

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

March 2007 Reporting Period

March Residential Highlights

Market Activity in the Portland Metro Area seems to have slowed down when comparing March 2007 with March 2006. New listings increased nearly 24% in the past month, while accepted and closed sales dropped by 9.7% and .8% respectively.

The 10,557 active residential listings at the end of March would last approximately 3.8 months at the month's rate of sales.

First Quarter/Year-to-Date

When comparing market activity through March 2007 to the same time in 2006, the first quarter appears to be off to a slow start.

The number of closed sales decreased 6.2%. Pending sales also dropped 4.8%. However, new listings have jumped 20.3%.

Appreciation

To calculate sale price appreciation, the average and median sale prices for the twelve months that ended with March 2007 are compared to the prices for the twelve months ending in March 2006.

Using those time periods, the average sale price appreciated 12.2% (\$327,800 v. \$292,100). Using the same date range to compare median sale price we see a 12.4% appreciation rate (\$275,500 v. \$245,000).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2007	\$251,300	4%
2006	\$242,800	15%
2005	\$210,600	21%
2004	\$173,600	2%
2003	\$169,900	N/A

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Inventory in Months

(Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.2	6.2
February	3.0	2.7	5.2
March	1.8	2.0	3.8
April	1.8	2.4	
May	1.6	2.3	
June	1.5	2.6	
July	1.7	3.5	
August	1.6	3.6	
September	1.9	4.5	
October	2.2	4.6	
November	2.2	5.1	
December	2.1	4.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	5,251	3,070	2,775	336,300	286,200	65
	Year-to-Date	13,697	8,204	6,359	328,500	280,000	65
2006	March	4,240	3,399	2,797	307,400	262,000	45
	Year-to-Date	11,383	8,620	6,781	304,600	258,600	45

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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	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	310	183	51	139	-9.2%	140	256,400	54	499	376	1.3%	310	258,000	241,500	13.9%	3	537,300	10	115,800	13	368,000
142	Northeast Portland	727	489	152	341	0.0%	302	308,300	54	1,223	872	3.7%	705	304,400	266,900	11.5%	15	625,100	19	146,000	28	375,300
143	Southeast Portland	1,152	643	248	402	-4.5%	388	293,500	51	1,788	1,104	-1.9%	869	278,000	245,000	14.7%	13	390,300	23	165,800	42	453,200
144	Gresham/ Troutdale	859	358	86	203	-12.5%	189	284,900	75	988	532	-8.4%	415	279,300	253,800	14.6%	0	N/A	21	211,800	14	262,600
145	Milwaukie/ Clackamas	971	396	145	194	-23.0%	186	340,000	64	1,090	536	-15.6%	413	350,200	310,000	15.5%	3	598,500	24	226,000	9	364,400
146	Oregon City/ Canby	655	286	87	171	4.3%	110	312,100	77	727	378	-5.0%	272	315,500	294,600	12.2%	0	N/A	30	190,100	7	381,400
147	Lake Oswego/West Linn	704	348	138	141	-10.8%	138	523,900	72	839	409	-4.0%	313	518,900	445,000	13.1%	1	310,000	19	384,600	0	N/A
148	West Portland	1,317	605	240	322	0.6%	272	468,400	72	1,470	832	-7.2%	653	431,100	368,700	8.2%	5	305,900	18	266,800	12	625,600
149	Northwest Washington County	457	259	126	117	-15.8%	109	435,200	65	647	356	3.8%	260	380,400	350,000	8.4%	1	300,000	14	278,500	4	340,000
150	Beaverton/Aloha	826	491	162	299	-21.5%	284	295,100	62	1,291	825	-9.7%	638	288,200	261,200	9.7%	4	288,000	12	293,200	11	445,700
151	Tigard/Wilsonville	918	439	144	237	-18.6%	222	376,900	78	1,094	648	-12.8%	527	378,200	336,000	6.2%	2	380,000	16	1,257,100	3	307,700
152	Hillsboro/ Forest Grove	641	333	102	232	-15.0%	210	301,800	58	945	650	7.1%	497	298,600	268,000	14.5%	9	234,400	14	220,400	12	322,400
153	Mt. Hood: Govt. Camp/Wemme	64	25	6	11	-45.0%	11	378,600	70	54	36	-33.3%	31	315,600	282,700	11.6%	0	N/A	3	146,800	0	N/A
155	Columbia County	375	164	41	105	4.0%	78	268,900	83	433	243	-1.6%	164	256,700	245,000	14.7%	5	314,900	21	130,100	1	187,900
156	Yamhill County	581	232	49	156	2.0%	136	262,200	78	609	407	-7.1%	292	274,200	246,400	17.7%	6	249,000	24	268,900	9	254,000

