

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

September 2008 Reporting Period

September Residential Highlights **Third Quarter Report**

While sales activity in the Portland metro area continues to slide, the slope of the decline leveled off a bit in September.

From August to September, closed sales have averaged a 12.9% decrease over the last five years. This year, however, closed sales only fell 7.3% (1,640 v. 1,770) from August to September. Pending sales dropped 10.6% (1,705 v. 1,908). New listings also decreased 4.5% (4,200 v. 4,398).

Similarly, comparing September this year with September 2007, pending sales are down 11.7% and closed sales dropped 12.1% (see table below). That's less than half the drop we saw at the same time last year.

At the month's rate of sales, the 17,006 active residential properties would last approximately 10.4 months.

In the third quarter of 2008, there was a 15% decrease in new listings (14,089 v. 16,573) when compared to the same period a year ago. Closed sales fell 26.4% (5,409 v. 7,351), while pending sales dropped 18.5% (5,471 v. 6,711).

Sale Prices

The average sale price for September 2008 was down 5.6% compared to September 2007, while the median sale price dropped 5.8%. See table below.

Month-to-month, the average sale price and median sale price are both down when compared with August levels; the average sale price dropped 4.8% (\$315,300 v. \$331,300) and the median sale price was down 4.6% (\$267,000 v. \$280,000).

SEE PAGE 20 for 12-month sales price percent change and quarterly closings for the Portland metro area.

TABLE OF CONTENTS

Portland Metro Area.....	1-3
Portland Metro/SW Washington.....	4-5
SW Washington.....	6-7
Lane County, OR.....	8-9
Douglas County, OR.....	10-11
Coos County, OR.....	12
Curry County, OR.....	13
Mid-Columbia.....	14-15
Columbia Basin.....	16-17
Union & Baker County, OR.....	18-19

Inventory in Months (Active Listings / Closed Sales)

	2006	2007	2008
January	3.2	6.2	12.8
February	2.7	5.2	10.4
March	2.0	3.8	9.1
April	2.4	4.4	10.3
May	2.3	4.5	9.2
June	2.6	5.0	9.5
July	3.5	5.7	10
August	3.6	6.2	9.9
September	4.5	8.6	10.4
October	4.6	8.4	
November	5.1	8.3	
December	4.5	8.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time*	Total Market Time**
2008	September	4,200	1,705	1,640	315,300	267,000		129
	Year-to-Date	45,850	16,344	15,389	334,700	280,000		120
2007	September	4,966	1,930	1,866	334,000	283,500	60	
	Year-to-Date	48,714	23,113	22,688	342,600	290,000	58	

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*Due to possible reporting inconsistencies, Current Listing Market Time should be used to analyze trend. Note: this statistic was previously referred to as "Average Market Time".

