

MARKET ACTION

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

Residential Review: Metro Portland, Oregon

August 2011 Reporting Period

August Residential Highlights

Sales activity in the Portland Metro area showed improvements in closed and pending sales this August compared with August 2010. (Please see "NOTE" below about increased pending sales.)

Closed sales grew 30.7% in August 2011 compared to August 2010. Pending sales were up 29.6%, and new listings dropped 24.8%. See residential highlights table below.

Comparing July 2011 with August 2011, closed sales increased from 1,709 to 1,805 (5.6%). Pending sales also went up from 1,928 to 2,187 (13.4%). New listings went down from 2,942 to 2,879 (-2.1%).

At the month's rate of sales, the 11,276 active residential listings would last about 6.2 months.

Sale Prices

Average sale price for August

2011 declined 9.2% compared to August 2010. Median sale price also fell 10%. See residential highlights table below.

Month to month, comparing July 2011 to August 2011, sale price activity fell slightly. Average sale price went down from \$275,100 to \$271,800 (-1.2%) while median sale price decreased from \$227,200 to \$225,000 (-1%).

Year-to-Date

Comparing January-August 2010 with the same period in 2011, results were mixed. Closed sales decreased by 0.5% (13,185 v. 13,114), while pending sales increased by 2.8% (14,248 v. 14,645). New listings fell 26% (34,043 v. 25,189).

NOTE: As a result of an effort to standardize the reporting of Short Sales, some areas may show unusual decreases in active listings and increases in pending sales.

Inventory in Months*			
	2009	2010	2011
January	19.2	12.6	11.3
February	16.6	12.9	10.9
March	12.0	7.8	7.1
April	11.0	7.3	7.2
May	10.2	7.0	6.8
June	8.2	7.3	6.0
July	7.3	10.8	7.0
August	7.8	11.0	6.2
September	7.6	10.5	
October	6.5	10.7	
November	7.1	10.2	
December	7.7	7.9	

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	-5.8% (\$267,800 v. \$284,300)
Median Sale Price % Change:	-6.3% (\$225,000 v. \$240,000)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	August	2,879	2,187	1,805	271,800	225,000	134
	Year-to-date	25,189	14,645	13,114	264,000	220,000	146
2010	August	3,829	1,688	1,381	299,300	250,000	126
	Year-to-date	34,043	14,248	13,185	284,600	241,000	130
Change	August	-24.8%	29.6%	30.7%	-9.2%	-10.0%	5.7%
	Year-to-date	-26.0%	2.8%	-0.5%	-7.2%	-8.7%	12.5%

*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.

AREA REPORT • 8/2011

Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	352	118	73	88	27.5%	74	246,100	93	1,023	617	5.5%	576	221,100	206,500	-4.7%	3	327,200	17	91,400	14	261,900
142	NE Portland	812	279	152	207	31.8%	165	282,900	105	2,380	1,463	-0.9%	1,326	270,300	229,700	-4.4%	14	333,400	20	158,200	55	392,700
143	SE Portland	1,062	343	170	284	47.9%	208	232,600	110	2,997	1,840	-1.0%	1,631	213,900	180,500	-7.2%	25	376,700	26	143,800	66	348,000
144	Gresham/ Troutdale	744	189	90	145	22.9%	114	199,200	140	1,622	947	0.6%	875	195,400	177,000	-7.4%	5	275,000	42	98,500	22	191,700
145	Milwaukie/ Clackamas	969	236	124	159	57.4%	122	251,000	138	2,047	1,096	3.7%	1,001	239,300	218,900	-10.8%	3	489,400	53	122,300	15	418,600
146	Oregon City/ Canby	694	158	83	106	11.6%	106	238,600	135	1,329	762	11.6%	679	230,900	210,000	-12.0%	2	65,000	32	153,100	8	186,200
147	Lake Oswego/ West Linn	809	160	95	106	11.6%	114	449,200	167	1,604	810	2.7%	739	427,100	370,000	-6.7%	2	797,500	5	224,100	1	399,000
148	W Portland	1,398	336	171	236	7.8%	194	394,900	131	2,966	1,713	7.1%	1,537	390,300	329,900	-2.5%	9	379,300	45	179,400	14	537,800
149	NW Wash Co.	487	137	74	87	20.8%	96	355,000	95	1,193	726	4.2%	688	363,100	320,000	-2.2%	2	430,800	26	231,600	2	298,800
150	Beaverton/ Aloha	850	272	116	231	45.3%	174	217,600	141	2,126	1,372	2.9%	1,177	209,600	190,000	-12.5%	3	191,000	14	212,700	12	262,800
151	Tigard/ Wilsonville	1,011	242	125	189	27.7%	164	274,500	171	2,199	1,217	2.3%	1,062	277,800	256,800	-5.9%	3	34,600	26	259,400	15	194,300
152	Hillsboro/ Forest Grove	704	183	89	167	29.5%	112	215,300	118	1,610	1,015	-0.8%	870	205,700	190,500	-9.5%	9	218,700	21	162,900	28	231,900
153	Mt. Hood	165	25	8	21	133.3%	14	202,100	275	204	71	6.0%	64	201,300	171,300	-13.8%	-	-	5	121,600	-	-
155	Columbia Co.	432	81	47	60	30.4%	57	163,400	137	663	345	7.1%	324	160,800	149,500	-12.3%	3	91,800	16	186,200	2	140,800
156	Yamhill Co.	787	120	80	101	27.8%	91	194,800	179	1,226	651	3.8%	565	194,100	172,500	-7.1%	4	738,900	32	215,800	11	204,900

Note: Data for the North Coastal Counties is now reported in the monthly "North Coastal Counties" Market Action Report.

Note: Data for Polk and Marion Counties is now reported in the monthly "Polk & Marion Counties" Market Action Report.

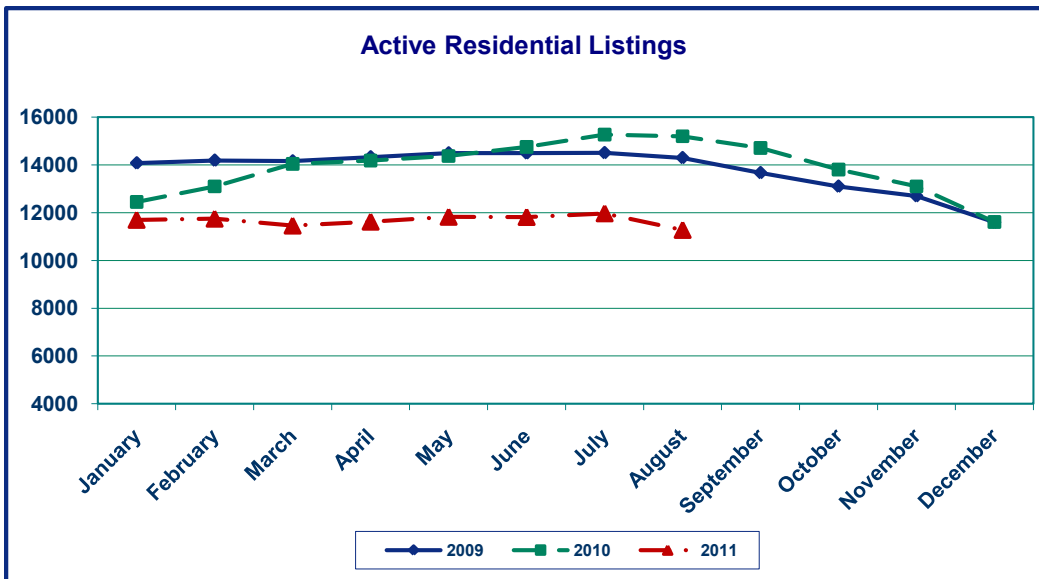
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2011 with August 2010. The Year-To-Date section compares year-to-date statistics from August 2011 with year-to-date statistics from August 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/10-8/31/11) with 12 months before (9/1/09-8/31/10).

