1	225,000
150	Beaverton/ Aloha	1,203	384	230	142	-34.0%	160	256,200	109	2,382	1,050	10.9%	948	240,800	219,900	-7.6%	4	217,300	7	330,000	20	249,300
151	Tigard/ Wilsonville	1,228	365	199	130	-30.1%	185	311,000	137	2,113	924	20.0%	833	303,800	277,000	-7.9%	1	245,000	14	196,500	14	251,300
152	Hillsboro/ Forest Grove	931	249	129	127	-23.5%	140	230,100	154	1,644	805	13.1%	727	233,200	211,000	-10.1%	3	250,000	23	161,400	11	153,100
153	Mt. Hood	168	29	12	5	-28.6%	15	200,800	156	185	52	48.6%	55	213,300	191,000	-8.6%	-	-	5	89,700	-	-
155	Columbia Co.	571	125	76	39	2.6%	42	179,900	150	709	251	16.7%	229	186,100	184,000	-10.2%	2	156,500	8	138,000	3	201,000
156	Yamhill Co.	971	197	127	77	2.7%	83	230,800	146	1,172	500	19.9%	425	216,700	192,500	-11.2%	6	219,200	18	114,700	7	186,000
168-178	Marion/Polk Counties	1,284	203	178	73	-11.0%	92	178,300	124	1,441	484	21.9%	428	204,800	181,200	-10.3%	7	310,400	20	112,800	8	367,100
180-195 200	North Coastal Counties	1,685	267	146	67	8.1%	76	287,100	129	1,533	406	31.4%	363	279,700	220,000	-7.8%	11	414,200	50	169,400	8	221,600

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

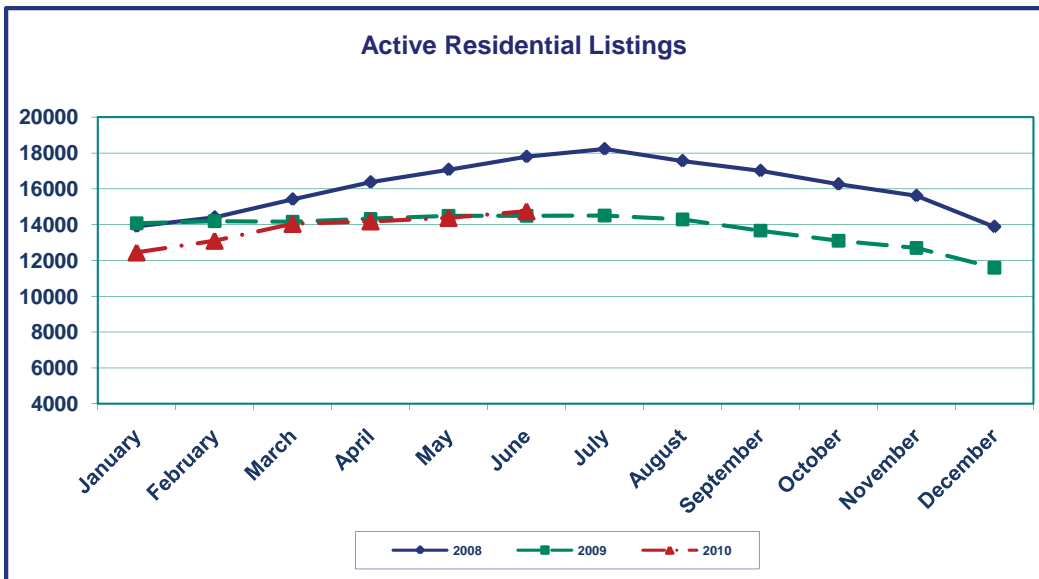
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

