

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

April 2010 Reporting Period

April Residential Highlights

Sales activity in the Portland metro area improved in April 2010 compared to the same month a year ago.

Comparing April 2010 with April 2009, closed sales increased 49.1%. Pending sales also jumped 60.8%, and new listings rose 23.8%.

When comparing April 2010 with the month prior, March 2010, closed sales grew 7.9% (1,941 v. 1,799) and pending sales were up 24.5% (2,991 v. 2,402). New listings, on the other hand, dropped 5.5% (4,713 v. 4,987).

At the month's rate of sales, the 14,182 active residential listings would last approximately 7.3 months, the lowest of the year so far.

Sale Prices

The average sale price for April 2010 decreased 3.1% compared to April 2009, while the median sale price went down 4%.

Month-to-month, there were minimal changes in prices. The average sale price rose just 0.6% (\$282,100 v. \$280,300) and the median sale price went up 0.5% (\$240,000 v. \$238,900), when comparing April 2010 to March 2010.

Year-to-Date

Comparing January-April 2010 with the same period in 2009, closed sales increased 41.4%. Pending sales jumped 46.3%, and new listings also rose 15.4%. See residential highlights table below.

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	
June	9.5	8.2	
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:
-10.4% (\$286,000 v. \$319,200)
Median Sale Price % Change:
-9.6% (\$244,000 v. \$270,000)

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	April	4,713	2,991	1,941	282,100	240,000	127
	Year-to-date	17,918	8,476	5,900	279,700	239,900	138
2009	April	3,808	1,860	1,302	291,100	249,900	148
	Year-to-date	15,521	5,793	4,172	295,000	250,000	152
Change	April	23.8%	60.8%	49.1%	-3.1%	-4.0%	-14.0%
	Year-to-date	15.4%	46.3%	41.4%	-5.2%	-4.0%	-8.8%

*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 • 4/2010

Metro Portland & Adjacent Regions, Oregon

AREA REPORT • Portland Metro Area

		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 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	498	208	79	125	43.7%	88	231,200	77	753	384	40.1%	259	232,400	229,000	-7.9%	-	-	11	66,900	4	286,300
142	NE Portland	1,056	479	184	316	73.6%	201	284,800	91	1,748	887	48.1%	597	276,200	244,300	-10.4%	5	527,000	13	105,300	17	351,500
143	SE Portland	1,373	577	241	407	51.9%	283	240,300	98	2,148	1,172	40.7%	838	234,200	210,000	-10.5%	7	282,900	12	92,900	28	515,900
144	Gresham/ Troutdale	1,001	329	141	201	47.8%	133	216,800	143	1,211	570	41.8%	423	218,700	202,800	-12.5%	2	304,100	14	102,000	10	238,200
145	Milwaukie/ Clackamas	1,042	357	169	223	47.7%	133	251,700	110	1,369	632	34.2%	403	252,500	236,900	-9.6%	1	95,000	16	120,800	5	199,000
146	Oregon City/ Canby	863	252	101	140	47.4%	89	268,500	116	942	423	50.0%	303	257,900	222,500	-11.7%	2	45,000	15	149,000	2	378,300
147	Lake Oswego/ West Linn	1,066	279	142	171	113.8%	101	502,800	147	1,141	433	84.3%	300	461,200	383,000	-8.1%	2	370,000	10	258,700	-	-
148	W Portland	1,847	599	250	312	70.5%	198	386,900	155	2,186	855	59.8%	591	406,900	335,000	-11.4%	1	449,000	7	227,800	7	725,800
149	NW Wash Co.	571	218	83	132	43.5%	101	345,700	134	786	402	42.6%	301	358,600	343,000	-7.6%	1	35,000	6	175,700	1	225,000
150	Beaverton/ Aloha	1,131	429	140	297	71.7%	191	256,700	127	1,644	830	54.3%	578	241,000	220,000	-10.0%	3	219,000	6	368,400	10	201,700
151	Tigard/ Wilsonville	1,164	380	186	261	93.3%	147	289,400	161	1,453	689	51.8%	472	306,000	281,300	-8.2%	1	245,000	12	166,800	9	266,100
152	Hillsboro/ Forest Grove	925	278	122	203	43.0%	146	222,300	135	1,165	603	29.7%	413	239,000	215,500	-9.7%	1	510,000	17	127,300	6	158,700
153	Mt. Hood	166	27	8	15	114.3%	10	233,100	143	116	38	72.7%	33	221,600	216,600	-7.4%	-	-	5	89,700	-	-
155	Columbia Co.	565	111	44	64	33.3%	41	181,200	153	487	181	30.2%	136	185,500	185,000	-12.5%	1	214,000	5	155,500	1	155,000
156	Yamhill Co.	914	190	108	124	53.1%	79	247,900	193	769	377	43.9%	253	217,300	193,000	-13.6%	3	138,700	14	113,200	2	127,500
168-178	Marion/Polk Counties	1,265	240	128	127	51.2%	65	201,200	203	992	348	41.5%	236	215,200	194,000	-10.9%	2	157,500	10	130,700	6	413,800
180-195	North Coastal Counties	1,528	213	107	70	6.1%	71	277,500	132	956	287	51.9%	237	280,900	214,000	-14.4%	5	296,200	29	154,900	3	190,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/09-4/30/10) with 12 months before (5/1/08-4/30/09).

