

AREA REPORT • 4/2008

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 ¹	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	% Change ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	565	228	130	106	-26.9%	95	276,200	56	881	402	-22.4%	327	274,800	255,000	7.7%	7	325,300	10	133,900	11	503,100
142	Northeast Portland	1,141	506	272	222	-31.1%	159	305,700	59	1,816	762	-35.2%	603	316,400	275,000	6.7%	10	444,300	5	114,500	12	339,900
143	Southeast Portland	1,681	615	313	299	-21.9%	222	275,700	60	2,452	1,042	-28.7%	816	276,600	245,000	4.5%	13	515,100	18	194,400	39	544,400
144	Gresham/ Troutdale	1,215	354	240	116	-35.9%	98	250,300	59	1,420	441	-36.3%	368	257,900	246,000	0.4%	5	230,400	25	247,400	12	315,500
145	Milwaukie/ Clackamas	1,398	456	261	162	-28.6%	108	302,600	70	1,734	496	-34.6%	386	339,500	294,500	-5.9%	6	668,800	11	277,800	7	436,600
146	Oregon City/ Canby	943	242	151	86	-37.2%	71	381,800	96	1,054	328	-35.0%	284	326,300	286,000	2.5%	3	522,500	25	299,500	5	230,900
147	Lake Oswego/West Linn	1,069	322	163	86	-41.1%	68	542,600	105	1,208	307	-44.6%	269	552,800	449,000	7.0%	3	266,300	8	243,400	0	N/A
148	West Portland	1,918	615	266	252	-24.6%	169	460,800	93	2,308	823	-28.4%	711	491,500	397,000	4.0%	5	311,800	10	268,700	7	640,600
149	Northwest Washington County	657	201	94	89	-38.2%	87	382,600	72	811	332	-33.1%	264	394,800	367,500	4.4%	0	N/A	5	274,000	4	393,700
150	Beaverton/Aloha	1,426	493	243	201	-29.2%	156	269,000	77	1,897	676	-38.5%	582	277,100	250,600	1.9%	1	110,000	7	173,200	4	365,300
151	Tigard/Wilsonville	1,539	488	236	144	-41.7%	122	360,500	85	1,790	574	-35.4%	503	362,700	337,000	2.5%	1	403,000	5	482,000	5	334,000
152	Hillsboro/ Forest Grove	1,096	377	169	142	-31.1%	115	276,900	82	1,338	506	-40.2%	379	286,000	259,900	1.3%	4	376,500	8	276,100	10	380,200
153	Mt. Hood: Govt. Camp/Wemme	114	29	11	7	-41.7%	8	293,700	91	115	42	-12.5%	40	261,300	245,000	-5.2%	0	N/A	4	167,500	0	N/A
155	Columbia County	569	141	53	48	-52.0%	41	220,700	88	492	183	-45.5%	162	228,400	214,400	5.7%	1	210,000	11	127,600	4	169,400
156	Yamhill County	1,039	228	111	110	-15.4%	63	263,400	88	932	316	-40.5%	250	279,000	227,000	1.6%	2	392,500	18	253,700	14	350,000

180-200	Marion/ Polk Counties	1,297	304	158	82	-39.7%	82	274,900	98	1,193	495	38.3%	262	253,700	219,900	3.6%	5	409,700	33	87,600	9	853,800
	North Coastal Counties	1,416	259	150	65	-5.8%	62	394,700	101	1,030	229	41.4%	199	367,900	305,900	7.4%	8	362,600	35	192,400	3	296,700

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

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/07-4/30/08) with 12 months before (5/1/06-4/30/07).

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

Market Action