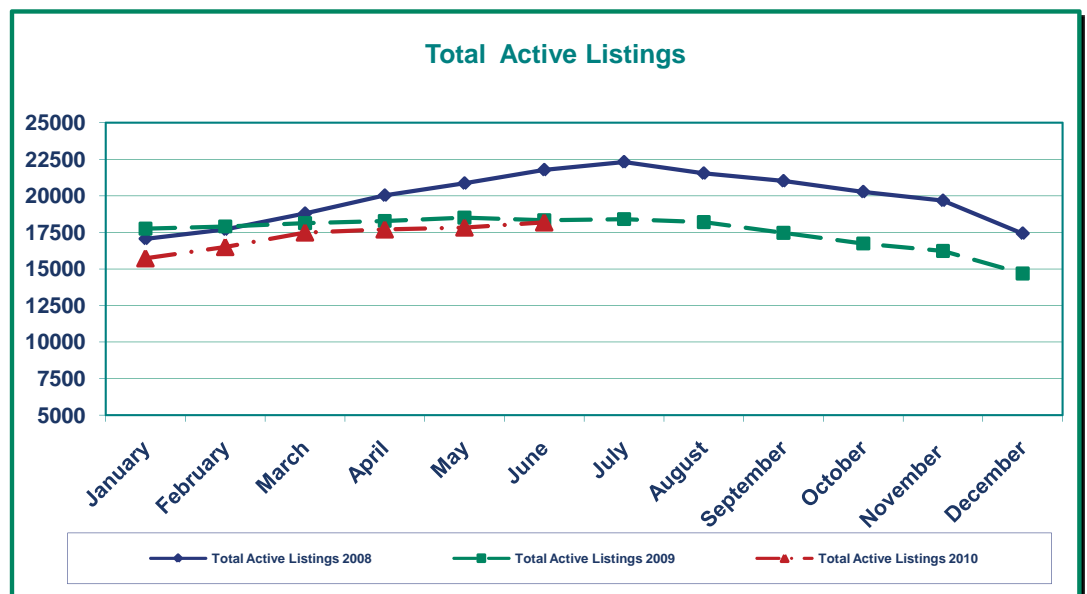
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## 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

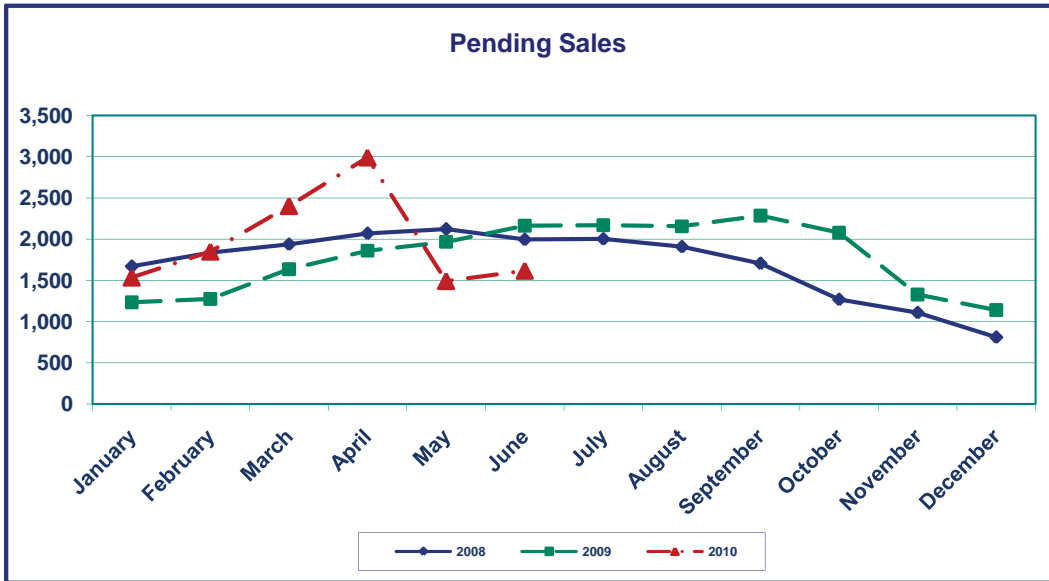
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