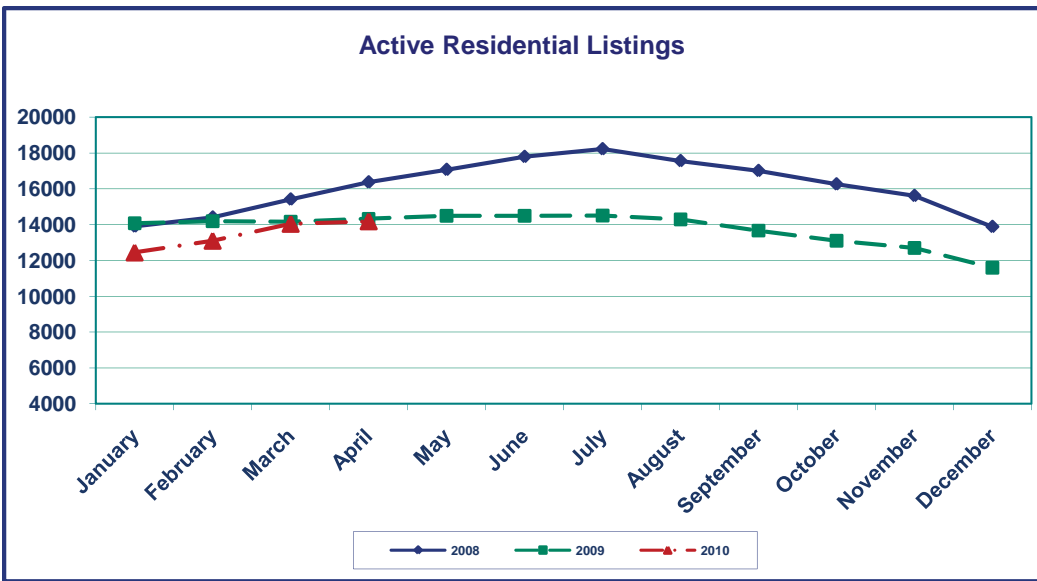
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

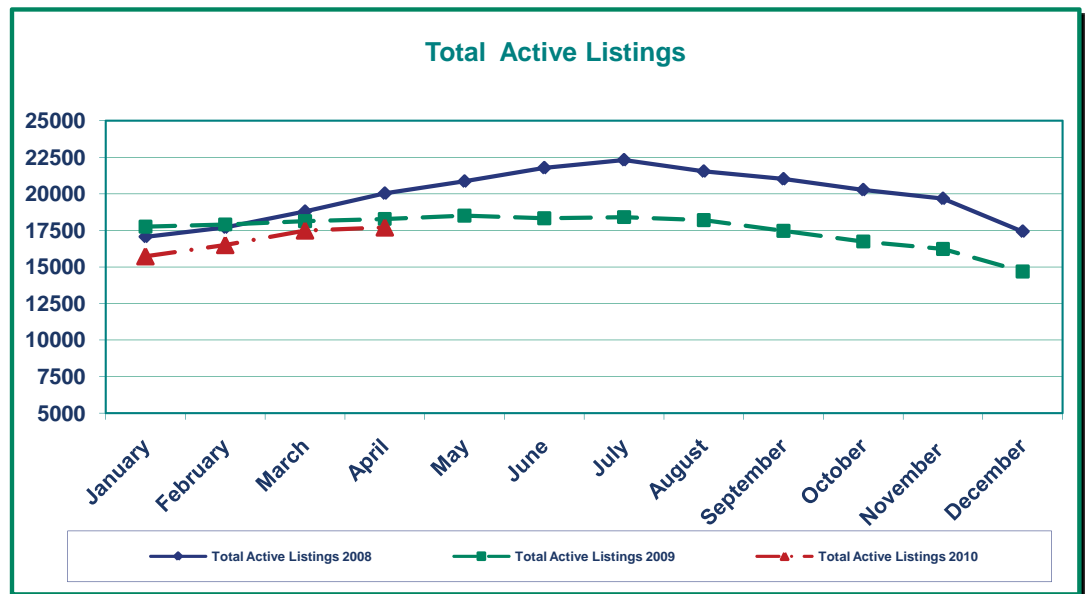
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