**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 • 9/2008

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 ⁴	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Current Listing Market Time ¹	Total Market Time ⁵	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	% Change ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	North Portland	599	208	160	73	-23.2%	65	265,500		93	2,025	838	-22.9%	796	269,900	252,500	2.7%	12	409,400	26	147,600	22	450,200
142	Northeast Portland	1,264	416	314	143	-28.1%	177	326,200		104	4,165	1,662	-30.1%	1,605	324,800	282,500	2.1%	23	496,400	24	166,800	36	489,500
143	Southeast Portland	1,943	635	412	237	-4.4%	199	256,300		97	5,855	2,245	-28.4%	2,050	279,800	247,400	-1.5%	32	495,200	40	182,200	87	541,000
144	Gresham/ Troutdale	1,254	293	289	108	-25.5%	103	239,000		141	3,153	1,010	-31.9%	953	260,700	245,000	-5.0%	14	263,000	38	219,000	30	667,500
145	Milwaukie/ Clackamas	1,369	282	279	157	22.7%	132	304,100		111	3,721	1,175	-26.1%	1,050	324,700	290,000	-6.7%	10	481,300	35	258,500	12	394,600
146	Oregon City/ Canby	963	198	218	65	-20.7%	77	288,600		149	2,318	709	-35.3%	668	319,800	285,000	-3.7%	7	410,000	46	295,900	13	260,400
147	Lake Oswego/West Linn	1,155	234	244	82	-27.4%	69	487,300		188	2,745	725	-38.2%	699	552,700	450,000	5.4%	5	283,400	19	396,100	6	462,500
148	West Portland	1,977	556	364	217	4.8%	160	477,700		156	5,247	1,882	-25.1%	1,825	485,100	399,400	6.8%	14	517,000	36	229,600	16	719,100
149	Northwest Washington County	673	147	138	82	0.0%	93	391,700		142	1,956	837	-21.2%	730	402,200	375,000	0.4%	6	216,700	21	281,500	6	422,400
150	Beaverton/Aloha	1,321	356	289	172	-16.5%	152	265,700		114	4,131	1,563	-32.8%	1,503	275,400	250,100	-3.8%	2	85,000	11	173,000	15	490,900
151	Tigard/Wilsonville	1,535	327	305	140	-0.7%	145	343,600		132	4,043	1,352	-25.9%	1,291	356,500	325,000	-3.8%	5	368,100	16	451,600	14	331,100
152	Hillsboro/ Forest Grove	1,111	239	233	106	-13.8%	112	272,200		131	2,957	1,107	-30.0%	1,036	284,200	259,900	-4.1%	10	296,600	15	348,500	25	341,800
153	Mt. Hood: Govt. Camp/Wemme	149	18	15	8	-33.3%	10	227,200		114	289	92	-11.5%	97	253,500	230,000	-11.5%	1	865,000	8	147,400	0	N/A
155	Columbia County	611	116	79	43	-42.7%	38	212,600		164	1,139	401	-42.6%	378	227,200	214,000	-8.2%	6	187,400	26	103,300	7	194,900
156	Yamhill County	1,082	175	162	72	-2.7%	108	246,200		168	2,106	746	-29.8%	708	273,200	226,100	-1.5%	7	453,000	43	199,900	19	332,100
180-195 168-178	Marion/ Polk Counties	1,029	165	180	54	-37.9	63	231,200		148	1,851	531	-49.4%	503	259,400	209,500	-2.4%	6	371,400	47	114,500	18	578,700
180-195	North Coastal Counties	985	163	122	45	-54.5	49	362,200		145	1,517	376	-40.6%	355	371,800	299,000	-0.6%	10	311,000	101	172,800	9	592,200

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

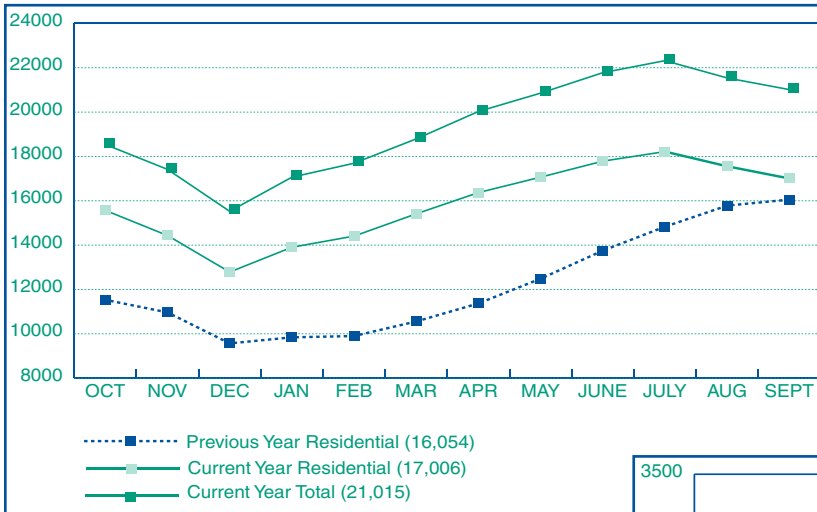
² Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2008 with September 2007. The Year-To-Date section compares year-to-date statistics from September 2008 with year-to-date statistics from September 2007.

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/07-9/30/08) with 12 months before (10/1/06-9/30/07).

⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

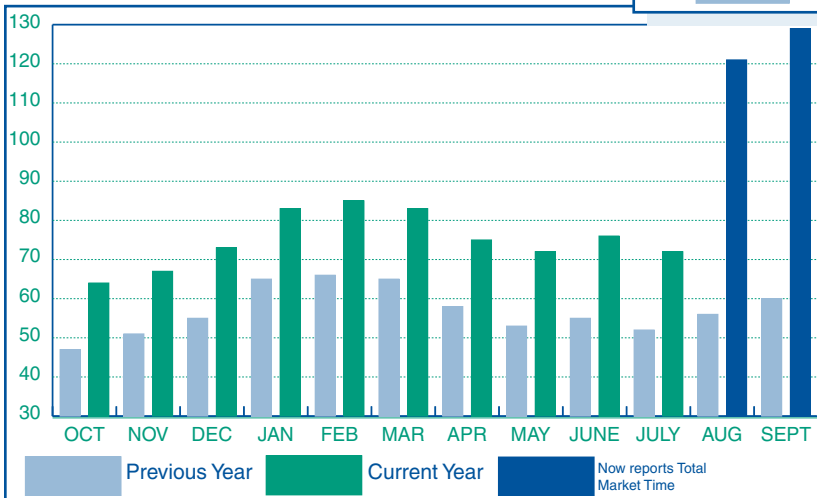
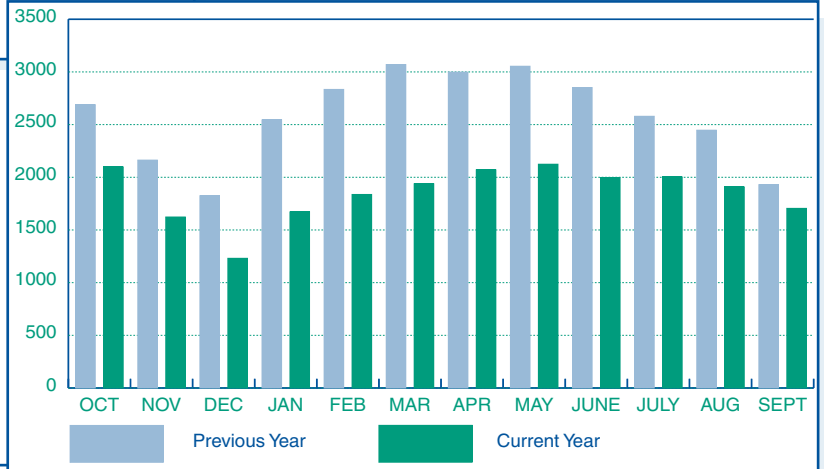
⁵ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Market Action