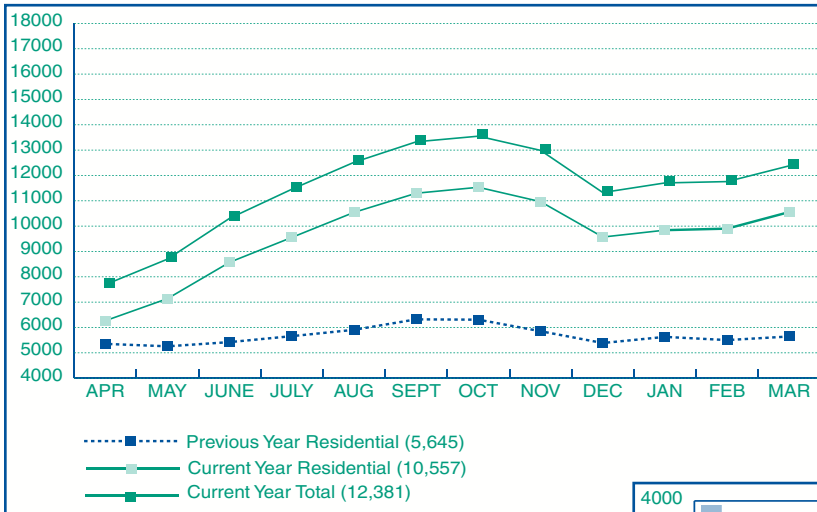
180-200	Marion/ Polk Counties	742	233	91	133	3.9%	85	256,000	84	646	358	9.5%	280	246,500	223,200	15.6%	8	327,700	41	157,500	9	313,900
	North Coastal Counties	639	184	57	68	19.3%	54	361,500	124	502	162	0.6%	126	388,300	329,000	16.2%	6	302,900	46	213,500	7	609,200

¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2007 with March 2006. The Year-To-Date section compares year-to-date statistics from March 2007 with year-to-date statistics from March 2006.

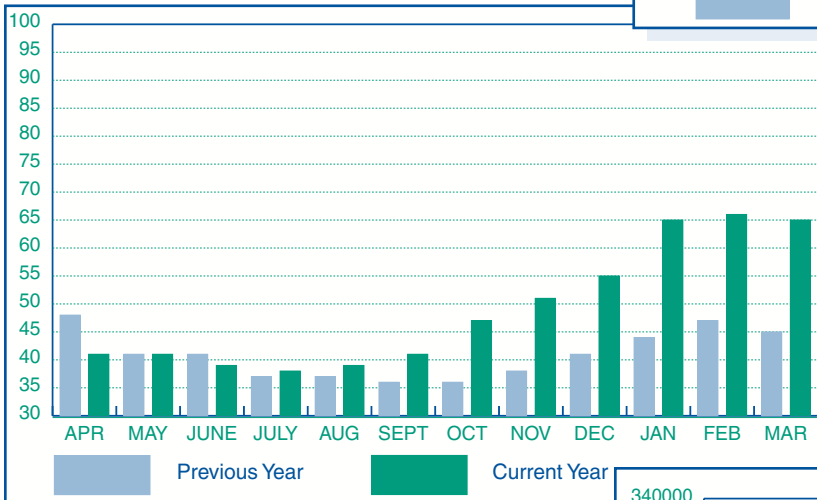
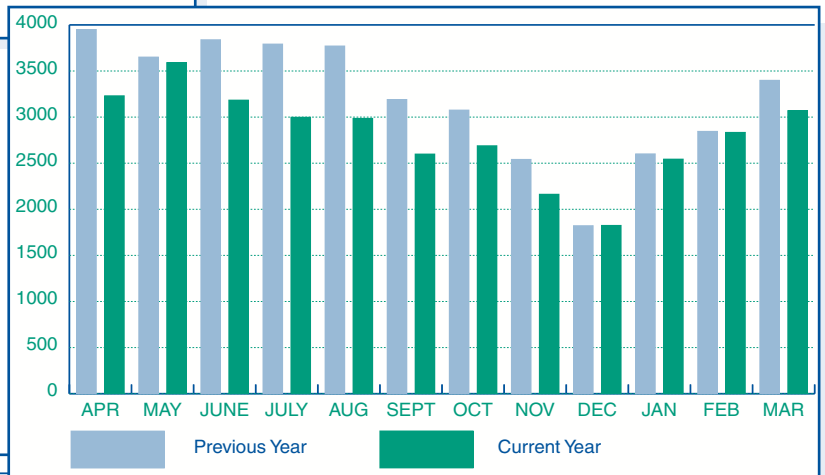
³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/06-3/31/07) with 12 months before (4/1/05-3/31/06).