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

PORTLAND, OR

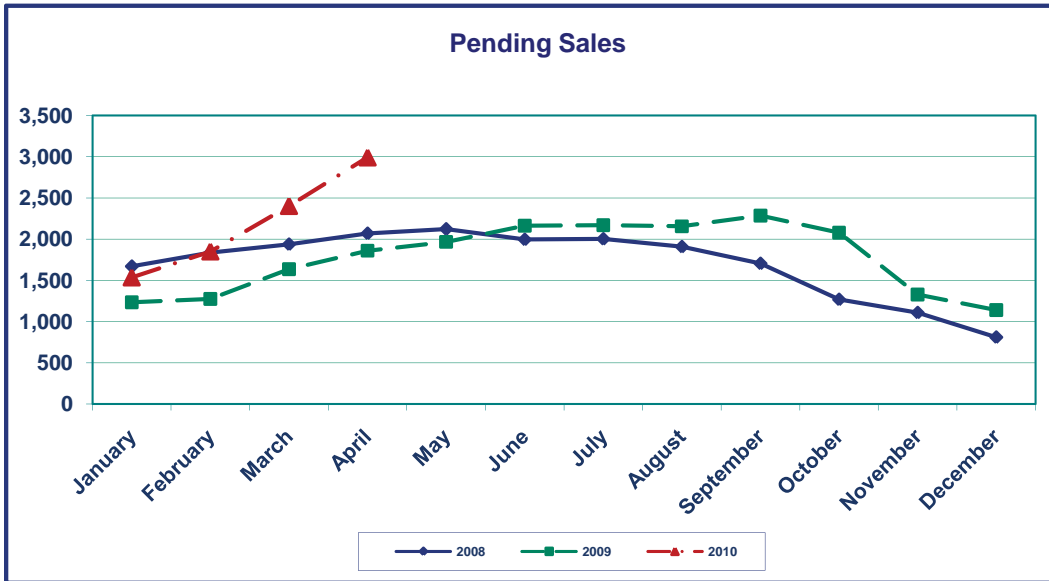
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

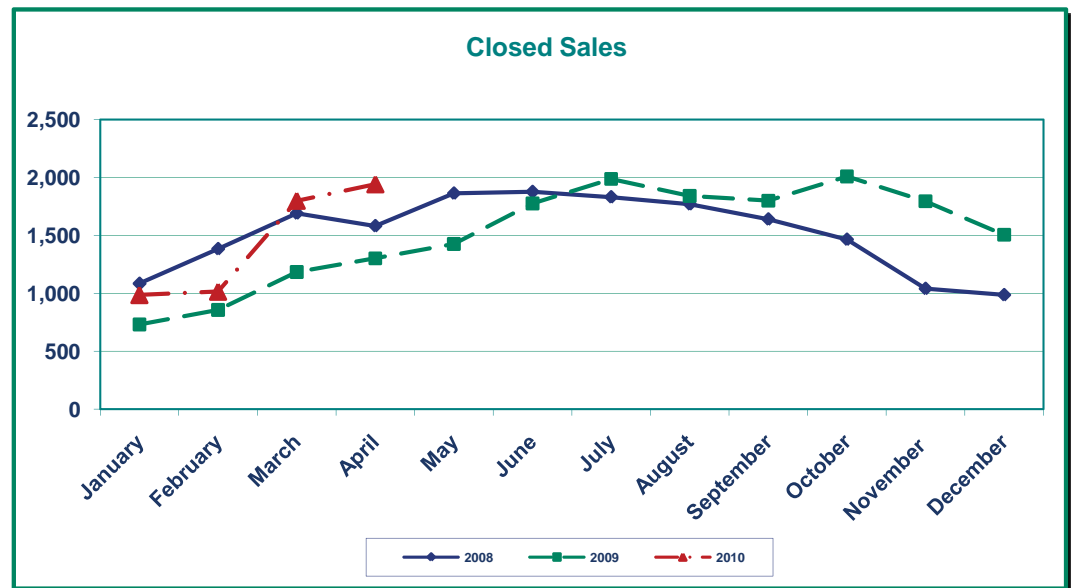
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



