

MARKET ACTION

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

MONTH IN REVIEW: Metro Portland, Oregon

December 2000 Reporting Period

Residential Highlights

The Portland metro area REALTORS® ended the year 2000 on a positive note. Compared to the previous year, new listings were down 1.3% (2,072 v. 2,099), but accepted offers were up strongly by 10.0% (1,511 v. 1,362). December closed sales varied less than one percent between 2000 and 1999 (1,702 v. 1,686).

A Summary of 2000

Approximately \$4.90 billion in residential real estate sales occurred in 2000, up about \$100 million from the previous year. A 3.1% decline

in the number of closed sales was more than offset by the appreciation rate of 5.3% in average sales price. In dollar volume, 2000 was the best year in RMLS™ history to date. In other measures of market activity, 2000 was very similar to 1999. There were 2.1% fewer new listings in 2000 than in 1999 and 1.2% fewer accepted offers.

The average sales price in the Portland market is creeping steadily towards the \$200,000 mark, ending at \$198,600 for the twelve months of 2000. The median sales price for 2000 was \$166,000, a 3.6% increase over the \$160,200 median in 1999.

Available Inventory in Months

	1998	1999	2000
January	8.8	9.0	10.1
February	8.6	8.0	8.3
March	5.7	5.8	6.3
April	5.9	6.1	7.2
May	5.8	6.4	6.4
June	5.4	5.5	6.2
July	5.7	6.0	7.4
August	6.1	6.2	6.3
September	6.0	6.6	6.4
October	6.0	6.8	6.6
November	6.2	7.6	6.9
December	5.4	6.8	6.4

RESIDENTIAL MARKET HIGHLIGHTS

	Metro Portland Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	December 2000	2,072	1,511	1,702	200,800	168,000	90
	Year To Date	46,045	25,801	24,656	198,600	166,000	78
LAST YEAR	December 1999	2,099	1,362	1,686	191,200	160,000	82
	Year To Date	47,007	26,122	25,447	188,600	160,200	74

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	December 2000	475	331	331	158,700	145,900	80
	Year To Date	10,181	5,515	5,168	175,400	151,500	87
LAST YEAR	December 1999	512	264	398	169,800	145,000	82
	Year To Date	10,649	5,390	5,499	168,000	145,700	78

* Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

AREA REPORT • 12/2000

Metro Portland, Oregon

	RESIDENTIAL														COMMERCIAL		LAND		MULTI-FAMILY	
	Monthly							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Pending Sales 2000v1999**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2000v1999**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation ***see note below	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
NORTH PORTLAND	370	85	61	-5.2%	76	126,600	62	1,721	1,048	-1.7%	1,034	124,500	119,900	4.6%	10	156,500	13	56,900	35	199,700
NE PORTLAND	683	164	151	16.2%	150	182,100	54	4,126	2,514	-7.5%	2,417	169,800	149,000	5.7%	21	435,400	30	47,500	104	270,200
SE PORTLAND	1,008	246	192	9.7%	199	173,100	70	5,340	3,085	-3.2%	2,955	153,900	140,000	3.6%	34	228,600	94	78,000	129	232,300
GRESHAM/TROUTDALE	952	209	98	4.3%	109	172,100	98	3,655	1,607	-5.2%	1,527	174,500	160,500	3.2%	4	373,900	100	132,500	48	196,100
MILWAUKIE/CLACKAMAS	920	135	105	26.5%	112	199,400	98	3,620	1,590	-10.6%	1,505	189,200	170,900	1.2%	7	349,500	90	99,400	18	340,600
OREGON CITY/CANBY	593	117	58	-22.7%	83	181,700	110	2,395	1,192	-2.2%	1,188	188,700	171,900	2.8%	11	293,000	106	163,800	15	238,700
LAKE OSWEGO/WEST LINN	721	111	96	41.2%	96	309,300	98	2,889	1,551	2.8%	1,430	325,700	260,000	9.5%	1	685,000	61	259,800	7	430,100
WEST PORTLAND	869	150	121	4.3%	153	283,800	95	3,863	2,474	10.4%	2,327	293,300	229,900	9.3%	6	359,700	87	124,500	24	334,500
NORTHWEST WA. COUNTY	360	72	69	-17.9%	87	287,900	77	1,912	1,419	11.9%	1,384	262,200	230,000	3.5%	5	713,500	44	190,400	8	216,400
BEAVERTON/ALOHA	759	163	156	12.2%	162	186,900	94	4,095	2,548	-4.7%	2,436	182,500	163,000	3.9%	6	311,400	58	118,400	42	274,900
TIGARD/WILSONVILLE	952	193	122	6.1%	148	215,700	91	4,078	2,435	3.2%	2,311	211,900	189,600	1.2%	10	398,500	84	152,000	10	238,600
HILLSBORO/FOREST GROVE	545	121	126	31.3%	162	173,100	72	2,786	1,829	3.8%	1,738	172,600	159,400	2.7%	11	690,900	87	130,100	30	180,400
MT. HOOD: GOV CAMP/WEMME	133	17	12	71.4%	7	175,500	88	387	164	20.6%	160	143,600	129,800	-0.1%	1	466,000	51	55,300	1	57,000
COLUMBIA COUNTY	472	50	55	48.6%	50	148,400	161	1,330	655	-0.2%	629	149,600	145,000	-0.7%	6	95,400	106	87,100	12	120,600
YAMHILL COUNTY	723	127	47	-7.8%	53	157,200	124	2,024	873	-14.5%	849	158,800	141,000	3.0%	22	166,200	107	117,300	15	179,300
MARION/POLK COUNTIES	453	52	30	15.4%	38	163,700	140	1,064	527	-5.4%	496	150,500	131,900	2.5%	12	306,200	44	103,300	11	247,800
NO. COASTAL COUNTIES	352	60	12	50.0%	17	156,800	199	760	290	9.0%	270	210,100	160,000	3.1%	5	495,800	56	117,000	6	154,600

