

AREA REPORT • 3/2008

Metro Portland & Adjacent Regions, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Appreciation ³	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	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	551	204	121	110	-20.9%	90	283,400	51	644	303	-19.4%	228	274,300	250,100	8.2%	6	267,800	8	88,700	8	521,000
142	Northeast Portland	1,056	462	248	215	-37.0%	177	337,100	64	1,275	558	-36.0%	434	321,200	273,500	6.9%	7	502,600	1	45,000	5	254,800
143	Southeast Portland	1,623	673	336	279	-30.6%	236	268,900	70	1,795	756	-31.5%	579	278,300	249,300	5.0%	10	490,300	10	148,200	26	434,200
144	Gresham/ Troutdale	1,189	374	181	118	-41.9%	106	269,700	93	1,057	335	-37.0%	265	258,700	245,000	2.2%	3	194,000	20	265,700	11	305,800
145	Milwaukie/ Clackamas	1,330	435	231	137	-29.4%	112	335,800	83	1,264	349	-34.9%	275	356,000	300,000	-6.4%	4	944,500	7	340,700	5	499,800
146	Oregon City/ Canby	902	276	179	75	-56.1%	77	313,100	91	802	248	-34.4%	208	309,200	286,000	0.6%	3	522,500	19	301,300	3	266,400
147	Lake Oswego/West Linn	974	315	165	84	-40.4%	82	540,100	102	875	228	-44.3%	200	557,600	455,000	8.7%	1	273,900	6	184,600	0	N/A
148	West Portland	1,775	589	292	216	-32.9%	198	474,100	92	1,659	578	-30.5%	532	492,400	399,500	3.1%	3	475,700	6	229,500	5	605,800
149	Northwest Washington County	607	201	83	104	-11.1%	72	417,500	100	595	245	-31.2%	170	402,600	385,000	4.5%	0	N/A	3	376,700	2	380,000
150	Beaverton/Aloha	1,340	454	255	163	-45.5%	161	284,300	69	1,389	486	-41.1%	424	280,300	250,000	2.6%	1	110,000	6	187,100	2	372,300
151	Tigard/Wilsonville	1,403	465	205	157	-33.8%	162	347,500	83	1,279	439	-32.3%	377	363,300	340,000	2.2%	1	403,000	3	398,300	4	323,800
152	Hillsboro/ Forest Grove	1,015	290	175	139	-40.1%	107	285,000	98	939	364	-44.0%	258	289,500	259,900	2.7%	4	376,500	5	315,000	9	400,300
153	Mt. Hood: Govt. Camp/Wemme	103	41	17	12	9.1%	11	257,300	94	85	36	0.0%	32	253,200	245,000	-4.0%	0	N/A	4	167,500	0	N/A
155	Columbia County	523	122	52	48	-54.3%	35	245,100	116	346	141	-42.0%	120	230,900	216,000	6.2%	0	N/A	8	91,700	2	196,300
156	Yamhill County	1,021	254	107	81	-48.1%	65	280,400	127	691	216	-46.9%	183	285,700	227,000	4.1%	1	320,000	8	230,300	13	358,600

180-200	Marion/ Polk Counties	1,256	273	134	87	-34.6%	61	238,900	103	854	235	-34.4%	175	242,000	221,000	3.3%	3	558,300	29	92,400	5	1,073,900
	North Coastal Counties	1,276	251	132	69	1.5%	47	366,300	117	746	175	8.0%	134	355,200	302,000	8.7%	4	310,800	22	185,500	2	332,500

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 March 2008 with March 2007. The Year-To-Date section compares year-to-date statistics from March 2008 with year-to-date statistics from March 2007.

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/07-3/31/08) with 12 months before (4/1/06-3/31/07).

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

Market Action