Market Action



PENDING SALES
Metro Portland, Oregon

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

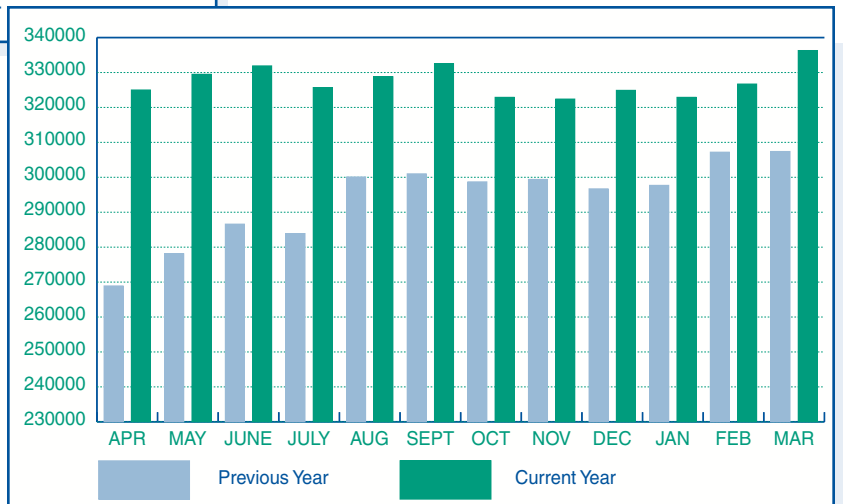


DAYS ON MARKET
Metro Portland, Oregon

This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)