³ 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.

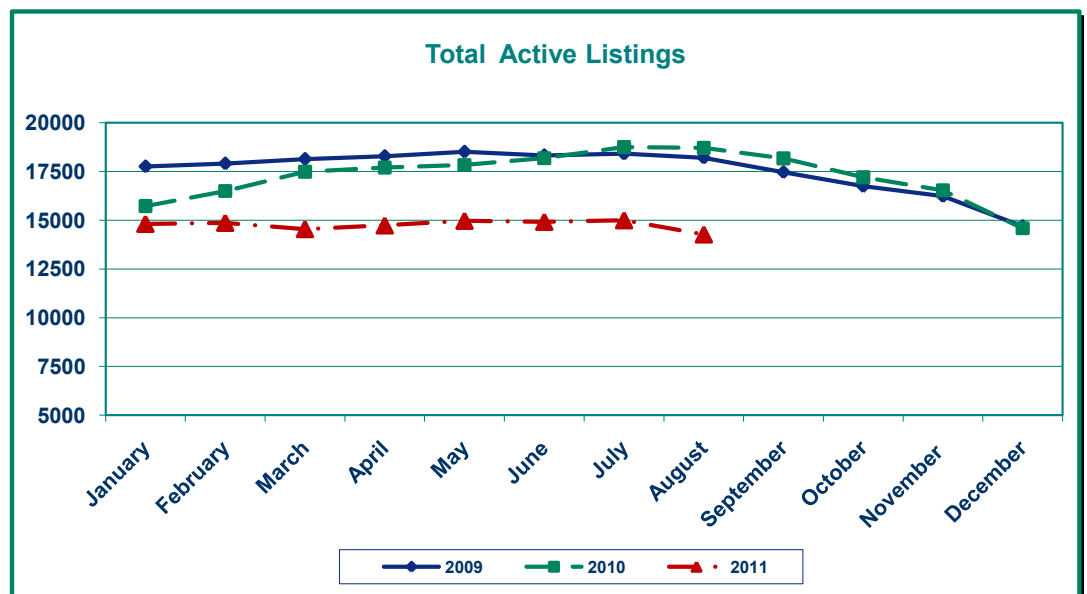
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



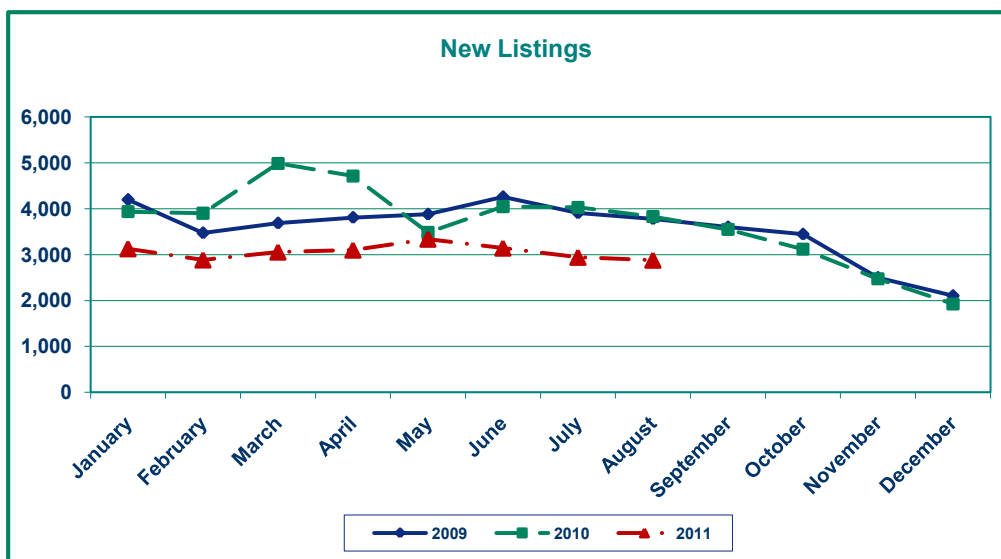
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

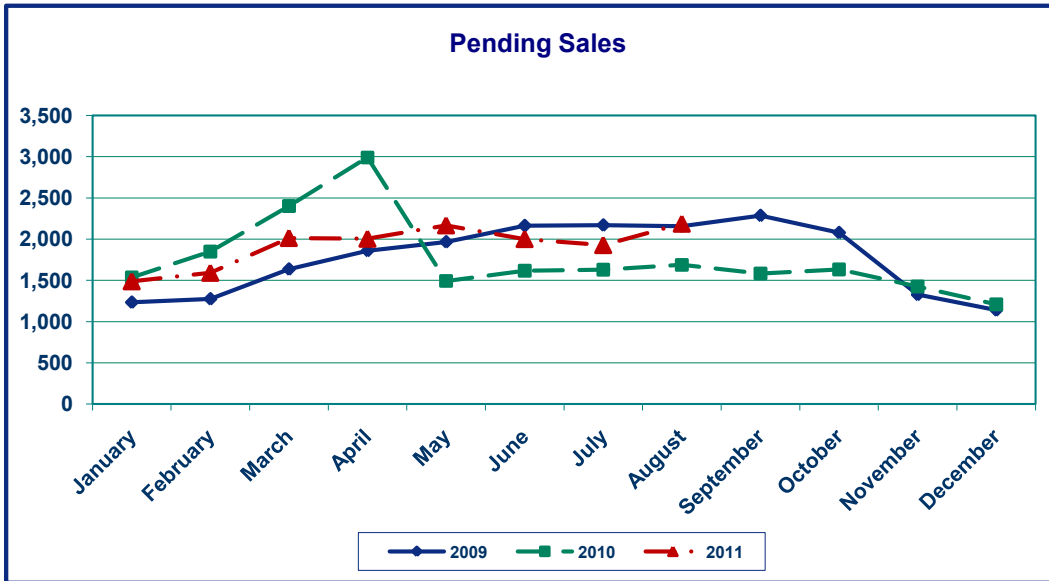
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

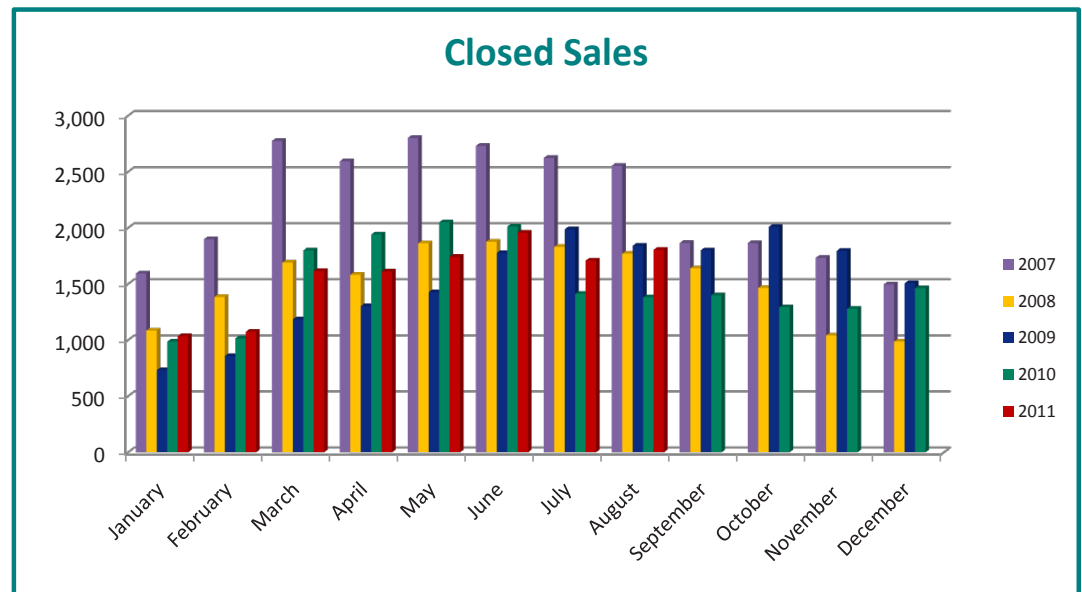
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



