

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

February 2012 Reporting Period

February Residential Highlights

While there were fewer active and new listings on the market, sales activity in Metro Portland showed an improvement in both pending and closed sales in February 2012. Also notable in February was a decrease in inventory, down from 7.0 last month and the lowest February inventory since 2007.

Closed Sales were up 17.5% in February 2012 compared to February 2011. Pending sales grew 32.5%, and new listings dropped 13.6%.

Comparing the previous month of January 2012 with February 2012, closed sales grew from 1,224 to 1,262 (3.1%). Pending sales also increased from 1,823 to 2,109 (15.7%). New listings dropped from 2,613 to 2,492 (-4.6%).

Sale Prices

Average sale price for February 2012 rose 4.3% compared to February 2011. Median sale price fell 1.3%.

Month to month, comparing January 2012 to February 2012, average sale price went up from \$249,100 to \$255,100 (2.4%) and the median sale price rose from \$207,500 to \$211,000 (1.7%).

Year-to-Date

Comparing January-February 2012 with the same period in 2011 shows closed sales increased 17.9%. Pending sales were up 26.3%, and new listings decreased by 15%.

A comparison of year-to-date totals between 2012 and 2011 shows average sales price rose 1.8% and median sale price decreased 2.3%.

Inventory in Months*			
	2010	2011	2012
January	12.6	11.3	7.0
February	12.9	10.9	6.5
March	7.8	7.1	
April	7.3	7.2	
May	7.0	6.8	
June	7.3	6.0	
July	10.8	7.0	
August	11.0	6.2	
September	10.5	6.7	
October	10.7	6.8	
November	10.2	6.2	
December	7.9	5.3	

*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:

-5.5% (\$263,500 v. \$278,700)

Median Sale Price % Change:

-6.4% (\$220,000 v. \$235,000)

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
2012	February	2,492	2,109	1,262	255,100	211,000	138
	Year-to-date	5,146	3,819	2,539	251,300	209,900	137
2011	February	2,883	1,592	1,074	244,500	213,700	177
	Year-to-date	6,053	3,024	2,154	246,800	214,900	168
Change	February	-13.6%	32.5%	17.5%	4.3%	-1.3%	-22.3%
	Year-to-date	-15.0%	26.3%	17.9%	1.8%	-2.3%	-18.5%

*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 • 2/2012

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 2012	Pending Sales 2012 v. 2011 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	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	275	94	50	94	40.3%	59	206,700	93	218	178	34.8%	102	202,100	195,900	-1.8%	1	250,000	2	119,500	6	744,700
142	NE Portland	538	220	73	190	24.2%	145	279,600	105	449	361	35.2%	281	273,200	236,000	-5.7%	4	473,100	4	199,300	9	334,400
143	SE Portland	783	319	115	252	27.9%	163	198,300	114	619	459	22.7%	336	211,200	169,500	-7.8%	7	235,900	7	94,000	13	412,600
144	Gresham/ Troutdale	563	184	85	134	27.6%	68	188,000	97	366	226	7.1%	145	200,800	173,000	-7.0%	-	-	8	83,000	6	149,500
145	Milwaukie/ Clackamas	755	224	118	188	62.1%	80	240,400	153	463	312	24.8%	193	233,800	206,000	-6.9%	2	84,000	6	90,800	-	-
146	Oregon City/ Carby	513	136	73	123	26.8%	59	213,700	127	275	210	21.4%	131	221,800	200,000	-5.9%	-	-	8	86,200	1	200,000
147	Lake Oswego/ West Linn	572	157	56	128	48.8%	62	397,000	152	311	221	30.8%	137	379,400	320,000	0.4%	-	-	4	222,600	1	275,000
148	W Portland	884	284	124	218	6.3%	133	395,700	209	565	383	3.5%	263	379,600	293,000	-4.4%	1	651,000	9	180,700	5	389,600
149	NW Wash Co.	372	111	30	111	76.2%	50	365,700	134	245	192	36.2%	100	350,900	316,000	0.3%	1	242,000	6	147,600	-	-
150	Beaverton/ Aloha	619	201	62	172	12.4%	121	204,100	108	446	343	23.8%	237	205,100	180,000	-8.3%	-	-	2	45,000	7	265,400
151	Tigard/ Wilsonville	687	207	76	200	73.9%	110	250,100	174	444	345	58.3%	208	255,300	235,000	-8.4%	2	552,500	7	119,800	1	245,000
152	Hillsboro/ Forest Grove	584	157	51	141	18.5%	111	211,100	117	351	302	45.9%	209	198,300	179,000	-7.8%	5	183,900	5	429,000	4	174,300
153	Mt. Hood	104	13	6	17	240.0%	10	203,300	159	24	26	85.7%	14	218,900	178,300	-3.7%	-	-	-	-	-	-
155	Columbia Co.	332	52	31	51	34.2%	35	154,900	228	109	101	44.3%	64	148,400	154,500	-11.2%	-	-	1	90,000	-	-
156	Yamhill Co.	675	133	47	90	23.3%	56	243,700	170	261	160	6.0%	119	199,200	167,000	-7.4%	-	-	6	399,300	5	138,200