CLOSED SALES

PORTLAND, OR

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

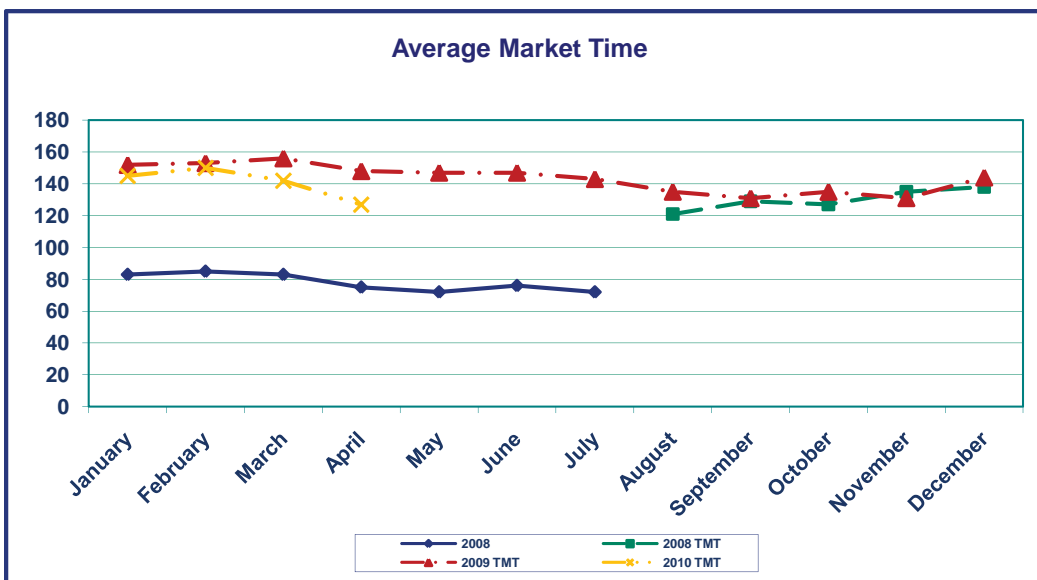


Average Market Time

DAYS ON MARKET

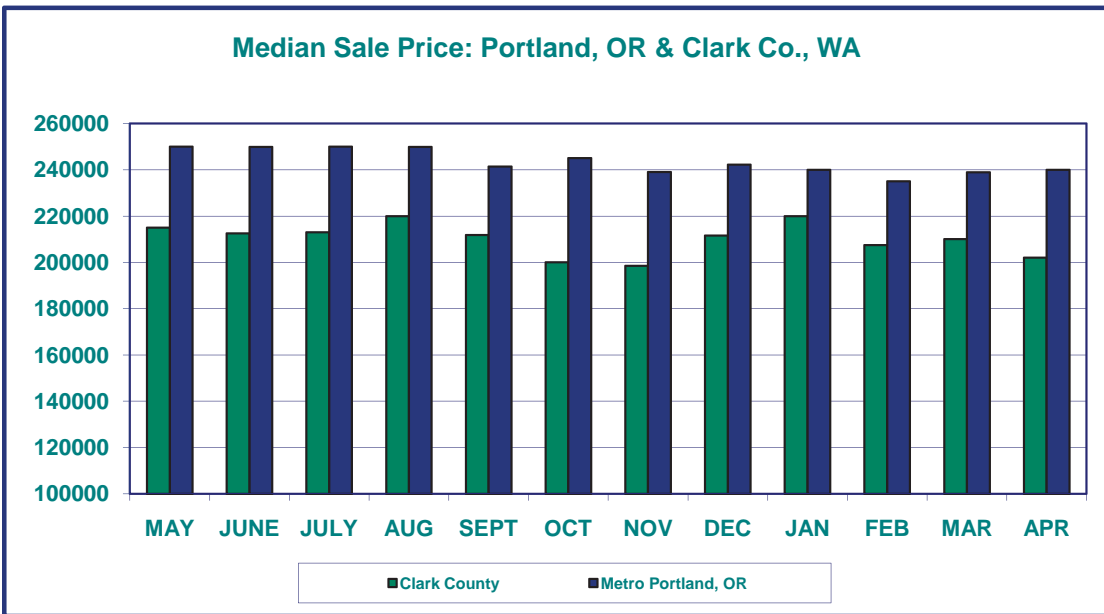