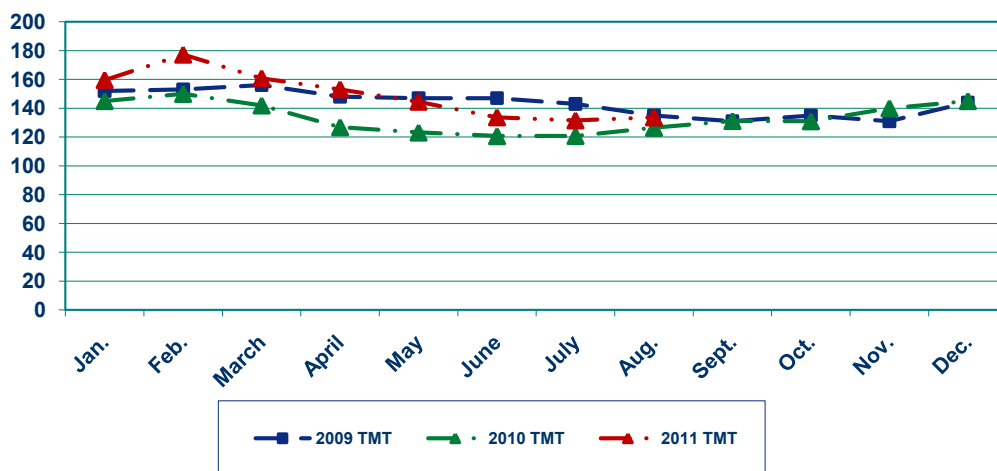
CLOSED SALES

PORTLAND, OR

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



Average Market Time



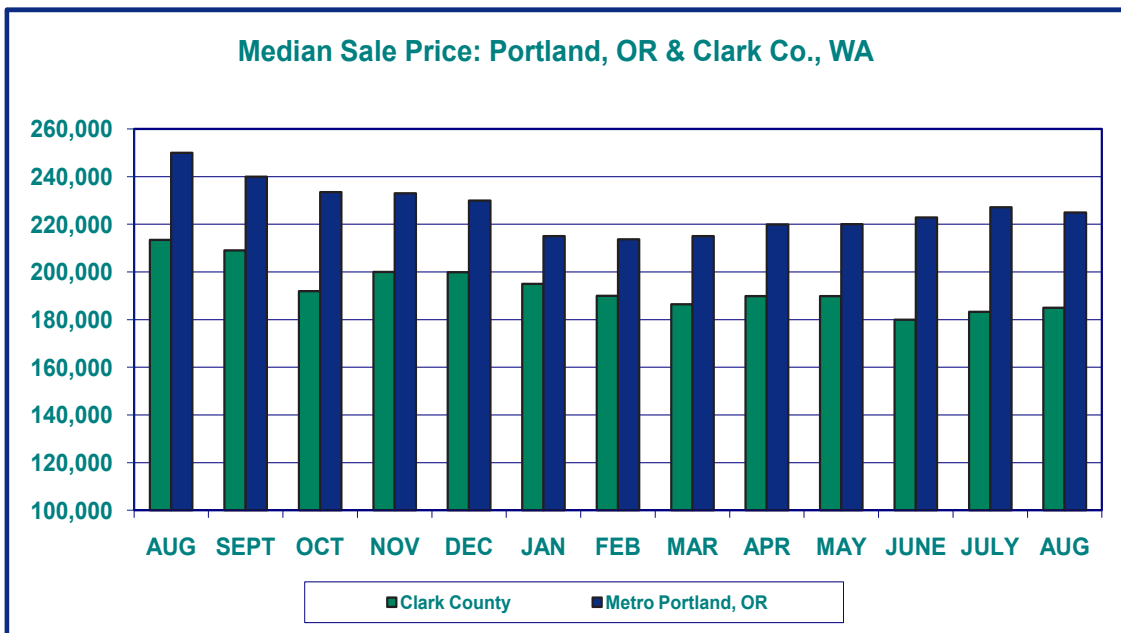
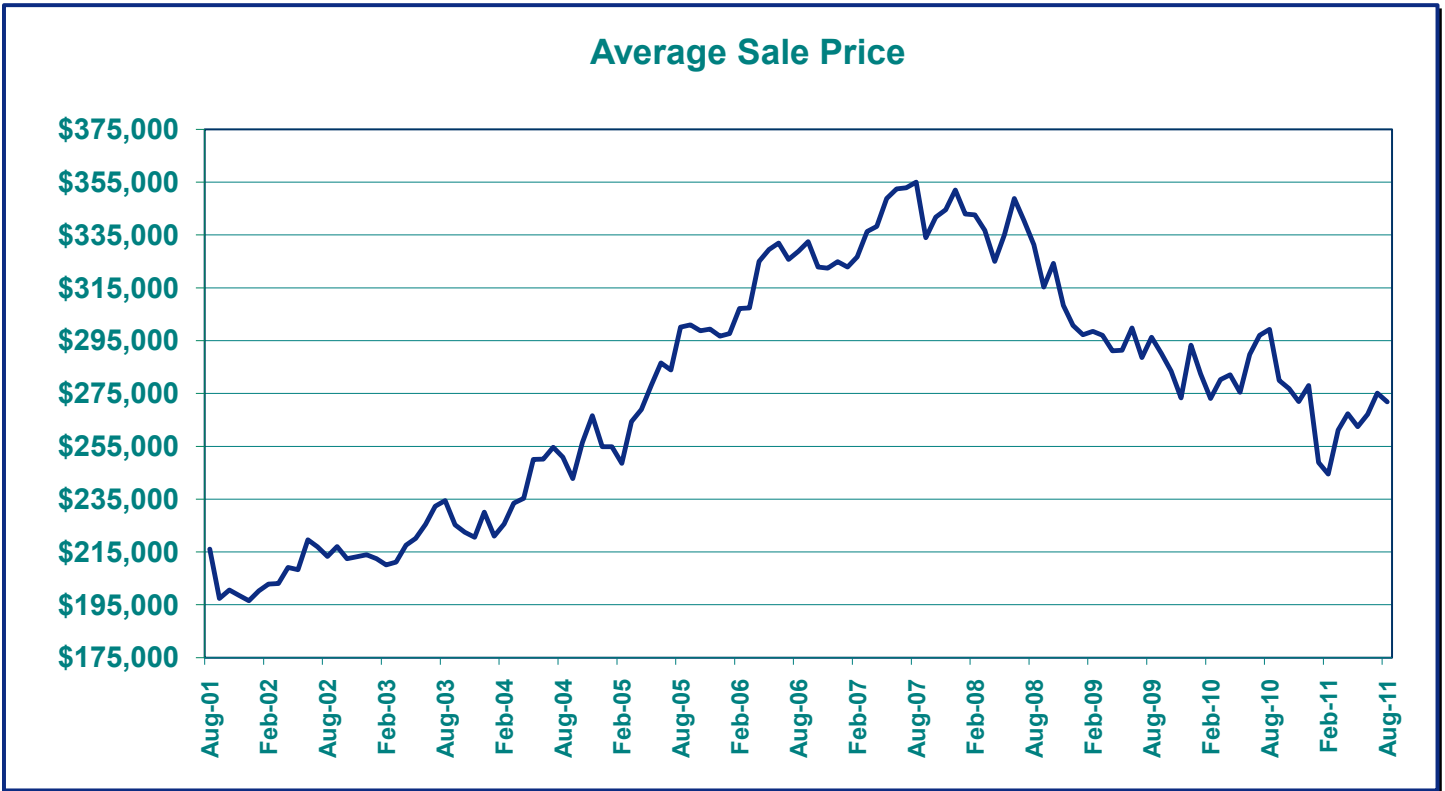
DAYS ON MARKET

PORTLAND, OR

This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.

