

# MULTNOMAH COUNTY

## OREGON

MARCH 2008

WITH COMPARISONS TO PAST YEARS

© 1991-2008 REAL ESTATS INC, ALL RIGHTS RESERVED • REAL ESTATS IS A REGISTERED TRADEMARK

TO QUOTE FROM REAL ESTATS' REPORTS FOR DISTRIBUTION IN ANY WAY, YOU MUST OBTAIN RIGHTS TO DO SO.

REAL ESTATS PUBLISHES REPORTS IN THE FOLLOWING COUNTIES:

OREGON

BENTON, CLACKAMAS, DESCHUTES, LANE, MARION, MULTNOMAH, WASHINGTON, YAMHILL

WASHINGTON

CLARK, COWLITZ, KING, KITSAP, PIERCE, SKAGIT, SNOHOMISH, THURSTON, WHATCOM

DATA USED:

RECORDED TRANSACTIONS FROM COUNTY RECORDS

REAL ESTATS

P O Box 74

BATTLE GROUND, WA 98604-0074

360.693.6525

LAM@REALESTATS.NET

**Top Builders by Units Recorded Year-to-date**

Rank #	Seller	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	Block (Various) Investors LLC	32	\$27,140,252	\$2,855,000	\$224,000	\$848,133	\$539.18	6.8%
2	Cambridge Condos LLC	26	\$18,697,389	\$2,081,116	\$289,100	\$719,130		5.5%
3	Palace Construction Corp	18	\$4,024,130	\$325,000	\$172,000	\$223,563	\$126.91	3.8%
4	Centex Homes	14	\$4,724,224	\$379,900	\$289,673	\$337,445		3.0%
5	Kimco Properties Ltd	14	\$3,929,250	\$650,000	\$220,000	\$280,661	\$218.95	3.0%
6	Casey Hc LLC	8	\$10,015,912	\$1,684,162	\$809,000	\$1,251,989		1.7%
7	Portland Center Investors LLC	8	\$3,022,255	\$576,750	\$223,250	\$377,782	\$350.88	1.7%
8	Benson Tower LLC	8	\$2,816,250	\$475,000	\$265,000	\$352,031	\$506.49	1.7%
9	Skoro Construction LLC	8	\$2,357,350	\$325,000	\$240,000	\$294,669	\$208.93	1.7%
10	Jefferson Dev Inc	8	\$2,230,000	\$345,000	\$196,000	\$278,750		1.7%
11	Bc Brothers LLC	7	\$825,360	\$121,890	\$114,500	\$117,909	\$150.32	1.5%
12	Civic Housing LLC	6	\$2,249,000	\$654,000	\$230,000	\$374,833	\$367.52	1.3%
13	Schumacher Custom Homes Inc	6	\$1,660,700	\$347,500	\$226,000	\$276,763	\$105.49	1.3%
14	Host Dev Inc	6	\$1,372,875	\$262,000	\$200,500	\$228,813	\$125.39	1.3%
15	North By Northwest Group LLC	6	\$1,060,500	\$215,000	\$150,900	\$176,750	\$248.92	1.3%
16	Ash Court Condos Inc	6	\$804,250	\$154,950	\$95,000	\$134,042		1.3%
17	Riverplace Partners LLC	5	\$5,718,000	\$2,270,000	\$414,000	\$1,143,600	\$515.88	1.1%
18	Cambridge View LLC	5	\$1,829,900	\$379,900	\$340,000	\$365,980	\$121.16	1.1%
19	Macduffee Homes LLC	5	\$1,264,700	\$269,900	\$237,900	\$252,940	\$146.76	1.1%
20	Beaumont Village Lofts LLC	5	\$1,260,200	\$269,900	\$245,000	\$252,040	\$306.19	1.1%
21	Terra East LLC	5	\$1,258,650	\$305,000	\$209,150	\$251,730	\$146.43	1.1%
22	Fish Construction Nw Inc	5	\$1,245,500	\$297,500	\$219,500	\$249,100		1.1%
23	Royal Arms LLC	5	\$873,035	\$264,110	\$122,640	\$174,607	\$419.33	1.1%
24	Palazzo Custom Homes LLC	4	\$1,509,000	\$417,000	\$305,000	\$377,250		0.9%
25	Ostercraft Homes Inc	4	\$1,036,145	\$285,000	\$233,645	\$259,036	\$135.60	0.9%
	<b>TOTAL</b>	<b>224</b>	<b>\$102,924,827</b>	<b>\$2,855,000</b>	<b>\$95,000</b>	<b>\$459,486</b>		<b>47.8%</b>

### Top Builders by Dollar Volume Recorded Year-to-date

Rank \$	Seller	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Block (Various) Investors LLC	32	\$27,140,252	\$2,855,000	\$224,000	\$848,133	\$539.18	15.0%
2	Cambridge Condos LLC	26	\$18,697,389	\$2,081,116	\$289,100	\$719,130		10.3%
3	Casey Hc LLC	8	\$10,015,912	\$1,684,162	\$809,000	\$1,251,989		5.5%
4	Riverplace Partners LLC	5	\$5,718,000	\$2,270,000	\$414,000	\$1,143,600	\$515.88	3.2%
5	Centex Homes	14	\$4,724,224	\$379,900	\$289,673	\$337,445		2.6%
6	Palace Construction Corp	18	\$4,024,130	\$325,000	\$172,000	\$223,563	\$126.91	2.2%
7	Kimco Properties Ltd	14	\$3,929,250	\$650,000	\$220,000	\$280,661	\$218.95	2.2%
8	Portland Center Investors LLC	8	\$3,022,255	\$576,750	\$223,250	\$377,782	\$350.88	1.7%
9	24th Place LLC	3	\$2,980,089	\$1,242,089	\$519,000	\$993,363		1.6%
10	Benson Tower LLC	8	\$2,816,250	\$475,000	\$265,000	\$352,031	\$506.49	1.6%
11	Skoro Construction LLC	8	\$2,357,350	\$325,000	\$240,000	\$294,669	\$208.93	1.3%
12	Civic Housing LLC	6	\$2,249,000	\$654,000	\$230,000	\$374,833	\$367.52	1.2%
13	Jefferson Dev Inc	8	\$2,230,000	\$345,000	\$196,000	\$278,760		1.2%
14	Cambridge View LLC	5	\$1,829,900	\$379,900	\$340,000	\$365,980	\$121.16	1.0%
15	Schumacher Custom Homes Inc	6	\$1,660,700	\$347,500	\$226,000	\$276,783	\$105.49	0.9%
16	Lhl Homes Inc	2	\$1,625,000	\$940,000	\$685,000	\$812,500	\$216.95	0.9%
17	Centurion Homes Inc	2	\$1,535,000	\$775,000	\$760,000	\$767,500		0.8%
18	Palazzo Custom Homes LLC	4	\$1,509,000	\$417,000	\$305,000	\$377,250		0.8%
19	Phoenix Redevelopment Inc	3	\$1,474,400	\$637,000	\$407,000	\$491,467	\$253.97	0.8%
20	Hockert Homes & Management Inc	3	\$1,459,000	\$520,000	\$449,000	\$486,333	\$190.10	0.8%
21	Host Dev Inc	6	\$1,372,875	\$262,000	\$200,500	\$228,813	\$125.39	0.8%
22	Macduffee Homes LLC	5	\$1,264,700	\$269,900	\$237,900	\$252,940	\$146.76	0.7%
23	Beaumont Village Lofts LLC	5	\$1,260,200	\$269,900	\$245,000	\$252,040	\$306.19	0.7%
24	Terra East LLC	5	\$1,258,650	\$305,000	\$209,150	\$251,730	\$146.43	0.7%
25	Fish Construction Nw Inc	5	\$1,245,500	\$297,500	\$219,500	\$249,100		0.7%
	<b>TOTAL</b>	<b>209</b>	<b>\$107,399,026</b>	<b>\$2,855,000</b>	<b>\$172,000</b>	<b>\$513,871</b>		<b>59.2%</b>

**Top Subdivisions/Projects by Units Recorded Year-to-date**

Rank #	Subdivision/Projects	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
	Partition	23	\$6,869,595	\$650,000	\$209,500	\$298,678	\$211.08	4.9%
1	Cambridge Condo	26	\$18,697,389	\$2,081,116	\$289,100	\$719,130		5.5%
2	Metropolitan Condo	24	\$21,853,325	\$2,855,000	\$350,500	\$910,555	\$547.33	5.1%
3	Springwater Hills	10	\$3,444,624	\$379,900	\$289,673	\$344,462		2.1%
4	Carlwood Condo	9	\$1,632,230	\$198,000	\$172,000	\$181,359	\$126.21	1.9%
5	Casey Condo	8	\$10,015,912	\$1,684,162	\$809,000	\$1,251,989		1.7%
6	Harrison East Condo	8	\$3,022,255	\$576,750	\$223,250	\$377,782	\$350.88	1.7%
7	Benson Tower Condo	8	\$2,816,250	\$475,000	\$265,000	\$352,031	\$506.49	1.7%
8	Jefferson Condo	8	\$2,230,000	\$345,000	\$196,000	\$278,750		1.7%
9	Peninsular	7	\$1,775,350	\$305,000	\$218,000	\$253,621	\$264.08	1.5%
10	Crystal Creek Condo	7	\$825,360	\$121,890	\$114,500	\$117,909	\$150.32	1.5%
11	Atwater Place Condo	6	\$4,861,427	\$1,371,082	\$383,840	\$810,238		1.3%
12	Civic Condo	6	\$2,249,000	\$654,000	\$230,000	\$374,833	\$367.52	1.3%
13	Marquam Court Condo	6	\$1,060,500	\$215,000	\$150,900	\$176,750	\$248.92	1.3%
14	Ash Court Condo	6	\$804,250	\$154,950	\$95,000	\$134,042		1.3%
15	Strand Condo	5	\$5,718,000	\$2,270,000	\$414,000	\$1,143,600	\$515.88	1.1%
16	Cambridge Creek	5	\$1,829,900	\$379,900	\$340,000	\$365,980	\$121.16	1.1%
17	Segway Sites	5	\$1,264,700	\$269,900	\$237,900	\$252,940	\$146.76	1.1%
18	Beaumont Village Lofts Condo	5	\$1,260,200	\$269,900	\$245,000	\$252,040	\$306.19	1.1%
19	New Columbia	5	\$1,157,300	\$274,900	\$200,500	\$231,460	\$153.96	1.1%
20	Royal Arms Condo	5	\$873,035	\$264,110	\$122,640	\$174,607	\$419.33	1.1%
21	Meriwether Condo	4	\$2,353,000	\$799,000	\$375,000	\$588,250	\$425.42	0.9%
22	Estates @ Riverbend	4	\$1,279,600	\$329,900	\$299,900	\$319,900		0.9%
23	Tremont	4	\$1,222,350	\$319,950	\$297,500	\$305,588	\$167.73	0.9%
24	Division Street Corral Estates	4	\$1,036,145	\$285,000	\$233,645	\$259,036	\$135.60	0.9%
25	Point View	4	\$970,900	\$245,000	\$239,900	\$242,725	\$174.35	0.9%
	<b>TOTAL</b>	<b>212</b>	<b>\$101,122,597</b>	<b>\$2,855,000</b>	<b>\$95,000</b>	<b>\$476,993</b>		<b>45.2%</b>

