

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

June 2007 Reporting Period

June Residential Highlights

Outside, the temperature continues to rise but the market is cooling when comparing June 2007 to June 2006.

New listings continued to grow at 12.7%. However, closed sales and pending sales dropped 18.5% and 10.4%, respectively. As a result, there were 13,752 active listings at the end of June 2007. Given the month's rate of sales they would last 5 months.

Year-To-Date Trends

Similarly, when comparing market activity for January-June 2007 to the same time period in 2006, new listings increased 14.4%. On the other hand, the number of pending and closed sales decrease 8.8% and 8%, respectively.

Appreciation

Using the average and median

sale prices for the twelve months that ended with June 2007 compared to the twelve months ending in June 2006, the average sale price appreciated 8.9% (\$333,200 v. \$306,100). Using the same formula, the median sale price appreciated 8.7% (\$280,000 v. \$257,500).

Second Quarter Report

Comparing the second quarters of 2007 and 2006, new listings are up 10.3% (17,386 v. 15,769). However, pending sales decreased 11.9% (8,652 v. 9,819) and closed sales dropped 9.8% (8,361 v. 9,271).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2007	262,100	14%
2006	230,900	12%
2005	205,900	17%
2004	175,300	7%
2003	164,100	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	4.4
May	1.6	2.3	4.5
June	1.5	2.6	5.0
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	June	6,231	2,852	2,731	352,400	295,000	55
	Year-to-Date	31,429	16,649	15,001	340,400	288,900	59
2006	June	5,530	3,184	3,352	331,900	280,000	39
	Year-to-Date	27,463	18,254	16,309	318,000	267,900	42

AREA REPORT • 6/2007

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	509	275	72	121	-15.4%	130	261,400	34	1,287	767	-10.1%	724	263,700	249,900	10.4%	9	422,100	19	154,200	28	362,700
142	Northeast Portland	951	539	188	289	-10.8%	278	322,600	46	2,876	1,757	-0.4%	1,612	314,500	277,300	7.7%	26	595,400	34	246,500	56	374,200
143	Southeast Portland	1,531	795	284	412	-1.9%	403	300,200	45	4,111	2,281	-5.9%	2,010	285,100	250,000	10.6%	25	423,100	61	204,700	100	485,300
144	Gresham/ Troutdale	1,067	440	149	194	-19.2%	167	279,500	62	2,176	1,046	-15.0%	932	281,800	260,000	13.4%	7	539,800	54	216,000	35	361,200
145	Milwaukie/ Clackamas	1,232	581	280	219	1.4%	179	346,900	58	2,593	1,134	-13.0%	984	344,700	305,600	10.3%	8	585,400	60	209,800	17	364,500
146	Oregon City/ Canby	794	281	113	160	-4.2%	124	336,100	58	1,592	783	-7.3%	664	323,400	300,000	6.5%	3	198,600	48	214,200	7	381,400
147	Lake Oswego/West Linn	931	348	137	147	-10.9%	129	636,200	79	1,875	850	-4.9%	747	564,900	470,000	12.6%	2	355,000	29	412,100	6	367,400
148	West Portland	1,529	661	263	316	4.6%	325	488,400	48	3,278	1,800	-10.7%	1,754	467,100	378,500	4.3%	12	469,200	38	370,300	21	564,500
149	Northwest Washington County	543	243	108	127	11.4%	136	420,500	49	1,380	764	8.2%	659	405,000	375,000	4.5%	1	300,000	36	261,200	12	396,900
150	Beaverton/Aloha	1,262	684	194	263	-13.8%	267	296,500	52	3,114	1,640	-12.1%	1,490	287,400	260,000	4.2%	7	336,600	34	333,500	28	522,300
151	Tigard/Wilsonville	1,193	521	206	207	-25.0%	214	387,500	68	2,565	1,276	-19.7%	1,164	378,000	340,000	3.9%	6	452,200	28	945,600	11	382,700
152	Hillsboro/ Forest Grove	897	404	144	175	-20.5%	177	294,800	56	2,154	1,208	-2.2%	1,103	297,200	270,000	11.7%	15	235,800	30	253,400	24	337,300
153	Mt. Hood: Govt. Camp/Wemme	87	23	7	15	-21.1%	5	268,700	105	142	68	-36.4%	62	314,600	276,800	12.3%	0	N/A	11	191,200	1	530,000
155	Columbia County	470	166	58	85	-25.4%	71	269,400	76	908	499	-5.3%	409	254,100	240,000	15.9%	9	275,100	43	123,000	7	229,800
156	Yamhill County	756	270	85	122	-23.3%	126	275,000	75	1,378	776	-13.5%	687	277,100	250,000	11.8%	15	359,100	68	226,300	22	256,000

