

Portland Metro Market Trends

June 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	7
June	9.5	8.2	7.3
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	June	4,049	1,618	2,012	289,800	240,000	121
	Year-to-date	25,835	11,231	10,183	280,700	239,900	132
2009	June	4,257	2,164	1,776	299,800	249,900	147
	Year-to-date	24,069	9,642	7,499	295,100	250,000	149
Change	June	-4.9%	-25.2%	13.3%	-3.3%	-4.0%	-17.7%
	Year-to-date	7.3%	16.5%	35.8%	-4.9%	-4.0%	-12.0%

*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.

While inventory continued to stay low in the Portland Metro area, sales activity saw both increases and declines. When comparing June 2010 with June 2009, closed sales increased 13.3%. Pending sales and new listings fell 25.2% and 4.9%, respectively. Comparing June 2010 with the previous month, May 2010, closed sales dropped 1.9% (2,012 v. 2,050) and pending sales grew 8.4% (1,618 v. 1,493). New listings also rose 16.3% (4,049 v. 3,482).

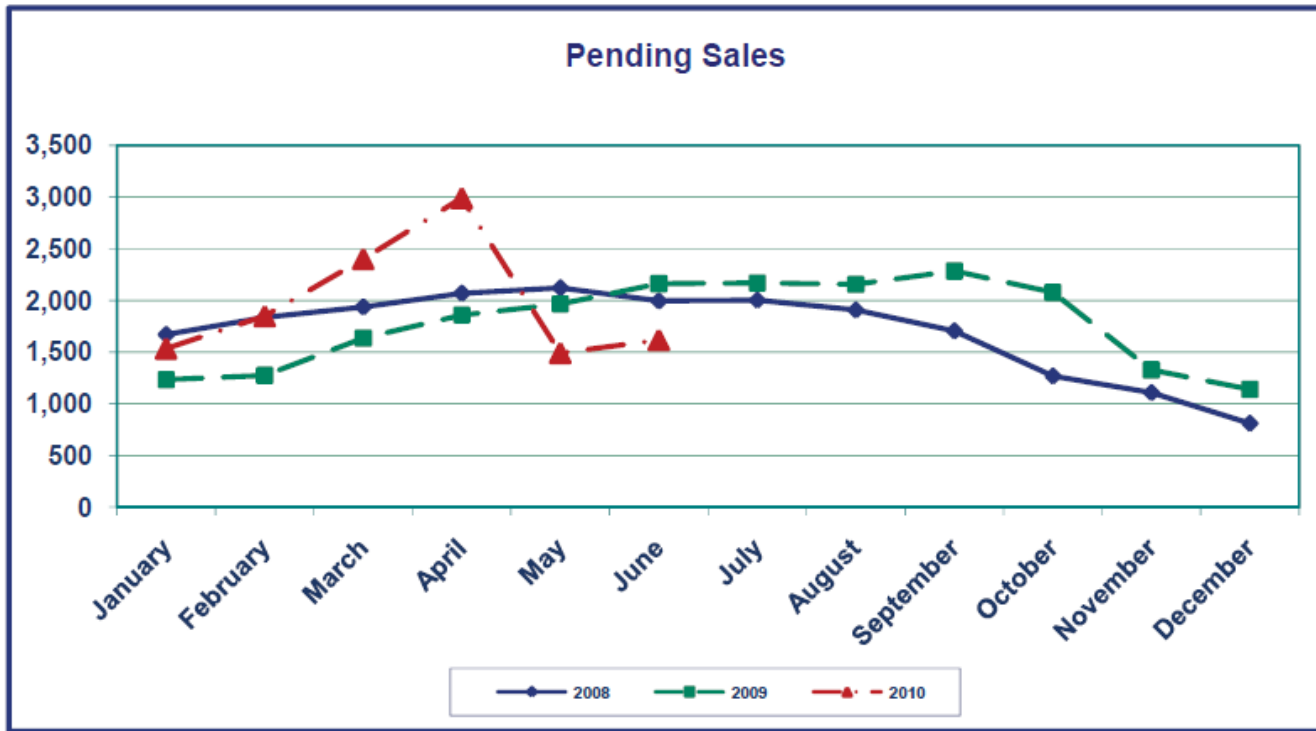
Active Residential Listings



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.