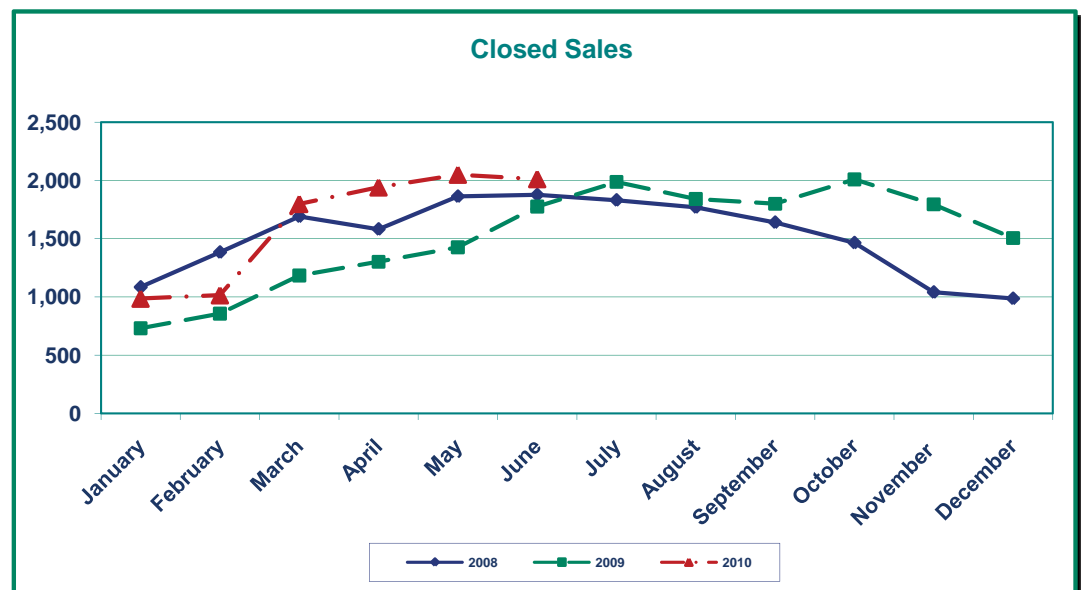
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



