

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

December 2008 Reporting Period

December Residential Highlights

The year ended quietly as sales activity in the Portland metro continued to slow. However, the level of inventory dropped after reaching a record high in November.

The number of closed sales (987) hit its lowest point since February 1992 (905). Pending transactions (810) were at a record low since RMLS™ began reporting in 1992, the previous record was 845 in December 1994.

Comparing December 2008 with December 2007, closed sales fell 34% and pending sales dropped 34.2%. New listings also decreased 17.4%.

At the month's rate of sales, the 13,882 active residential listings would last 14.1 months if no new listings were to enter the market. That is a slight decrease from last month's record high of 15 months.

2008 Summary

Comparing market activity in 2008 with 2007, new listings decreased 8.7%. Pending sales dropped 30.8% and closed sales fell 32.1%.

At \$6.3 billion this year, total sales volume dropped 35% from 2007's \$9.7 billion. See chart on page 20.

Fourth Quarter Summary

Comparing the fourth quarter of 2008 with that of 2007, new listings fell 20.3% (8,326 v. 10,450*). Closed sales, on the other hand, dropped 32.1% (3,598 v. 5,298) and pending sales fell 35.8% (3,061 v. 4,766).

2008 Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2008	290,600	6%
2007	272,900	13%
2006	241,800	14%
2005	212,000	14%
2004	186,600	12%

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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	11.1
November	5.1	8.3	15
December	4.5	8.5	14.1

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	December	1,880	810	987	300,800	252,900		138
	Year-to-Date	54,605	19,153	19,132	330,300	278,000		122
2007	December	2,276	1,231	1,496	352,000	276,500	73	
	Year-to-Date	59,811	27,664	28,173	342,900	290,000	58	

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* The number of new listings for the fourth quarter of 2007 reported in the December 2007 edition of Market Action was incorrect due to a reporting error. This has been corrected in this issue, and the December 2007 edition of Market Action has been updated on RMLSweb.

*Due to possible reporting inconsistencies, Current Listing Market Time should be used to analyze trends only. 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 • 12/2008

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	500	91	132	32	-41.8%	47	267,100	104	2,385	972	-24.8%	971	266,100	250,000	-0.1%	16	397,000	33	134,400	27	445,200
142	Northeast Portland	987	202	339	87	-32.0%	108	290,400	109	5,047	1,980	-30.8%	1,972	320,000	280,000	-0.4%	30	493,700	31	143,800	50	456,600
143	Southeast Portland	1,557	218	428	120	-25.9%	132	263,900	108	7,001	2,645	-29.8%	2,602	276,100	245,000	-3.3%	42	483,900	51	177,900	112	507,900
144	Gresham/ Troutdale	1,065	142	270	50	-39.8%	56	218,900	145	3,771	1,175	-34.3%	1,181	258,700	245,000	-8.2%	17	262,800	42	221,400	41	559,400
145	Milwaukie/ Clackamas	1,071	176	349	64	-17.9%	89	272,100	125	4,422	1,394	-26.0%	1,349	318,400	284,900	-4.6%	14	451,800	42	382,400	16	479,000
146	Oregon City/ Canby	769	110	214	38	-42.4%	44	265,300	169	2,774	847	-35.5%	828	313,500	280,000	-5.0%	8	479,400	54	288,700	16	265,100
147	Lake Oswego/West Linn	916	102	242	29	-59.2%	42	509,800	209	3,239	852	-40.0%	864	541,600	452,600	-4.5%	5	283,400	25	398,000	7	502,200
148	West Portland	1,654	171	407	88	-45.0%	99	442,500	172	6,189	2,186	-28.5%	2,258	478,500	390,000	1.9%	17	473,300	39	228,800	19	753,100
149	Northwest Washington County	570	77	166	36	-26.5%	44	403,900	117	2,306	941	-23.7%	916	404,800	375,000	-3.4%	7	188,600	23	266,700	6	422,400
150	Beaverton/Aloha	1,044	185	390	86	-24.6%	115	258,500	121	4,933	1,847	-32.7%	1,877	273,800	250,000	-4.4%	4	117,500	15	216,000	21	450,900
151	Tigard/Wilsonville	1,258	145	332	69	-20.7%	85	325,800	162	4,785	1,577	-29.4%	1,598	352,600	323,000	-5.9%	6	312,600	24	414,700	15	329,000
152	Hillsboro/ Forest Grove	943	134	285	41	-43.1%	54	225,700	127	3,573	1,289	-30.2%	1,263	277,800	255,000	-6.7%	13	299,400	22	306,200	30	364,200
153	Mt. Hood: Govt. Camp/Wemme	139	15	31	3	-78.6%	5	250,500	156	358	112	-21.1%	117	253,700	234,000	-10.5%	2	443,500	8	147,400	0	N/A
155	Columbia County	499	48	114	24	-36.8%	27	252,900	189	1,362	468	-43.6%	480	230,700	214,000	-9.0%	6	187,400	34	107,300	8	222,400
156	Yamhill County	910	64	172	43	-20.4%	40	231,800	171	2,460	868	-30.2%	856	266,800	225,000	-5.2%	10	833,300	47	203,700	21	331,600
180-195 168-178	Marion/ Polk Counties	780	82	220	33	-42.1%	38	228,300	174	2,206	658	-48.0%	632	252,500	202,000	-4.8%	11	464,900	54	117,800	22	520,400
	North Coastal Counties	725	59	235	24	-33.3%	28	262,900	157	1,751	458	-41.7%	452	356,500	285,000	-8.0%	14	265,100	128	169,300	12	539,700