**Top Subdivisions/Projects by Dollar Volume Recorded Year-to-date**

Rank \$	Subdivision/Projects	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
	Partition	23	\$6,869,595	\$650,000	\$209,500	\$298,678	\$211.08	3.8%
1	Metropolitan Condo	24	\$21,853,325	\$2,855,000	\$350,500	\$910,555	\$547.33	12.1%
2	Cambridge Condo	26	\$18,697,389	\$2,081,116	\$289,100	\$719,130		10.3%
3	Casey Condo	8	\$10,015,912	\$1,684,162	\$809,000	\$1,251,989		5.5%
4	Strand Condo	5	\$5,718,000	\$2,270,000	\$414,000	\$1,143,600	\$515.88	3.2%
5	Atwater Place Condo	6	\$4,861,427	\$1,371,082	\$383,840	\$810,238		2.7%
6	Springwater Hills	10	\$3,444,624	\$379,900	\$289,673	\$344,462		1.9%
7	Harrison East Condo	8	\$3,022,255	\$576,750	\$223,250	\$377,782	\$350.88	1.7%
8	24th Place Condo	3	\$2,980,089	\$1,242,089	\$519,000	\$993,363		1.6%
9	Benson Tower Condo	8	\$2,816,250	\$475,000	\$265,000	\$352,031	\$506.49	1.6%
10	Meriwether Condo	4	\$2,353,000	\$799,000	\$375,000	\$588,250	\$425.42	1.3%
11	Civic Condo	6	\$2,249,000	\$654,000	\$230,000	\$374,833	\$367.52	1.2%
12	Jefferson Condo	8	\$2,230,000	\$345,000	\$196,000	\$278,750		1.2%
13	Cambridge Creek	5	\$1,829,900	\$379,900	\$340,000	\$365,980	\$121.16	1.0%
14	Peninsular	7	\$1,775,350	\$305,000	\$218,000	\$253,621	\$264.08	1.0%
15	Country Club Estates	3	\$1,689,427	\$650,000	\$504,427	\$563,142	\$173.38	0.9%
16	Carlwood Condo	9	\$1,632,230	\$198,000	\$172,000	\$181,359	\$126.21	0.9%
17	Madison Heights	2	\$1,535,000	\$775,000	\$760,000	\$767,500		0.8%
18	Alameda Park	2	\$1,497,000	\$860,000	\$637,000	\$748,500	\$301.36	0.8%
19	Estates @ Riverbend	4	\$1,279,600	\$329,900	\$299,900	\$319,900		0.7%
20	John Ross Condo	3	\$1,276,000	\$760,000	\$224,000	\$425,333	\$353.89	0.7%
21	Segway Sites	5	\$1,264,700	\$269,900	\$237,900	\$252,940	\$146.76	0.7%
22	Beaumont Village Lofts Condo	5	\$1,260,200	\$269,900	\$245,000	\$252,040	\$306.19	0.7%
23	Tremont	4	\$1,222,350	\$319,950	\$297,500	\$305,588	\$167.73	0.7%
24	Irvington	2	\$1,207,000	\$800,000	\$407,000	\$603,500	\$283.57	0.7%
25	New Columbia	5	\$1,157,300	\$274,900	\$200,500	\$231,460	\$153.96	0.6%
	<b>TOTAL</b>	195	\$105,736,923	\$2,855,000	\$172,000	\$542,241		58.3%

## OUTLOOK

The first quarter's sales were off by a third from last year. Real Estats expects this to be the level of activity for the remainder of 2008.

The ongoing turmoil in the credit markets has spread to all areas, not just subprime. Subprime mortgage losses are only part of the problem for the lender and investor world. As losses mount, underwriting will become more restrictive. We are

probably close to the point where those who don't need to borrow are the only ones who can.

Real Estats anticipates a growing residential inventory, fueled in part by more foreclosures. Those who expect a summer rally will probably be disappointed.

This is, and will continue to be, a difficult selling environment for everyone in the residential market.

Leonard A. Magazine, Publisher

## HIGHLIGHTS

### March 2008 (vs. prior month)

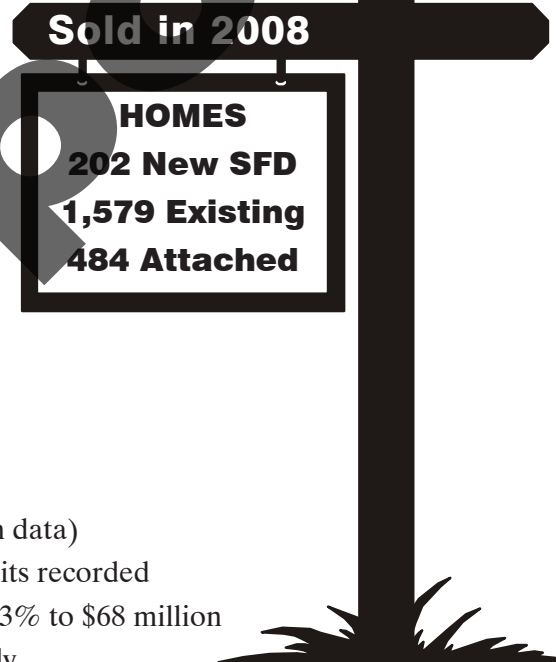
- ▣ Residential sales volume: up 21%
- ▣ Residential transactions: up 23%
- ▣ Existing home transactions: up 27%
- ▣ New home transactions: up 30%
- ▣ Attached units sold: up 11%

### Year-to-date 2008 (vs. Year-to-date 2007)

- ▣ Residential sales volume: off 35% to \$782 million
- ▣ Residential transactions: off 38% with 2,278
- ▣ Plexes (2-5 units) sales: unchanged at \$4 million
- ▣ Land sales: decreased 48% to \$28 million
- ▣ Commercial volume: off 20% to \$329 million
- ▣ Average residence: \$343,219, up 5%

### New Single Family Homes (vs. Year-to-date 2007)

- ▣ Average sale price: \$338,533, off 7%
- ▣ Median sale price: \$298,250, up 1%
- ▣ The average \$/SF: \$177.86, off 8% (42% of sales with data)
- ▣ New homes represent 11% of volume and 11% of units recorded
- ▣ 202 sold vs. 282 sold last year, off 28%; volume: off 33% to \$68 million
- ▣ Best range: \$225,001 - \$250,000, with 11 sales monthly
- ▣ Second best range: \$300,001 - \$350,000 with 9.3 sales monthly



## HIGHLIGHTS (continued)

### Existing Homes (vs. Year-to-date 2007)

- Units sold: off 38%; volume: off 34% to \$531 million
- 1,579 units sold this year vs. 2,550 last year
- Average price: \$336,485, up 6%
- Half homes (median) sold for more than \$275,000 up 3%
- Average \$/SF for homes sold at \$213.01 (all sales), up 3%
- Range with best absorption rate: \$225,001 - \$250,000 with 79.7 monthly
- Second best range: \$300,001 - \$350,000 with 66 monthly

### Attached (vs. Year-to-date 2007) Includes townhomes, row Houses, and commons

(Note: Many projects record parking units and/or storage units along with the residential unit - It is all one sale)

- Average sale price: \$367,142, up 6%
- Median sale price: \$254,750, off 1%
- 484 (55% new, 268 units) sold vs 828, off 41%; volume: off 38% to \$178 million
- Average \$/SF, existing: \$279.19, up 2% from last year's average
- Average \$/SF, new: \$317.57, up 11% (56% of sales with data)
- Range with best sales, existing: \$225,001 - \$250,000 with 8.3 monthly
- Best range, new: \$200,001 - \$225,000, with 7.3 per month

### Acreage Sales (vs. 2007)

- 8.3 existing homes sold per month, off 22%; average price: \$927,411, up 37%
- Median price for existing homes: \$600,000, up 14% (incl. 1 sale for \$6.75 million)
- No new homes sold monthly in 2008
- Median price for new homes: na
- The \$/SF for existing homes: \$291.16, up 7%
- Average lot sizes, existing homes: 4.1 acres, up 17%

### Subdivisions (vs. 2007)

- The average lot sold for \$124,382, off 21%
- Half the lots (median) sold for less than \$105,000, off 19%
- 36.3 sold vs. 43.6 monthly last year, off 17%
- Best range: \$100,001 - \$150,000 with 14.3 per month, up 24%
- The average lot represents 36.7% of the average new home; 35.2% median to median

### Projections ↗

- ↗ Relative inventory decreased to 8.1 months, still a buyers' market.
- ↗ This will be a challenging year for sellers in the residential market.