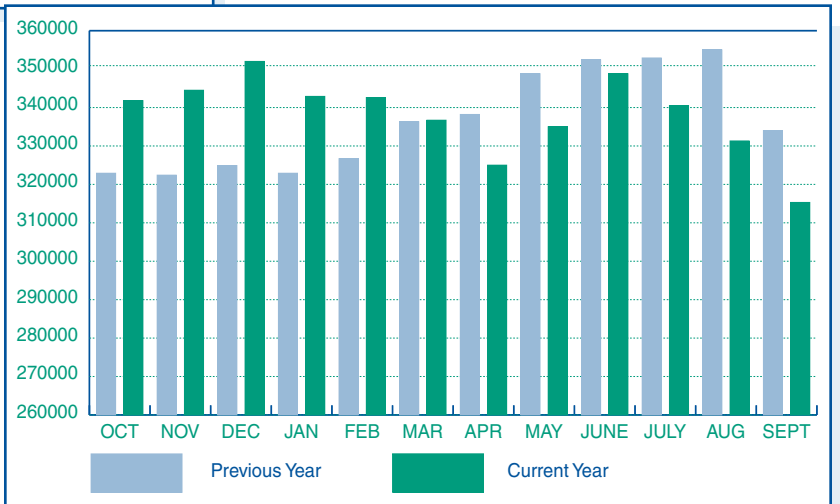
PENDING SALES
Metro Portland, Oregon

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



AVERAGE SALE PRICE
Metro Portland, Oregon

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

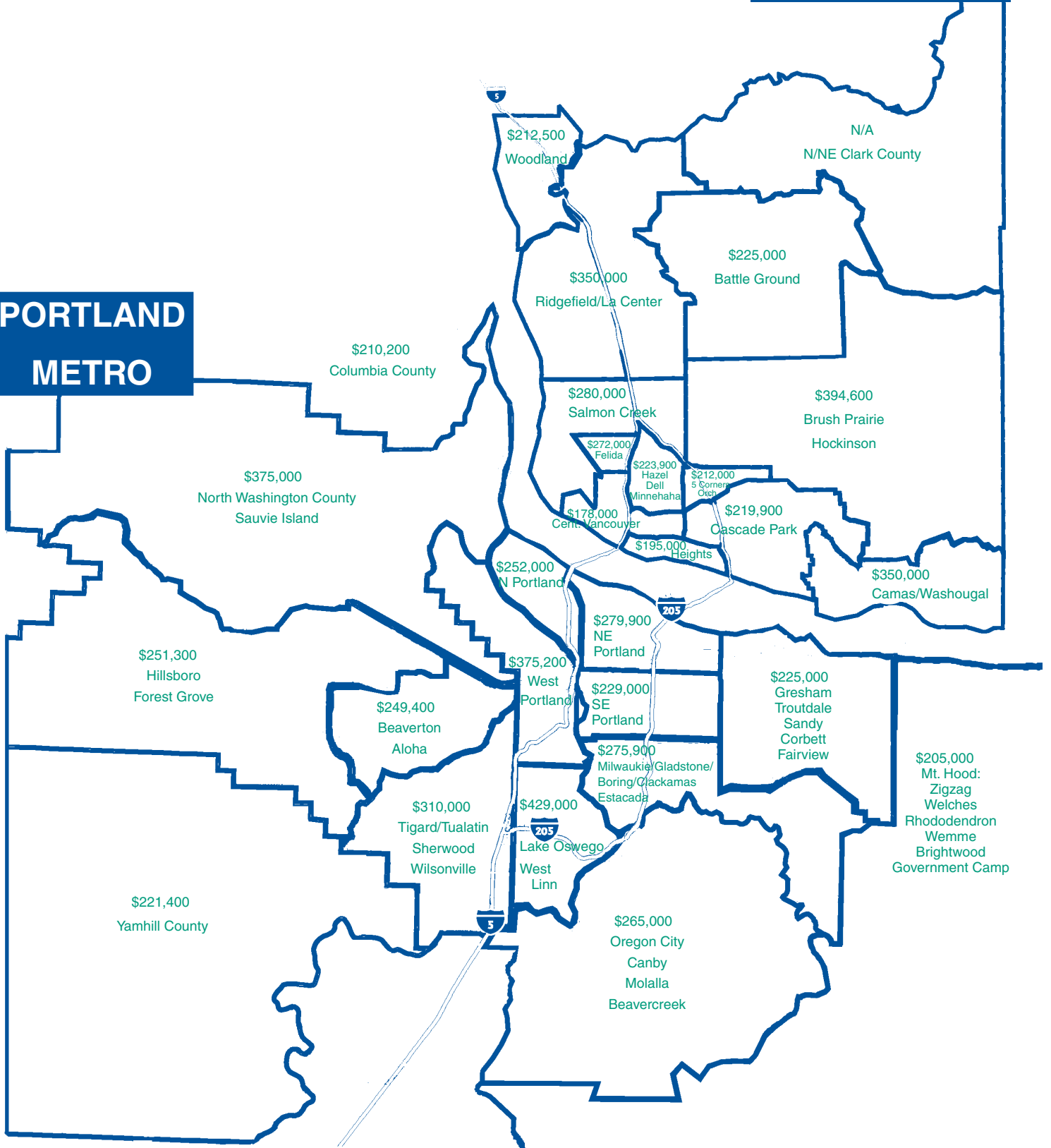


MEDIAN SALE PRICE

September 2008

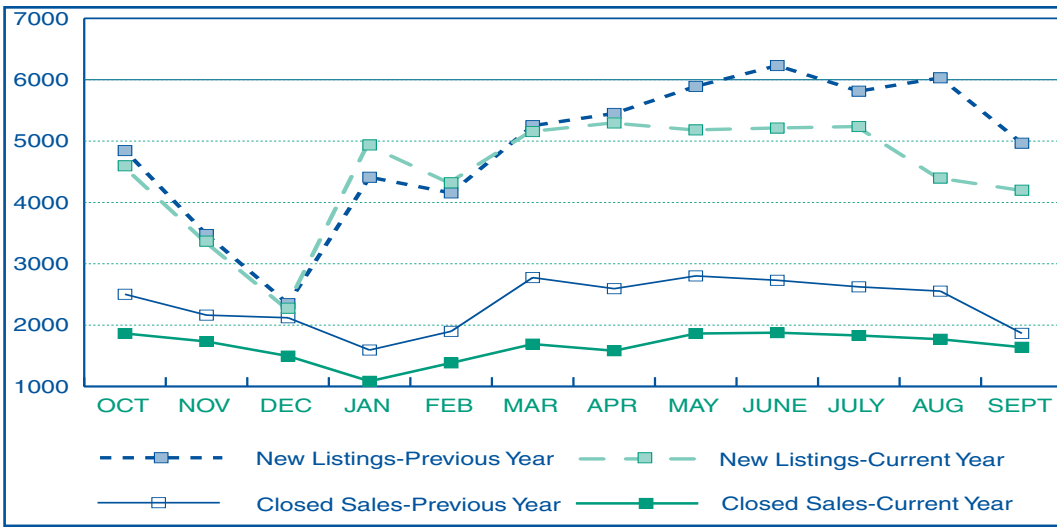
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WASHINGTON**