AVERAGE SALE PRICE
Metro Portland, Oregon

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

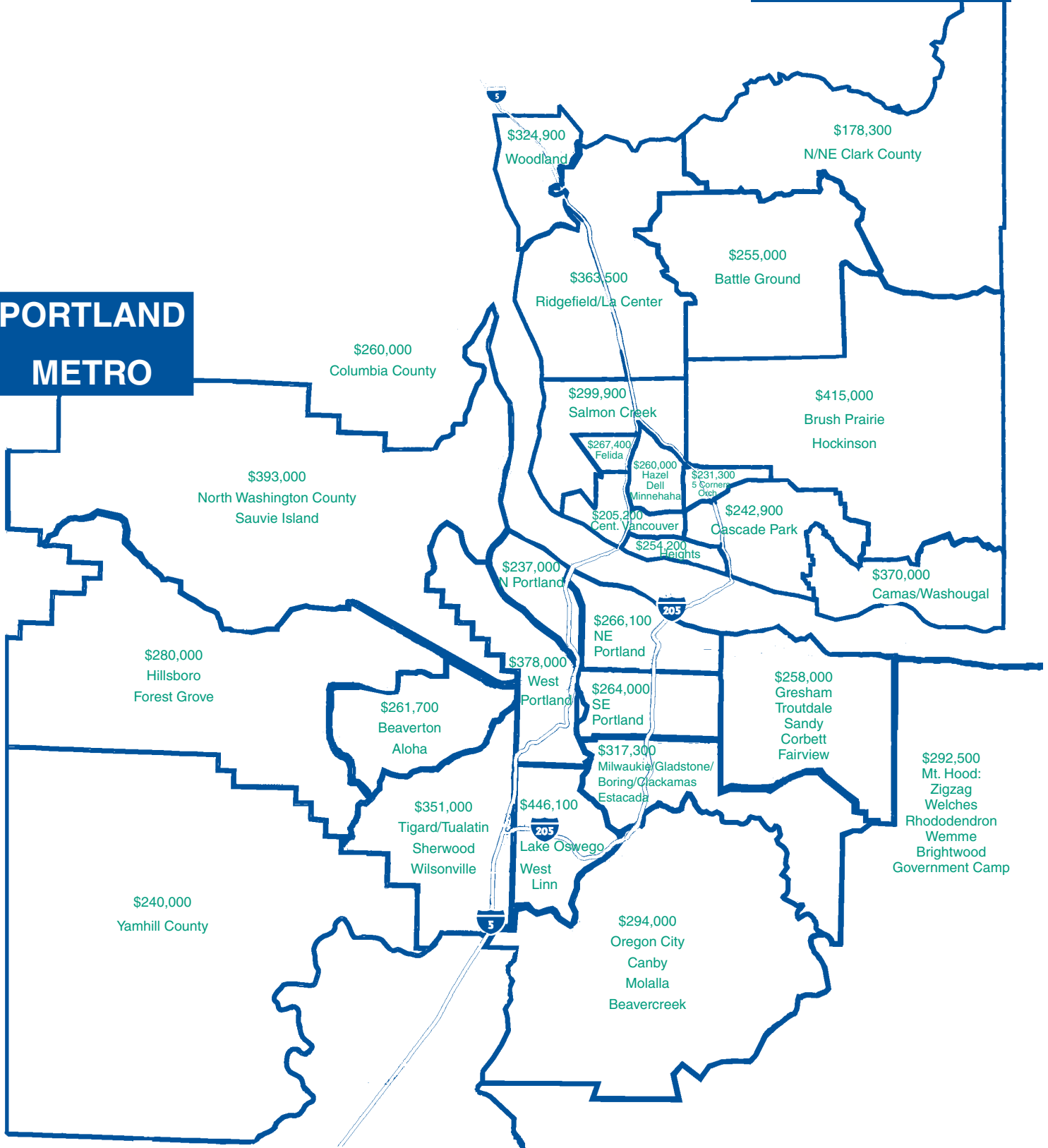


MEDIAN SALE PRICE

March 2007

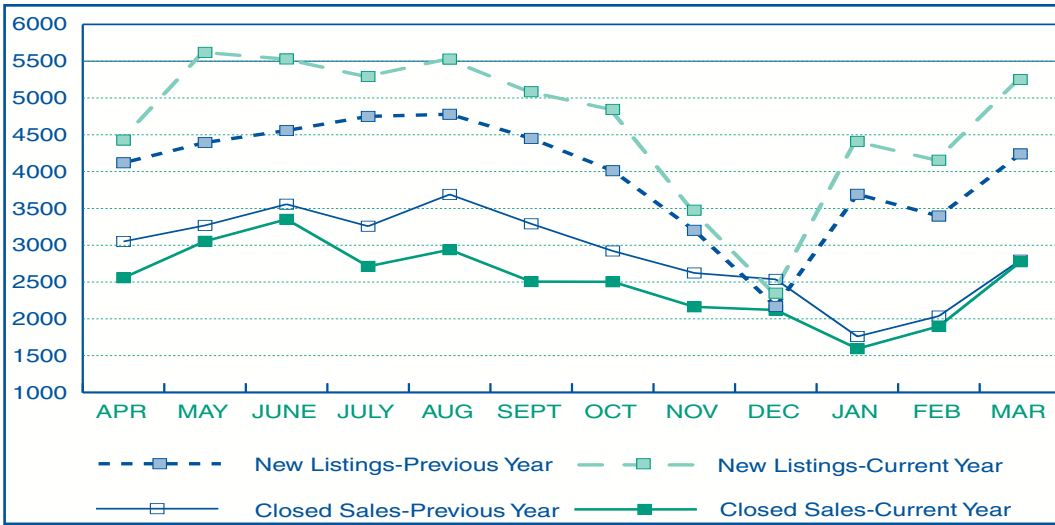
**SW
WASHINGTON**

**PORTLAND
METRO**



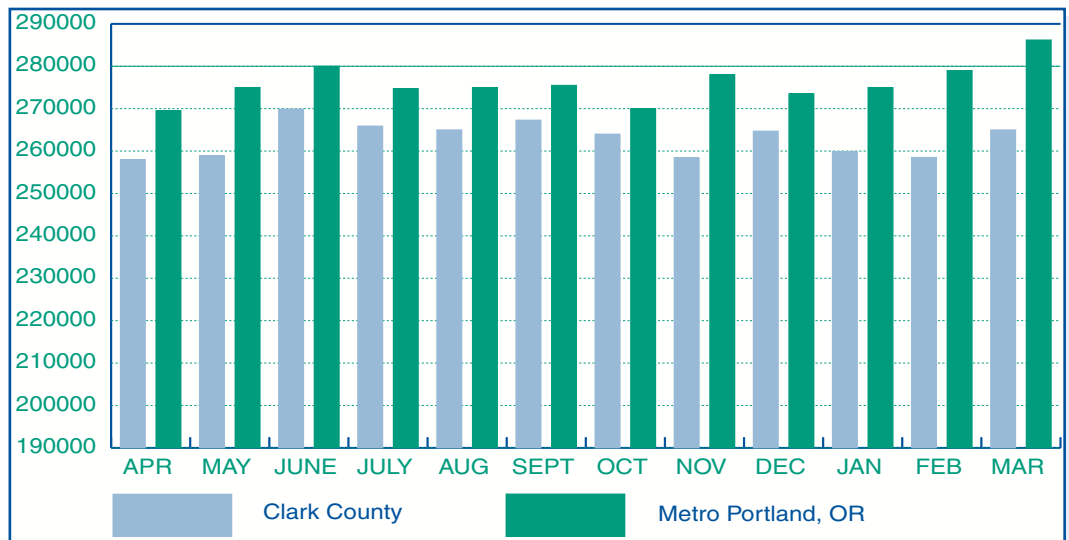
PORTLAND, OR NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland, Oregon metropolitan area.



PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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



CLARK COUNTY, WA NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales over the past 24 months in Clark County.