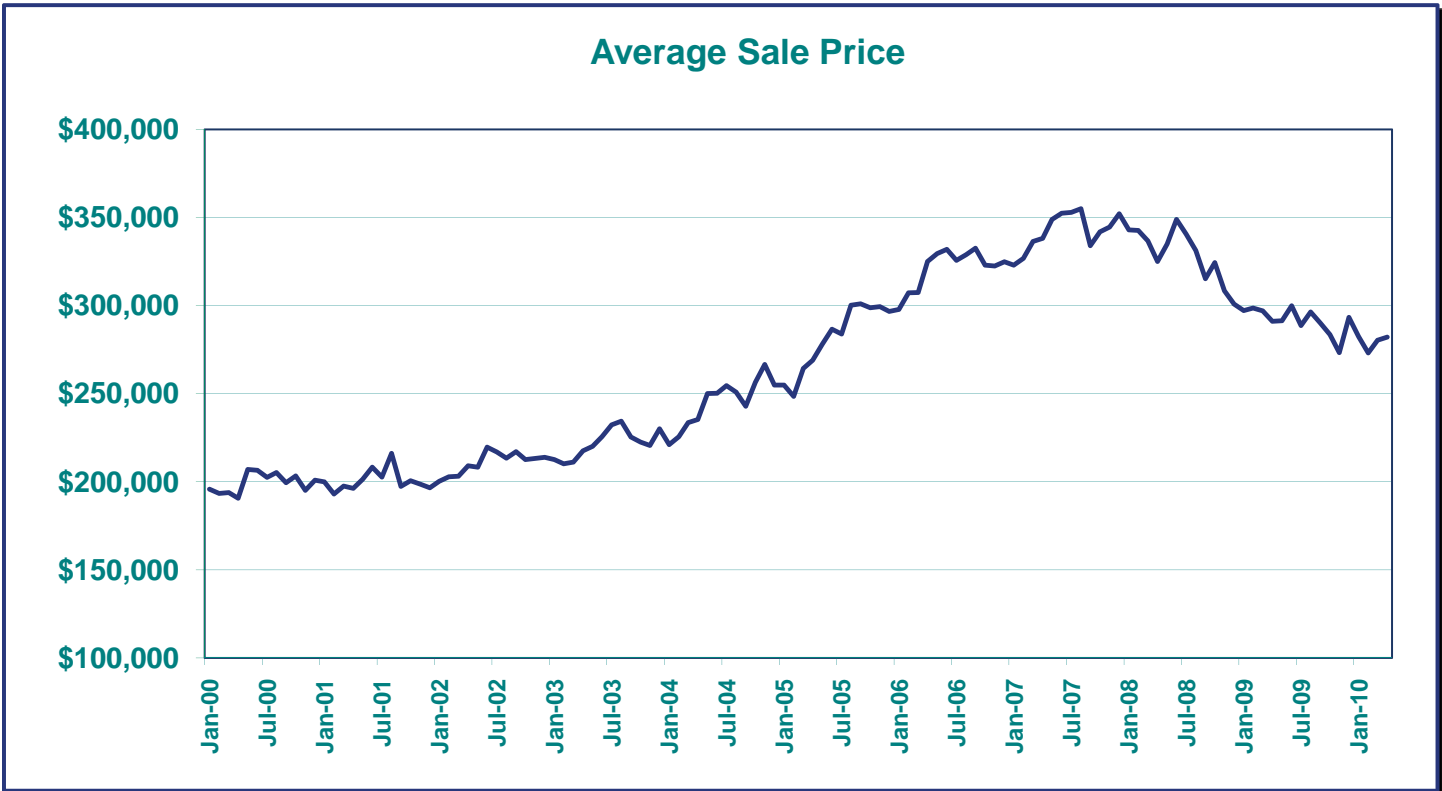
PORTLAND, OR

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
PRICE
 PORTLAND, OR

This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.