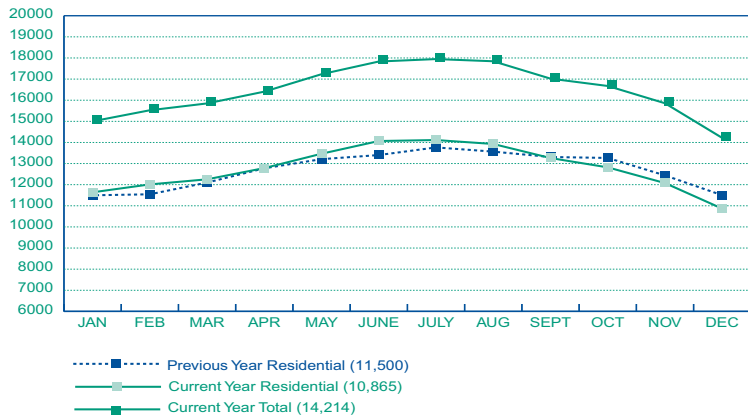
* Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

**Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is December 2000 with December 1999, and in Year-To-Date section, pending sale activity for the months January - December 2000 is compared with activity in January-December 1999.

*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (1/1/00-12/31/00 with 1/1/99-12/31/99.)

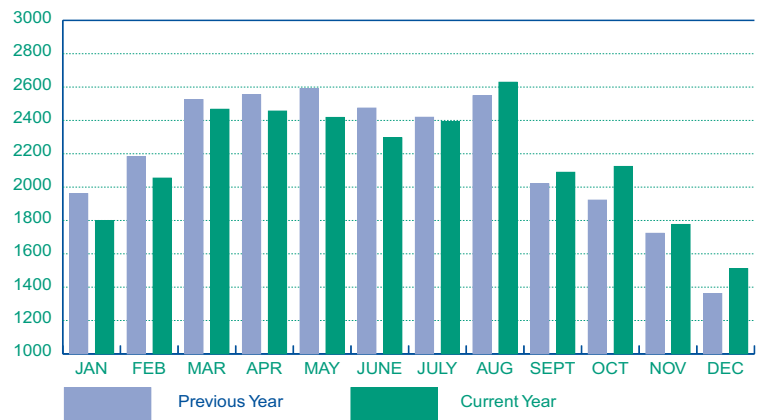
Market Action

ACTIVE LISTINGS - Metro Portland, Oregon



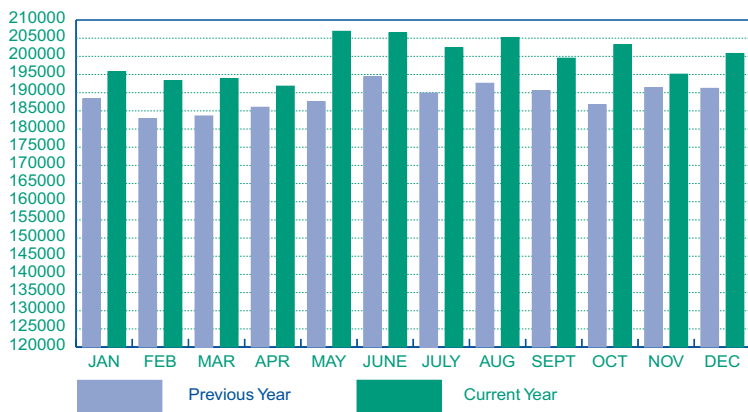
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