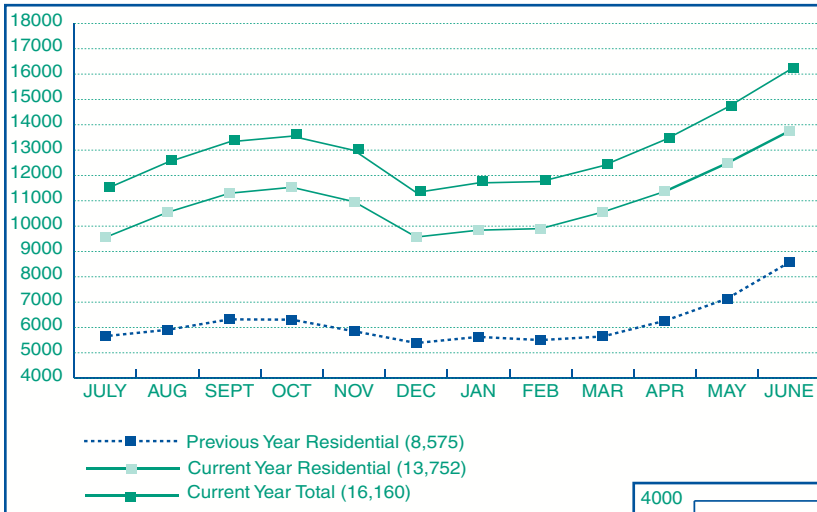
180-200	Marion/ Polk Counties	1,039	339	119	124	7.8%	117	244,500	90	1,629	722	6.6%	667	248,100	225,000	14.3%	9	323,500	72	135,000	20	273,600
	North Coastal Counties	963	236	69	75	-13.8%	74	384,400	93	1,229	383	3.0%	322	385,600	309,000	19.9%	10	240,700	100	184,500	9	526,500

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 June 2007 with June 2006. The Year-To-Date section compares year-to-date statistics from June 2007 with year-to-date statistics from June 2006.

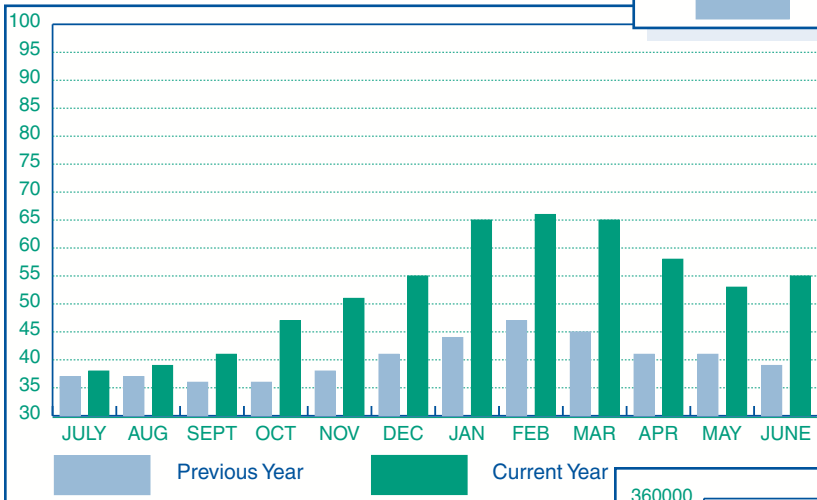
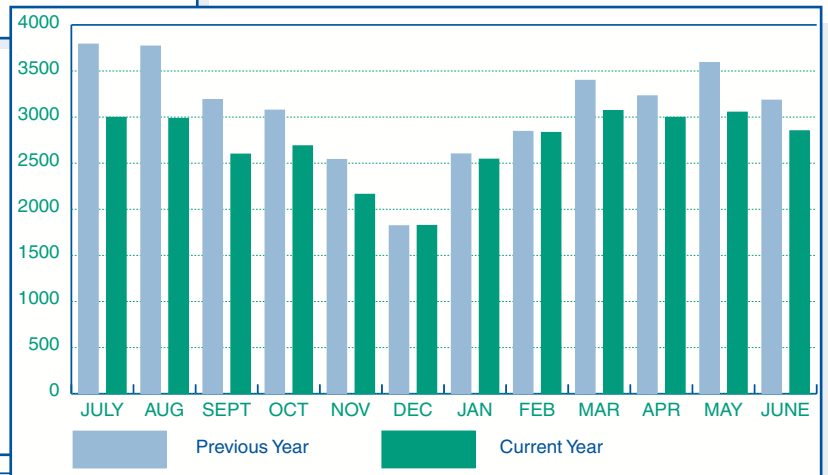
³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/06-6/30/07) with 12 months before (7/1/05-6/30/06).

