

Portland Metro Sales And Price Report

November 2010 Report Versus 3 Month Rolling Averages

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NOVEMBER 2010

REALTY TRUST
GROUP

Portland Metro Sales Report

November 2010 Vs. 3 Month Rolling Average

Number of Pending and Sold Homes/Condos November 2010 Vs. 3 Month Rolling Average

Area	under 200k	200k-300k	300k-400k	400k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M&up
North Portland—PEND	30	30	13	2						
Vs. 3 Month Average	14.4%	18.9%	25.6%	16.7%	-133.3%					
North Portland—SOLD	24	19	6	3	1					
Vs. 3 Month Average	23.6%	-8.8%	-22.2%	50.0%	0.0%					
NE Portland—PEND	48	51	22	18	7	6				1
Vs. 3 Month Average	-13.2%	-9.8%	-24.2%	18.5%	28.6%	38.9%	-150.0%	-100.0%		0.0%
NE Portland—SOLD	52	41	18	13	4	1	3	1	1	1
Vs. 3 Month Average	-1.9%	-39.8%	-68.5%	15.4%	-75.0%	-266.7%	-66.7%	0.0%	0.0%	0.0%
SE Portland—PEND	82	55	23	7	7	2	3	1		
Vs. 3 Month Average	-14.2%	3.0%	-34.8%	-61.9%	33.3%	-16.7%	50.0%	-100.0%	0.0%	-100.0%
SE Portland—SOLD	80	37	19	12	4	7	3	1		
Vs. 3 Month Average	-18.8%	-31.5%	-54.4%	13.9%	-25.0%	71.4%	66.7%	100.0%		-100.0%
Gresham/Sandy-- PEND	57	49	4							
Vs. 3 Month Average	-3.5%	17.0%	-91.7%	-333.3%	-250.0%			-100.0%		
Gresham/Sandy-- SOLD	46	30	8	3	1	1				
Vs. 3 Month Average	-3.6%	-12.2%	-12.5%	11.1%	-200.0%	0.0%		-100.0%		
Milwaukie,Gladstone-- PEND	39	63	19	8	2	1				
Vs. 3 Month Average	3.4%	12.2%	3.5%	-12.5%	-33.3%	-50.0%		-100.0%		
Milwaukie,Gladstone—SOLD	31	47	17	10	2	2	3			
Vs. 3 Month Average	7.5%	5.7%	-21.6%	46.7%	-116.7%	50.0%	33.3%	-100.0%		

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Oregon City--PEND	37	25	7	2				1		
Vs. 3 Month Average	17.6%	-8.0%	-85.7%	-150.0%	-150.0%	-200.0%		100.0%	-100.0%	
Oregon City--SOLD	22	33	9	2		1			1	
Vs. 3 Month Average	-13.6%	8.1%	-37.0%	-83.3%	-100.0%	0.0%	-100.0%	-100.0%	100.0%	
Lake Oswego/West L.—PEND	20	19	10	11	10	6	3	3	2	2
Vs. 3 Month Average	20.0%	38.6%	-40.0%	-21.2%	6.7%	16.7%	-22.2%	-33.3%	-66.7%	-83.3%
Lake Oswego/West L.—SOLD	13	8	13	9	11	9	3	3		3
Vs. 3 Month Average	-10.3%	-100.0%	-17.9%	-63.0%	-15.2%	74.1%	-66.7%	22.2%	-150.0%	11.1%
W.Portland— PEND	25	39	41	34	50	10	4	4	1	10
Vs. 3 Month Average	-6.7%	-25.6%	-4.1%	22.5%	22.0%	13.3%	-25.0%	8.3%	-200.0%	50.0%
W.Portland— SOLD	18	49	36	20	10	9	5	3	1	7
Vs. 3 Month Average	-53.7%	12.9%	-13.0%	-5.0%	-30.0%	-3.7%	0.0%	-55.6%	-133.3%	28.6%
NW WaCo--PEND	14	22	28	14	8	4	1		1	1
Vs. 3 Month Average	35.7%	-13.6%	33.3%	19.0%	20.8%	-25.0%	-100.0%	-150.0%	-50.0%	
NW WaCo-- SOLD	8	16	19	10	10	8	1	2		
Vs. 3 Month Average	4.2%	-39.6%	15.8%	-20.0%	36.7%	33.3%	0.0%	25.0%		
Beaverton/Aloha —PEND	74	47	13	4	2					1
Vs. 3 Month Average	22.5%	-7.8%	-10.3%	-16.7%	-33.3%	-150.0%	-100.0%			0.0%
Beaverton/Aloha —SOLD	60	42	5	2	4		1			
Vs. 3 Month Average	6.7%	-13.5%	-260.0%	-116.7%	58.3%	-100.0%	0.0%			-100.0%

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Area	under 200k	200k-300k	300k-400k	400k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M&up
Tigard/Tual./Wilsonville-- PEND	24	49	24	8						1
Vs. 3 Month Average	-5.6%	-1.4%	-8.3%	-100.0%	-466.7%	-133.3%	-100.0%	-100.0%	-100.0%	-66.7%
Tigard/Tual./Wilsonville-- SOLD	24	45	25	16	8	1	1	1		1
Vs. 3 Month Average	13.9%	6.7%	-17.3%	-6.3%	62.5%	-33.3%	0.0%	-100.0%	-100.0%	-100.0%
Hillsboro/F.G.--PEND	46	44	12	3			2			
Vs. 3 Month Average	-16.7%	12.9%	-8.3%	16.7%	0.0%	0.0%	100.0%	0.0%	-100.0%	0.0%
Hillsboro/F.G.--SOLD	40	32	12		1					
Vs. 3 Month Average	-10.8%	-15.6%	11.1%	-150.0%	100.0%	-100.0%	-100.0%			
TOTAL IN NUMBER	914	892	403	211	142	68	33	20	7	28
Vs. 3 Month Average	3.9%	3.1%	-10.6%	0.8%	0.7%	21.1%	-4.0%	10.0%	-33.3%	11.9%
Total Overall	2718	Difference From 3 Month Average Total				1%				