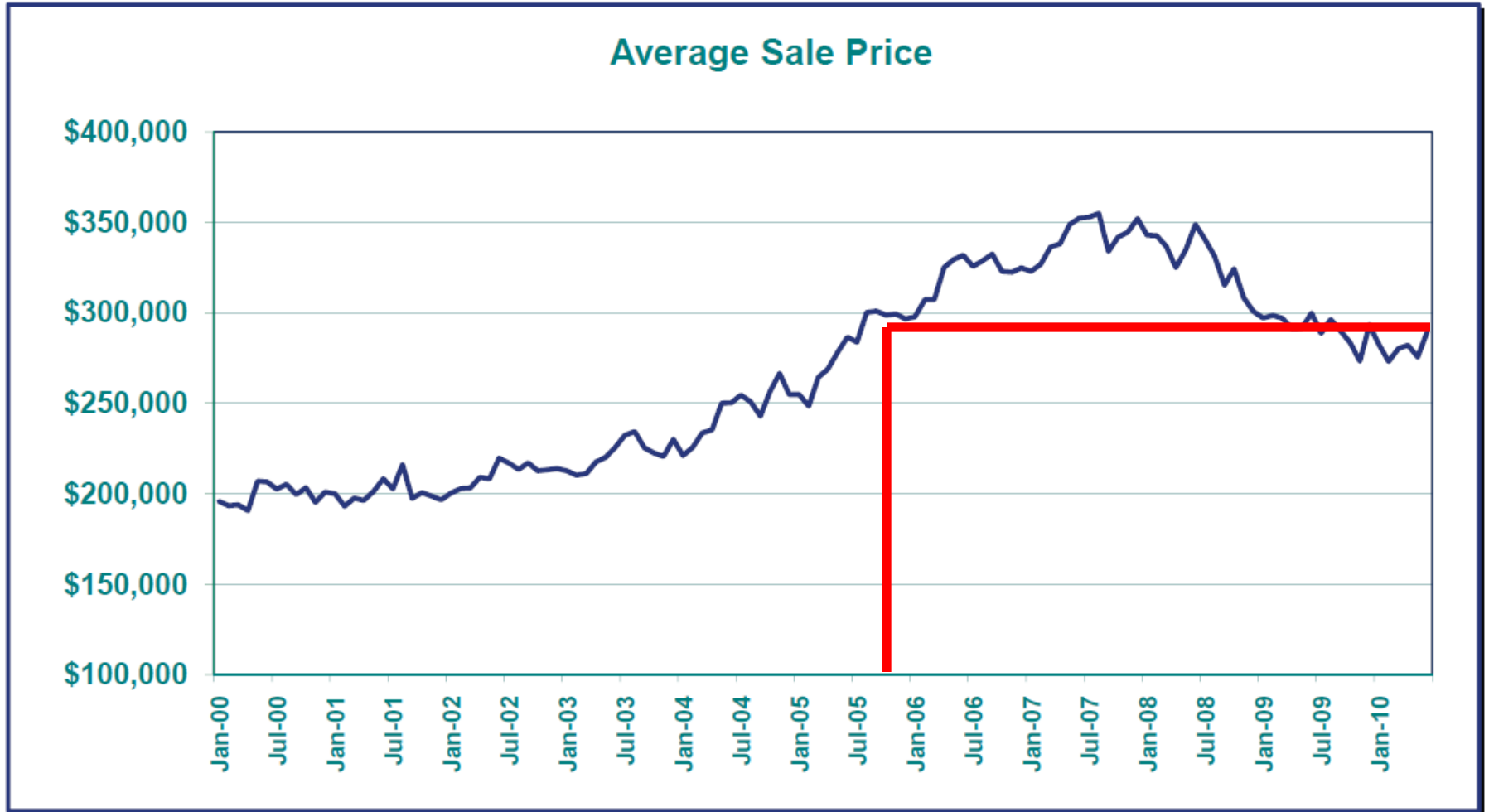
Closed Sales

CLOSED SALES PORTLAND, OR

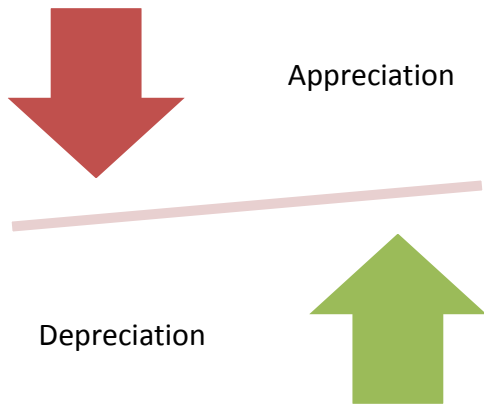
This graph shows the closed sales over the past three calendar years in the greater Portland, Oregon metropolitan area.



Average Sale Price



Depreciation By Region



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

Average Sale Price: - 8.2%

Median Sale Price: - 7.1%

MLS Area	Depreciation %
North Portland	4.9
Northeast Portland	7.3
Southeast Portland	8.5
Gresham/Troutdale	8.8
Milwaukie/Clackamas	7.6
Oregon City/Canby	10.0
Lake Oswego/West Linn	5.6
West Portland	10.2
Northwest Washington Co.	7.5
Beaverton/Aloha	7.5
Sherwood/Tigard/Wilsonville	7.9
Hillsboro/Forest Grove	10.1
Mt. Hood: Gov't Camp/Wemme	8.6
Columbia County	10.3
Yamhill County	11.1