Market Action



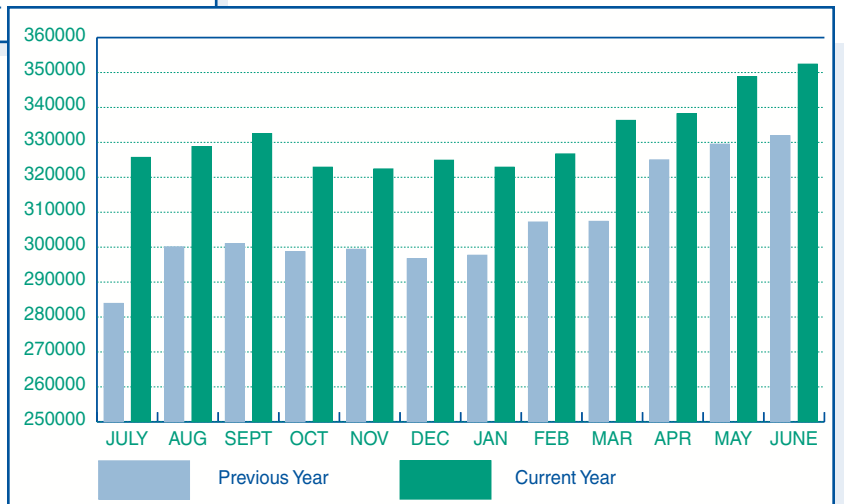
PENDING SALES
Metro Portland, Oregon

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

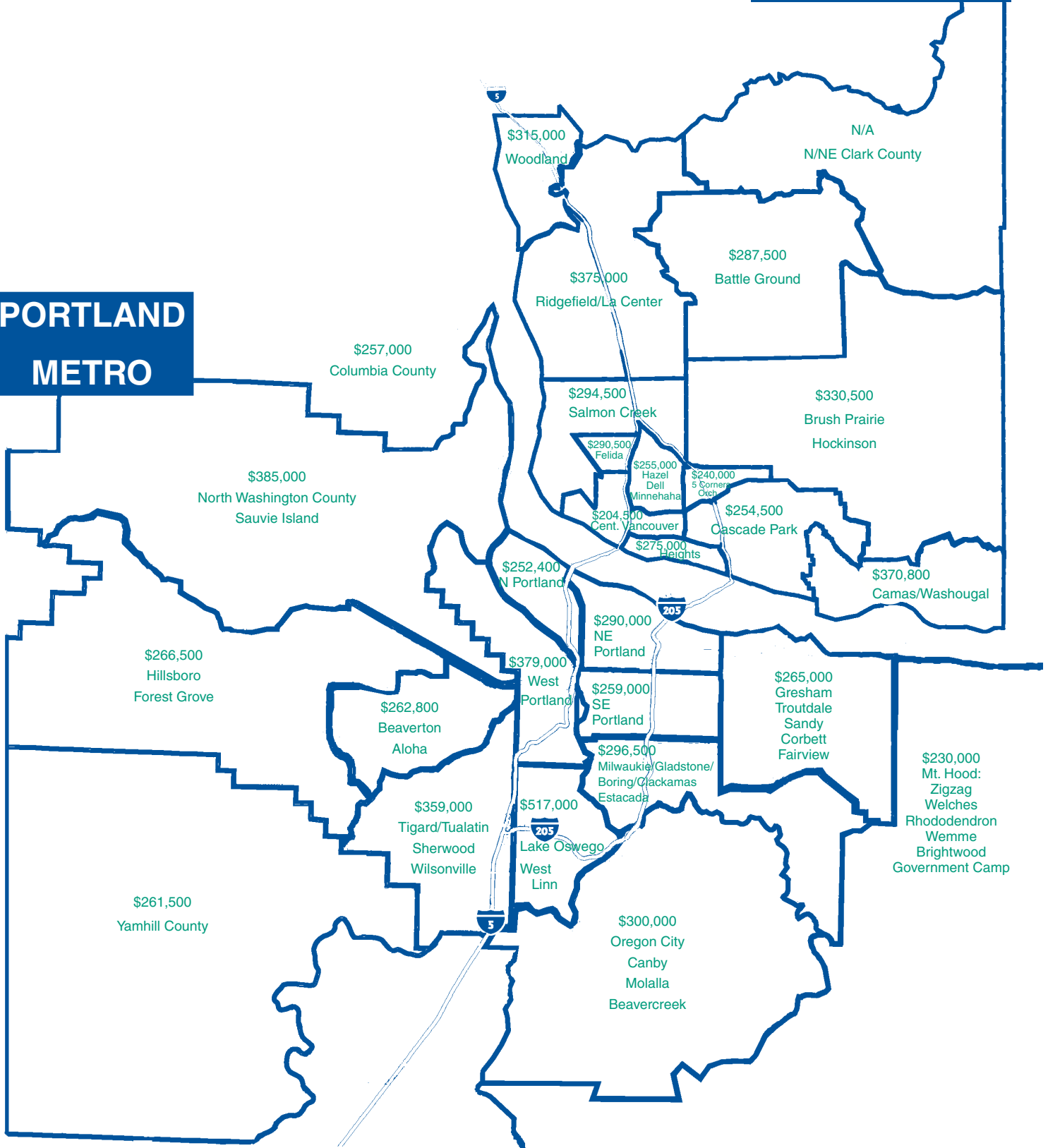
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