**PORTLAND
METRO**



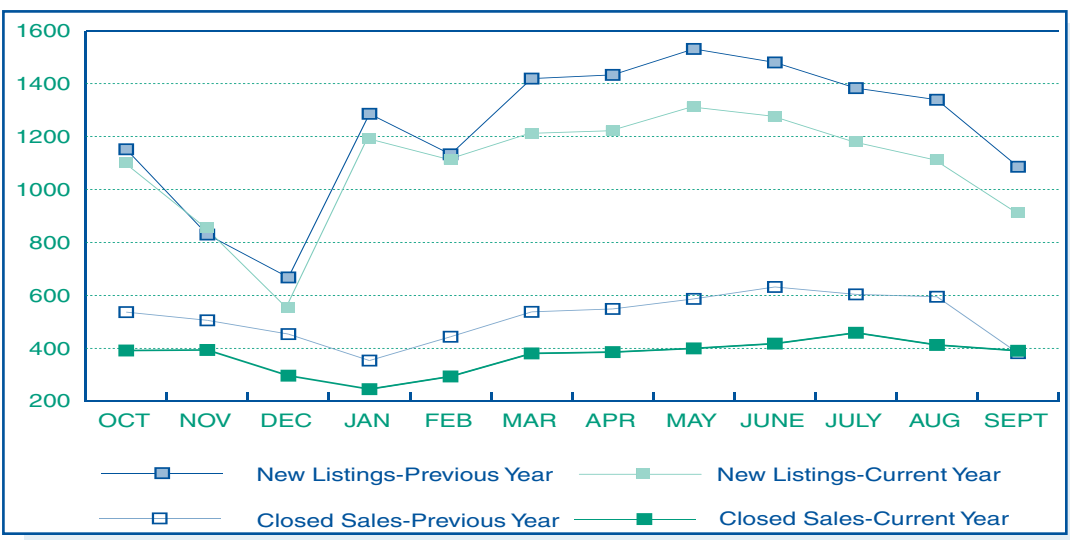
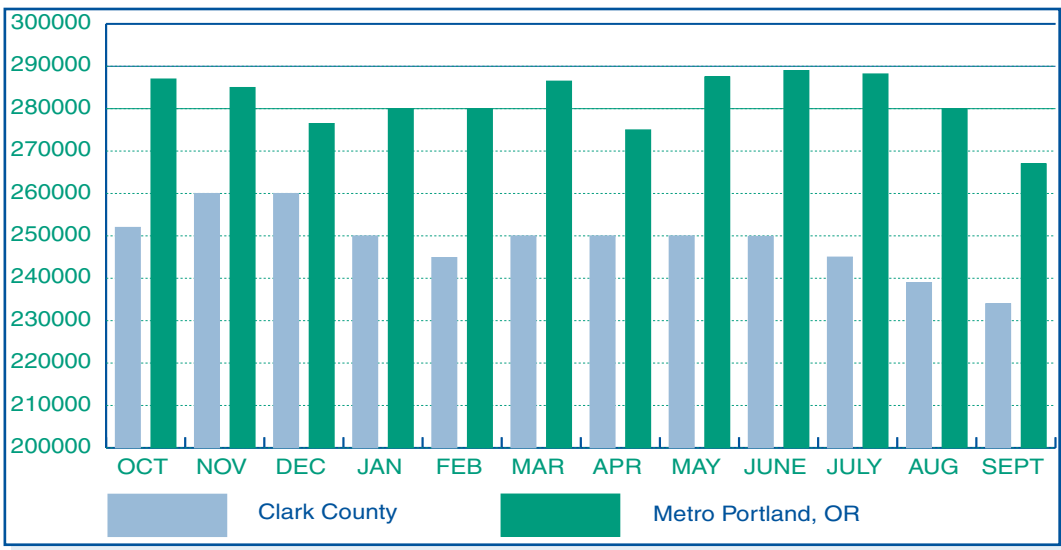
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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.