Note: Data for the North Coastal Counties is now reported in the monthly "North Coastal Counties" Market Action Report.

Note: Data for Polk and Marion Counties is now reported in the monthly "Polk & Marion Counties" Market Action Report.

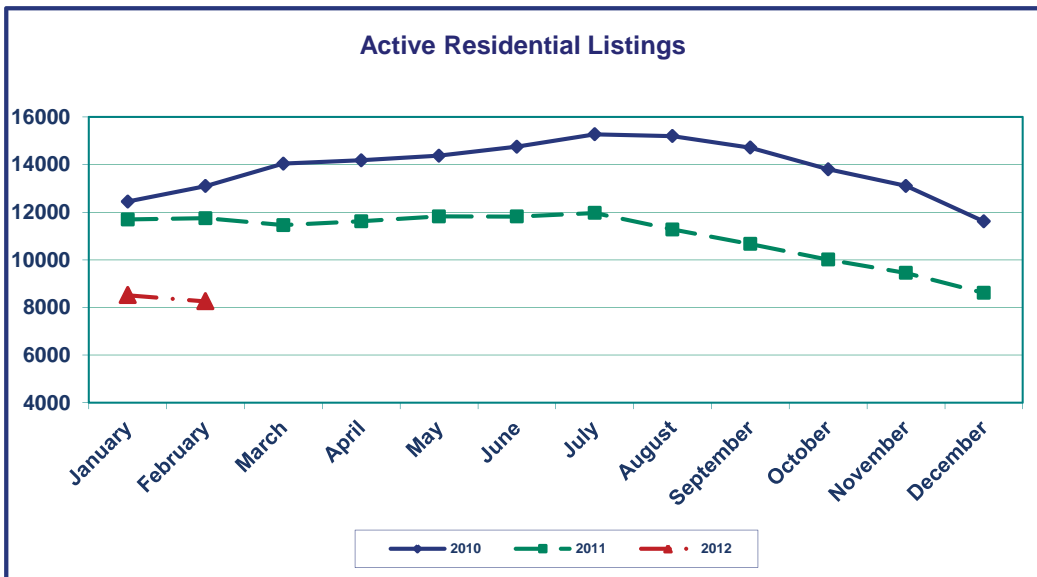
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2012 with February 2011. The Year-To-Date section compares year-to-date statistics from February 2012 with year-to-date statistics from February 2011.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/11-2/29/12) with 12 months before (3/1/10-2/28/11).

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.