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

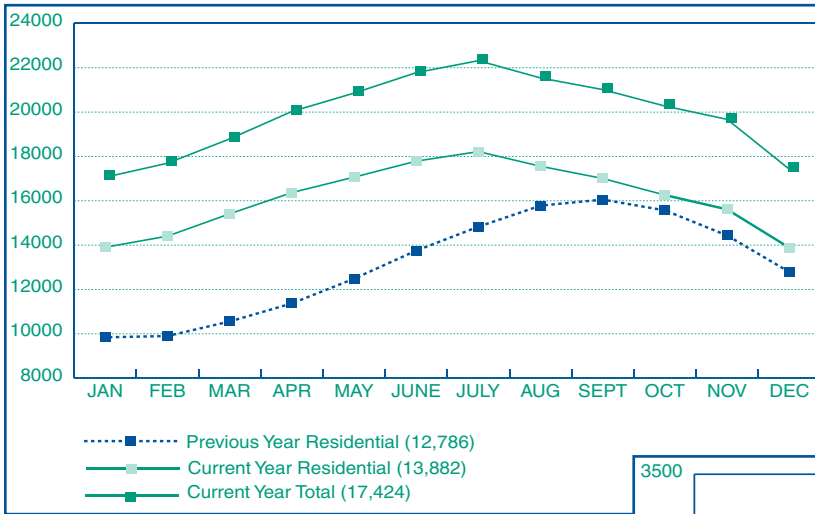
² Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2008 with December 2007. The Year-To-Date section compares year-to-date statistics from December 2008 with year-to-date statistics from December 2007.

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/08-12/31/08) with 12 months before (1/1/07-12/31/07).

