

# CLACKAMAS COUNTY

## OREGON

MARCH 2008

WITH COMPARISONS TO PAST YEARS

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

Rank #	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Avg \$/SF	% Mkt Units
1	Buena Vista Custom Homes Inc	82	\$28,779,300	\$535,500	\$210,000	\$350,967	\$112.30	25.8%
2	West Hills (Arbor various)	28	\$12,481,668	\$798,137	\$269,900	\$445,774		8.8%
3	D R Horton Inc	10	\$2,809,464	\$407,000	\$221,113	\$280,946		3.1%
4	CJ Custom Homes LLC	10	\$2,780,694	\$306,900	\$260,000	\$278,069		3.1%
5	Classic Touch Of Canby Inc	9	\$2,227,525	\$263,400	\$234,950	\$247,503	\$136.37	2.8%
6	Icon Construction & Dev LLC	8	\$4,389,741	\$677,141	\$380,900	\$548,718		2.5%
7	Wood River Woods LLC	7	\$1,001,500	\$170,000	\$118,000	\$143,071		2.2%
8	Les Inc	6	\$2,395,929	\$580,081	\$240,500	\$399,322		1.9%
9	Blackwood Homes Inc	6	\$1,738,925	\$304,500	\$272,125	\$289,821	\$149.02	1.9%
10	Sequoia Crossing LLC	6	\$1,488,500	\$254,800	\$244,000	\$248,083		1.9%
11	Kimco Properties Ltd	6	\$1,392,327	\$259,950	\$225,035	\$232,055		1.9%
12	Renaissance Custom Homes LLC	5	\$4,593,508	\$1,090,911	\$802,596	\$918,702		1.6%
13	Ponte Cino Properties Inc	5	\$2,248,044	\$508,412	\$421,832	\$449,609		1.6%
14	Matrix Dev Corp	5	\$2,196,396	\$585,000	\$358,615	\$439,279		1.6%
15	Lake Oswego Terraces Condos LLC	5	\$1,077,500	\$310,000	\$180,000	\$215,500	\$138.89	1.6%
16	Summerlinn Apartments Inc	5	\$1,056,931	\$239,900	\$169,368	\$211,386		1.6%
17	Ed Netter Construction Inc	4	\$1,275,700	\$399,900	\$218,800	\$318,925	\$150.79	1.3%
18	Jbc Dev LLC	4	\$737,400	\$200,000	\$174,950	\$184,350	\$139.29	1.3%
19	Sequoias Causey Village Condo	4	\$641,426	\$218,476	\$115,000	\$160,357		1.3%
20	Timber Creek Custom Homes Inc	3	\$1,577,000	\$567,000	\$460,000	\$525,667		0.9%
21	Summerland Estates LLC	3	\$880,000	\$300,000	\$290,000	\$293,333		0.9%
22	Harmon Family	3	\$858,750	\$313,500	\$265,000	\$286,250		0.9%
23	Bg Prime Dev LLC	3	\$827,000	\$292,000	\$265,000	\$275,667	\$118.30	0.9%
24	Millennium Homes Inc	3	\$791,950	\$279,950	\$237,000	\$263,983		0.9%
25	Schollander Companies Inc	2	\$2,820,000	\$1,475,000	\$1,345,000	\$1,410,000	\$320.01	0.6%
	<b>TOTAL</b>	<b>232</b>	<b>\$83,067,178</b>	<b>\$1,475,000</b>	<b>\$115,000</b>	<b>\$358,048</b>		<b>73.0%</b>