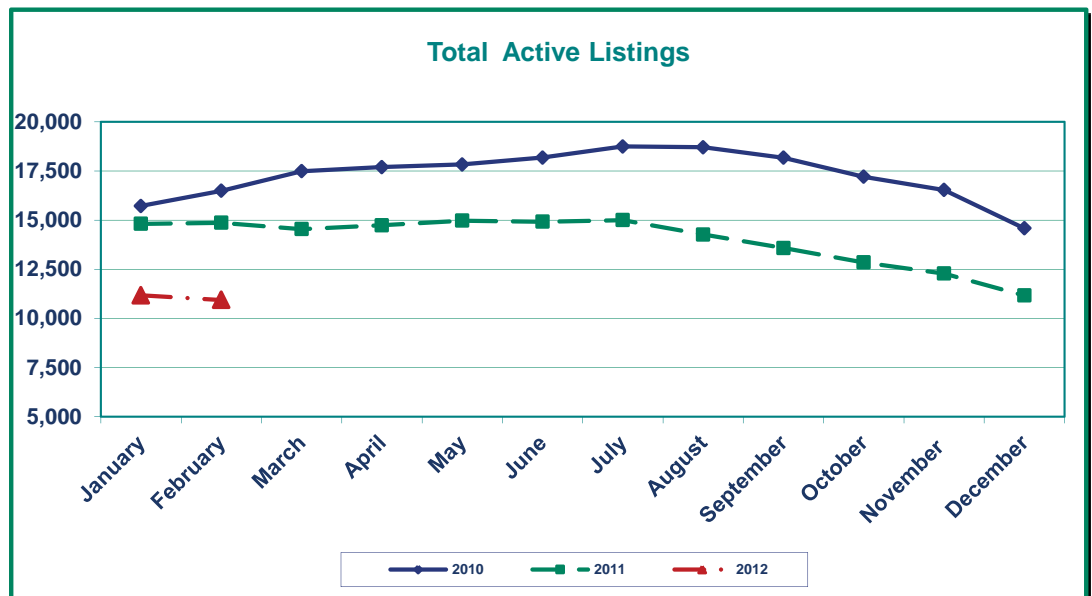
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



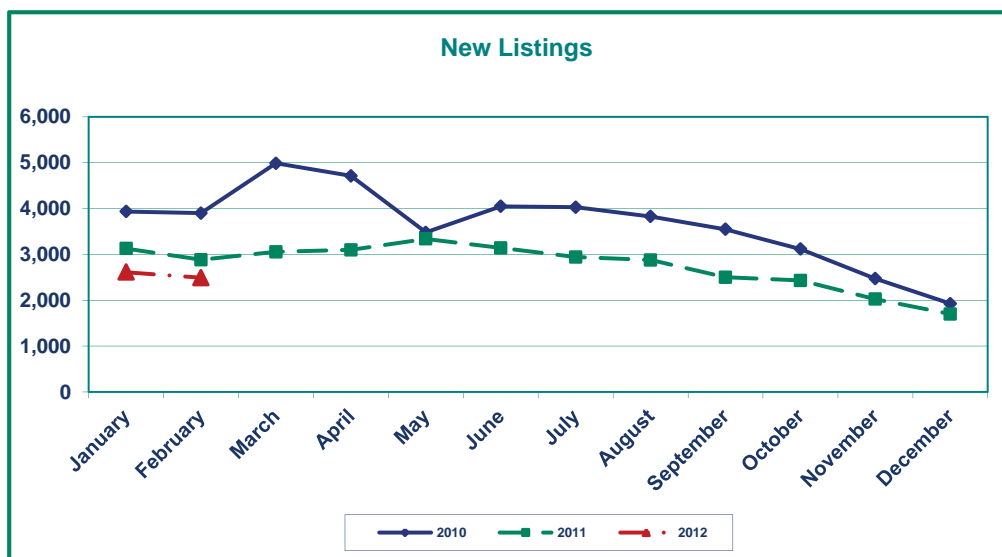
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