MEDIAN SALE PRICE
PRICE
 PORTLAND, OR

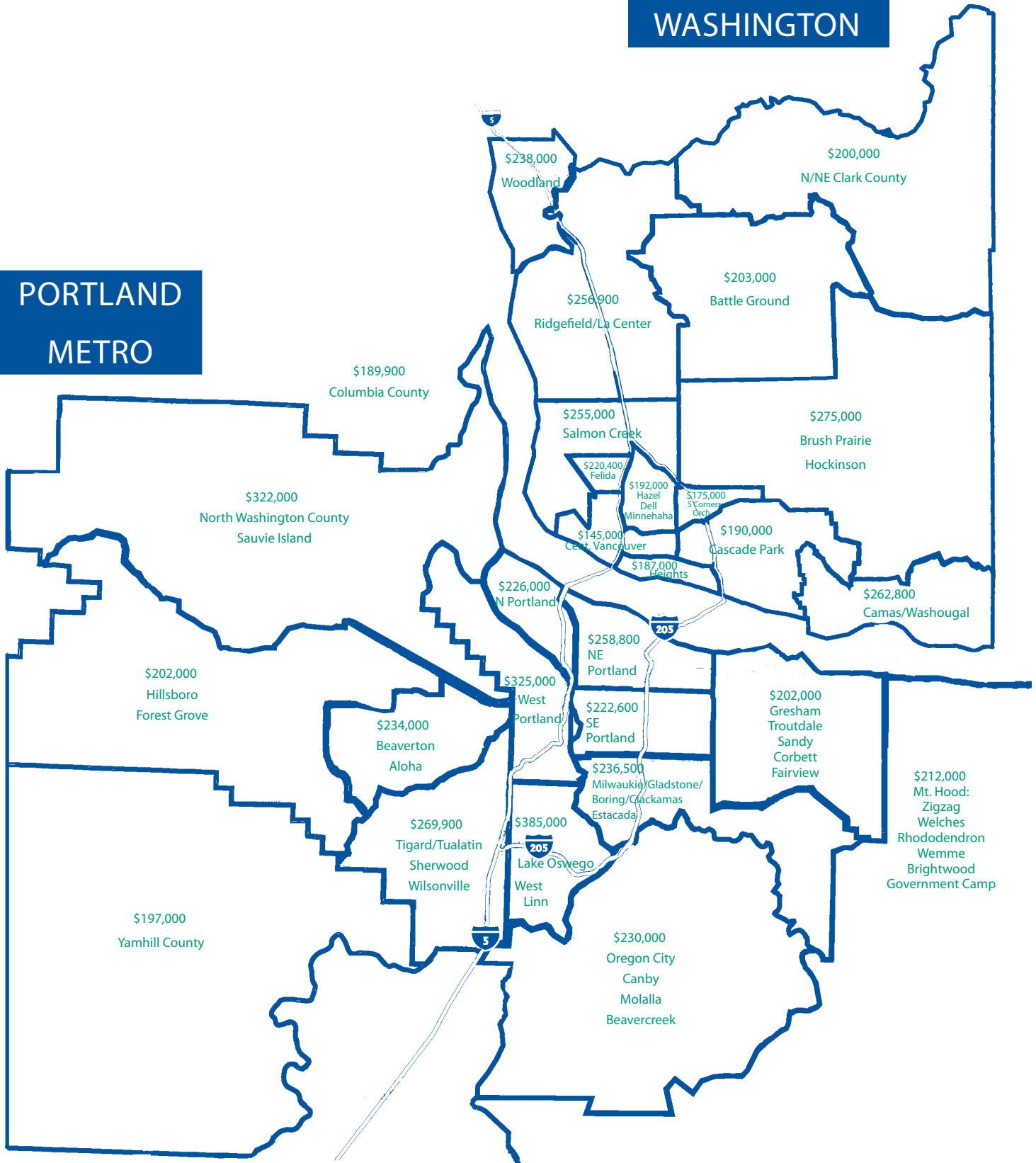
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

MEDIAN SALE PRICE

April 2010

SW
WASHINGTON

PORTLAND
METRO



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™.