AVERAGE SALE PRICE
PORTLAND, OR

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



MEDIAN SALE PRICE
PORTLAND, OR

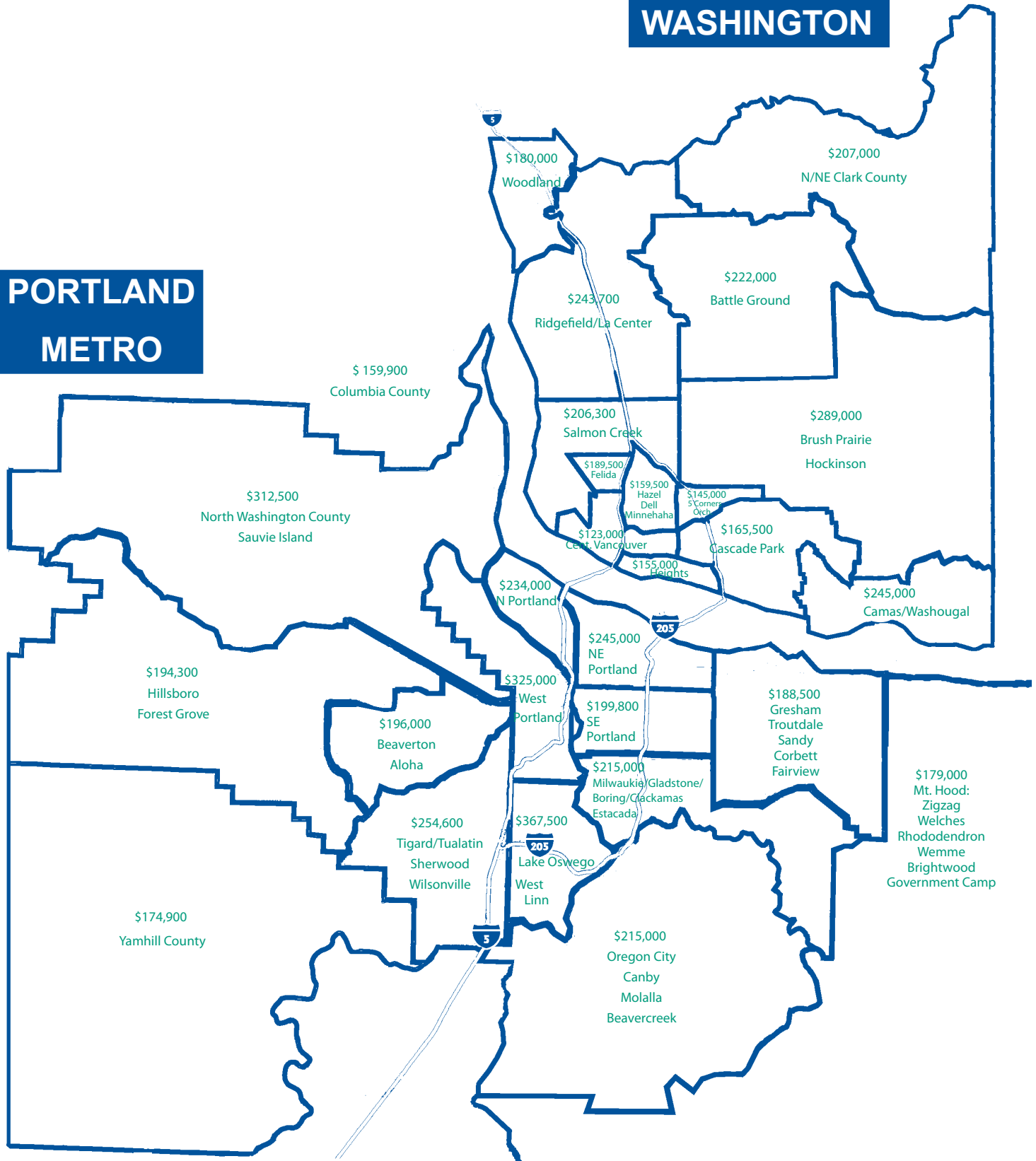
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

August 2011

SW
WASHINGTON

PORTLAND
METRO





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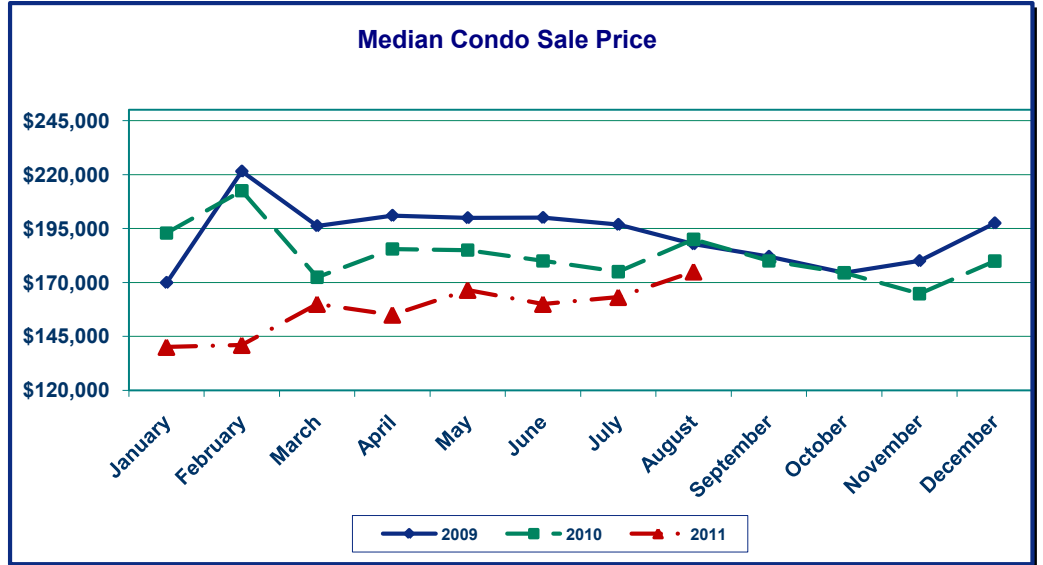
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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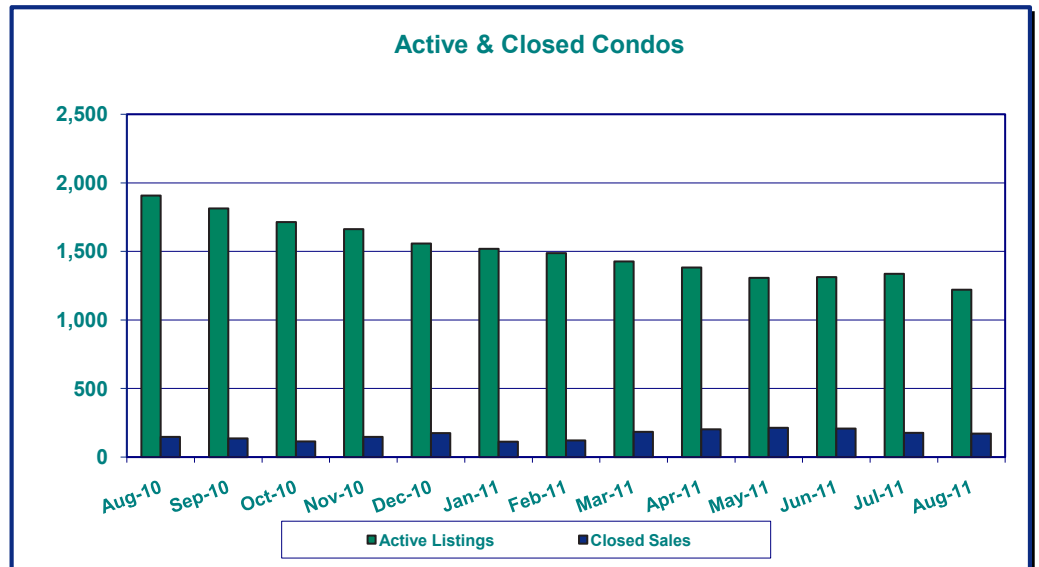
**MEDIAN SALE PRICE CONDOS
PORTLAND, OR**

This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.