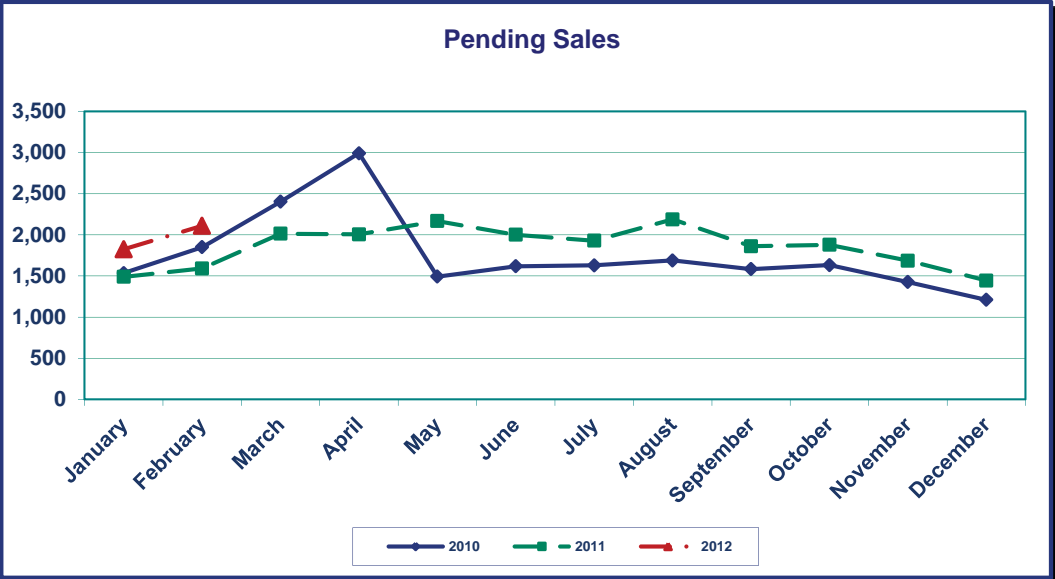
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

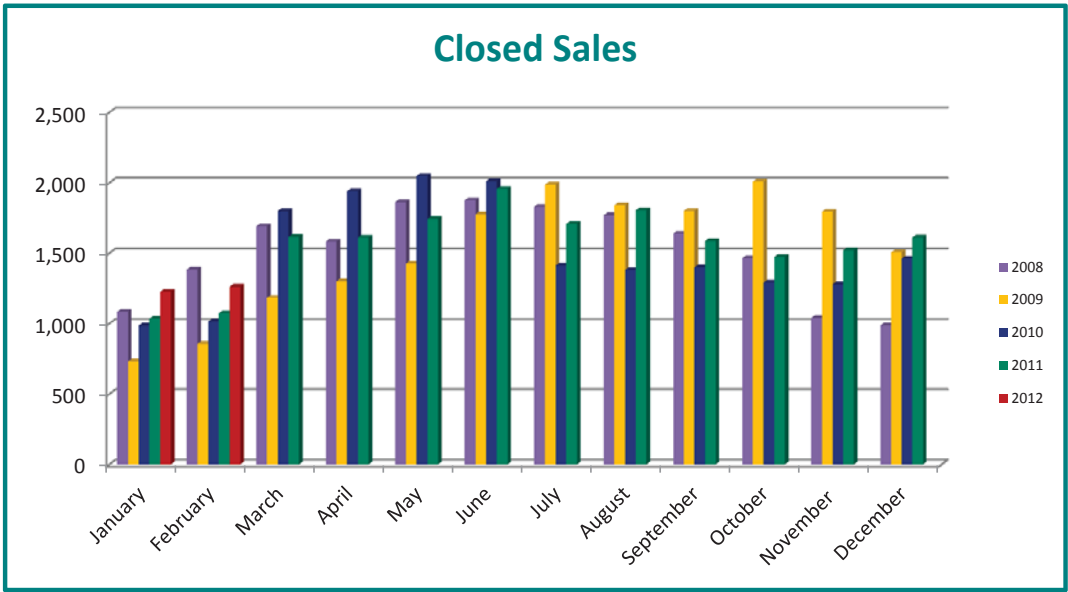
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