## Four Years-to-date Compared

County Records	Jan-Mar 2005	Ch '05 vs. '04	Jan-Mar 2006	Ch '06 vs. '05	Jan-Mar 2007	Ch '07 vs. '06	Jan-Mar 2008	Ch '08 vs. '07
<b>EXISTING RESIDENCES</b>	\$818,791,299	67.5%	\$881,769,287	7.7%	\$806,999,178	-8.5%	\$531,309,769	-34.2%
<b># IN COUNTY</b>	3,338	46.0%	3,081	-7.7%	2,550	-17.2%	1,579	-38.1%
<b>LARGEST</b>	\$4,742,674	260.8%	\$2,200,000	-53.6%	\$3,125,000	42.0%	\$6,754,000	116.1%
<b>AVERAGE</b>	\$245,294	14.7%	\$286,196	16.7%	\$316,470	10.6%	\$336,485	6.3%
<b>MEDIAN</b>	\$201,233	11.6%	\$240,833	19.7%	\$266,567	10.7%	\$275,000	3.2%
<b>Average \$/SF</b>	\$156.88	7.8%	\$187.65	19.6%	\$206.23	9.9%	\$213.01	3.3%
<b>NEW SF DETACHED</b>	\$121,186,849	66.2%	\$116,802,560	-3.6%	\$102,529,905	-12.2%	\$68,383,611	-33.3%
<b># IN COUNTY</b>	478	69.5%	373	-22.0%	282	-24.4%	202	-28.4%
<b>LARGEST</b>	\$1,605,000	-31%	\$1,500,000	-6.5%	\$2,500,000	66.7%	\$940,000	-62.4%
<b>AVERAGE</b>	\$253,529	-1.9%	\$313,144	23.5%	\$363,581	16.1%	\$338,533	-6.9%
<b>MEDIAN</b>	\$218,012	14.0%	\$265,342	21.7%	\$293,771	10.7%	\$298,250	1.5%
<b>% OF \$ NEW</b>	12.9%	-0.7%	11.7%	-9.3%	11.3%	-3.6%	11.4%	1.2%
<b>% OF UNITS NEW</b>	12.5%	14.1%	10.8%	-13.8%	10.0%	-7.8%	11.3%	13.9%
<b>ATTACHED</b>	\$126,136,009	49.3%	\$142,970,367	13.3%	\$286,168,879	100.2%	\$177,696,874	-37.9%
<b># IN COUNTY</b>	466	16.8%	499	7.1%	828	65.9%	484	-41.5%
<b>AVERAGE</b>	\$270,678	27.8%	\$286,514	5.9%	\$345,615	20.6%	\$367,142	6.2%
<b>% NEW</b>	32.8%	-18.8%	26.7%	-18.6%	61.8%	131.7%	55.4%	-10.4%
<b>PLEXES</b>	\$6,819,921	-77.0%	\$5,894,905	-13.6%	\$4,440,000	-24.7%	\$4,422,000	-0.4%
<b># BUILDINGS</b>	23	-81.7%	18	-21.7%	10	-44.4%	13	30.0%
<b>Units</b>	98	-76.8%	59	-39.8%	36	-39.0%	53	47.2%
<b>Average Unit</b>	\$69,591	-0.9%	\$99,914	43.6%	\$123,333	23.4%	\$83,434	-32.4%
<b>Total Volume (Residential)</b>	\$1,072,934,078	58.8%	\$1,147,437,119	6.9%	\$1,200,137,962	4.6%	\$781,812,254	-34.9%
<b># IN COUNTY</b>	4,305	39.2%	3,971	-7.8%	3,670	-7.6%	2,278	-37.9%
<b>Average Res'l Unit (No Plexes)</b>	\$248,976	14.3%	\$288,779	16.0%	\$326,693	13.1%	\$343,219	5.1%
<b>LAND</b>	\$32,441,906	2.8%	\$58,930,301	81.6%	\$54,102,686	-8.2%	\$28,316,785	-47.7%
<b># IN COUNTY</b>	161	-9.0%	179	11.2%	179	0.0%	81	-54.7%
<b>LARGEST</b>	\$3,000,000	-45%	\$3,160,000	5.3%	\$5,587,332	77%	\$4,000,000	-28.4%
<b>AVERAGE</b>	\$201,503	13.0%	\$329,220	63.4%	\$302,250	-8.2%	\$349,590	15.7%
<b>COMMERCIAL</b>	\$253,212,797	111.7%	\$253,601,304	0.2%	\$412,238,936	62.6%	\$328,812,279	-20.2%
<b># IN COUNTY</b>	181	19.9%	193	6.6%	168	-13.0%	187	11.3%
<b>Grand Total Volume</b>	\$1,358,588,781	64.3%	\$1,459,968,724	7.5%	\$1,666,479,584	14.1%	\$1,138,941,318	-31.7%
<b>Total # In County</b>	4,647	35.8%	4,343	-6.5%	4,017	-7.5%	2,546	-36.6%

## Current Month Compared

County Records	Mar '05	Ch '05 vs. '04	Mar '06	Ch '06 vs. '05	Mar '07	Ch '07 vs. '06	Mar '08	Ch '08 vs. '07
<b>EXISTING RESIDENCES</b>	\$401,780,838	87.1%	\$359,405,206	-10.5%	\$350,731,216	-2.4%	\$219,087,724	-37.5%
<b># IN COUNTY</b>	1,566	56.6%	1,285	-17.9%	1,074	-16.4%	644	-40.0%
<b>LARGEST</b>	\$4,742,674	351.7%	\$2,200,000	-53.6%	\$3,125,000	42.0%	\$2,710,000	-13.3%
<b>AVERAGE</b>	\$256,565	19.5%	\$279,693	9.0%	\$326,565	16.8%	\$340,198	4.2%
<b>MEDIAN</b>	\$206,000	14.4%	\$241,000	17.0%	\$272,950	13.3%	\$285,625	4.6%
<b>Average \$/SF</b>	\$162.42	10.4%	\$191.38	17.8%	\$209.90	9.7%	\$215.64	2.7%
<b>NEW SF DETACHED</b>	\$43,894,047	25.4%	\$41,890,585	-4.6%	\$54,815,676	30.9%	\$27,899,410	-49.1%
<b># IN COUNTY</b>	175	35.7%	132	-24.6%	144	9.1%	86	-40.3%
<b>LARGEST</b>	\$1,605,000	-31.0%	\$985,000	-38.6%	\$2,500,000	153.8%	\$800,000	-68.0%
<b>AVERAGE</b>	\$250,823	-7.5%	\$317,353	26.5%	\$380,664	19.9%	\$324,412	-14.8%
<b>MEDIAN</b>	\$210,518	12.3%	\$264,900	25.8%	\$315,950	19.3%	\$294,450	-6.8%
<b>% OF \$ NEW</b>	9.8%	-29.7%	10.4%	6.0%	13.5%	29.5%	11.3%	-16.4%
<b>% OF UNITS NEW</b>	10.1%	-12.0%	9.3%	-7.3%	11.8%	26.9%	11.8%	-0.4%
<b>ATTACHED</b>	\$54,288,508	64.8%	\$63,215,699	16.4%	\$103,852,572	64.3%	\$57,258,055	-44.9%
<b># IN COUNTY</b>	213	40.1%	191	-10.3%	323	69.1%	176	-45.5%
<b>AVERAGE</b>	\$254,876	17.6%	\$330,972	29.9%	\$321,525	-2.9%	\$325,330	1.2%
<b>% NEW</b>	29.6%	-27.5%	27.2%	-8.0%	55.4%	103.6%	47.2%	-14.9%
<b>PLEXES</b>	\$3,606,600	-70.5%	\$1,693,900	-53.0%	\$250,000	-85.2%	\$1,246,000	398.4%
<b># BUILDINGS</b>	13	-75.5%	5	-61.5%	1	-80.0%	4	300.0%
<b>Units</b>	53	-72.0%	17	-67.9%	5	-70.6%	16	220.0%
<b>Average Unit</b>	\$68,049	5.2%	\$99,641	46.4%	\$50,000	-49.8%	\$77,875	55.8%
<b>Total Volume (Residential)</b>	\$503,569,993	70.8%	\$466,205,390	-7.4%	\$509,649,464	9.3%	\$305,491,189	-40.1%
<b># IN COUNTY</b>	1,967	47.5%	1,613	-18.0%	1,542	-4.4%	910	-41.0%
<b>Average Res'l Unit (No Plexes)</b>	\$255,867	16.0%	\$288,875	12.9%	\$330,564	14.4%	\$335,811	1.6%
<b>LAND</b>	\$12,445,933	-18.5%	\$25,878,767	107.9%	\$26,485,333	2.3%	\$11,980,225	-54.8%
<b># IN COUNTY</b>	59	-15.7%	76	28.8%	68	-10.5%	29	-57.4%
<b>LARGEST</b>	\$1,400,000	-75%	\$3,160,000	126%	\$5,587,332	77%	\$3,150,000	-44%
<b>AVERAGE</b>	\$211,000	-3.4%	\$340,562	61.4%	\$389,542	14.4%	\$413,163	6.1%
<b>COMMERCIAL</b>	\$128,318,450	135.3%	\$106,030,570	-17.4%	\$242,049,437	128.3%	\$65,040,656	-73.1%
<b># IN COUNTY</b>	73	1.4%	79	8.2%	61	-22.8%	66	8.2%
<b>Grand Total Volume</b>	\$644,334,376	76.7%	\$598,114,727	-7.2%	\$778,184,234	30.1%	\$7,500,000	-99.0%
<b>Total # In County</b>	2,099	42.2%	1,768	-15.8%	1,671	-5.5%	1,005	-39.9%