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

Rank \$	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Avg \$/SF	% Mkt \$'s
1	Buena Vista Custom Homes Inc	82	\$28,779,300	\$535,500	\$210,000	\$350,967	\$112.30	24.0%
2	West Hills (Arbor various)	28	\$12,481,668	\$798,137	\$269,900	\$445,774		10.4%
3	Renaissance Custom Homes LLC	5	\$4,593,508	\$1,090,911	\$802,596	\$918,702		3.8%
4	Icon Construction & Dev LLC	8	\$4,389,741	\$677,141	\$380,900	\$548,718		3.7%
5	Schollander Companies Inc	2	\$2,820,000	\$1,475,000	\$1,345,000	\$1,410,000	\$320.01	2.3%
6	D R Horton Inc	10	\$2,809,464	\$407,000	\$221,113	\$280,946		2.3%
7	CJ Custom Homes LLC	10	\$2,780,694	\$306,900	\$260,000	\$278,069		2.3%
8	Les Inc	6	\$2,395,929	\$580,081	\$240,500	\$399,322		2.0%
9	Ponte Cino Properties Inc	5	\$2,248,044	\$508,412	\$421,832	\$449,609		1.9%
10	Classic Touch Of Canby Inc	9	\$2,227,525	\$263,400	\$234,950	\$247,503	\$136.37	1.9%
11	Matrix Dev Corp	5	\$2,196,396	\$585,000	\$358,615	\$439,279		1.8%
12	Blackwood Homes Inc	6	\$1,738,925	\$304,500	\$272,125	\$289,821	\$149.02	1.4%
13	Timber Creek Custom Homes Inc	3	\$1,577,000	\$567,000	\$460,000	\$525,667		1.3%
14	Sequoia Crossing LLC	6	\$1,488,500	\$254,800	\$244,000	\$248,083		1.2%
15	Parker Dev Northwest Inc	2	\$1,430,000	\$880,000	\$550,000	\$715,000	\$224.66	1.2%
16	Kimco Properties Ltd	6	\$1,392,327	\$259,950	\$225,035	\$232,055		1.2%
17	Ed Netter Construction Inc	4	\$1,275,700	\$399,900	\$218,800	\$318,925	\$150.79	1.1%
18	Crosswater Homes LLC	1	\$1,169,000	\$1,169,000	\$1,169,000	\$1,169,000	\$337.57	1.0%
19	West Coast Dev & Const Inc	2	\$1,114,900	\$599,900	\$515,000	\$557,450	\$152.24	0.9%
20	Lake Oswego Terraces Condos LLC	5	\$1,077,500	\$310,000	\$180,000	\$215,500	\$138.89	0.9%
21	Cypress Properties Ltd	1	\$1,065,000	\$1,065,000	\$1,065,000	\$1,065,000	\$247.44	0.9%
22	Nw Dream Homes LLC	1	\$1,059,000	\$1,059,000	\$1,059,000	\$1,059,000	\$279.57	0.9%
23	Summerlinn Apartments Inc	5	\$1,056,931	\$239,900	\$169,368	\$211,386		0.9%
24	Hymark Custom Homes Inc	1	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$212.64	0.9%
25	Wood River Woods LLC	7	\$1,001,500	\$170,000	\$118,000	\$143,071		0.8%
	<b>TOTAL</b>	<b>220</b>	<b>\$85,218,552</b>	<b>\$1,475,000</b>	<b>\$118,000</b>	<b>\$387,357</b>		<b>71.0%</b>