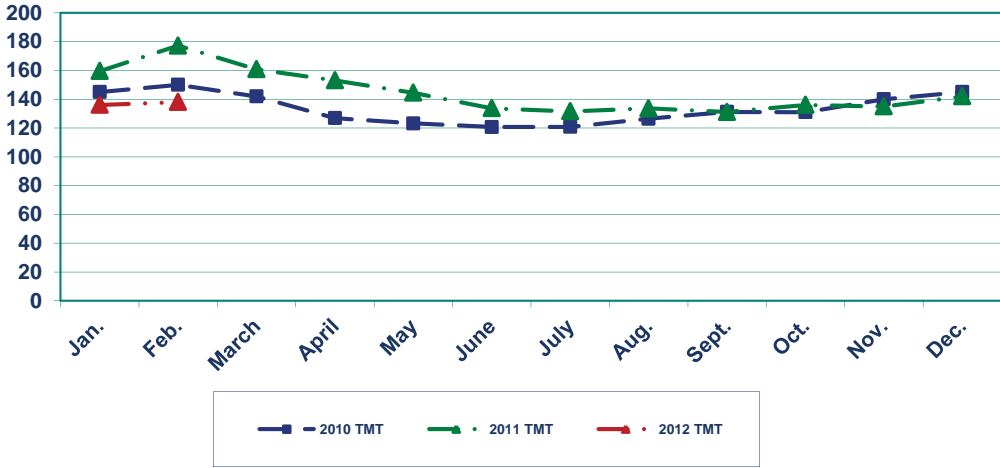
CLOSED SALES

PORTLAND, OR

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