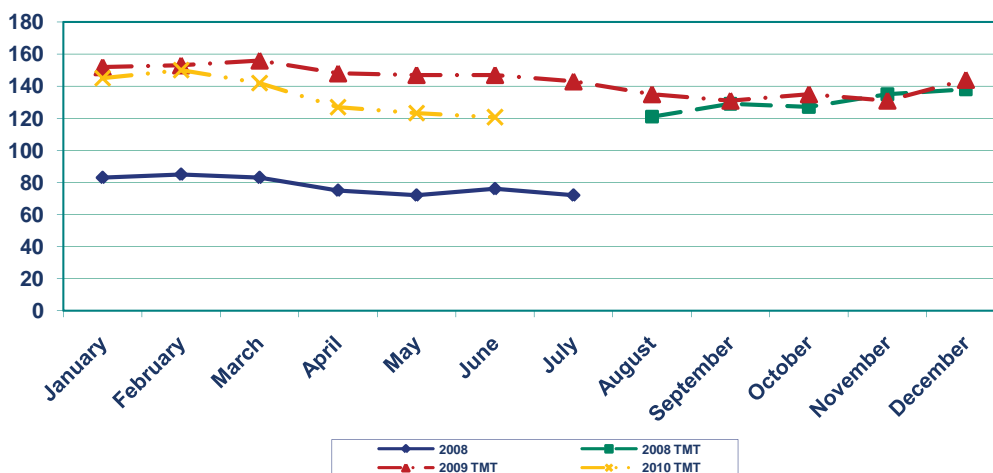
## CLOSED SALES

### PORTLAND, OR

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



## Average Market Time



## DAYS ON MARKET

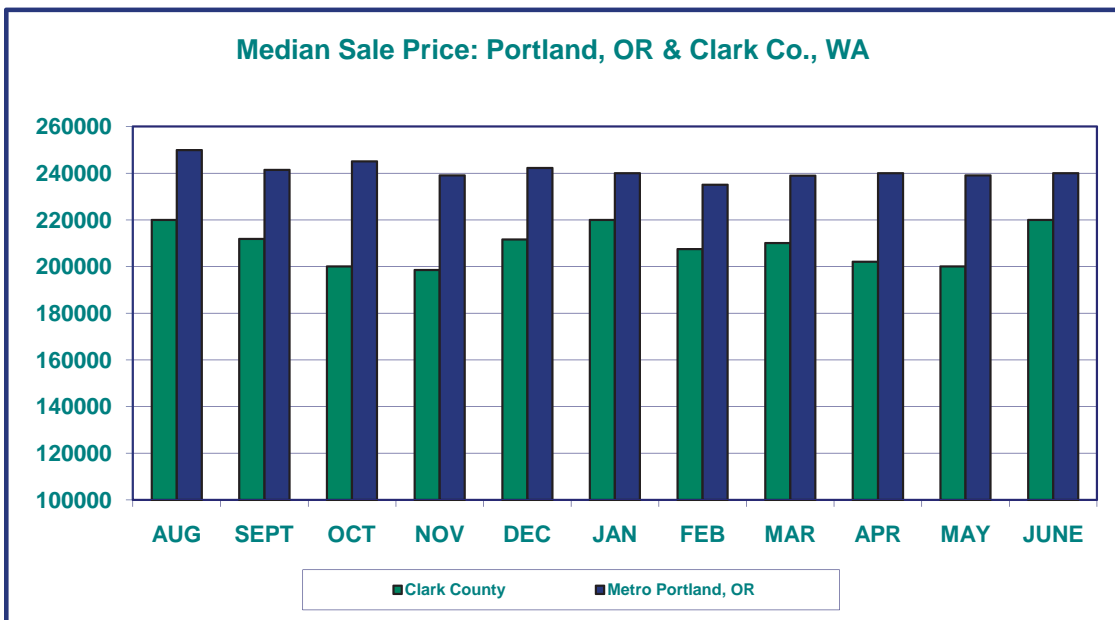
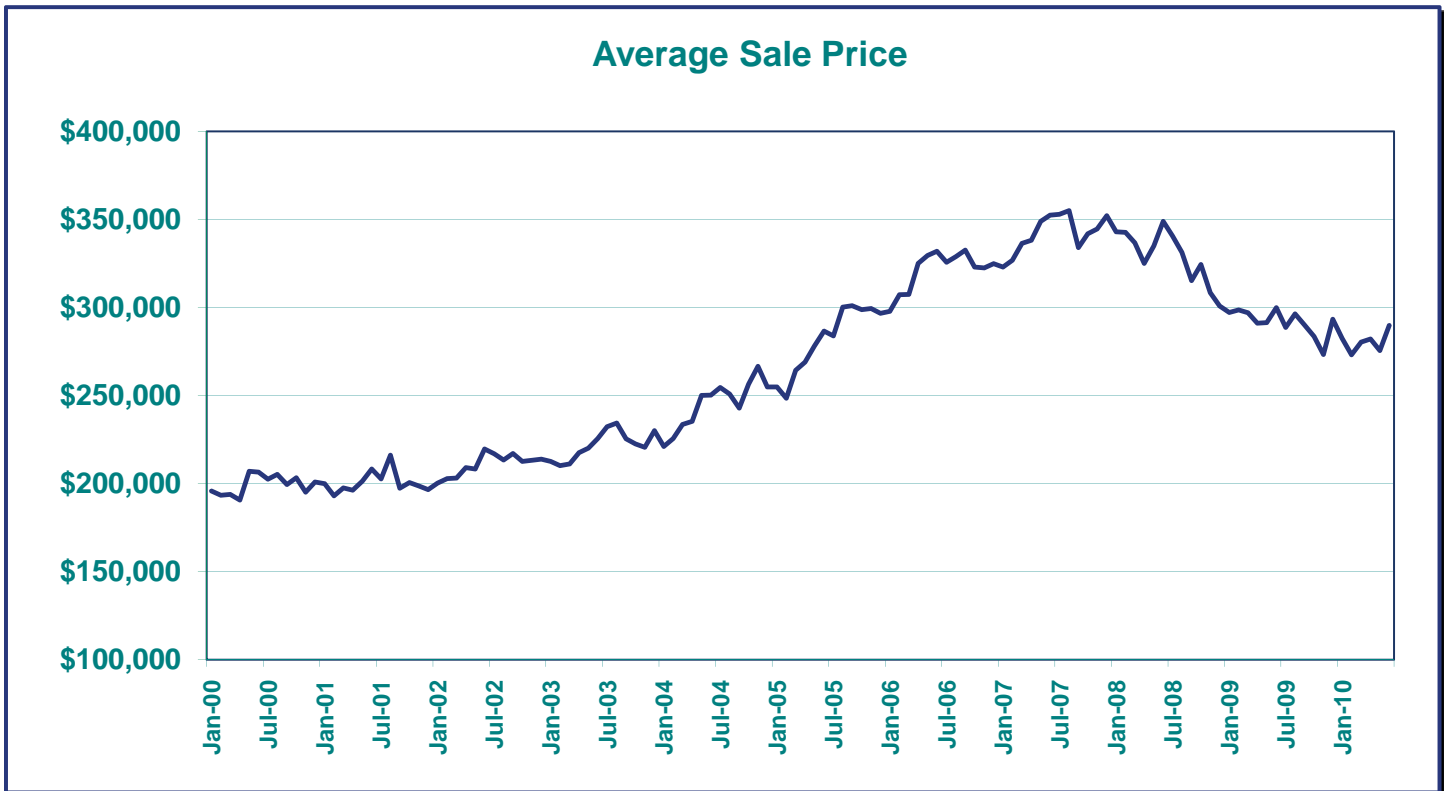
### PORTLAND, OR