## Existing Single Family Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF
97019	Corbett	3.8	\$372,086	31%	\$216.75	39%	2.8	\$362,823	-2%	\$213.90	-1%	1.7	\$451,400	24%	\$301.78	41%
97024	Fairview	11.9	\$301,288	18%	\$167.32	15%	10.3	\$299,632	-1%	\$167.39	0%	3.7	\$270,591	-10%	\$160.19	-4%
97030	Gresham	40.3	\$241,214	17%	\$157.07	16%	25.7	\$253,137	5%	\$163.01	4%	21.7	\$237,150	-6%	\$154.88	-5%
97034	Lake Oswego	0.4	\$783,380	-	\$255.71	-	0.0	-	-	-	-	0.0	-	-	-	-
97035	Lake Oswego	3.4	\$517,651	1%	\$197.57	4%	2.6	\$518,051	0%	\$194.93	-1%	0.7	\$501,000	-3%	\$196.36	1%
97060	Troutdale	28.5	\$261,906	13%	\$165.55	18%	18.1	\$266,684	2%	\$168.95	2%	13.7	\$412,130	55%	\$162.33	-4%
97080	Gresham	54.7	\$295,925	15%	\$161.69	14%	40.7	\$305,259	3%	\$170.82	6%	20.3	\$285,654	-6%	\$155.44	-9%
97201	University	9.0	\$748,193	19%	\$308.28	18%	7.2	\$891,777	19%	\$328.82	7%	4.3	\$830,928	-7%	\$296.21	-10%
97202	Sellwood	65.2	\$364,787	18%	\$240.35	16%	52.4	\$391,991	7%	\$257.22	7%	26.7	\$342,268	-13%	\$258.98	1%
97203	St Johns	57.1	\$230,653	21%	\$191.56	15%	41.9	\$243,938	6%	\$208.18	9%	26.0	\$246,531	1%	\$209.59	1%
97205	Portland	1.9	\$755,339	14%	\$282.14	13%	2.7	\$913,393	21%	\$291.59	3%	1.0	\$853,300	-7%	\$300.46	3%
97206	Portland	106	\$224,795	19%	\$194.21	17%	82	\$244,505	9%	\$212.70	10%	46	\$254,461	4%	\$213.90	1%
97209	Pearl District	0.6	\$600,371	-11%	\$430.93	65%	0.7	\$731,188	22%	\$249.20	-42%	0.7	\$845,013	16%	\$368.60	48%
97210	Forest Park	10.4	\$712,601	14%	\$298.01	8%	8.6	\$777,452	9%	\$320.18	7%	4.3	\$698,421	-10%	\$315.84	-1%
97211	Piedmont	70.0	\$288,509	20%	\$210.13	17%	55.4	\$318,239	10%	\$229.72	9%	34.7	\$311,927	-2%	\$233.81	2%
97212	Holladay Park	42.8	\$481,208	16%	\$259.37	20%	35.3	\$509,143	6%	\$271.07	5%	20.7	\$540,677	6%	\$272.07	0%
97213	Rose City	56.2	\$320,676	23%	\$228.50	18%	48.1	\$332,561	4%	\$243.00	6%	24.3	\$336,420	1%	\$236.49	-3%
97214	East Portland	28.8	\$401,646	11%	\$249.30	17%	22.6	\$438,188	9%	\$258.03	3%	21.0	\$399,199	-9%	\$263.05	2%
97215	Portland	28.8	\$344,969	12%	\$232.77	11%	22.5	\$386,136	12%	\$250.35	8%	19.3	\$385,085	0%	\$264.93	6%
97216	Creston	26.3	\$221,473	21%	\$189.76	24%	19.8	\$225,725	2%	\$187.21	-1%	9.7	\$221,555	-2%	\$196.19	5%
97217	Kenton	65.9	\$260,085	17%	\$207.25	21%	52.3	\$287,608	11%	\$224.72	8%	36.3	\$290,562	1%	\$216.31	-4%
97218	Parkrose	23.5	\$234,528	14%	\$191.28	19%	19.6	\$261,469	11%	\$207.63	9%	10.3	\$254,985	-2%	\$200.78	-3%
97219	Multnomah	61.8	\$394,076	12%	\$222.38	15%	48.7	\$421,046	7%	\$231.12	4%	39.0	\$425,864	1%	\$221.31	-4%
97220	Portland	51.9	\$227,419	20%	\$177.25	18%	38.3	\$239,565	5%	\$187.60	6%	23.0	\$230,533	-4%	\$188.97	1%
97221	Portland	16.2	\$503,398	18%	\$230.75	14%	16.0	\$563,955	12%	\$244.47	6%	10.3	\$455,638	-19%	\$241.34	-1%
97227	Portland	5.5	\$318,564	26%	\$216.58	32%	3.6	\$327,653	3%	\$223.91	3%	2.3	\$306,357	-6%	\$223.93	0%
97229	Portland	12.3	\$655,956	18%	\$223.61	7%	8.8	\$682,121	4%	\$230.81	3%	9.7	\$686,314	1%	\$210.26	-9%
97230	Parkrose	51.6	\$253,550	11%	\$164.59	13%	37.6	\$275,184	9%	\$169.24	3%	21.7	\$258,020	-6%	\$156.35	-8%
97231	Saint Johns	4.7	\$580,202	21%	\$232.23	13%	4.8	\$607,966	5%	\$269.98	16%	1.7	\$674,000	11%	\$277.13	3%
97232	Portland	8.3	\$458,126	7%	\$247.66	17%	9.1	\$536,965	17%	\$251.82	2%	5.3	\$488,788	-9%	\$272.03	8%
97233	Midway	52.8	\$222,320	20%	\$172.58	19%	32.9	\$223,960	1%	\$177.31	3%	12.7	\$218,783	-2%	\$161.25	-9%
97236	Portland	49.1	\$253,768	14%	\$168.50	11%	35.2	\$259,568	2%	\$170.97	1%	23.7	\$262,362	1%	\$159.69	-7%
97239	Portland	18.3	\$471,113	3%	\$241.08	11%	14.9	\$558,528	19%	\$251.37	4%	10.3	\$494,903	-11%	\$232.78	-7%
97266	Eastport	62.2	\$209,021	13%	\$170.22	15%	41.3	\$216,509	4%	\$180.07	6%	19.7	\$223,973	3%	\$169.45	-6%
?	Unknown	0.0	-	-	-	-	0.2	\$313,500	-	-	-	0.3	\$350,000	12%	-	-

## New Single Family Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF
97019	Corbett	0.2	\$529,000	4%	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97024	Fairview	2.1	\$206,706	-39%	\$158.02	-9%	1.1	\$332,672	61%	\$214.38	36%	0.7	\$171,000	-49%	\$117.39	-45%
97030	Gresham	2.6	\$259,091	41%	\$137.86	9%	1.7	\$293,512	13%	\$148.87	8%	1.7	\$276,140	-6%	\$119.85	-19%
97035	Lake Oswego	0.3	\$568,731	37%	-	-	0.4	\$605,129	6%	\$174.55	-	0.0	-	-	-	-
97060	Troutdale	16.0	\$272,305	20%	\$145.58	18%	7.4	\$330,144	21%	\$146.47	1%	2.3	\$354,757	7%	\$150.59	3%
97080	Gresham	10.5	\$337,750	21%	\$156.05	18%	10.0	\$392,552	16%	\$160.07	3%	10.0	\$362,110	-8%	\$173.67	8%
97201	University	0.4	\$850,000	-2%	\$333.92	55%	0.5	\$278,675	-67%	-	-	0.0	-	-	-	-
97202	Sellwood	2.8	\$370,712	25%	\$197.21	-6%	2.0	\$447,656	21%	\$231.64	17%	2.0	\$438,708	-2%	\$208.21	-10%
97203	St Johns	13.3	\$235,553	18%	\$159.99	0%	7.8	\$244,329	4%	\$151.63	-5%	6.3	\$249,608	2%	\$159.59	5%
97205	Portland	0.2	\$814,500	195%	\$291.14	28%	0.3	\$727,500	-11%	\$280.23	-4%	0.0	-	-	-	-
97206	Portland	9.7	\$282,859	23%	\$223.00	16%	9.6	\$288,889	2%	\$207.19	-7%	8.3	\$299,854	4%	\$202.44	-2%
97209	Pearl District	0.2	\$729,588	-	-	-	0.1	\$511,700	-30%	-	-	0.0	-	-	-	-
97210	Forest Park	0.5	\$529,211	-14%	\$262.46	17%	0.5	\$957,401	81%	\$308.34	17%	0.3	\$940,000	-2%	\$251.67	-18%
97211	Piedmont	3.7	\$314,008	22%	\$179.73	3%	2.6	\$355,517	13%	\$249.85	39%	5.3	\$329,150	-7%	\$184.92	-26%
97212	Holladay Park	1.3	\$321,383	-7%	\$144.34	-36%	1.3	\$557,791	74%	\$255.16	77%	1.7	\$563,000	1%	\$288.79	13%
97213	Rose City	2.4	\$264,831	0%	\$228.65	13%	1.4	\$281,934	6%	\$183.68	-20%	1.0	\$323,333	15%	\$205.80	12%
97214	East Portland	0.5	\$378,125	-2%	\$259.23	20%	0.8	\$600,492	59%	\$287.63	11%	0.3	\$770,000	28%	-	-
97215	Portland	1.0	\$372,822	10%	\$154.95	-38%	1.0	\$435,959	17%	\$261.31	69%	0.3	\$344,900	-21%	\$186.03	-29%
97216	Creston	2.3	\$239,659	8%	\$198.93	63%	1.2	\$266,966	11%	\$222.31	12%	1.3	\$233,600	-12%	\$128.87	-42%
97217	Kenton	4.0	\$267,338	15%	\$196.37	27%	4.9	\$301,583	13%	\$220.21	12%	3.7	\$262,905	-13%	\$264.08	20%
97218	Parkrose	1.7	\$260,157	-5%	\$169.33	33%	1.2	\$299,229	15%	\$231.04	36%	1.0	\$300,648	0%	\$166.18	-28%
97219	Multnomah	6.5	\$548,725	16%	\$233.88	-2%	5.9	\$594,596	8%	\$204.74	-12%	4.0	\$573,417	-4%	\$195.20	-5%
97220	Portland	1.9	\$243,587	15%	\$163.55	10%	1.6	\$329,316	35%	\$174.29	7%	1.7	\$304,380	-8%	\$180.25	3%
97221	Portland	0.8	\$621,021	10%	\$263.67	20%	1.1	\$658,732	6%	\$221.71	-16%	0.3	\$780,000	18%	\$179.97	-19%
97225	Portland	0.3	\$341,475	-61%	\$167.24	-24%	0.0	-	-	-	-	0.0	-	-	-	-
97227	Portland	1.9	\$839,549	225%	\$230.47	16%	0.3	\$284,150	-66%	\$232.26	1%	0.0	-	-	-	-
97229	Parkrose	2.1	\$296,047	-62%	\$133.76	-40%	1.9	\$1,046,421	253%	\$238.31	78%	0.0	-	-	-	-
97230	Saint Johns	0.9	\$528,761	129%	\$387.05	213%	1.8	\$266,199	-50%	\$156.35	-60%	0.0	-	-	-	-
97231	Portland	0.3	\$451,333	-32%	\$211.91	-9%	0.5	\$636,708	41%	\$220.62	4%	0.3	\$685,000	8%	\$182.23	-17%
97232	Midway	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97233	Portland	3.8	\$265,092	31%	\$162.52	17%	3.3	\$280,800	6%	\$167.47	3%	2.0	\$261,858	-7%	\$143.64	-14%
97236	Portland	9.0	\$340,186	28%	\$173.73	33%	7.7	\$341,939	1%	\$152.75	-12%	6.7	\$318,262	-7%	\$145.26	-5%
97239	Portland	1.5	\$515,692	28%	\$200.22	-9%	0.2	\$531,665	3%	\$260.63	30%	0.3	\$487,500	-8%	\$258.35	-1%
97266	Eastport	6.7	\$314,497	44%	\$212.85	54%	2.8	\$311,544	-1%	\$133.09	-37%	5.7	\$253,928	-18%	\$140.88	6%
?	Unknown	0.0	-	-	-	-	0.2	\$1,029,000	-	-	-	0.0	-	-	-	-