**ACTIVE & CLOSED CONDOS
PORTLAND, OR**

This graph shows the number of active and closed condos in the Portland, Oregon, metropolitan area.



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Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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Residential Review: Southwest Washington

August 2011 Reporting Period

August Residential Highlights

Both closed sales and pending sales in Clark County showed large increases in August 2011 compared to August 2010 (see "NOTE" below about increased pending sales). Additionally, inventory dropped 5.4 months compared with August 2010.

Comparing August 2011 to August 2010 shows closed sales jumped up by 46.9%. Pending sales grew by 63.4%, and new listings decreased 12.6%.

Month-to-month, when comparing July 2011 with August 2011, closed sales grew from 459 to 473 (3.1%). Pending sales increased from 498 to 711 (42.8%), while new listings went up from 752 to 757 (0.7%).

At the month's rate of sales, the 3,078 active residential listings would last about 6.5 months.

Sale Prices

When comparing August 2011

with August 2010, average sale price went down 15.2%. The median sale price also fell 13.3%.

A comparison of the previous month of July 2011 to August 2011 shows the average sale price decreased from \$211,300 to \$207,200 (-1.9%), while the median sale price grew from \$183,300 to \$185,000 (0.9%).

Year-to-Date

Comparing January-August 2010 with the same period in 2011 shows closed sales went down 1.4% (3,414 v. 3,367). Pending sales increased 3.7% (3,756 v. 3,895), while new listings decreased 12.1% (7,191 v. 6,323).

NOTE: As a result of an effort to standardize the reporting of Short Sales, some areas may show unusual decreases in active listings and increases in pending sales.

Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Inventory in Months*			
	2009	2010	2011
January	21.0	12.4	11.7
February	18.6	11.6	12.1
March	11.7	7.7	8.3
April	11.9	6.6	7.8
May	11.1	6.6	7.9
June	7.9	6.8	6.8
July	7.3	12.0	7.3
August	8.0	11.9	6.5
September	7.6	10.4	
October	6.4	11.1	
November	7.3	11.7	
December	7.6	9.1	

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
-7.5% (\$217,900 v. \$235,600)
Median Sale Price % Change:
-7.8% (\$192,000 v. \$208,300)

For further explanation of this measure, see the second footnote on page 3.

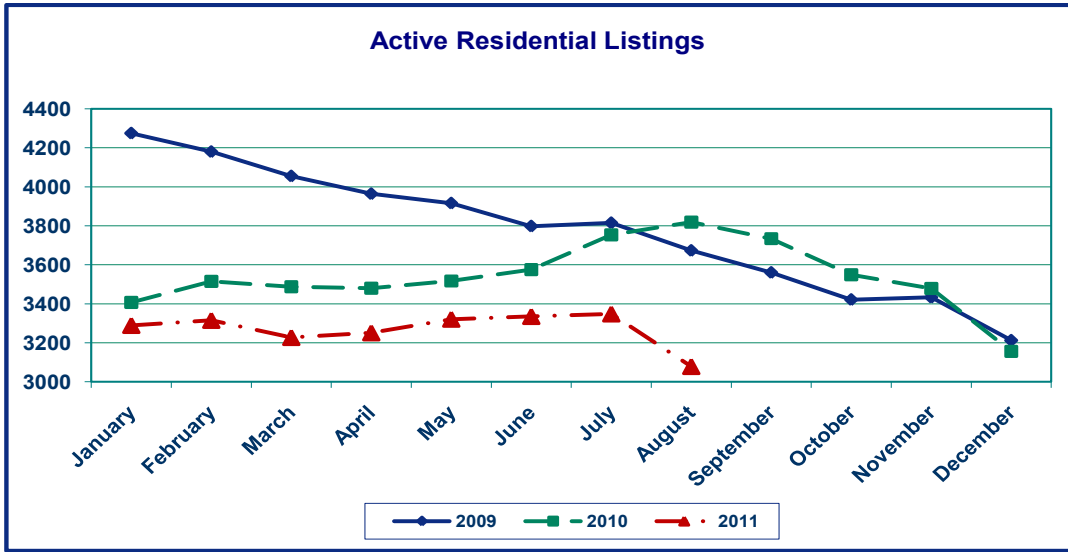
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	August	757	711	473	207,200	185,000	142
	Year-to-date	6,323	3,895	3,367	213,500	188,000	144
2010	August	866	435	322	244,300	213,400	126
	Year-to-date	7,191	3,756	3,414	238,400	210,000	134
Change	August	-12.6%	63.4%	46.9%	-15.2%	-13.3%	12.9%
	Year-to-date	-12.1%	3.7%	-1.4%	-10.4%	-10.5%	7.6%

*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.