June 2007

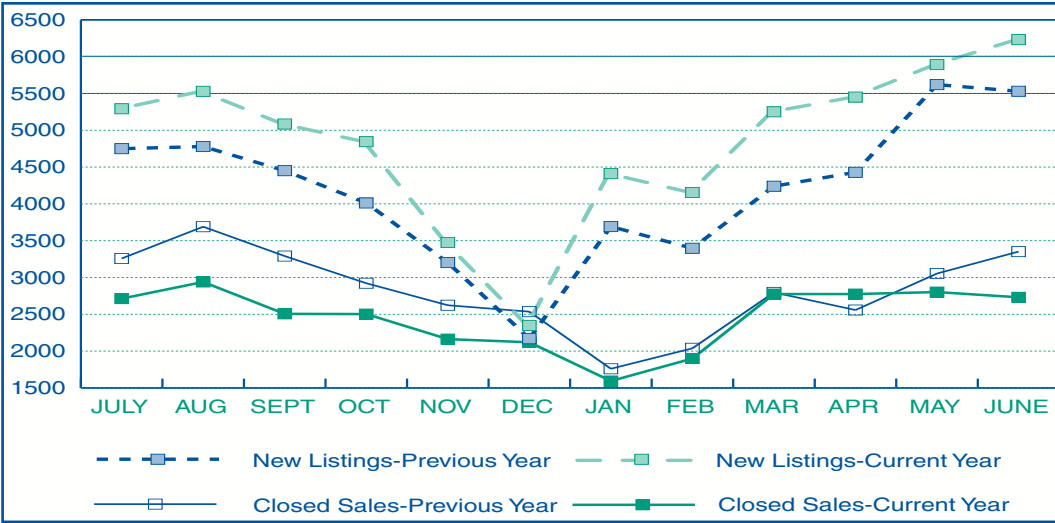
**SW
WASHINGTON**

**PORTLAND
METRO**



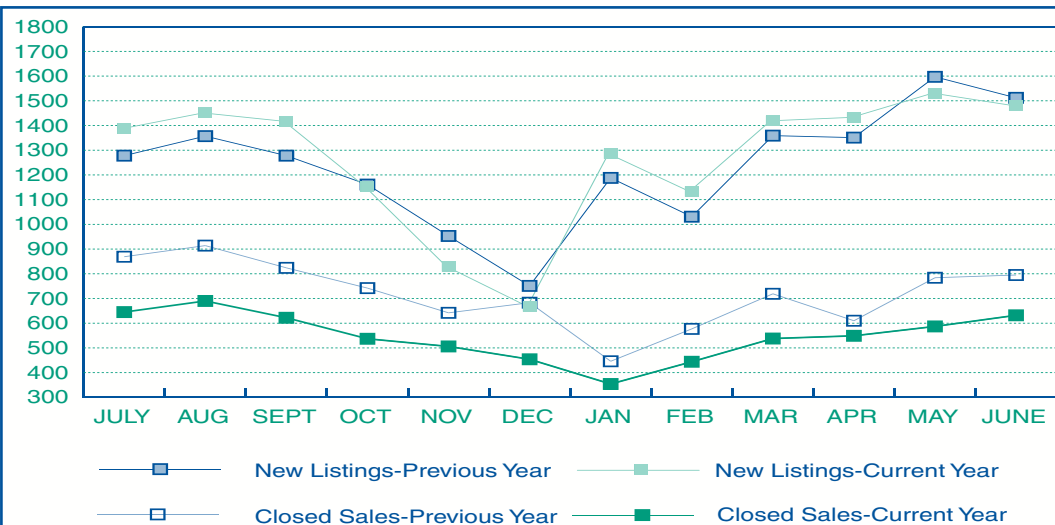