## Existing Attached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF
97024	Fairview	0.2	\$223,907	37%	\$132.96	13%	0.4	\$194,790	-13%	\$154.42	16%	0.0	-	-	-	-
97030	Gresham	10.8	\$133,204	23%	\$117.27	21%	6.5	\$163,894	23%	\$137.24	17%	2.0	\$153,983	-6%	\$133.96	-2%
97035	Lake Oswego	6.3	\$207,824	34%	\$167.57	29%	5.8	\$203,761	-2%	\$176.05	5%	4.3	\$200,300	-2%	\$170.32	-3%
97060	Troutdale	2.3	\$121,993	0%	\$118.90	18%	2.5	\$181,561	49%	\$137.61	16%	0.7	\$148,095	-18%	\$127.56	-7%
97080	Gresham	6.1	\$134,207	25%	\$122.84	18%	5.0	\$161,228	20%	\$137.97	12%	2.0	\$127,900	-21%	\$133.54	-3%
97201	University	12.3	\$336,790	1%	\$323.09	7%	9.8	\$376,616	12%	\$363.00	12%	6.3	\$330,400	-12%	\$352.41	-3%
97202	Sellwood	4.2	\$338,479	13%	\$234.84	14%	5.8	\$338,389	0%	\$257.32	10%	1.3	\$250,600	-26%	\$294.95	15%
97203	St Johns	4.2	\$158,042	4%	\$180.73	28%	2.6	\$204,703	30%	\$168.63	-7%	1.0	\$161,210	-21%	\$190.10	13%
97204	Portland	0.8	\$432,790	39%	\$324.33	16%	0.0	-	-	-	-	0.0	-	-	-	-
97205	Portland	4.3	\$304,923	-2%	\$367.78	16%	5.1	\$288,046	-6%	\$353.12	-4%	3.3	\$351,322	22%	\$376.08	7%
97206	Portland	0.8	\$188,700	34%	\$181.37	20%	1.8	\$247,638	31%	\$172.10	-5%	1.3	\$251,175	1%	\$167.35	-3%
97209	The Pearl	34.3	\$406,313	9%	\$424.05	13%	31.7	\$457,478	13%	\$426.63	1%	20.0	\$422,785	-8%	\$393.81	-8%
97210	Forest Park	5.8	\$391,409	0%	\$352.02	15%	5.6	\$430,287	10%	\$366.20	4%	2.7	\$372,938	-13%	\$352.49	-4%
97211	Piedmont	1.8	\$156,734	21%	\$154.18	15%	2.8	\$219,918	40%	\$225.54	46%	0.0	-	-	-	-
97212	Holladay Park	2.3	\$261,523	15%	\$255.09	28%	2.3	\$292,704	12%	\$255.19	0%	0.0	-	-	-	-
97213	Rose City	1.2	\$183,600	14%	\$184.58	9%	1.6	\$268,711	46%	\$219.16	19%	0.7	\$218,775	-19%	\$190.90	-13%
97214	East Portland	1.8	\$254,000	2%	\$245.58	12%	3.3	\$301,255	19%	\$272.37	11%	2.3	\$212,329	-30%	\$276.46	2%
97215	Portland	0.1	\$185,000	28%	\$193.51	62%	0.8	\$279,666	51%	\$212.39	10%	0.3	\$215,000	-23%	\$198.71	-6%
97216	Creston	0.4	\$181,985	27%	\$155.35	35%	1.3	\$188,138	3%	\$176.44	14%	0.3	\$145,000	-23%	-	-
97217	Kenton	5.2	\$251,955	39%	\$218.43	34%	4.1	\$245,380	-3%	\$214.14	-2%	3.3	\$261,068	6%	\$220.42	3%
97218	Parkrose	1.3	\$148,326	19%	\$151.14	32%	0.3	\$182,350	23%	\$154.75	2%	0.0	-	-	-	-
97219	Multnomah	5.8	\$186,486	17%	\$165.72	18%	6.8	\$214,585	15%	\$186.44	13%	3.0	\$240,867	12%	\$183.16	-2%
97220	Portland	1.7	\$136,060	2%	\$178.35	21%	2.3	\$164,373	21%	\$185.11	4%	1.0	\$117,833	-28%	\$99.25	-46%
97221	Portland	1.0	\$201,267	0%	\$165.27	26%	0.7	\$253,313	26%	\$195.18	18%	0.7	\$202,500	-20%	\$180.07	-8%
97227	Portland	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97229	Portland	3.6	\$356,298	19%	\$213.05	12%	3.1	\$352,957	-1%	\$223.96	5%	2.0	\$379,233	7%	\$216.59	-3%
97230	Portland	4.8	\$168,759	13%	\$136.04	16%	4.5	\$180,242	7%	\$138.51	2%	3.0	\$182,478	1%	\$156.22	13%
97231	Saint Johns	0.1	\$251,500	-21%	\$282.58	29%	0.0	-	-	-	-	0.0	-	-	-	-
97232	Portland	2.8	\$247,018	26%	\$281.22	23%	3.8	\$263,518	7%	\$280.62	0%	3.3	\$223,180	-15%	\$271.66	-3%
97233	Midway	3.6	\$140,589	21%	\$132.88	19%	3.3	\$150,546	7%	\$145.28	9%	2.3	\$148,992	-1%	\$144.96	0%
97236	Portland	2.6	\$141,414	18%	\$125.92	7%	3.1	\$160,825	14%	\$137.09	9%	0.7	\$125,000	-22%	\$150.83	10%
97239	Portland	6.9	\$345,493	3%	\$272.32	16%	5.9	\$365,570	6%	\$275.74	1%	3.0	\$369,289	1%	\$307.86	12%
97266	Eastport	1.1	\$167,717	13%	\$132.91	5%	2.1	\$193,815	16%	\$148.77	12%	0.7	\$178,450	-8%	\$158.72	7%
?	Unknown	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-

## New Attached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg \$/SF
97024	Fairview	3.6	\$220,463	17%	\$142.13	16%	4.3	\$215,794	-2%	\$154.71	9%	1.3	\$147,800	-32%	\$149.74	-3%
97030	Gresham	3.8	\$229,833	18%	\$143.54	24%	1.6	\$188,238	-18%	\$145.70	2%	1.0	\$293,333	56%	\$163.04	12%
97060	Troutdale	2.2	\$220,967	-	\$144.05	-	1.2	\$231,950	5%	\$140.55	-2%	0.0	-	-	-	-
97080	Gresham	0.3	\$196,600	14%	\$160.10	30%	0.4	\$220,200	12%	-	-	0.3	\$279,950	27%	-	-
97201	University	9.6	\$271,415	28%	\$324.16	-2%	30.3	\$438,200	61%	\$374.49	16%	10.0	\$464,134	6%	\$434.12	16%
97202	Sellwood	6.4	\$278,412	18%	\$207.71	-	15.5	\$417,695	50%	\$206.68	0%	3.7	\$754,238	81%	-	-
97203	St Johns	9.3	\$289,755	116%	\$668.70	416%	9.3	\$200,631	-31%	\$192.40	-71%	4.7	\$167,459	-17%	\$247.60	29%
97205	Portland	16.2	\$490,408	116%	\$442.43	17%	5.7	\$533,370	9%	\$428.71	-3%	0.7	\$317,500	-40%	\$364.76	-15%
97206	Portland	1.1	\$219,278	4%	\$146.94	-7%	4.3	\$211,970	-3%	\$213.13	45%	2.3	\$221,436	4%	\$179.05	-16%
97209	The Pearl	7.4	\$499,504	19%	\$420.92	12%	23.4	\$423,407	-15%	\$392.63	-7%	15.0	\$750,447	77%	\$496.01	26%
97210	Forest Park	5.8	\$318,060	35%	\$325.39	167%	8.0	\$375,481	18%	\$397.31	22%	11.3	\$659,385	76%	\$354.36	-11%
97211	Piedmont	0.3	\$252,163	108%	\$128.93	-	4.6	\$235,920	-6%	\$163.30	27%	3.3	\$201,000	-15%	\$44.46	-73%
97212	Holladay Park	0.7	\$270,938	-24%	\$222.27	-16%	1.1	\$327,497	21%	\$202.25	-9%	1.7	\$332,060	1%	\$266.87	32%
97213	Rose City	0.1	\$247,800	-2%	\$132.02	-8%	1.7	\$277,229	12%	\$329.05	149%	3.3	\$206,810	-25%	\$296.05	-10%
97214	East Portland	1.7	\$274,548	10%	\$307.86	36%	5.2	\$270,184	-2%	\$280.50	-9%	1.7	\$297,520	10%	\$264.34	-6%
97215	Portland	0.5	\$272,605	5%	-	-	2.2	\$328,221	20%	\$297.37	-	0.7	\$276,600	-16%	\$379.01	27%
97216	Creston	0.5	\$211,133	53%	\$147.56	66%	1.2	\$192,342	-9%	\$127.01	-14%	3.3	\$159,240	-17%	-	-
97217	Kenton	0.4	\$383,920	62%	-	-	3.5	\$314,203	-18%	\$206.42	-	1.0	\$432,333	38%	\$296.18	43%
97218	Parkrose	0.0	-	-	-	-	0.7	\$163,480	-	\$225.75	-	0.0	-	-	-	-
97219	Multnomah	5.1	\$194,576	-29%	\$233.42	-1%	5.3	\$236,335	21%	\$247.42	6%	2.0	\$274,732	16%	\$185.69	-25%
97220	Portland	2.0	\$161,160	10%	\$234.25	23%	2.1	\$187,504	16%	\$213.59	-9%	1.3	\$186,325	-1%	\$142.80	-33%
97221	Portland	1.1	\$291,312	-11%	\$218.00	-	1.1	\$302,065	4%	\$196.54	-10%	0.3	\$218,000	-28%	\$132.93	-32%
97222	Portland	0.3	\$229,600	-	\$198.84	-	0.0	-	-	-	-	0.0	-	-	-	-
97227	Portland	1.1	\$403,630	-	\$338.95	-	0.1	\$219,900	-46%	-	-	1.3	\$221,275	1%	-	-
97229	Portland	0.0	-	-	-	-	0.2	\$476,675	-	-	-	0.3	\$194,000	-59%	-	-
97230	Portland	0.2	\$279,000	78%	-	-	4.5	\$175,792	-37%	\$161.46	-	0.3	\$119,000	-32%	\$153.35	-5%
97231	Saint Johns	0.5	\$265,150	-4%	\$205.56	-	0.2	\$530,250	100%	\$132.42	-36%	0.0	-	-	-	-
97232	Portland	2.3	\$323,804	-8%	\$342.21	38%	4.9	\$253,220	-22%	\$258.75	-24%	1.3	\$148,875	-41%	\$271.60	5%
97233	Midway	1.3	\$141,699	5%	\$161.50	-	3.9	\$180,881	28%	\$149.69	-7%	4.3	\$152,385	-16%	\$143.73	-4%
97236	Portland	0.3	\$205,372	29%	\$142.11	33%	4.2	\$188,364	-8%	\$138.20	-3%	4.3	\$179,618	-5%	\$128.81	-7%
97239	Portland	21.3	\$584,094	143%	\$348.65	42%	18.1	\$428,725	-27%	\$378.17	8%	6.7	\$407,269	-5%	\$305.56	-19%
97266	Eastport	3.1	\$185,923	23%	\$139.64	17%	6.2	\$186,275	0%	\$154.88	11%	1.7	\$201,480	8%	\$147.98	-4%
?	Unknown	0.0	-	-	-	-	0.1	\$244,000	-	-	-	0.0	-	-	-	-