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SW Washington

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	90	21	14	13	-13.3%	13	157,300	94	163	87	-7.4%	80	161,200	144,500	125	-10.1%	2	167,500	1	15,000	5	121,900
12	NW Heights	67	13	10	30	233.3%	15	99,100	146	167	129	22.9%	114	106,300	99,900	142	-13.4%	-	-	-	-	15	106,800
13	SW Heights	81	10	10	16	220.0%	14	220,200	166	110	69	32.7%	60	281,000	183,300	145	-8.5%	2	166,800	1	285,000	3	426,700
14	Lincoln/Hazel Dell	42	9	14	15	150.0%	10	146,500	86	107	74	57.4%	67	167,500	170,000	115	-8.3%	-	-	5	51,200	1	231,800
15	E Hazel Dell	143	28	11	37	164.3%	27	159,200	138	316	203	1.5%	176	161,900	155,500	135	-11.2%	-	-	3	79,300	2	112,500
20	NE Heights	84	17	10	16	45.5%	18	142,600	131	200	129	24.0%	122	146,900	142,000	145	-14.1%	-	-	3	45,000	3	150,200
21	Orchards	148	37	19	46	39.4%	20	155,400	127	337	214	-4.0%	182	152,100	150,000	128	-12.5%	1	315,000	18	161,900	3	836,100
22	Evergreen	207	70	18	69	68.3%	37	155,800	150	521	350	1.7%	297	159,000	150,000	125	-13.3%	1	295,000	6	71,700	2	198,100
23	E Heights	59	13	8	17	325.0%	13	165,300	76	145	92	50.8%	82	203,800	162,500	102	-4.8%	-	-	2	300,000	1	230,000
24	Cascade Park	96	26	9	26	116.7%	18	197,600	164	209	133	5.6%	119	229,900	205,000	145	-17.7%	-	-	1	15,000	4	197,800
25	Five Corners	67	30	6	28	75.0%	21	167,900	132	187	153	7.7%	132	157,600	145,500	128	-10.1%	-	-	-	-	-	-
26	E Orchards	76	26	12	28	75.0%	13	207,000	117	187	130	7.4%	99	213,100	197,000	136	-3.6%	-	-	1	168,000	-	-
27	Fisher's Landing	80	29	14	30	76.5%	22	236,800	123	234	173	13.8%	156	223,700	215,000	142	-6.8%	-	-	3	273,300	-	-
31	SE County	48	7	3	3	-	2	555,000	106	72	36	12.5%	31	310,700	275,000	214	0.0%	-	-	3	113,300	-	-
32	Camas City	233	70	29	52	79.3%	35	288,800	155	483	292	-8.5%	248	328,600	291,300	159	1.2%	-	-	40	84,100	1	147,000
33	Washougal	235	52	18	37	8.8%	22	205,300	116	416	227	0.0%	191	238,700	225,100	158	-8.0%	1	400,000	54	69,200	7	155,900
41	N Hazel Dell	139	25	17	32	113.3%	17	205,500	157	269	166	24.8%	138	216,900	207,500	140	-8.9%	-	-	6	79,200	-	-
42	S Salmon Creek	104	32	10	22	0.0%	21	185,200	160	227	154	-10.5%	134	183,400	185,000	155	-7.3%	-	-	10	62,000	1	320,000
43	N Felida	147	32	15	29	26.1%	27	225,000	211	290	171	-3.9%	159	238,300	225,000	177	-7.5%	-	-	5	93,600	-	-
44	N Salmon Creek	136	26	21	25	127.3%	21	240,300	121	251	133	-10.7%	121	254,300	229,900	151	6.4%	1	150,000	16	60,700	-	-
50	Ridgefield	90	18	13	16	23.1%	12	243,400	111	171	97	-3.0%	86	243,300	232,000	127	-7.7%	2	308,800	3	157,300	2	230,000
51	W of I-5 County	28	5	3	2	-50.0%	7	333,100	181	34	19	-32.1%	22	335,600	312,700	243	-28.9%	-	-	5	184,000	-	-
52	NW E of I-5 County	66	20	8	8	60.0%	7	336,300	321	105	41	13.9%	33	294,400	251,000	226	-16.9%	-	-	4	181,300	-	-
61	Battleground	192	43	12	50	72.4%	26	209,300	147	405	252	3.3%	209	205,500	187,000	140	-9.1%	1	150,000	7	107,500	-	-
62	Brush Prairie	227	61	37	29	31.8%	23	295,500	142	397	205	-1.0%	173	279,000	260,000	140	-6.8%	-	-	15	156,300	-	-
63	East County	4	1	-	-	-	-	-	-	6	2	-	2	203,000	203,000	27	-15.6%	-	-	1	55,000	-	-
64	Central County	40	7	3	4	-	3	277,300	138	60	27	42.1%	19	323,000	309,900	162	-9.1%	-	-	2	142,800	-	-
65	Mid-Central County	48	9	8	6	-	4	276,800	45	64	27	8.0%	26	298,700	286,400	182	-13.7%	-	-	6	147,700	-	-
66	Yacolt	35	10	5	11	37.5%	3	196,600	168	66	33	-2.9%	23	206,200	183,300	180	19.1%	-	-	2	118,000	-	-
70	La Center	31	4	4	5	-16.7%	1	240,000	19	62	41	-21.2%	38	242,900	240,000	140	-0.4%	-	-	-	-	-	-
71	N Central	21	5	2	5	-	-	-	-	36	19	0.0%	15	269,600	259,900	188	6.3%	-	-	3	124,000	-	-
72	NE Corner	14	1	1	4	-	1	207,000	87	26	17	112.5%	13	168,100	149,000	72	-5.6%	-	-	-	-	-	-
	Grand Total	3,078	757	364	711	63.4%	473	207,200	142	6,323	3,895	3.7%	3,367	213,500	188,000	144	-7.5%	11	236,000	226	101,300	50	206,900
80	Woodland City	30	12	5	12	140.0%	6	162,800	260	66	53	15.2%	46	163,100	147,000	202	-22.5%	1	625,000	2	217,500	-	-
81	Woodland Area	45	3	-	6	50.0%	3	267,000	349	56	31	-8.8%	25	228,900	225,000	223	-7.8%	-	-	4	55,000	-	-
82	Cowlitz County	287	55	35	23	-8.0%	23	156,900	114	416	193	-21.5%	173	166,400	149,900	122	-2.4%	1	200,000	25	71,100	3	111,100
	Grand Total	362	70	40	41	20.6%	32	168,300	163	538	277	-15.0%	244	172,200	154,300	147	-5.1%	2	412,500	31	78,500	3	111,100
87	Pacific County	174	16	14	8	0.0%	5	175,200	129	161	55	10.0%	47	162,500	140,000	198	-6.6%	-	-	16	38,000	1	140,000

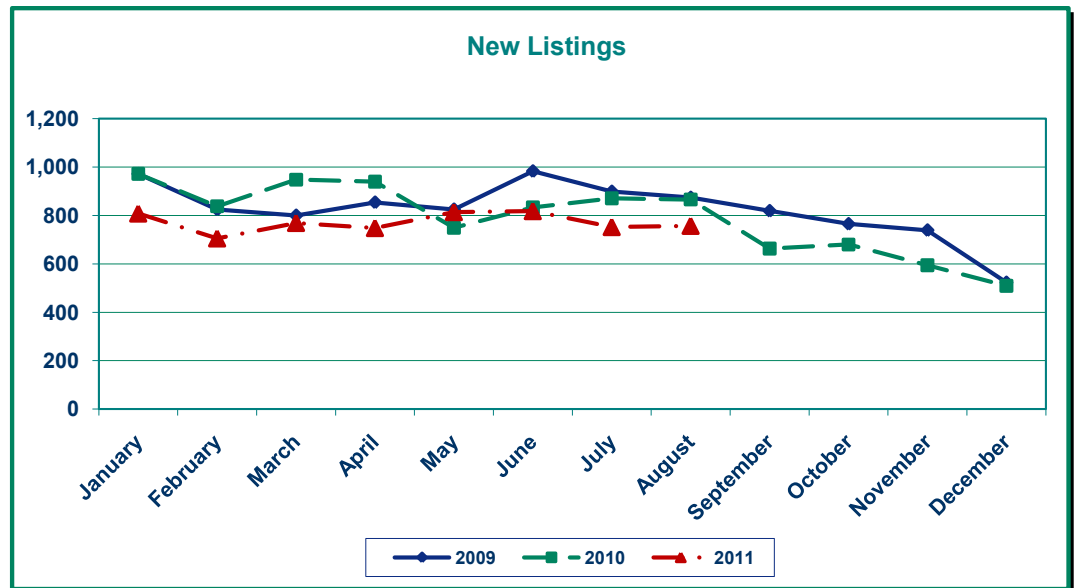


**ACTIVE
RESIDENTIAL
LISTINGS**
CLARK COUNTY, WA

This graph shows the active residential listings over the past three calendar years in Clark County, Washington.

NEW LISTINGS
CLARK COUNTY, WA

This graph shows the new residential listings over the past three calendar years in Clark County, Washington.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2011 with August 2010. The Year-To-Date section compares year-to-date statistics from August 2011 with year-to-date statistics from August 2010.