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

Rank #	Subdivision/Project	Units	Total Volume	High Price	Low Price	Average Price	Avg \$/SF	% Mkt Units
	Partition/Short Plat	18	\$8,715,416	\$1,059,000	\$163,200	\$484,190	\$368.41	5.7%
1	Arbor Villebois	28	\$12,481,668	\$798,137	\$269,900	\$445,774		8.8%
2	Shadow Ridge	16	\$6,636,000	\$535,500	\$325,500	\$414,750	\$103.66	5.0%
3	Hamilton Rdg North	16	\$3,769,250	\$262,500	\$220,500	\$235,578	\$108.62	5.0%
4	Jackson Hills	15	\$6,722,700	\$560,000	\$362,250	\$448,180	\$112.72	4.7%
5	Tug's Landing	13	\$3,630,594	\$306,900	\$260,000	\$279,276		4.1%
6	Sunrise Heights	12	\$4,555,150	\$462,000	\$346,500	\$379,596	\$124.82	3.8%
7	Sequoia Crossing	12	\$2,942,725	\$254,800	\$234,950	\$245,227	\$136.37	3.8%
8	Lincoln Heights	11	\$4,194,750	\$483,000	\$320,250	\$381,341		3.5%
9	Rim @ Windswept Waters	10	\$2,809,464	\$407,000	\$221,113	\$280,946		3.1%
10	Cascadia Village	10	\$2,264,200	\$262,500	\$210,000	\$226,420	\$97.87	3.1%
11	Townhomes with a View	7	\$1,001,500	\$170,000	\$118,000	\$143,071		2.2%
12	Lexington Estates	6	\$1,392,327	\$259,950	\$225,035	\$232,055		1.9%
13	Ponte Cino	5	\$2,248,044	\$508,412	\$421,832	\$449,609		1.6%
14	Willow Run Estates	5	\$1,464,550	\$307,000	\$275,000	\$292,910		1.6%
15	Lake Oswego Ters Condo	5	\$1,077,500	\$310,000	\$180,000	\$215,500	\$138.89	1.6%
16	Summerlinn Villa Condo	5	\$1,056,931	\$239,900	\$169,368	\$211,386		1.6%
17	Rosemont Pointe	4	\$3,766,892	\$1,090,911	\$802,596	\$941,723		1.3%
18	King Salmon Court	4	\$1,818,800	\$599,900	\$135,000	\$454,700	\$152.24	1.3%
19	Camellia Place	4	\$1,610,750	\$429,900	\$380,900	\$402,688		1.3%
20	Timberline Trls	4	\$1,251,750	\$357,000	\$259,900	\$312,938		1.3%
21	Rian Park	4	\$1,159,025	\$304,500	\$272,125	\$289,756	\$149.02	1.3%
22	Bluff @ Bornstedt Village	4	\$737,400	\$200,000	\$174,950	\$184,350	\$139.29	1.3%
23	Causey Village Condo	4	\$641,426	\$218,476	\$115,000	\$160,357		1.3%
24	Field's Park	3	\$1,999,041	\$677,141	\$645,000	\$666,347		0.9%
25	Postlewait Estates	3	\$1,652,029	\$580,081	\$530,000	\$550,676		0.9%
	<b>TOTAL</b>	<b>228</b>	<b>\$81,599,882</b>	<b>\$1,090,911</b>	<b>\$115,000</b>	<b>\$358,821</b>		<b>71.7%</b>

### Top Subdivisions/Projects by Dollars Recorded Year-to-date

Rank \$	Subdivision	Units	Total Volume	High Price	Low Price	Average Price	Avg \$/SF	% Mkt \$'s
	Partition/Short Plat	18	\$8,715,416	\$1,059,000	\$163,200	\$484,190	\$368.41	7.3%
1	Arbor Villebois	28	\$12,481,668	\$798,137	\$269,900	\$445,774		10.4%
2	Jackson Hills	15	\$6,722,700	\$560,000	\$362,250	\$448,180	\$112.72	5.6%
3	Shadow Ridge	16	\$6,636,000	\$535,500	\$325,500	\$414,750	\$103.66	5.5%
4	Sunrise Heights	12	\$4,555,150	\$462,000	\$346,500	\$379,596	\$124.82	3.8%
5	Lincoln Heights	11	\$4,194,750	\$483,000	\$320,250	\$381,341		3.5%
6	Hamilton Rdg North	16	\$3,769,250	\$262,500	\$220,500	\$235,578	\$108.62	3.1%
7	Rosemont Pointe	4	\$3,766,892	\$1,090,911	\$802,596	\$941,723		3.1%
8	Tug's Landing	13	\$3,630,594	\$306,900	\$260,000	\$279,276		3.0%
9	Sequoia Crossing	12	\$2,942,725	\$254,800	\$234,950	\$245,227	\$136.37	2.5%
10	Rolling Hill Farm Estates	2	\$2,820,000	\$1,475,000	\$1,345,000	\$1,410,000	\$320.01	2.3%
11	Rim @ Windswept Waters	10	\$2,809,464	\$407,000	\$221,113	\$280,946		2.3%
12	Cascadia Village	10	\$2,264,200	\$262,500	\$210,000	\$226,420	\$97.87	1.9%
13	Ponte Cino	5	\$2,248,044	\$508,412	\$421,832	\$449,609		1.9%
14	Field's Park	3	\$1,999,041	\$677,141	\$645,000	\$666,347		1.7%
15	King Salmon Court	4	\$1,818,800	\$599,900	\$135,000	\$454,700	\$152.24	1.5%
16	Renaissance Ridge	2	\$1,765,000	\$1,050,000	\$715,000	\$882,500	\$210.03	1.5%
17	Postlewait Estates	3	\$1,652,029	\$580,081	\$530,000	\$550,676		1.4%
18	Camellia Place	4	\$1,610,750	\$429,900	\$380,900	\$402,688		1.3%
19	Robhil Estates	3	\$1,577,000	\$567,000	\$460,000	\$525,667		1.3%
20	Willow Run Estates	5	\$1,464,550	\$307,000	\$275,000	\$292,910		1.2%
21	Lexington Estates	6	\$1,392,327	\$259,950	\$225,035	\$232,055		1.2%
22	Maxfield	3	\$1,333,615	\$585,000	\$358,615	\$444,538		1.1%
23	Addington Place	3	\$1,267,000	\$435,000	\$399,500	\$422,333		1.1%
24	Timberline Trls	4	\$1,251,750	\$357,000	\$259,900	\$312,938		1.0%
25	Altamont	3	\$1,194,000	\$424,000	\$350,000	\$398,000		1.0%
	<b>TOTAL</b>	215	\$85,882,715	\$1,475,000	\$135,000	\$399,454		71.5%