## Existing Single Family Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$100,000	128	10.7	-53%	\$83.60	-6.7%	58	4.8	-55%	\$81.13	-2.9%	7	2.3	-52%	\$113.06	39.4%
\$100,001 - \$125,000	161	13.4	-64%	\$138.42	3.8%	58	4.8	-64%	\$134.67	-2.7%	13	4.3	-10%	\$130.76	-2.9%
\$125,001 - \$140,000	183	15.3	-72%	\$149.25	1.6%	101	8.4	-45%	\$156.50	4.9%	12	4.0	-52%	\$158.77	1.4%
\$140,001 - \$150,000	222	18.5	-64%	\$155.84	4.5%	87	7.3	-61%	\$161.42	3.6%	15	5.0	-31%	\$140.41	-13.0%
\$150,001 - \$160,000	247	20.6	-71%	\$171.31	10.9%	109	9.1	-56%	\$171.01	-0.2%	13	4.3	-52%	\$170.88	-0.1%
\$160,001 - \$170,000	359	29.9	-63%	\$176.11	11.2%	181	15.1	-50%	\$180.13	2.3%	20	6.7	-56%	\$160.62	-10.8%
\$170,001 - \$180,000	484	40.3	-48%	\$178.12	13.1%	226	18.8	-53%	\$184.37	3.5%	35	11.7	-38%	\$188.37	2.2%
\$180,001 - \$190,000	556	46.3	-45%	\$184.52	15.7%	280	23.3	-50%	\$194.45	5.4%	38	12.7	-46%	\$185.76	-4.5%
\$190,001 - \$200,000	661	55.1	-32%	\$184.62	16.2%	355	29.6	-46%	\$197.77	7.1%	57	19.0	-36%	\$195.75	-1.0%
\$200,001 - \$225,000	1,660	138.3	-13%	\$187.88	15.4%	1,191	99.3	-28%	\$197.46	5.1%	166	55.3	-44%	\$184.31	-6.7%
\$225,001 - \$250,000	1,809	150.8	9%	\$187.76	10.3%	1,331	110.9	-26%	\$199.97	6.5%	239	79.7	-28%	\$196.45	-1.8%
\$250,001 - \$275,000	1,328	110.7	8%	\$195.44	12.3%	1,062	88.5	-20%	\$198.60	1.6%	179	59.7	-33%	\$206.99	4.2%
\$275,001 - \$300,000	1,042	86.8	-1%	\$201.27	10.6%	894	74.5	-14%	\$208.98	3.8%	142	47.3	-36%	\$207.58	-0.7%
\$300,001 - \$350,000	1,502	125.2	17%	\$208.03	10.7%	1,299	108.3	-14%	\$218.78	5.2%	198	66.0	-39%	\$222.92	1.9%
\$350,001 - \$400,000	974	81.2	16%	\$217.74	10.8%	946	78.8	-3%	\$227.82	4.6%	117	39.0	-51%	\$228.60	0.3%
\$400,001 - \$450,000	640	53.3	29%	\$227.45	9.4%	565	47.1	-12%	\$240.67	5.8%	96	32.0	-32%	\$234.96	-2.4%
\$450,001 - \$500,000	392	32.7	8%	\$243.05	14.7%	403	33.6	3%	\$241.25	-0.7%	58	19.3	-42%	\$239.44	-0.8%
\$500,001 - \$600,000	484	40.3	9%	\$251.55	8.9%	472	39.3	-2%	\$250.69	-0.3%	61	20.3	-48%	\$249.37	-0.5%
\$600,001 - \$750,000	390	32.5	33%	\$273.11	14.1%	366	30.5	-6%	\$274.18	0.4%	60	20.0	-34%	\$257.48	-6.1%
\$750,001 - \$1,000,000	213	17.8	11%	\$286.26	-0.6%	223	18.6	5%	\$295.91	3.7%	33	11.0	-41%	\$293.14	-0.9%
\$1,000,001 - \$2,000,000	118	9.8	31%	\$333.97	-7.6%	130	10.8	10%	\$342.72	2.6%	17	5.7	-48%	\$360.10	5.1%
\$2,000,001 - sky	11	0.92	0%	\$472.15	-53.3%	13	1.08	18%	\$618.56	31.0%	3	1.00	-8%	\$360.36	-41.7%
Overall Total	13,564	1,130	-18%	\$200.79	16.4%	10,350	863	-24%	\$214.82	7.0%	1,579	526	-39%	\$211.79	-1.4%
Median				\$189.63	17.5%				\$203.47	7.3%				\$202.62	-0.4%

## New Single Family Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
\$25,000 - \$100,000	1	0.1	-	-	-	1	0.1	-	-	-	0	0.0	-	-	-
\$100,001 - \$125,000	6	0.5	-75%	\$131.17	1.4%	1	0.1	-83%	-	-	0	0.0	-100%	-	-
\$125,001 - \$140,000	7	0.6	-81%	-	-	2	0.2	-71%	-	-	3	1.0	500%	\$144.23	-
\$140,001 - \$150,000	7	0.6	-83%	-	-	1	0.1	-86%	\$89.07	-	3	1.0	1100%	-	-
\$150,001 - \$160,000	7	0.6	-89%	\$135.15	2.2%	2	0.2	-71%	\$238.46	76.4%	1	0.3	100%	\$158.57	-33.5%
\$160,001 - \$170,000	9	0.8	-90%	\$178.62	31.4%	4	0.3	-56%	\$162.69	-8.9%	1	0.3	0%	\$206.56	27.0%
\$170,001 - \$180,000	16	1.3	-87%	\$180.28	29.1%	4	0.3	-75%	\$161.54	-10.4%	1	0.3	0%	-	-
\$180,001 - \$190,000	21	1.8	-81%	\$156.02	5.3%	8	0.7	-62%	\$165.03	5.8%	0	0.0	-100%	-	-
\$190,001 - \$200,000	28	2.3	-82%	\$149.41	6.8%	14	1.2	-50%	\$117.78	-21.2%	6	2.0	71%	\$131.48	11.6%
\$200,001 - \$225,000	141	11.8	-54%	\$162.09	13.1%	67	5.6	-52%	\$154.37	-4.8%	17	5.7	1%	\$188.75	22.3%
\$225,001 - \$250,000	219	18.3	-14%	\$166.01	4.7%	127	10.6	-42%	\$165.31	-0.4%	33	11.0	4%	\$182.24	10.2%
\$250,001 - \$275,000	200	16.7	8%	\$181.56	10.7%	135	11.3	-33%	\$173.87	-4.2%	21	7.0	-38%	\$159.93	-8.0%
\$275,001 - \$300,000	149	12.4	-6%	\$184.25	13.1%	95	7.9	-36%	\$186.63	1.3%	22	7.3	-7%	\$166.60	-10.7%
\$300,001 - \$350,000	204	17.0	45%	\$205.80	13.7%	146	12.2	-28%	\$183.48	-10.8%	28	9.3	-23%	\$169.86	-7.4%
\$350,001 - \$400,000	105	8.8	17%	\$227.71	21.2%	117	9.8	11%	\$188.82	-17.1%	22	7.3	-25%	\$149.32	-20.9%
\$400,001 - \$450,000	47	3.9	-11%	\$223.92	1%	78	6.5	66%	\$186.23	-17%	14	4.7	-28%	\$182.72	-2%
\$450,001 - \$500,000	32	2.7	19%	\$207.56	-7.9%	48	4.0	50%	\$217.87	5.0%	5	1.7	-58%	\$197.05	-9.6%
\$500,001 - \$600,000	56	4.7	-13%	\$218.58	1.0%	46	3.8	-18%	\$206.40	-5.6%	7	2.3	-39%	\$181.69	-12.0%
\$600,001 - \$750,000	42	3.5	8%	\$237.26	-3.7%	42	3.5	0%	\$220.53	-7.1%	10	3.3	-5%	\$214.64	-2.7%
\$750,001 - \$1,000,000	21	1.8	-40%	\$237.41	6.3%	33	2.8	57%	\$247.81	4.4%	8	2.7	-3%	\$272.17	9.8%
\$1,000,001 - \$2,000,000	16	1.3	23%	\$301.70	8.8%	21	1.8	31%	\$277.17	-8.1%	0	0.0	-100%	-	-
\$2,000,001 - sky	0	0.0	-	-	-	2	0.2	-	\$650.03	-	0	0.0	-	-	-
Overall Total	1,334	111	-34%	\$192.11	18.9%	994	83	-25%	\$193.54	0.7%	202	67	-19%	\$177.86	-8.1%
Median				\$172.55	25.1%				\$170.53	-1.2%				\$170.53	0.0%