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

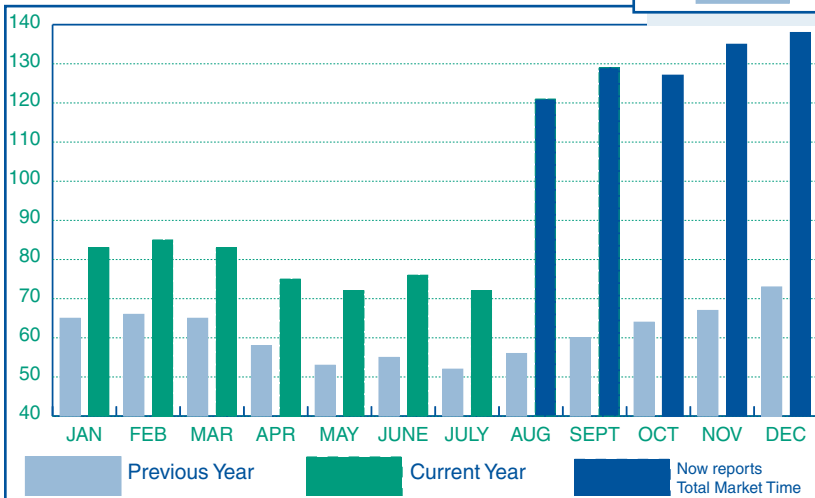
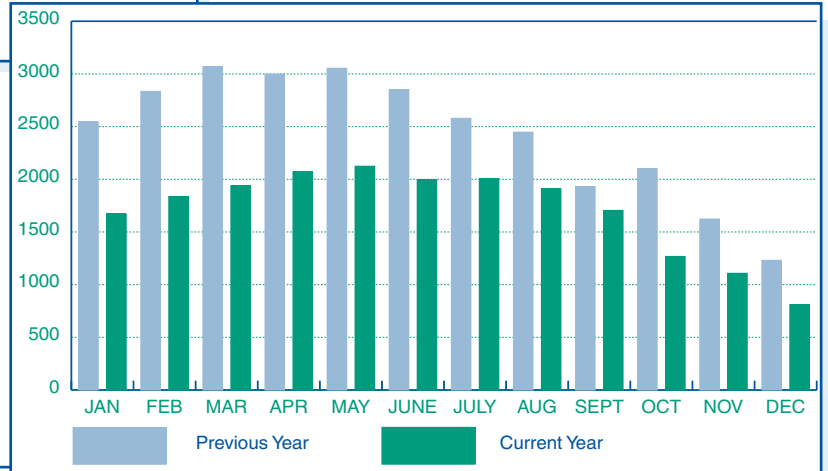
⁵ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Market Action



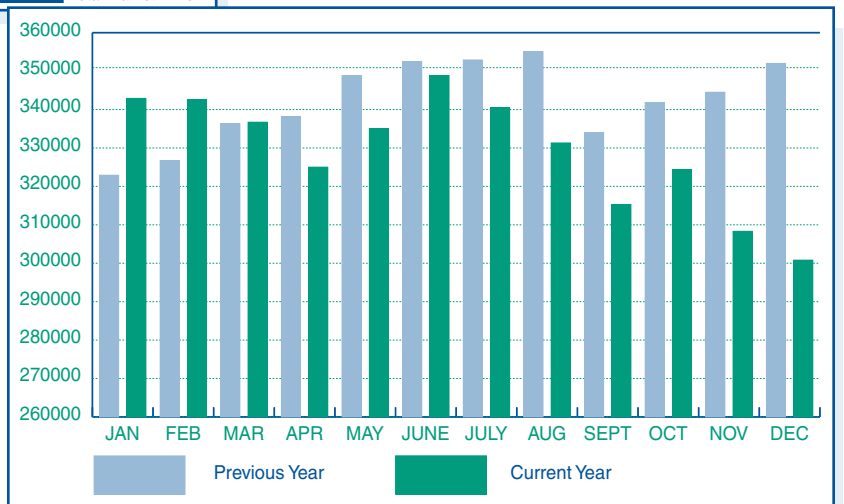
PENDING SALES
Metro Portland, Oregon

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.