**OUTLOOK**

The first quarter's sales were off by more than twenty-five percent 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 12%
- ▄▄▄ Residential transactions: up 10%
- ▄▄▄ Existing home transactions: up 15%
- ▄▄▄ New home transactions: off 7%
- ▄▄▄ Attached units sold: up 8%

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

- ▄▄▄ Residential sales volume: off 28% to \$409 million
- ▄▄▄ Residential transactions: off 26% with 1,087
- ▄▄▄ Mobile home sales on land: off 100% - none sold
- ▄▄▄ Plexes (2-5 units) sales: \$683,000, off 12%
- ▄▄▄ Land sales: increased 40% to \$28 million
- ▄▄▄ Commercial volume: off 77% to \$66 million
- ▄▄▄ Average residence: \$375,934, off 3%

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

- ▄▄▄ Average sale price: \$394,288 off 17%
- ▄▄▄ Median sale price: \$351,750, off 17%
- ▄▄▄ New homes represent 29% of volume and 29% of units recorded
- ▄▄▄ 293 sold vs. 256 sold last year, up 15%; volume: off 5% to \$116 million
- ▄▄▄ The average \$/SF: \$148.62, off 44% (27% of sales with data)
- ▄▄▄ Best range: \$350,001 - \$400,000 with 15.3 monthly
- ▄▄▄ Second best range: \$225,001 - \$250,000 with 13 per month



## HIGHLIGHTS (continued)

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

- Units sold: off 34%; volume: off 33% to \$276 million
- 716 units sold this year vs. 1,079
- Average price up 1% to \$384,855
- Half homes (median) sold for less than \$319,950, up 2%
- Average \$/SF for homes sold at \$200.51 (all sales), off 2%
- Best range: \$300,001 - \$350,000, with 35.7 per month
- Second best range: \$225,001 - \$250,000, with 26.3 monthly

### Attached (vs. Year-to-date 2007) includes townhomes, condominiums and commons

- Average sale price: \$221,136, off 19%
- Median sale price: \$197,500, off 8%
- 42% of sales are new (32 units)
- 76 sold vs. 133 sold last year, off 43%; volume: off 53% to \$17 million
- Average \$/SF for existing units: \$196.63, up 1%; for new: \$157.78, off 5% (9% with data)
- Best range, existing: \$250,001 - \$300,000 with 2.3 per month
- Best ranges, new: \$160,001 - \$170,000 and \$220,001 - \$230,000, each with 1.7 monthly

### Acreage Sales (vs. 2007)

- 22.7 existing homes sold monthly, off 48%, at average price of \$462,977, off 6%
- Median price for existing homes: \$372,500, off 10%
- 1.3 new homes sold on acreage, off 16%; average price: \$552,311, up 11%
- Median price for new homes: \$449,623, unchanged
- The \$/SF for existing homes: \$269, up 1%; for new: \$1,037, up 203% (25% with data)
- Average lot sizes, existing homes: 5 acres, off 29%; for new: 4.9 acres, off 66%
- 1.3 acreage lots sold monthly, off 60%; average price of \$140,000, off 22% (none in March)