Average Market Time



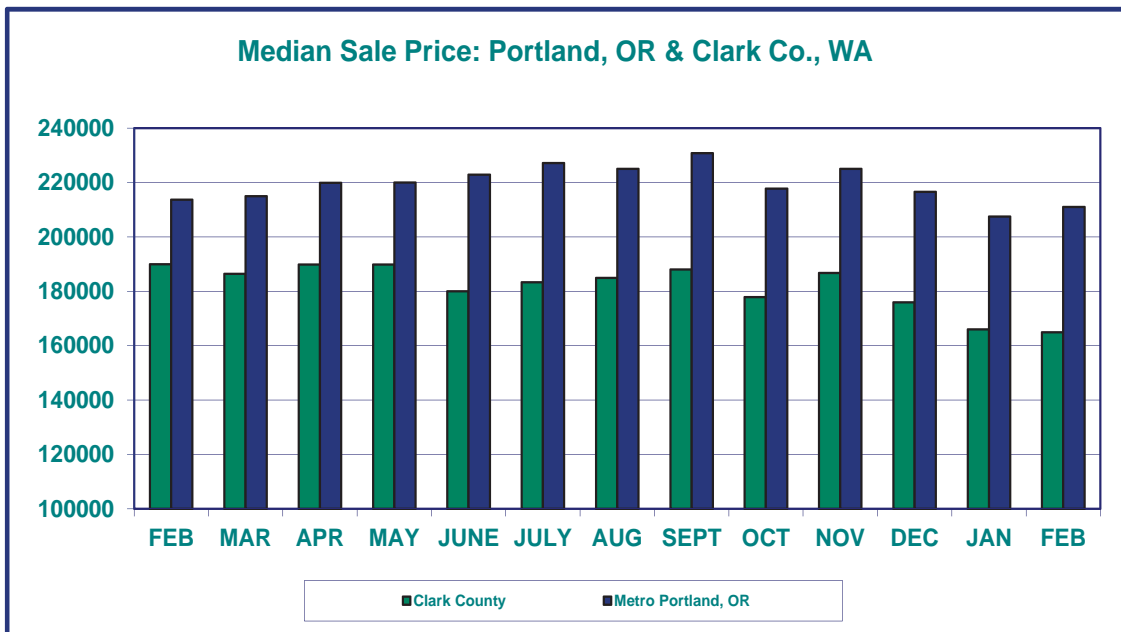
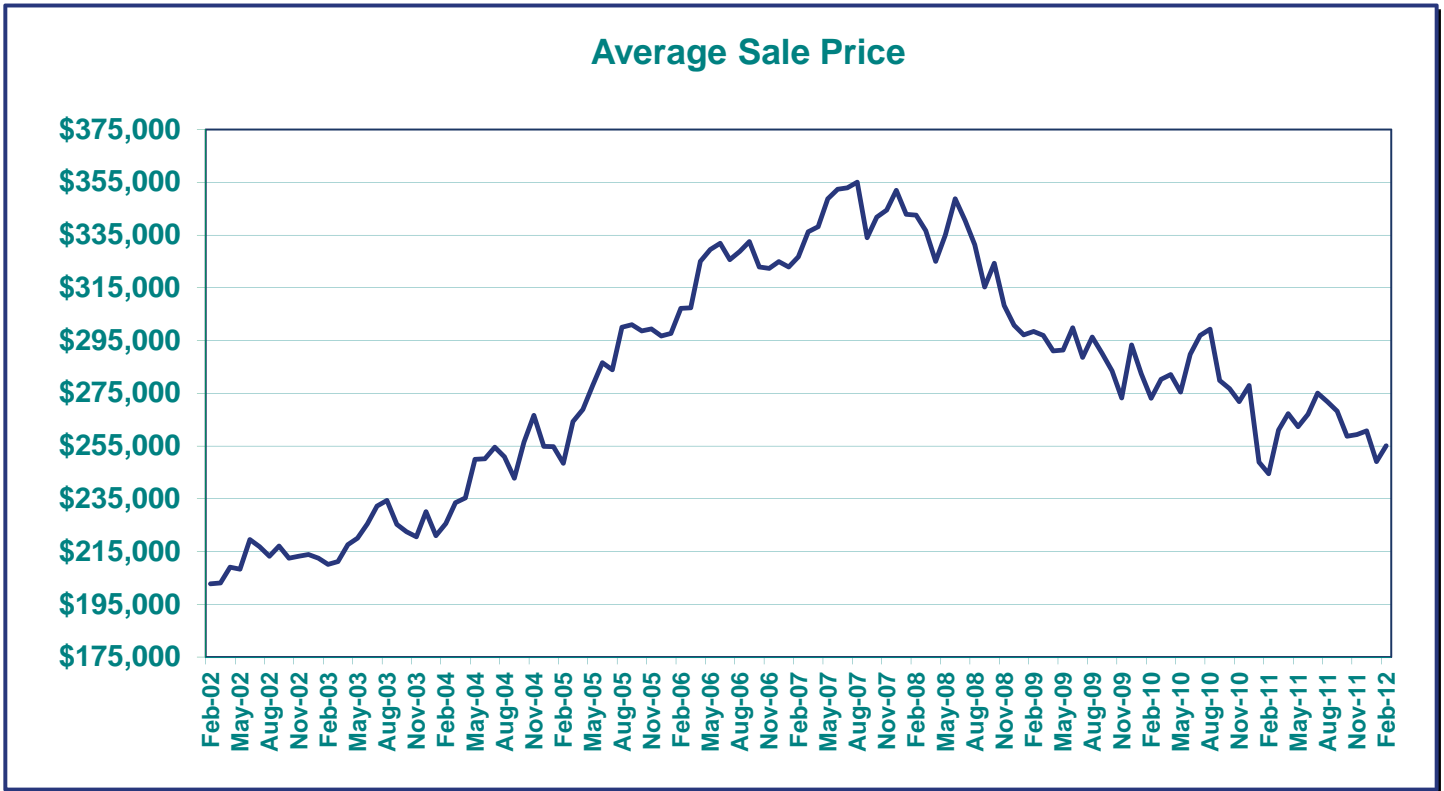
DAYS ON MARKET