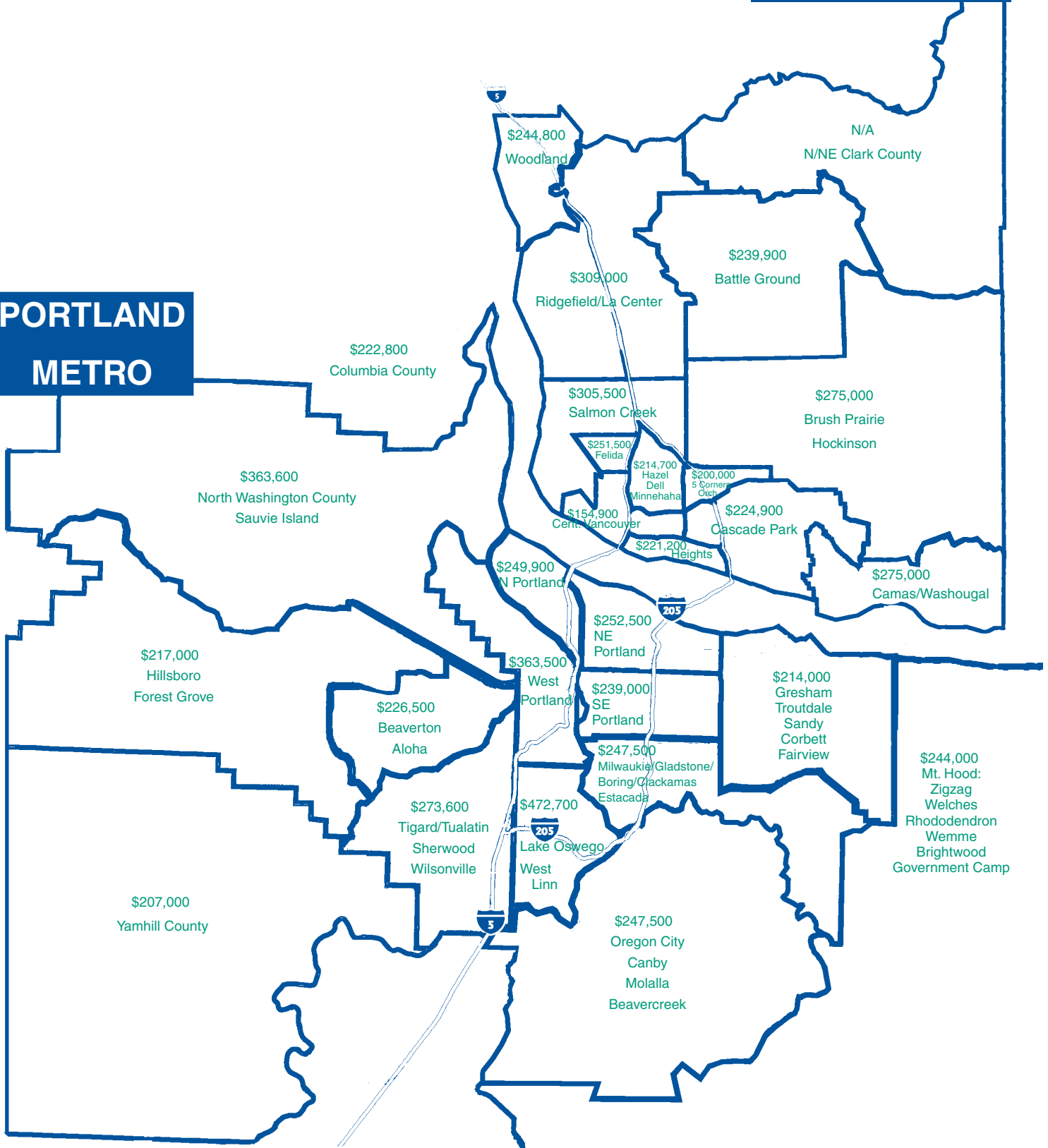


MEDIAN SALE PRICE

December 2008

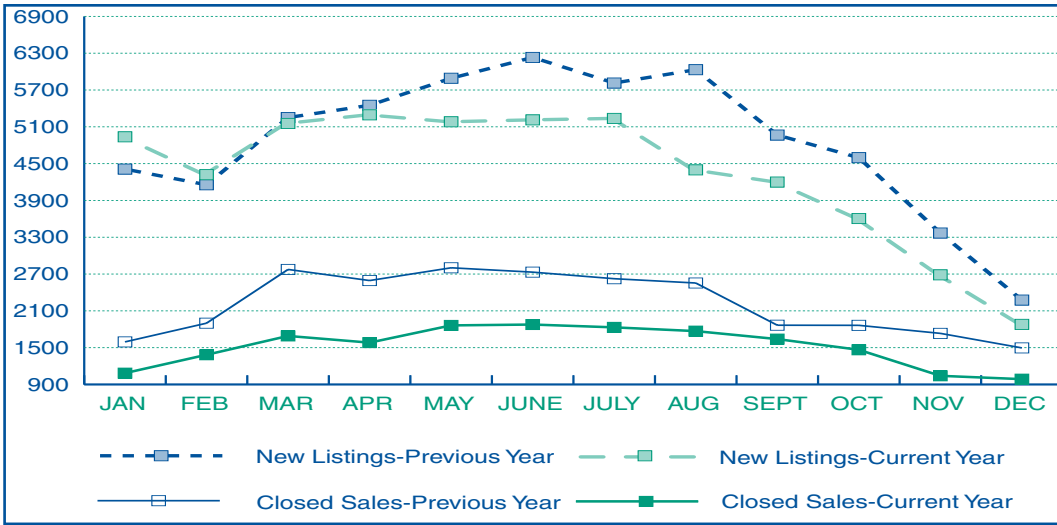
**SW
WASHINGTON**

**PORTLAND
METRO**