### Subdivisions (vs. 2007)

- The average lot sold for \$138,374, off 18%
- Half the lots (median) sold for less than \$139,000, off 6%
- 22.7 sold monthly vs. 41.2 last year, off 45%
- Best range: \$150,001 - \$200,000 with absorption of 8.7 monthly, up 18%
- Average lot represents 35.1% of average new home price; 39.5% of the median to median

### Projections ↗

- Relative inventory decreased to 12.6 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>	\$417,724,712	52.7%	\$503,925,000	20.6%	\$412,106,780	-18.2%	\$275,556,028	-33.1%
<b># In County</b>	1,451	33.7%	1,398	-3.7%	1,079	-22.8%	716	-33.6%
<b>Largest</b>	\$2,600,000	36.8%	\$5,195,000	99.8%	\$3,077,112	-40.8%	\$3,150,000	2.4%
<b>Average</b>	\$287,887	14.2%	\$360,461	25.2%	\$381,934	6.0%	\$384,855	0.8%
<b>Median</b>	\$236,000	13.9%	\$293,000	24.2%	\$314,083	7.2%	\$319,950	1.9%
<b>Average \$/SF</b>	\$155.08	20.0%	\$183.70	18.5%	\$204.24	11.2%	\$200.51	-1.8%
<b>New SF Detached</b>	\$119,899,511	42.2%	\$138,182,837	15.2%	\$121,525,534	-12.1%	\$115,526,461	-4.9%
<b># In County</b>	365	28.1%	315	-13.7%	256	-18.7%	293	14.5%
<b>Largest</b>	\$1,540,000	2.7%	\$1,600,000	3.9%	\$2,200,000	37.5%	\$1,475,000	-33.0%
<b>Average</b>	\$328,492	11.0%	\$438,676	33.5%	\$474,709	8.2%	\$394,288	-16.9%
<b>Median</b>	\$290,902	6.5%	\$410,883	41.2%	\$423,153	3.0%	\$351,750	-16.9%
<b>% Of \$ New</b>	22.3%	-5.4%	21.5%	-3.5%	22.8%	5.8%	29.5%	29.7%
<b>% Of Units New</b>	20.1%	-3.4%	18.4%	-8.5%	19.2%	4.3%	29.0%	51.4%
<b>Attached</b>	\$23,036,669	27.4%	\$22,778,775	-1.1%	\$36,123,610	58.6%	\$16,806,303	-53.5%
<b># In County</b>	134	30.1%	104	-22.4%	133	27.9%	76	-42.9%
<b>Average</b>	\$171,915	-2.1%	\$219,027	27.4%	\$271,606	24.0%	\$221,136	-18.6%
<b>% New</b>	14.9%	-65.5%	10.9%	-26.8%	34.0%	211.6%	42.1%	23.9%
<b>Mobile Homes</b>	\$520,500	-88.7%	\$122,000	-76.6%	\$0	-100.0%	\$0	-
<b># In County</b>	4	-83.3%	1	-75.0%	0	-100.0%	0	-
<b>Plexes</b>	\$2,738,480	34.5%	\$810,000	-70.4%	\$780,000	-	\$683,000	-12.4%
<b># Buildings</b>	10	66.7%	2	-80.0%	1	-	2	100.0%
<b>Units</b>	30	36.4%	NA	-	NA	-	NA	-
<b>Average Unit</b>	\$91,283	-1.3%	-	-	-	-	-	-
<b>Total Volume (Residential)</b>	\$563,919,872	47.4%	\$665,818,612	18.1%	\$570,535,924	-14.3%	\$408,571,792	-28.4%
<b># In County</b>	1,964	30.7%	1,820	-7.3%	1,469	-19.3%	1,087	-26.0%
<b>Average Res'l Unit (No Plexes)</b>	\$287,196	13.0%	\$365,791	27.4%	\$388,117	6.1%	\$375,934	-3.1%
<b>Land</b>	\$54,127,516	11.5%	\$100,589,025	85.8%	\$45,914,807	-54.4%	\$27,700,619	-39.7%
<b># In County</b>	148	-41.3%	127	-14.2%	176	38.6%	80	-54.5%
<b>Largest</b>	\$5,901,397	55.3%	\$14,800,000	150.8%	\$2,500,000	-83.1%	\$3,800,000	52.0%
<b>Average</b>	\$365,726	89.8%	\$792,040	116.6%	\$260,880	-67.1%	\$346,258	32.7%
<b>Commercial</b>	\$32,713,575	12.0%	\$67,544,553	106.5%	\$284,347,143	321.0%	\$65,702,068	-76.9%
<b># In County</b>	30	-6.3%	47	56.7%	41	-12.8%	57	39.0%
<b>Grand Total Volume</b>	\$650,760,963	41.4%	\$833,952,190	28.2%	\$900,797,874	8.0%	\$501,974,479	-44.3%
<b>Total # In County</b>	2,142	19.9%	1,994	-6.9%	1,686	-15.4%	1,224	-27.4%