PORTLAND, OR

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

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

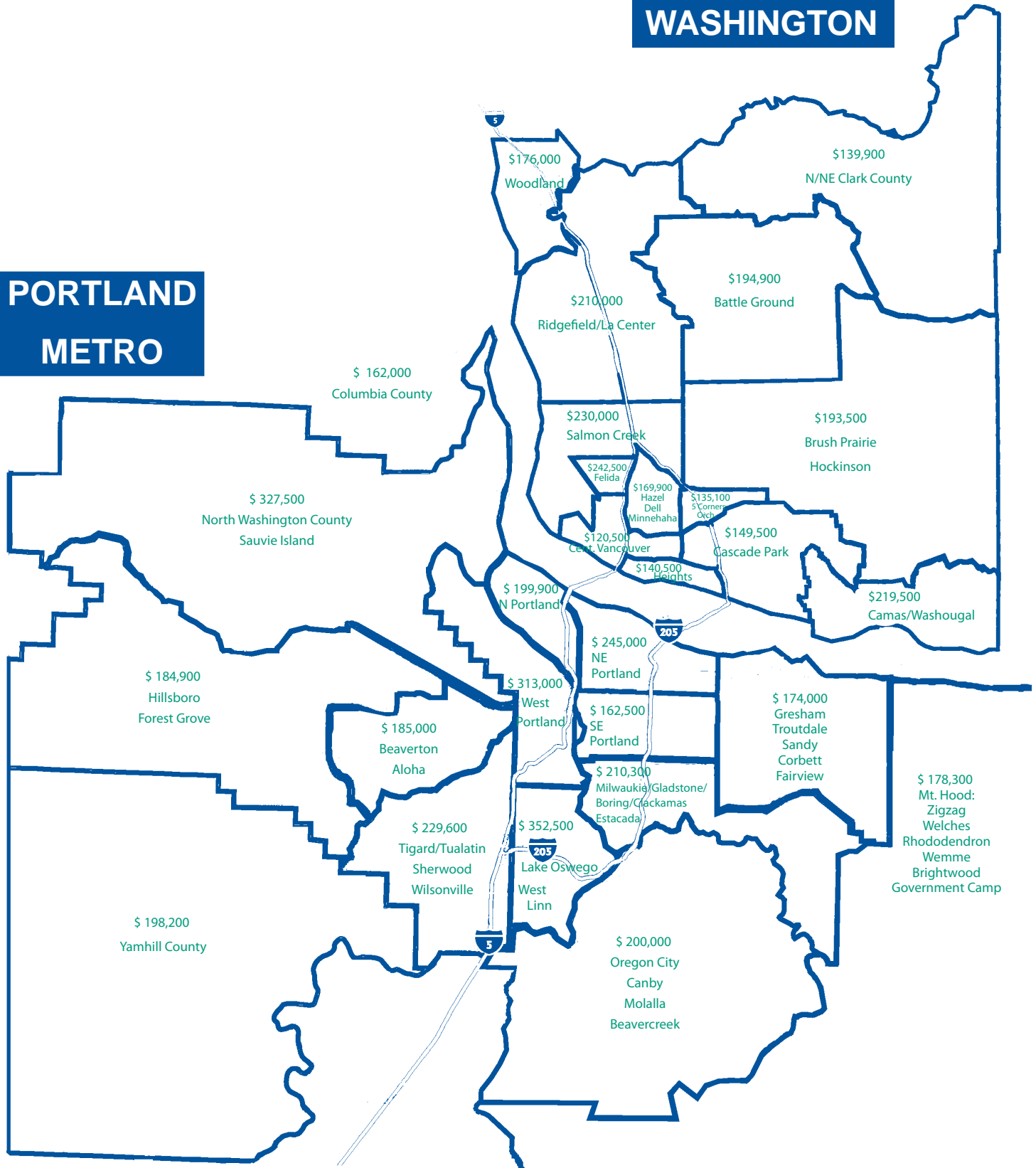
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

February 2012

SW
WASHINGTON

PORTLAND
METRO





MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
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
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™.