Portland Average Price Report

NOVEMBER 13, 2010 With Rolling 3 Month Averages

Area	NOVEMBER AVE. PRICE 30 DAYS	3-MONTH DIFFERENCE	NOV. Bank-Owned (not incl. EXIST Actives)	3 MONTH DIFFERENCE	NOV. Vacant Homes (not incl. EXIST. Actives)	3 MONTH DIFFERENCE	NOV. Short Sales (not incl. EXIST. Actives)	3 MONTH DIFFERENCE
North Portland—NEWLY ACTIVE	\$265,092	10.45%	14	-2%	65	-43.1%	10	-50.0%
North Portland—PEND	\$230,938	-1.08%	11	27%	47	17.0%	2	-116.7%
North Portland—SOLD	\$229,199	0.98%	10	17%	32	0.0%	5	40.0%
NE Portland—NEWLY ACTIVE	\$278,189	-10.01%	44	28%	157	-3.8%	30	16.7%
NE Portland—PEND	\$301,697	5.99%	27	9%	88	-12.9%	12	13.9%
NE Portland—SOLD	\$282,433	-8.00%	22	35%	88	25.4%	6	-16.7%
SE Portland—NEWLY ACTIVE	\$234,979	-5.66%	62	-5%	185	-7.0%	38	-22.8%
SE Portland—PEND	\$255,542	2.63%	39	-34%	112	-17.6%	23	44.9%
SE Portland—SOLD	\$250,100	6.21%	46	9%	106	8.8%	9	0.0%
Gresham/Sandy-- NEWLY ACTIVE	\$245,665	-4.98%	44	9%	82	-29.7%	23	-47.8%
Gresham/Sandy-- PEND	\$200,821	-11.03%	43	16%	76	6.6%	19	22.8%
Gresham/Sandy-- SOLD	\$208,093	-17.72%	27	-11%	52	-7.1%	11	6.1%
Milwaukie,Gladstone-- NEWLY ACTIVE	\$292,366	-6.38%	37	3%	100	-23.7%	25	-42.7%
Milwaukie,Gladstone-- PEND	\$252,226	-6.42%	39	19%	83	4.4%	14	14.3%
Milwaukie,Gladstone—SOLD	\$249,646	-5.92%	33	14%	73	17.4%	14	-4.8%
Oregon City--NEWLY ACTIVE	\$291,927	-5.62%	32	7%	70	-11.9%	24	11.1%
Oregon City--PEND	\$231,646	-11.25%	25	-12%	44	-18.9%	14	33.3%
Oregon City--SOLD	\$246,857	-8.43%	22	32%	47	22.7%	3	-155.6%
Lake Oswego/West L.—NEWLY ACTIVE	\$555,816	2.29%	15	-33%	67	1.0%	17	-21.6%
Lake Oswego/West L.—PEND	\$407,605	-6.34%	21	33%	44	12.9%	11	30.3%
Lake Oswego/West L.—SOLD	\$460,515	1.96%	10	10%	30	-7.8%	5	-60.0%

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W.Portland— NEWLY ACTIVE	\$472,354	4.26%	29	1%	155	-0.6%	28	3.6%
W.Portland— PEND	\$452,286	8.81%	27	19%	104	1.6%	10	-83.3%
W.Portland— SOLD	\$406,456	-6.39%	22	41%	87	5.4%	13	25.6%
NW WaCo--NEWLY ACTIVE	\$383,849	-4.79%	8	-33%	47	-34.8%	9	-7.4%
NW WaCo--PEND	\$389,905	4.45%	6	-22%	52	17.9%	5	46.7%
NW WaCo-- SOLD	\$393,922	7.77%	6	-50%	39	6.0%	5	33.3%
Beaverton/Aloha —NEWLY ACTIVE	\$223,341	-11.14%	45	-10%	131	-13.5%	49	15.6%
Beaverton/Aloha —PEND	\$219,014	-8.64%	47	35%	98	13.9%	17	21.6%
Beaverton/Aloha —SOLD	\$209,172	-15.98%	33	-4%	77	-6.5%	7	-95.2%
Tigard/Tual./Wilsonville-- NEWLY ACTIVE	\$319,321	-6.80%	42	38%	112	8.3%	51	30.7%
Tigard/Tual./Wilsonville-- PEND	\$287,635	-12.30%	23	-39%	56	-29.8%	13	30.8%
Tigard/Tual./Wilsonville-- SOLD	\$296,388	-4.08%	31	37%	71	11.7%	11	9.1%
Hillsboro/F.G.--NEWLY ACTIVE	\$226,459	-28.40%	38	19%	77	-19.9%	25	-40.0%
Hillsboro/F.G.--PEND	\$228,396	3.74%	29	-10%	66	-9.6%	12	-8.3%
Hillsboro/F.G.--SOLD	\$220,270	2.55%	19	-53%	56	-4.8%	3	-255.6%
OVERALL AVERAGE PENDING	\$288,142	-4.47%	28	3.2%	73	-1.2%	13	4.2%
OVERALL AVERAGE SOLD	\$287,754	-5.18%	23	6.4%	63	5.9%	8	-39.5%