## Existing Attached Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
\$25,000 - \$100,000	76	6.3	-62%	\$112.70	17.0%	36	3.0	-53%	\$113.78	1.0%	4	1.3	-56%	\$107.56	-5.5%
\$100,001 - \$125,000	125	10.4	-25%	\$132.47	11.5%	55	4.6	-56%	\$173.03	30.6%	6	2.0	-56%	\$174.20	0.7%
\$125,001 - \$140,000	103	8.6	-15%	\$147.55	14.1%	94	7.8	-9%	\$175.01	18.6%	12	4.0	-49%	\$159.28	-9.0%
\$140,001 - \$150,000	75	6.3	-4%	\$146.05	3.2%	47	3.9	-37%	\$165.48	13.3%	9	3.0	-23%	\$183.31	10.8%
\$150,001 - \$160,000	69	5.8	8%	\$168.01	6.8%	39	3.3	-43%	\$201.14	19.7%	5	1.7	-49%	\$202.72	0.8%
\$160,001 - \$170,000	65	5.4	-3%	\$189.40	22.2%	68	5.7	5%	\$195.21	3.1%	8	2.7	-53%	\$173.86	-10.9%
\$170,001 - \$180,000	62	5.2	24%	\$185.12	16.0%	71	5.9	15%	\$199.68	7.9%	6	2.0	-66%	\$188.22	-5.7%
\$180,001 - \$190,000	63	5.3	152%	\$210.28	-2.1%	79	6.6	25%	\$188.16	-10.5%	8	2.7	-59%	\$242.14	28.7%
\$190,001 - \$200,000	63	5.3	29%	\$207.54	-0.7%	64	5.3	2%	\$166.91	-19.6%	8	2.7	-50%	\$223.71	34.0%
\$200,001 - \$225,000	96	8.0	-3%	\$234.74	4.6%	135	11.3	41%	\$218.06	-7.1%	22	7.3	-35%	\$231.56	6.2%
\$225,001 - \$250,000	90	7.5	-24%	\$272.37	9.2%	122	10.2	36%	\$245.62	-9.8%	25	8.3	-18%	\$268.50	9.3%
\$250,001 - \$275,000	90	7.5	-11%	\$297.84	13.9%	98	8.2	9%	\$292.21	-1.9%	16	5.3	-35%	\$323.83	10.8%
\$275,001 - \$300,000	132	11.0	32%	\$331.86	19.8%	82	6.8	-38%	\$302.80	-8.8%	14	4.7	-32%	\$283.18	-6.5%
\$300,001 - \$350,000	148	12.3	29%	\$339.97	13.6%	174	14.5	18%	\$323.20	-4.9%	17	5.7	-61%	\$355.23	9.9%
\$350,001 - \$400,000	106	8.8	26%	\$350.48	14.6%	141	11.8	33%	\$336.94	-3.9%	22	7.3	-38%	\$344.30	2.2%
\$400,001 - \$450,000	71	5.9	34%	\$352.06	6.6%	83	6.9	17%	\$346.01	-1.7%	12	4.0	-42%	\$327.62	-5.3%
\$450,001 - \$500,000	53	4.4	56%	\$394.22	11.5%	58	4.8	9%	\$375.62	-4.7%	5	1.7	-66%	\$399.51	6.4%
\$500,001 - \$600,000	58	4.8	57%	\$385.77	-1.5%	71	5.9	22%	\$405.34	5.1%	7	2.3	-61%	\$387.16	-4.5%
\$600,001 - \$750,000	45	3.8	50%	\$428.51	4.2%	43	3.6	-4%	\$409.18	-4.5%	6	2.0	-44%	\$441.25	7.8%
\$750,001 - \$1,000,000	18	1.5	-25%	\$442.73	-20.5%	35	2.9	94%	\$444.18	0.3%	0	0.0	-100%	-	-
\$1,000,001 - \$2,000,000	18	1.5	50%	\$556.41	2.4%	19	1.6	6%	\$654.89	17.7%	4	1.3	-16%	\$564.28	-13.8%
\$2,000,001 - sky	0	0.0	-	-	-	3	0.3	-	\$752.63	-	0	0.0	-	-	-
Overall Total	1,626	136	0%	\$259.32	21.1%	1,617	135	-1%	\$272.57	5.1%	216	72	-47%	\$279.19	2.4%

## New Attached Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
\$25,000 - \$100,000	6	0.5	20%	\$170.80	19.7%	5	0.4	-17%	\$192.04	12.4%	4	1.3	220%	\$296.06	54.2%
\$100,001 - \$125,000	13	1.1	18%	-	-	58	4.8	346%	\$162.20	-	12	4.0	-17%	\$163.48	0.8%
\$125,001 - \$140,000	35	2.9	59%	\$234.14	65.2%	96	8.0	174%	\$193.15	-17.5%	9	3.0	-63%	\$231.19	19.7%
\$140,001 - \$150,000	22	1.8	-31%	-	-	67	5.6	205%	\$224.28	-	4	1.3	-76%	\$155.14	-30.8%
\$150,001 - \$160,000	36	3.0	-39%	\$131.67	-10.4%	49	4.1	36%	\$192.50	46.2%	10	3.3	-18%	\$230.49	19.7%
\$160,001 - \$170,000	33	2.8	-8%	\$315.20	83.2%	55	4.6	67%	\$237.32	-24.7%	9	3.0	-35%	\$275.17	15.9%
\$170,001 - \$180,000	41	3.4	41%	\$186.88	4.2%	64	5.3	56%	\$236.59	26.6%	9	3.0	-44%	\$142.64	-39.7%
\$180,001 - \$190,000	57	4.8	171%	\$168.62	30.9%	59	4.9	4%	\$230.57	36.7%	15	5.0	2%	\$163.83	-28.9%
\$190,001 - \$200,000	50	4.2	117%	\$227.27	40.5%	70	5.8	40%	\$222.56	-2.1%	13	4.3	-26%	\$126.89	-43.0%
\$200,001 - \$225,000	139	11.6	60%	\$174.82	-6.0%	212	17.7	53%	\$211.13	20.8%	22	7.3	-58%	\$227.21	7.6%
\$225,001 - \$250,000	137	11.4	111%	\$228.04	-12.9%	223	18.6	63%	\$264.49	16.0%	19	6.3	-66%	\$295.69	11.8%
\$250,001 - \$275,000	93	7.8	90%	\$238.88	-22.2%	167	13.9	80%	\$286.16	19.8%	15	5.0	-64%	\$265.71	-7.1%
\$275,001 - \$300,000	88	7.3	29%	\$277.40	-22.0%	160	13.3	82%	\$308.88	11.4%	13	4.3	-68%	\$372.70	20.7%
\$300,001 - \$350,000	125	10.4	56%	\$324.31	-5.1%	209	17.4	67%	\$311.43	-4.0%	20	6.7	-62%	\$355.65	14.2%
\$350,001 - \$400,000	102	8.5	48%	\$295.80	-13.4%	140	11.7	37%	\$309.05	4.5%	14	4.7	-60%	\$347.64	12.5%
\$400,001 - \$450,000	47	3.9	2%	\$395.09	-0.3%	68	5.7	45%	\$323.80	-18.0%	4	1.3	-76%	\$424.94	31.2%
\$450,001 - \$500,000	56	4.7	65%	\$432.38	6.6%	54	4.5	-4%	\$338.08	-21.8%	6	2.0	-56%	\$472.16	39.7%
\$500,001 - \$600,000	94	7.8	276%	\$402.42	-6.4%	105	8.8	12%	\$454.80	13.0%	18	6.0	-31%	\$400.42	-12.0%
\$600,001 - \$750,000	63	5.3	232%	\$433.79	11.6%	95	7.9	51%	\$401.68	-7.4%	19	6.3	-20%	\$432.21	7.6%
\$750,001 - \$1,000,000	80	6.7	433%	\$574.77	12.9%	76	6.3	-5%	\$453.97	-21.0%	12	4.0	-37%	\$469.29	3.4%
\$1,000,001 - \$2,000,000	32	2.7	191%	\$477.33	-19.1%	58	4.8	81%	\$584.73	22.5%	17	5.7	17%	\$707.59	21.0%
\$2,000,001 - sky	5	0.4	400%	-	-	5	0.4	0%	\$502.531	-	4	1.3	220%	\$837.64	66.7%
Overall Total	1,354	113	68%	\$301.11	5.2%	2,095	175	55%	\$286.99	-4.7%	268	89	-49%	\$317.57	10.7%