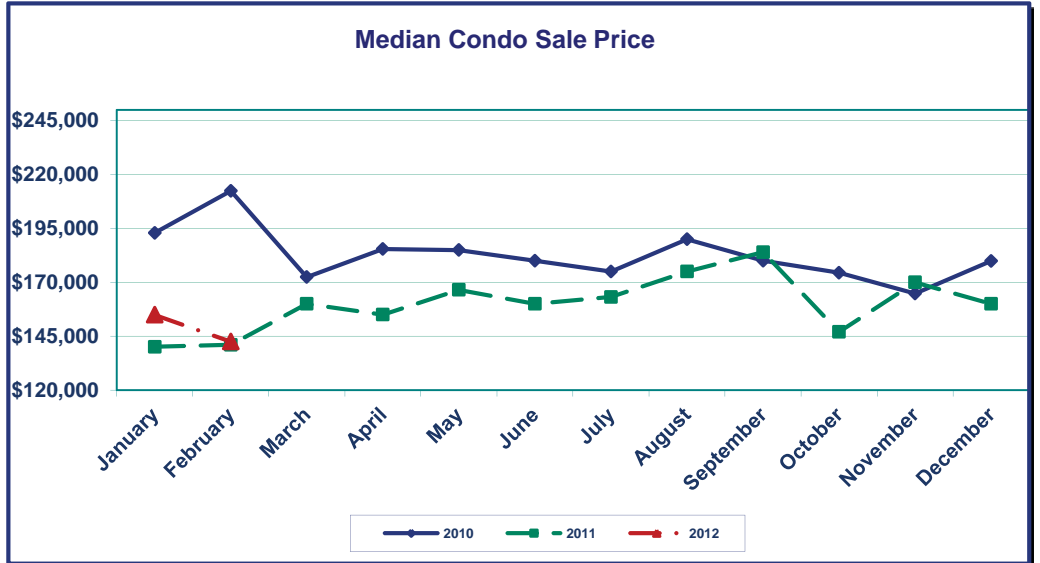
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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™.

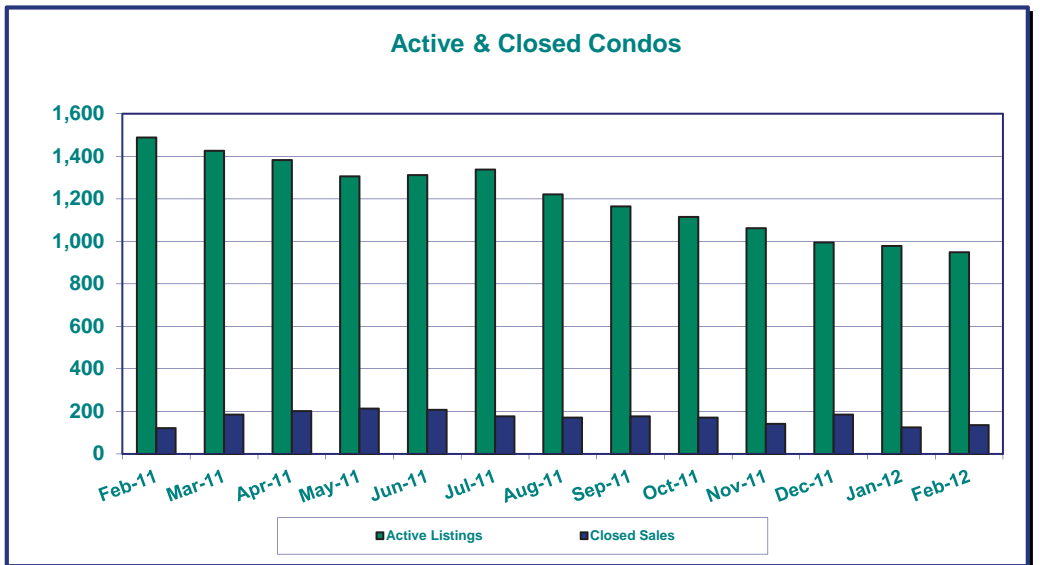
MEDIAN SALE PRICE CONDOS
PORTLAND, OR

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



ACTIVE & CLOSE CONDOS
PORTLAND, OR

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



Steve Lucas, Chairman of the Board
Kurt von Wasmuth, President/CEO
Mary-Frances Makichen, Editor