

# Portland Metro Market Trends

April 2010 Report



# Overview

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2008 | 2009 | 2010 |
| January              | 12.8 | 19.2 | 12.6 |
| February             | 10.4 | 16.6 | 12.9 |
| March                | 9.1  | 12   | 7.8  |
| April                | 10.3 | 11   | 7.3  |
| May                  | 9.2  | 10.2 |      |
| June                 | 9.5  | 8.2  |      |
| July                 | 10   | 7.3  |      |
| August               | 9.9  | 7.8  |      |
| September            | 10.4 | 7.6  |      |
| October              | 11.1 | 6.5  |      |
| November             | 15   | 7.1  |      |
| December             | 14.1 | 7.7  |      |

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

| Portland Metro Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2010                                  | April        | 4,713        | 2,991         | 1,941        | 282,100            | 240,000           | 127               |
|                                       | Year-to-date | 17,918       | 8,476         | 5,900        | 279,700            | 239,900           | 138               |
| 2009                                  | April        | 3,808        | 1,860         | 1,302        | 291,100            | 249,900           | 148               |
|                                       | Year-to-date | 15,521       | 5,793         | 4,172        | 295,000            | 250,000           | 152               |
| Change                                | April        | 23.8%        | 60.8%         | 49.1%        | -3.1%              | -4.0%             | -14.0%            |
|                                       | Year-to-date | 15.4%        | 46.3%         | 41.4%        | -5.2%              | -4.0%             | -8.8%             |

\*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.

Sales activity in the Portland metro area improved in April 2010 compared to the same month a year ago. Comparing April 2010 with April 2009, closed sales increased 49.1%. Pending sales also jumped 60.8%, and new listings rose 23.8%.