**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>	\$194,439,000	51.8%	\$205,179,972	5.5%	\$172,575,194	-15.9%	\$106,267,035	-38.4%
<b># In County</b>	672	35.8%	582	-13.4%	450	-22.7%	279	-38.0%
<b>Largest</b>	\$1,560,000	58.4%	\$2,250,000	44.2%	\$3,077,112	36.8%	\$3,150,000	2.4%
<b>Average</b>	\$289,344	11.8%	\$352,543	21.8%	\$383,500	8.8%	\$380,885	-0.7%
<b>Median</b>	\$245,000	14.0%	\$289,000	18.0%	\$317,250	9.8%	\$317,000	-0.1%
<b>Average \$/SF</b>	\$153.98	20.9%	\$180.77	17.4%	\$208.46	15.3%	\$199.38	-4.4%
<b>New SF Detached</b>	\$48,700,987	48.5%	\$62,021,651	27.4%	\$51,177,453	-17.5%	\$32,393,403	-36.7%
<b># In County</b>	151	32.5%	136	-9.9%	111	-18.4%	77	-30.6%
<b>Largest</b>	\$1,340,000	87.4%	\$1,600,000	19.4%	\$2,100,000	31.3%	\$1,169,000	-44.3%
<b>Average</b>	\$322,523	12.1%	\$456,042	41.4%	\$461,058	1.1%	\$420,694	-8.8%
<b>Median</b>	\$288,310	3.5%	\$437,382	51.7%	\$413,500	-5.5%	\$358,615	-13.3%
<b>% Of \$ New</b>	20.0%	-1.7%	23.2%	15.9%	22.9%	-1.5%	23.4%	2.1%
<b>% Of Units New</b>	18.3%	-2.0%	18.9%	3.2%	19.8%	4.5%	21.6%	9.3%
<b>Attached</b>	\$12,541,622	60.2%	\$7,449,575	-40.6%	\$23,717,520	218.4%	\$6,094,126	-74.3%
<b># In County</b>	65	47.7%	39	-40.0%	82	110.3%	28	-65.9%
<b>Average</b>	\$192,948	8.4%	\$191,015	-1.0%	\$289,238	51.4%	\$217,647	-24.8%
<b>% New</b>	13.8%	-73.5%	15.4%	11.1%	52.4%	240.9%	35.7%	-31.9%
<b>Mobile Homes</b>	\$388,000	-85.3%	\$0	-100.0%	\$0	-	\$0	-
<b># in County</b>	3	-72.7%	0	-100.0%	0	-	0	-
<b>Plexes</b>	\$1,338,946	69.4%	\$810,000	-39.5%	\$0	-100.0%	\$333,000	-
<b># Buildings</b>	6	100.0%	2	-66.7%	0	-100.0%	1	-
<b>Units</b>	16	77.8%	8	-50.0%	NA	-	NA	-
<b>Average Unit</b>	\$83,684	-4.7%	\$101,250	21.0%	-	-	-	-
<b>Total Volume (Residential)</b>	\$257,408,555	49.5%	\$275,461,198	7.0%	\$247,470,167	-10.2%	\$145,087,564	-41.4%
<b># In County</b>	897	34.5%	759	-15.4%	643	-15.3%	385	-40.1%
<b>Average Res'l Unit (No Plexes)</b>	\$287,396	11.4%	\$362,815	26.2%	\$384,868	6.1%	\$376,965	-2.1%
<b>Land</b>	\$23,811,000	22.8%	\$20,749,863	-12.9%	\$28,032,179	35.1%	\$6,559,711	-76.6%
<b># In County</b>	74	-26.7%	61	-17.6%	106	73.8%	15	-85.8%
<b>Largest</b>	\$5,901,397	81.9%	\$4,875,000	-17.4%	\$2,500,000	-48.7%	\$3,800,000	52.0%
<b>Average</b>	\$321,822	67.6%	\$340,214	5.7%	\$264,507	-22.3%	\$437,366	65.4%
<b>Commercial</b>	\$7,851,675	-36.8%	\$8,195,278	4.4%	\$248,694,631	2934.6%	\$15,237,891	-93.9%
<b># In County</b>	10	-9.1%	13	30.0%	17	30.8%	27	58.8%
<b>Grand Total Volume</b>	\$289,071,230	41.7%	\$304,406,339	5.3%	\$524,196,977	72.2%	\$166,885,166	-68.2%
<b>Total # In County</b>	981	25.9%	833	-15.1%	766	-8.0%	427	-44.3%