PENDING SALES - Metro Portland Oregon



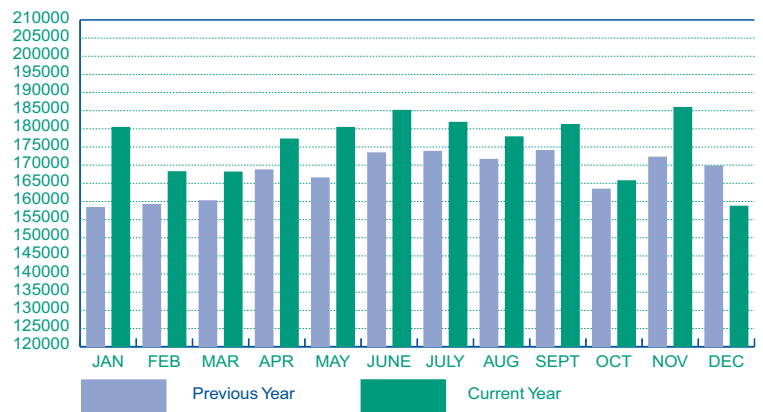
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years.

AVERAGE SALES PRICE - Metro Portland, OR



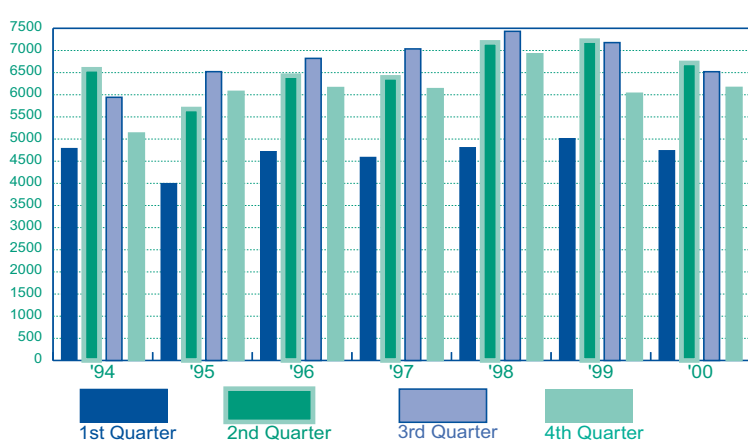
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

AVERAGE SALES PRICE - Clark County, WA



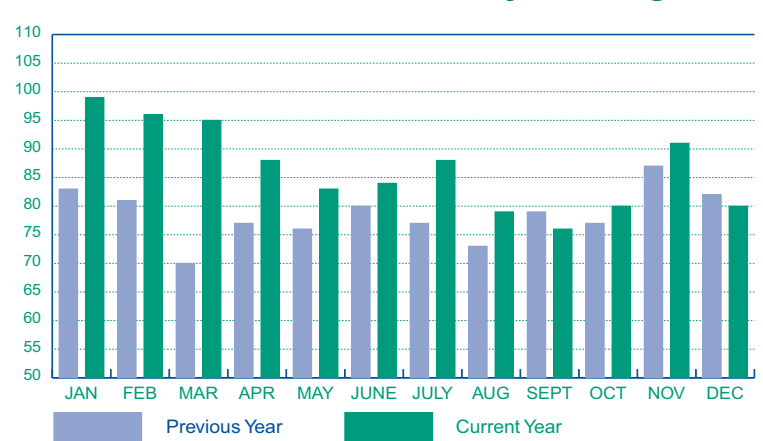
This graph represents the median sales price for all homes sold in Clark County, Washington.

QUARTERLY CLOSINGS - Metro Portland, OR



This graph represents closed sales by quarter for Metro Portland, Oregon.

DAYS ON MARKET - Clark County, Washington



This graph shows average days on market for Clark Co., Washington properties from listing to accepted offer. (See footnote on page 1.)

MEDIAN SALES PRICE

December 2000

CLARK COUNTY

PORTLAND METRO