# Active Listings

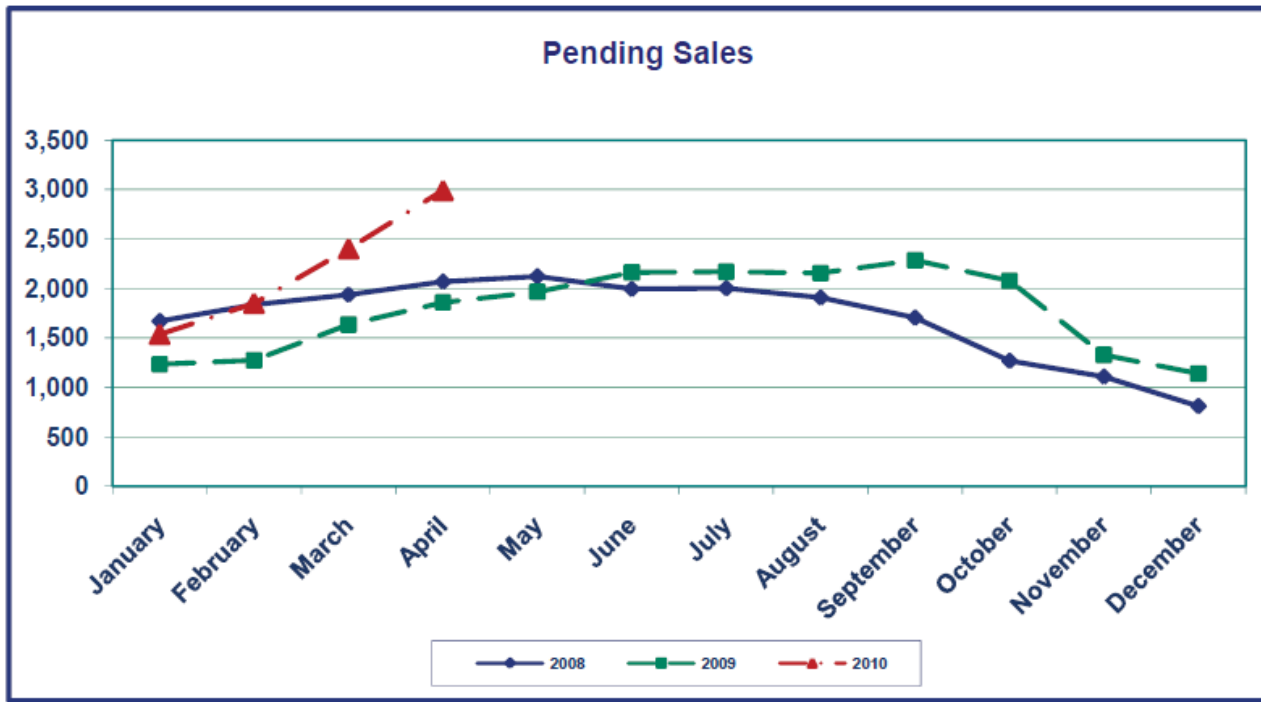


## ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.

# Pending Sales



## PENDING LISTINGS

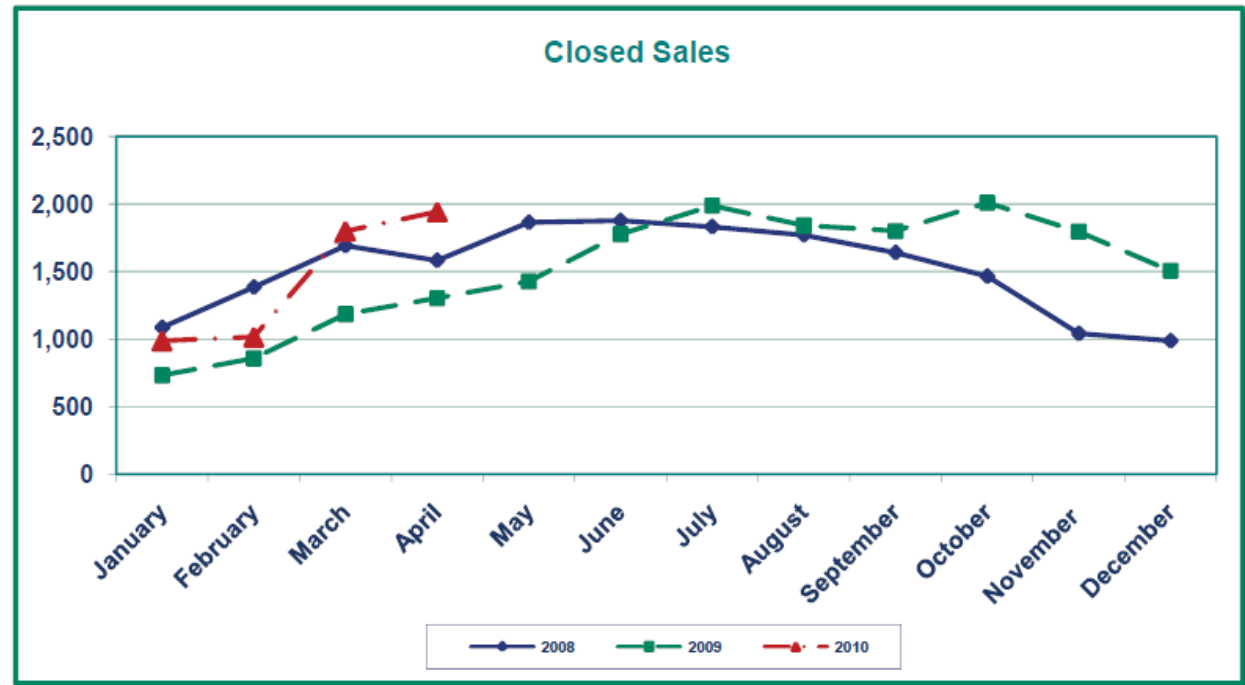
PORTLAND, OR

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

# Closed Sales

## CLOSED SALES PORTLAND, OR

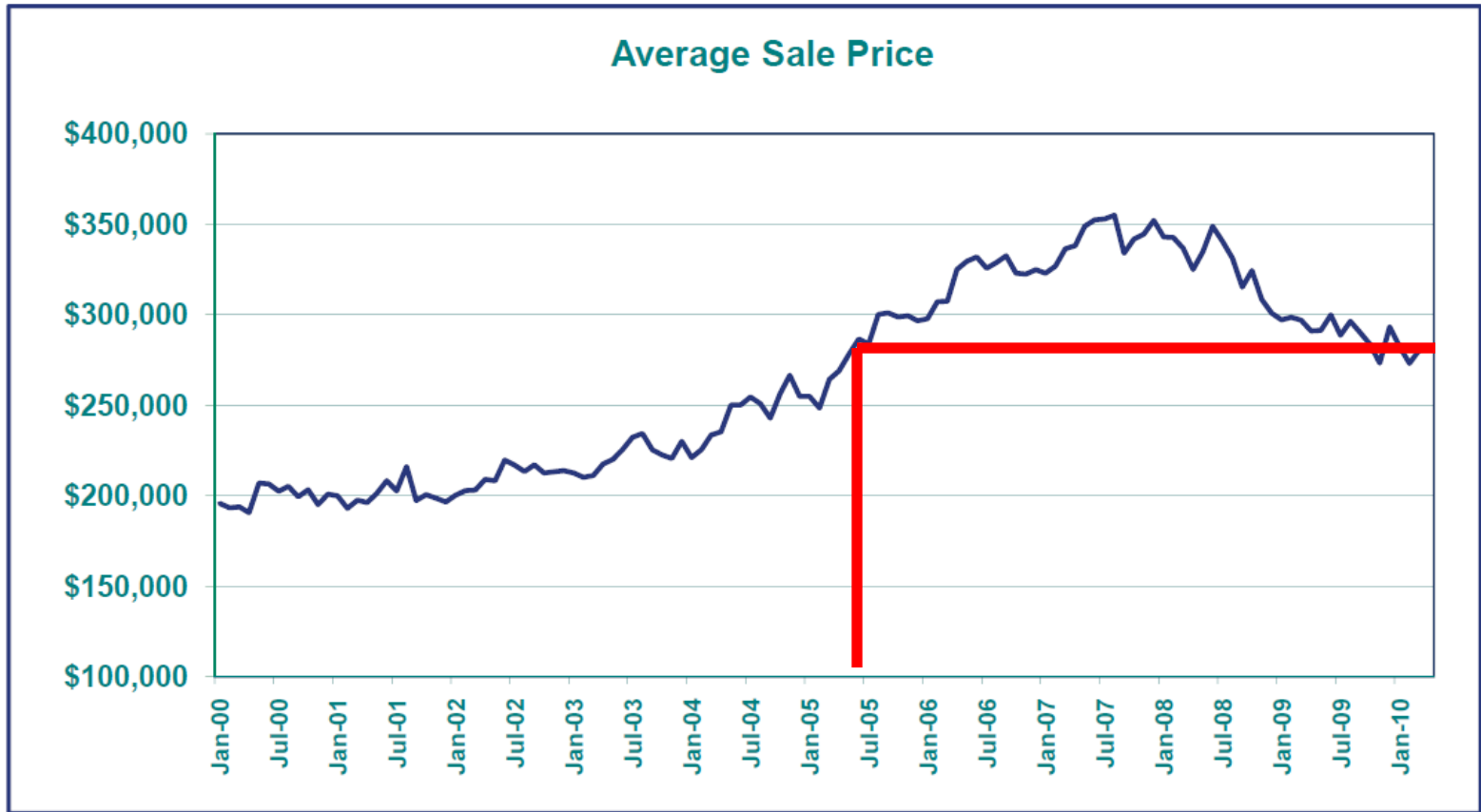
This graph shows the closed sales over the past three calendar years in the greater Portland, Oregon metropolitan area.



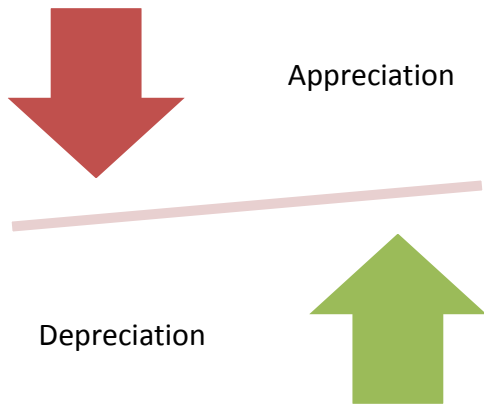
# Average Sale Price

AVERAGE SALE  
PRICE  
PORTLAND, OR

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



# Depreciation By Region



**12-Month Sale Price Percent Change  
Portland Metro Area**

**Average Sale Price: - 10.4%**

**Median Sale Price: - 9.6%**

| MLS Area                    | Depreciation % |
|-----------------------------|----------------|
| North Portland              | 7.9            |
| Northeast Portland          | 10.4           |
| Southeast Portland          | 10.5           |
| Gresham/Troutdale           | 12.5           |
| Milwaukie/Clackamas         | 9.6            |
| Oregon City/Canby           | 11.7           |
| Lake Oswego/West Linn       | 8.1            |
| West Portland               | 11.4           |
| Northwest Washington Co.    | 7.6            |
| Beaverton/Aloha             | 10.0           |
| Sherwood/Tigard/Wilsonville | 8.2            |
| Hillsboro/Forest Grove      | 9.7            |
| Mt. Hood: Gov't Camp/Wemme  | 7.4            |
| Columbia County             | 12.5           |
| Yamhill County              | 13.6           |