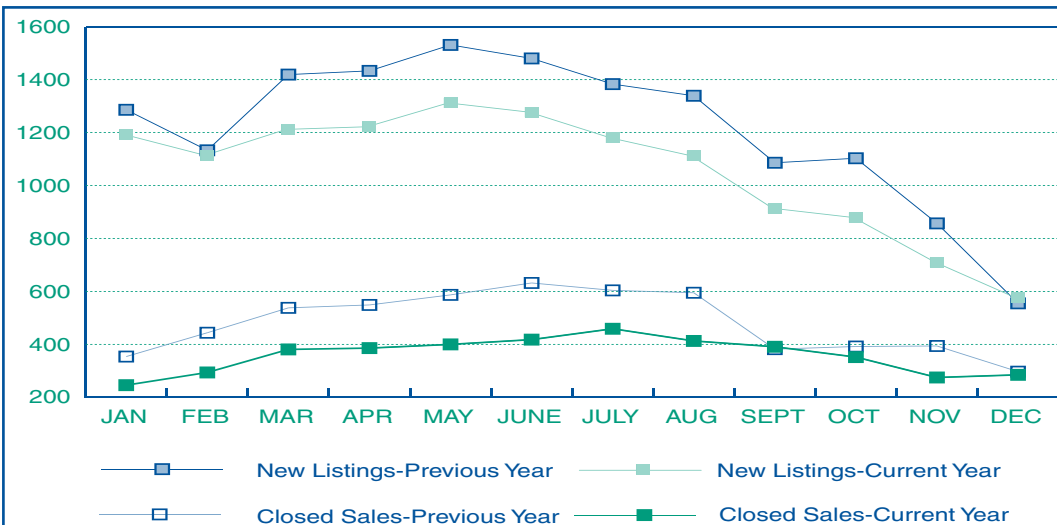
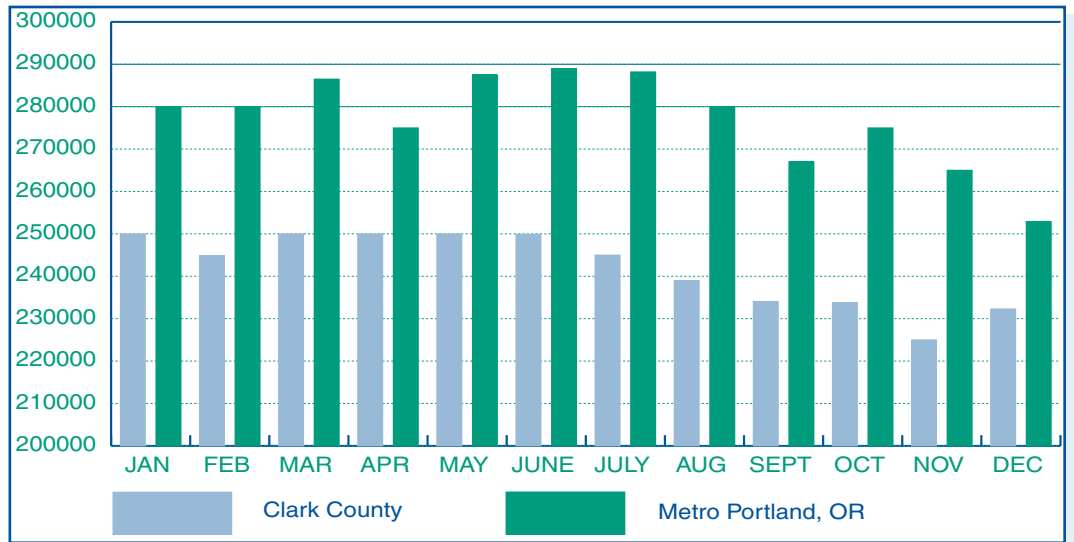
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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.