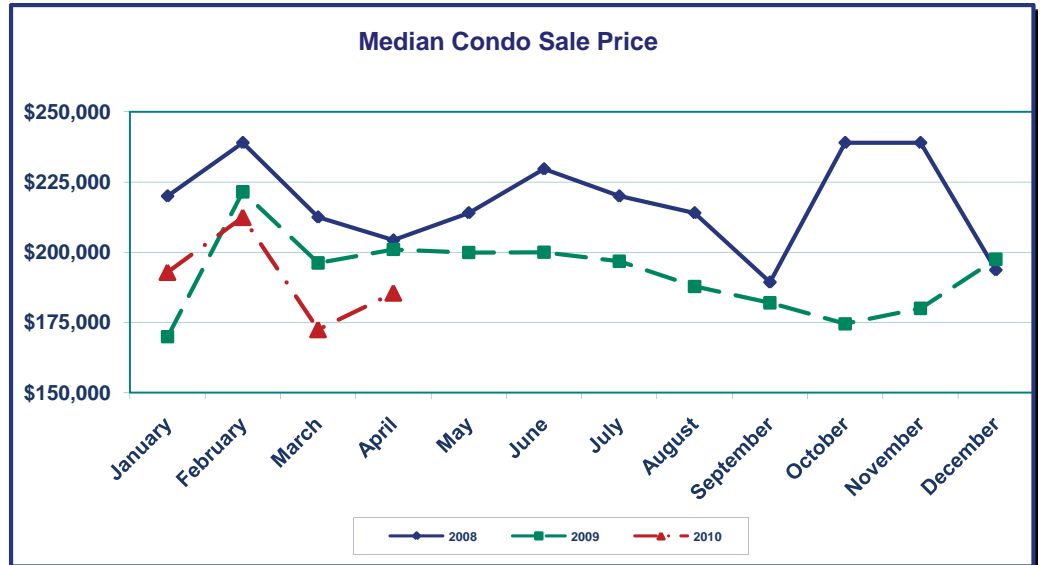
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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™.

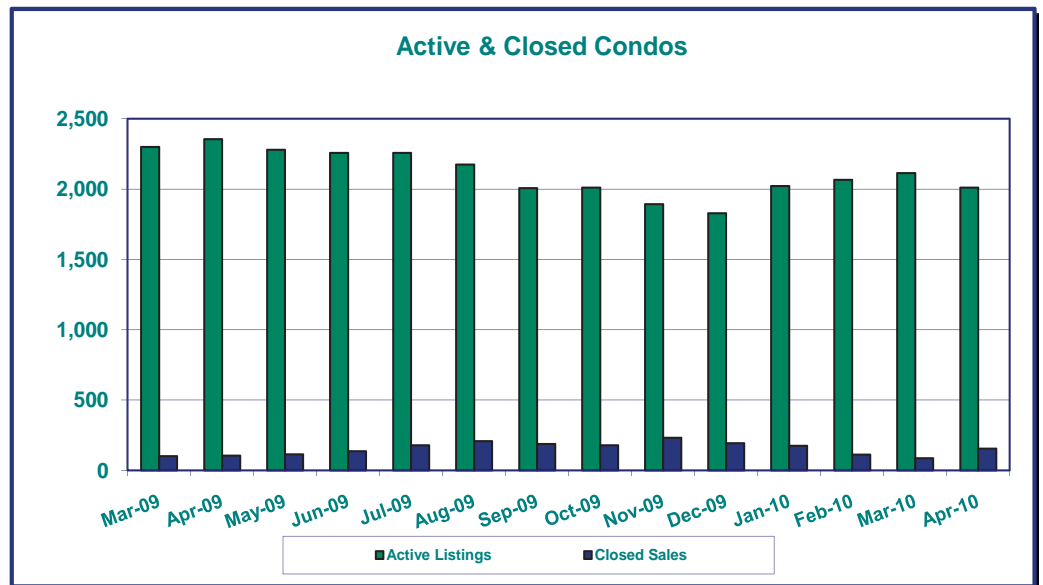
MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



ACTIVE & 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
Kurt von Wasmuth, President/CEO
Natalie Middleton, Editor
Kelsey Brunson, Assistant Editor