*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**

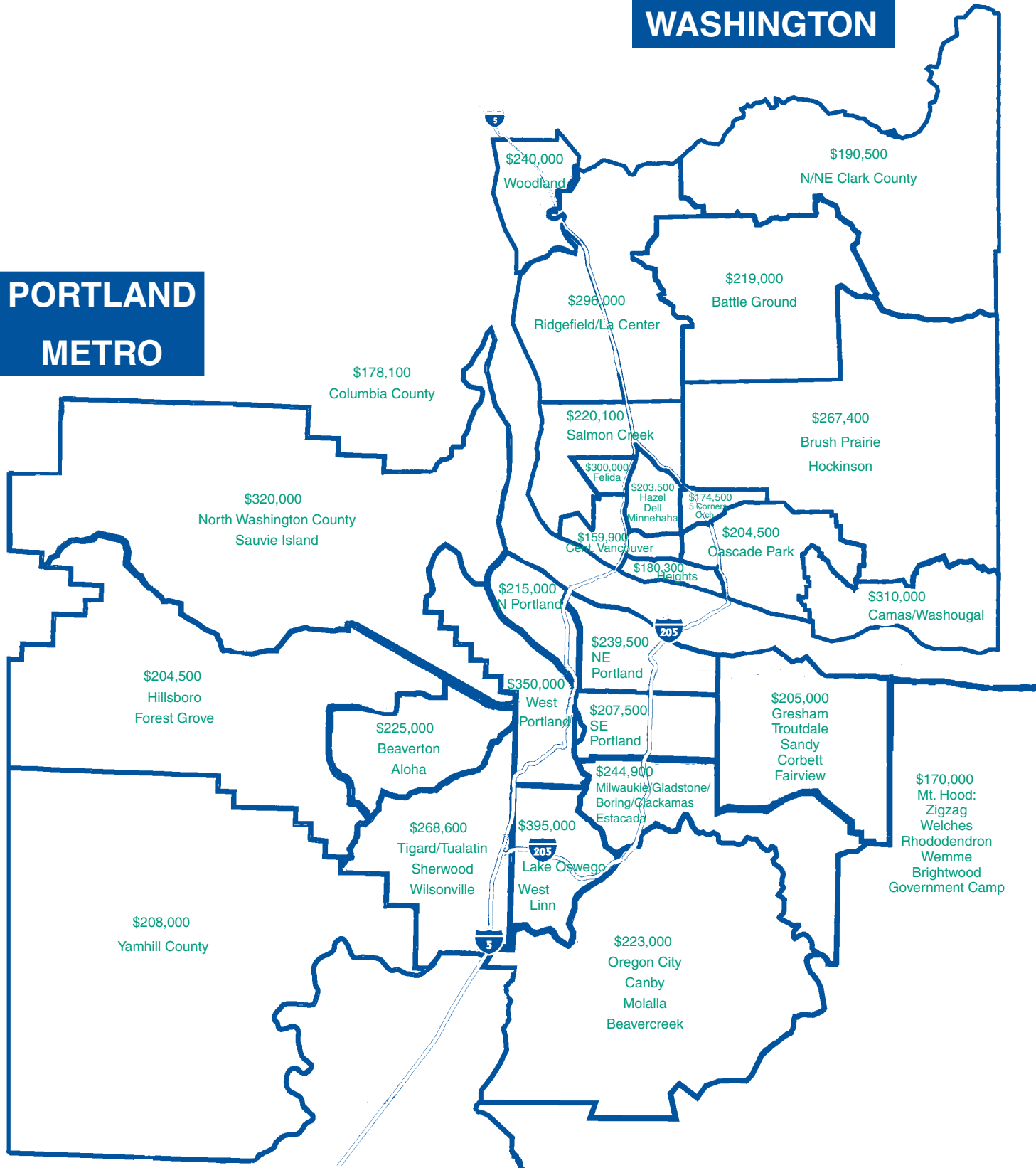
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.*