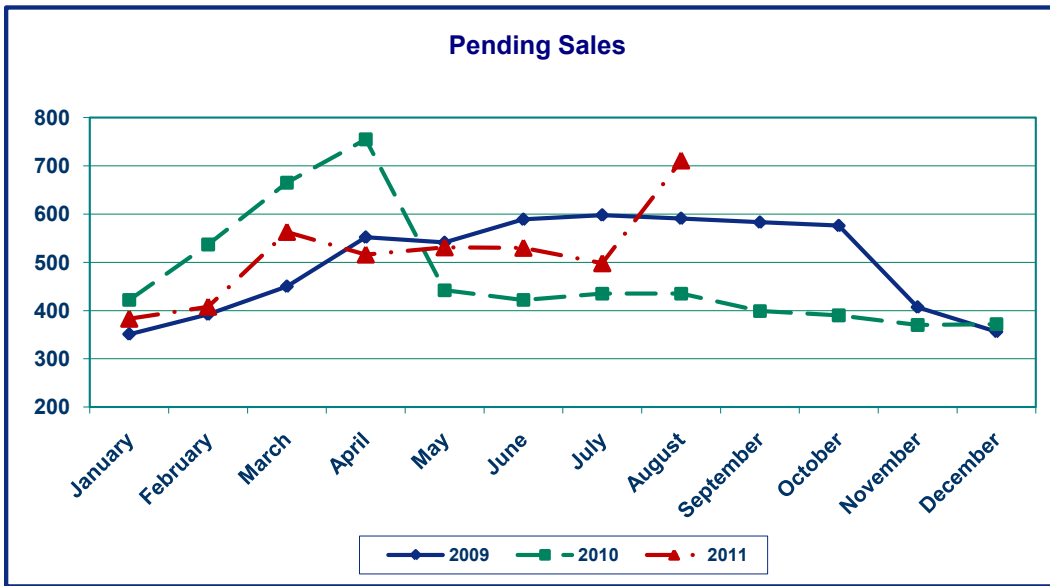
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/10-8/31/11) with 12 months before (9/1/09-8/31/10).

³ 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.

PENDING LISTINGS

CLARK COUNTY, WA

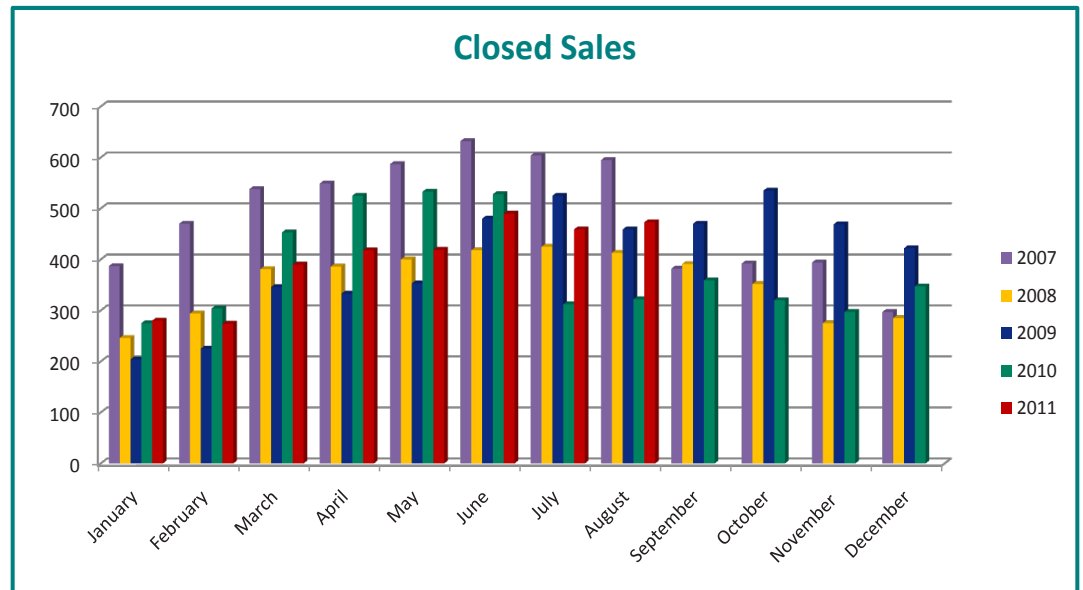
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



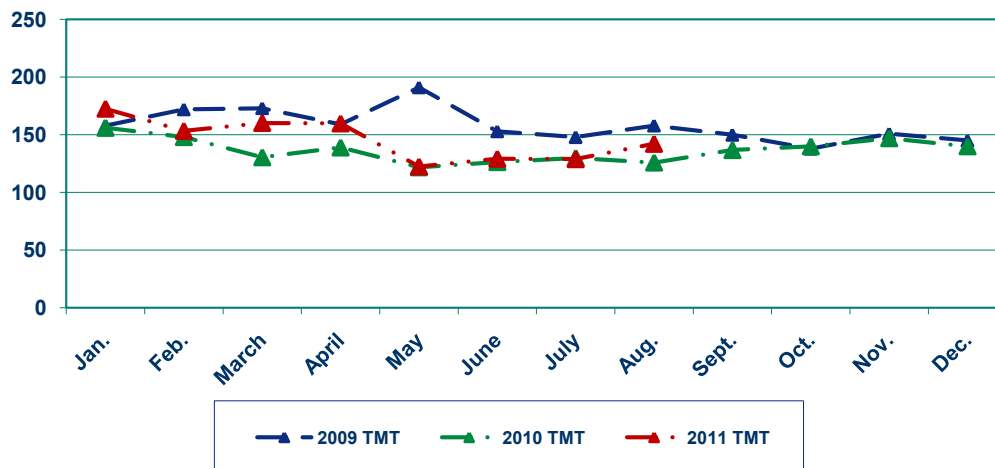
CLOSED SALES

CLARK COUNTY, WA

This graph shows the closed sales over the past five calendar years in Clark County, Washington.