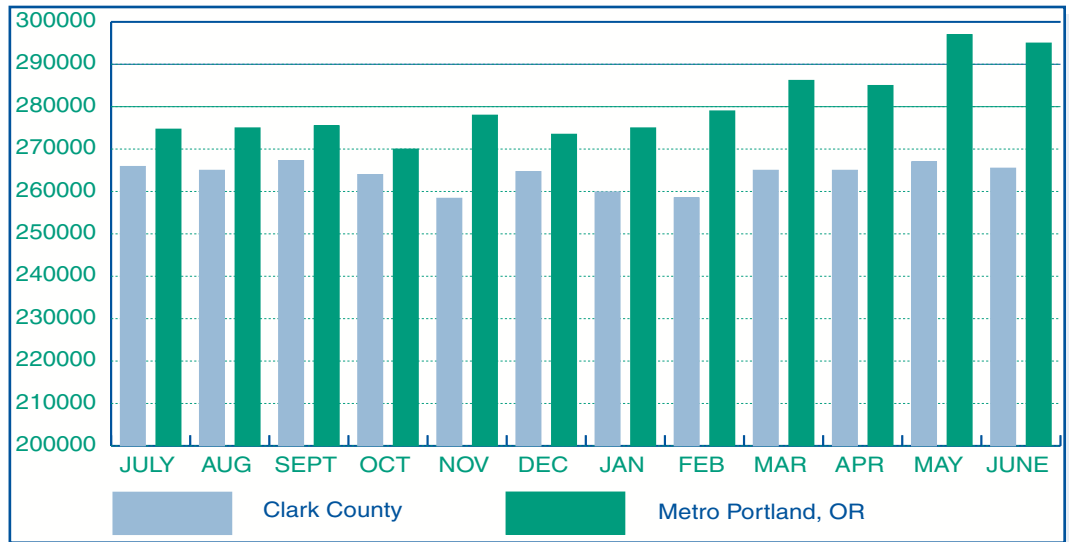
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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.