# MEDIAN SALE PRICE

## June 2010

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**





MULTIPLE LISTING SERVICE

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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  
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1946 Sherman Ave., Suite 101  
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Fax: (541) 751-1083

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

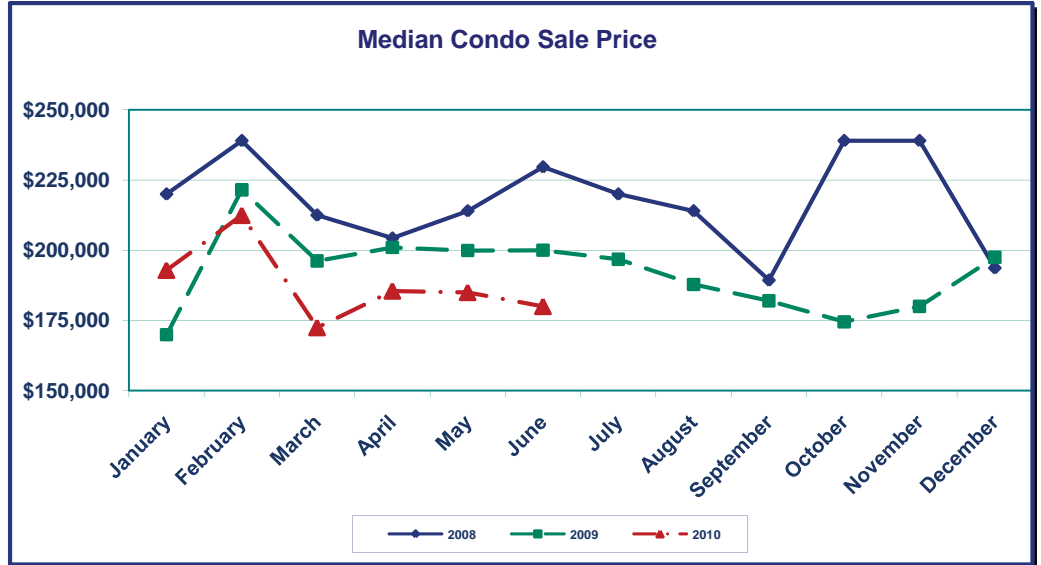
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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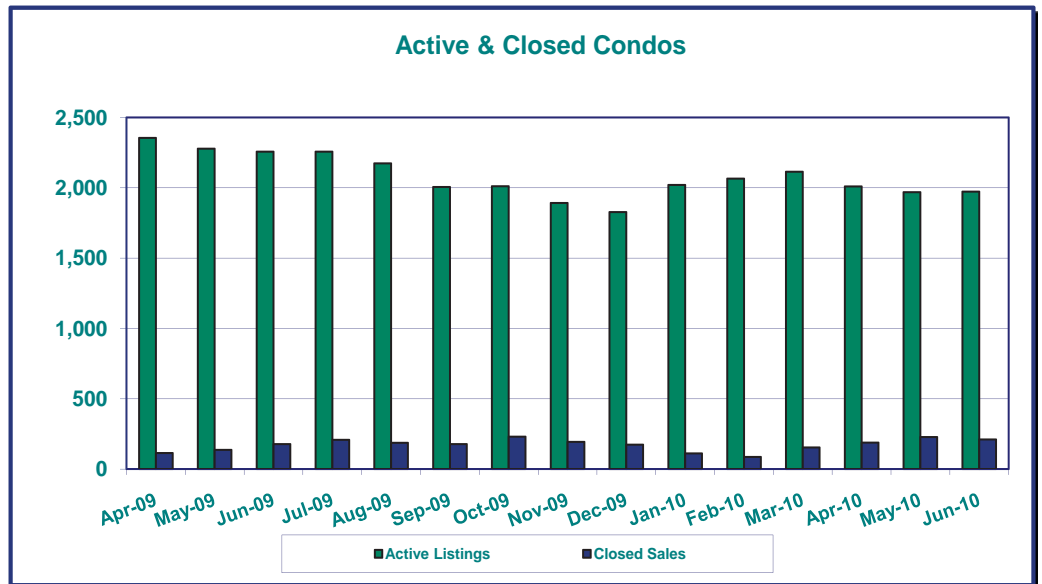
### MEDIAN SALE PRICE CONDOS PORTLAND, OR

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.



Gary Whiting, Chairman of the Board  
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