## Existing Home Sales by Year Built

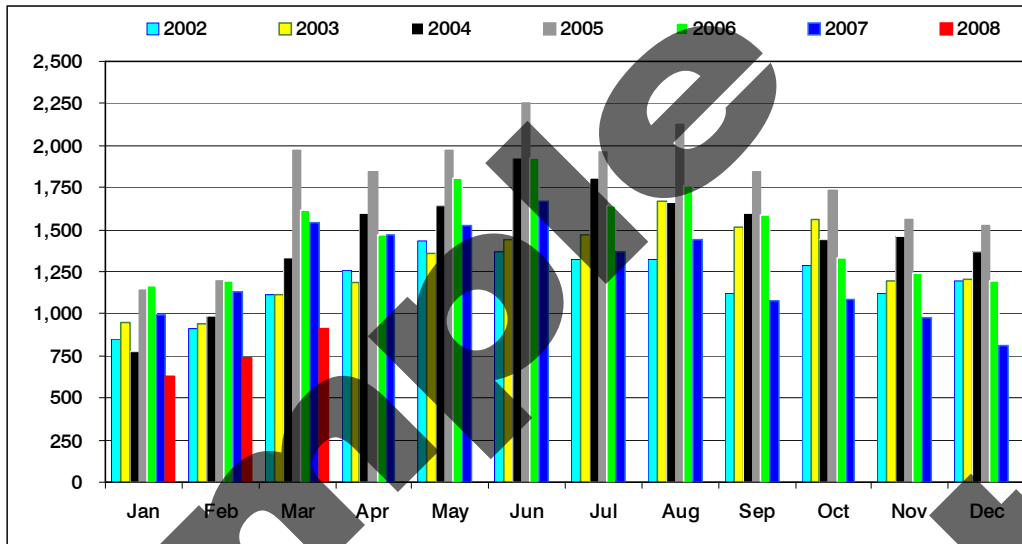
Year Built	2006					2007					2008				
	Average \$/SF	Ch Avg \$/SF	Avg Size	Avg Price	# Sold	Average \$/SF	Ch Avg \$/SF	Avg Size	Avg Price	# Sold	Average \$/SF	Ch Avg \$/SF	Avg Size	Avg Price	# Sold
Before 1960	\$215.88	17.4%	1,455	\$304,356	8,601	\$231.04	7.0%	1,495	\$335,823	6,803	\$230.43	-0.3%	1,494	\$335,002	994
1960's	\$174.98	13.5%	1,632	\$275,871	1,078	\$186.89	6.8%	1,673	\$303,893	757	\$177.68	-4.9%	1,721	\$300,032	129
1970's	\$169.41	18.0%	1,674	\$275,723	1,195	\$178.38	5.3%	1,733	\$298,163	809	\$179.58	0.7%	1,640	\$278,592	115
1980's	\$175.12	14.2%	1,750	\$303,669	656	\$190.11	8.6%	1,772	\$335,044	481	\$190.77	0.3%	1,652	\$312,440	69
1990	\$185.24	14.2%	1,800	\$334,614	76	\$197.35	6.5%	2,061	\$409,710	46	\$199.29	1.0%	1,976	\$401,050	10
1991	\$185.21	10.5%	2,140	\$431,544	78	\$209.51	13.1%	2,010	\$450,323	58	\$200.15	-4.5%	2,251	\$426,029	7
1992	\$189.95	21.7%	1,823	\$342,668	132	\$184.23	-3.0%	1,860	\$352,269	92	\$167.31	-9.2%	2,179	\$356,191	16
1993	\$179.35	12.8%	1,844	\$328,515	91	\$195.20	8.8%	2,096	\$430,347	69	\$183.53	-6.0%	2,002	\$364,900	10
1994	\$176.63	13.2%	1,993	\$348,707	107	\$187.05	5.9%	2,011	\$367,945	86	\$158.12	-15.5%	2,274	\$380,142	12
1995	\$180.70	17.7%	1,818	\$330,190	122	\$184.02	1.8%	1,927	\$349,923	111	\$181.63	-1.3%	1,630	\$315,318	14
1996	\$184.52	17.5%	1,817	\$337,125	147	\$184.75	0.1%	1,745	\$316,711	92	\$217.55	17.8%	1,871	\$407,200	10
1997	\$170.95	12.9%	1,967	\$329,472	138	\$176.08	3.0%	1,993	\$361,248	100	\$178.44	1.3%	2,144	\$391,172	23
1998	\$175.78	16.9%	2,058	\$371,260	81	\$182.21	3.7%	2,035	\$390,262	51	\$179.35	-1.6%	2,056	\$368,400	5
1999	\$171.80	13.8%	2,001	\$345,852	150	\$173.72	1.1%	2,040	\$362,517	77	\$180.08	3.7%	2,042	\$358,127	11
2000	\$160.78	7.1%	1,938	\$311,540	159	\$169.47	5.4%	1,981	\$341,138	99	\$172.91	2.0%	1,625	\$272,683	9
2001	\$169.71	12.1%	1,943	\$329,800	137	\$177.45	4.6%	2,032	\$367,993	95	\$193.29	8.9%	2,037	\$404,369	13
2002	\$175.77	11.4%	2,025	\$369,739	126	\$178.39	1.5%	1,935	\$353,237	90	\$151.58	-15.0%	1,767	\$261,835	13
2003	\$176.35	15.1%	2,055	\$376,056	134	\$174.03	-1.3%	1,928	\$341,300	123	\$169.11	-2.8%	1,765	\$292,239	17
2004	\$160.70	-	1,839	\$298,305	161	\$174.03	8.3%	1,928	\$341,300	123	\$169.11	-2.8%	1,765	\$292,239	17
2005	Included in new construction					\$168.71	-	2,017	\$351,982	113	\$174.81	3.6%	2,056	\$365,839	19
2006	Included in new construction					Included in new construction					\$158.95	-	2,038	\$320,563	23

\* - Only homes on one (1) acre or less used in calculations

## Subdivision Lot Sales

No Acreage Lot Price Range	2006			2007			2008		
	Total	# Per Mo	% Ch	Total	# Per Mo	% Ch	Total	# Per Mo	% Ch
\$20,001 - \$30,000	0	0.0	-100%	0	0.0	-	0	0.0	-
\$30,001 - \$40,000	3	0.3	-75%	5	0.4	67%	1	0.3	-20%
\$40,001 - \$50,000	116	9.7	300%	21	1.8	-82%	1	0.3	-81%
\$50,001 - \$60,000	14	1.2	-71%	5	0.4	-64%	1	0.3	-20%
\$60,001 - \$70,000	23	1.9	-36%	24	2.0	4%	18	6.0	200%
\$70,001 - \$80,000	45	3.8	32%	66	5.5	47%	10	3.3	-39%
\$80,001 - \$90,000	23	1.9	21%	25	2.1	9%	4	1.3	-36%
\$90,001 - \$100,000	21	1.8	-9%	32	2.7	52%	8	2.7	0%
\$100,001 - \$150,000	150	12.5	-6%	139	11.6	-7%	43	14.3	24%
\$150,001 - \$200,000	87	7.3	-1%	72	6.0	-17%	10	3.3	-44%
\$200,001 - sky	137	11.4	78%	134	11.2	-2%	13	4.3	-61%
<b>TOTAL</b>	<b>619</b>	<b>51.6</b>	<b>16%</b>	<b>523</b>	<b>43.6</b>	<b>-16%</b>	<b>109</b>	<b>36.3</b>	<b>-17%</b>
<b>Average Price:</b>	<b>\$148,533</b>		<b>13%</b>	<b>\$157,349</b>		<b>6%</b>	<b>\$124,382</b>		<b>-21%</b>
<b>% Avg Lot/Avg New Home</b>	<b>45.5%</b>		<b>-4%</b>	<b>41.6%</b>		<b>-9%</b>	<b>36.7%</b>		<b>-12%</b>
<b>Median Price:</b>	<b>\$125,000</b>		<b>4%</b>	<b>\$130,000</b>		<b>4%</b>	<b>\$105,000</b>		<b>-19%</b>
<b>% Median to Median</b>	<b>45.3%</b>		<b>-13%</b>	<b>41.3%</b>		<b>-9%</b>	<b>35.2%</b>		<b>-15%</b>

## Bar Chart of Monthly Residential Sales



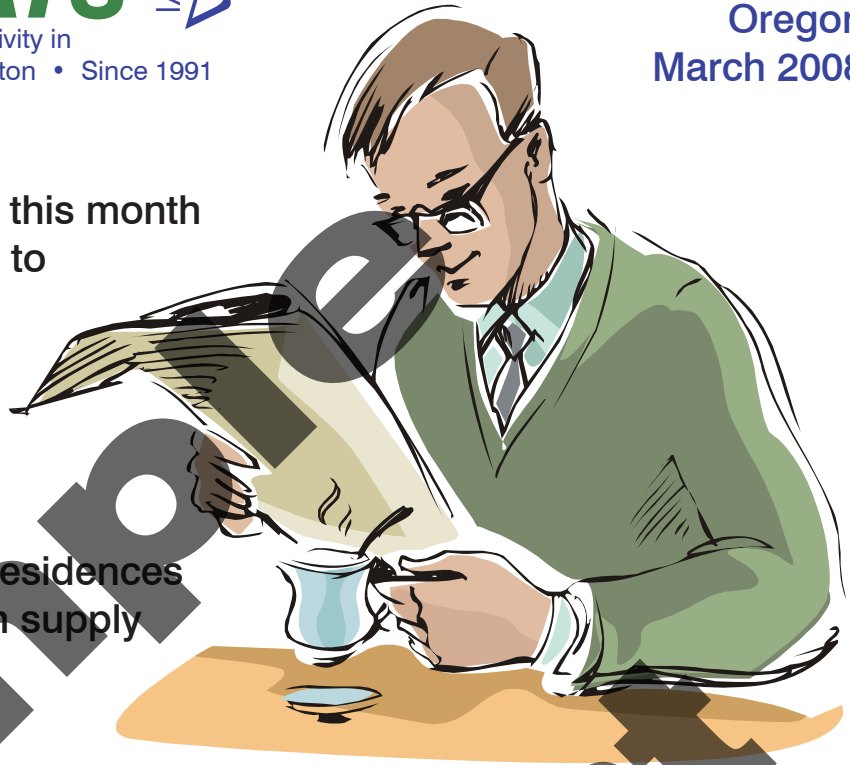
## REO Sales as % of Existing Homes Sold

County Records	Repossessed Existing Sold									
	2004		2005		2006		2007		2008	
Month	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold
Jan	26	4.6%	52	6.0%	23	2.7%	23	3.4%	25	5.8%
Feb	17	2.4%	53	5.8%	17	1.8%	26	3.3%	32	6.3%
Mar	13	1.3%	79	5.0%	20	1.6%	32	3.0%	37	5.7%
Apr	28	2.4%	60	4.1%	20	1.7%	24	2.3%		
May	68	5.3%	62	3.9%	14	1.0%	19	1.8%		
Jun	55	3.5%	56	3.2%	16	1.1%	16	1.4%		
Jul	57	4.0%	29	1.9%	13	1.1%	21	2.3%		
Aug	58	4.5%	31	1.9%	24	1.8%	20	2.1%		
Sep	67	5.4%	37	2.5%	15	1.4%	8	1.1%		
Oct	43	3.7%	25	1.8%	11	1.1%	19	2.4%		
Nov	65	5.5%	21	1.8%	8	0.9%	16	2.6%		
Dec	63	5.8%	22	1.8%	21	2.4%	14	2.5%		
<b>Total</b>	<b>560</b>	<b>4.1%</b>	<b>527</b>	<b>3.2%</b>	<b>202</b>	<b>1.5%</b>	<b>238</b>	<b>2.3%</b>	<b>94</b>	<b>6.0%</b>
	Change		Change		Change		Change		Change	
<b>Average \$</b>	<b>\$165,828</b>	<b>-13.0%</b>	<b>\$191,941</b>	<b>15.7%</b>	<b>\$238,986</b>	<b>24.5%</b>	<b>\$265,568</b>	<b>11.1%</b>	<b>\$268,559</b>	<b>1.1%</b>

There are currently 171 foreclosed homes for sale, up 19 units from last month.

Relative inventory is down this month  
 from 9.4 months of supply to  
 8.1 months of supply.

Currently there are 7,399 residences  
 for sale, about a 8.1 month supply  
 since 910 sold in March.\*



\* - Equilibrium exists when the market has 4 - 6 months of supply for sale.

Weekly Residential Inventory