Average Market Time



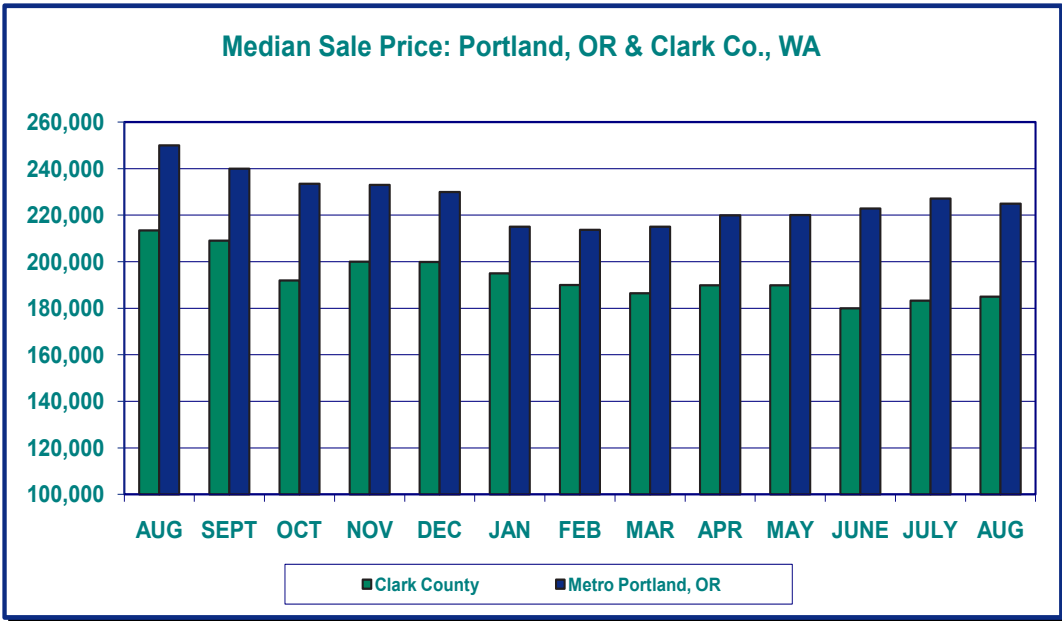
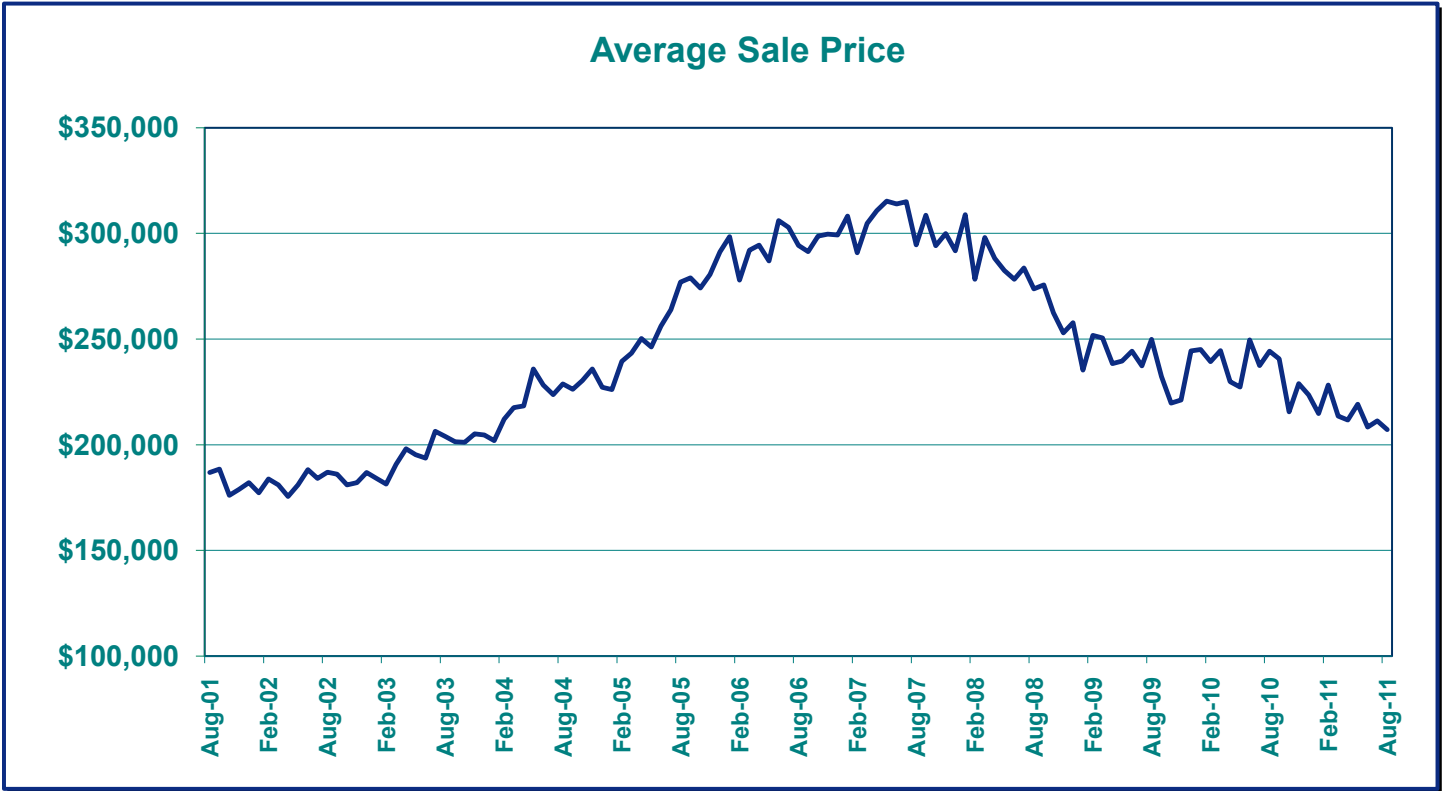
DAYS ON MARKET

CLARK COUNTY, WA

This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.

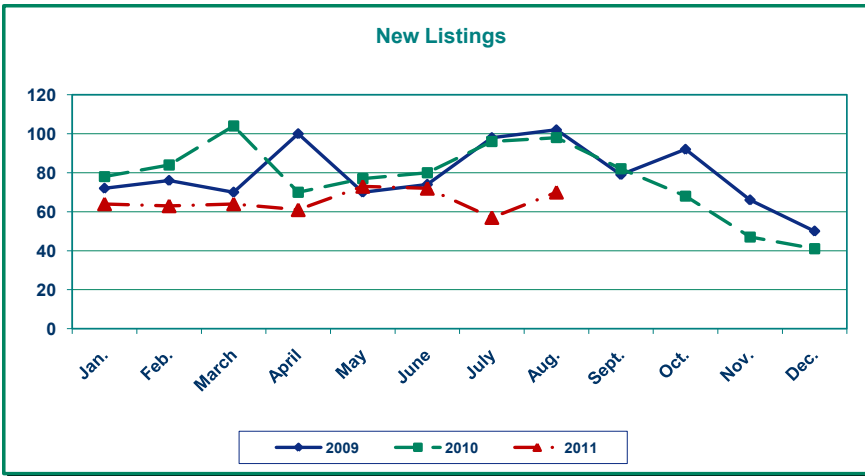
AVERAGE SALE PRICE
CLARK COUNTY, WA

This graph represents the average sale price for all homes sold in Clark County, Washington



MEDIAN SALE PRICE
CLARK COUNTY, WA

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County, Washington.

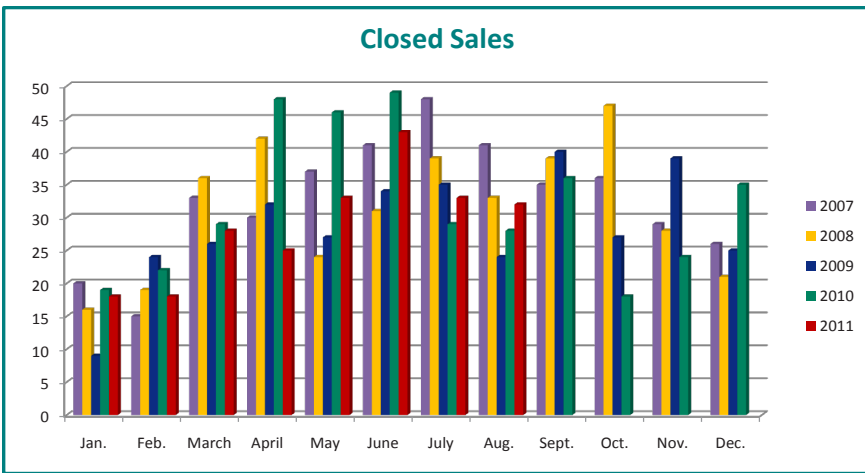
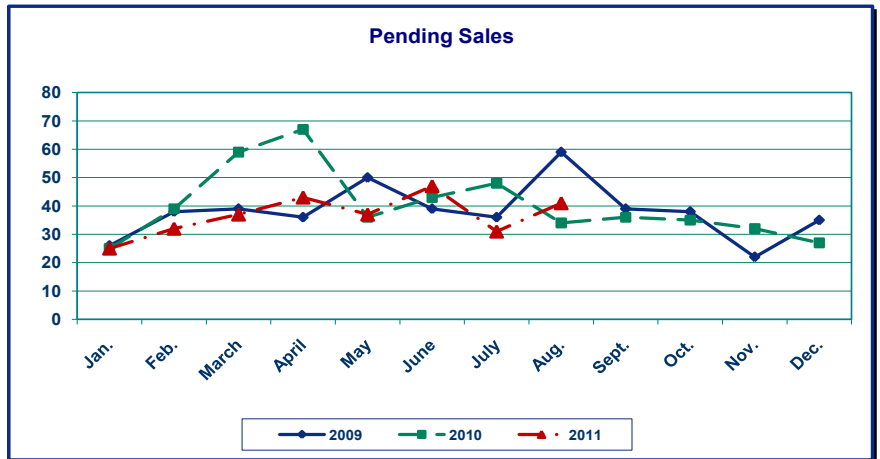


NEW LISTINGS COWLITZ COUNTY, WA

This graph represents new listings in Cowlitz County, Washington over the past three calendar years.

PENDING LISTINGS COWLITZ COUNTY, WA

This graph represents monthly accepted offers over the past three calendar years in Cowlitz County, Washington.



CLOSED SALES COWLITZ COUNTY, WA

This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.

AVERAGE SALE PRICE

This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.