## 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
97002	Aurora	1.1	\$715,019	2%	\$212.47	-29%	0.8	\$581,623	-19%	\$296.28	39%	0.3	\$248,000	-57%	-	-
97004	Beavercreek	4.8	\$396,308	20%	\$214.37	13%	3.3	\$427,670	8%	\$230.28	7%	2.7	\$481,388	13%	\$315.80	37%
97009	Boring	9.9	\$409,501	24%	\$216.82	15%	5.5	\$446,075	9%	\$282.09	30%	3.7	\$404,545	-9%	\$237.62	-16%
97011	Brightwood	3.3	\$252,129	14%	\$187.86	-6%	1.0	\$266,367	6%	\$188.42	0%	2.0	\$274,300	3%	\$192.08	2%
97013	Canby	28.2	\$307,813	12%	\$173.87	2%	21.8	\$331,158	8%	\$193.93	12%	8.3	\$290,564	-12%	\$173.97	-10%
97015	Clackamas	27.8	\$351,255	13%	\$181.64	17%	16.0	\$350,532	0%	\$187.10	3%	9.7	\$366,752	5%	\$204.89	10%
97017	Colton	3.9	\$290,103	2%	\$254.85	36%	2.3	\$283,979	-2%	\$196.50	-23%	2.7	\$368,800	30%	\$222.84	13%
97019	Corbett	0.3	\$384,667	-	\$172.69	-	0.2	\$465,000	21%	\$225.72	31%	0.0	-	-	-	-
97022	Eagle Creek	6.0	\$357,936	26%	\$221.16	10%	2.9	\$343,367	-4%	\$236.58	7%	1.3	\$334,894	-2%	\$147.01	-38%
97023	Estacada	14.6	\$293,814	12%	\$188.87	9%	8.8	\$304,356	4%	\$196.39	4%	4.0	\$344,375	13%	\$256.08	30%
97027	Gladstone	16.2	\$267,755	20%	\$152.17	9%	12.2	\$266,602	0%	\$179.09	18%	9.7	\$249,615	-6%	\$174.62	-2%
97028	Government Camp	0.5	\$651,833	108%	\$318.10	-	0.7	\$468,375	-28%	\$324.05	2%	0.3	\$485,000	4%	\$160.38	-51%
97032	Hubbard	0.2	\$450,000	31%	\$260.55	38%	0.6	\$515,643	15%	\$335.82	29%	0.3	\$575,000	12%	\$182.77	-46%
97034	Lake Oswego	34.1	\$714,100	14%	\$279.33	7%	27.1	\$745,122	4%	\$303.51	9%	15.3	\$757,697	2%	\$287.61	-5%
97035	Lake Oswego	26.1	\$546,297	18%	\$249.77	5%	24.3	\$532,550	-3%	\$261.01	4%	15.7	\$548,155	3%	\$246.06	-6%
97038	Molalla	22.9	\$263,348	20%	\$169.99	12%	16.7	\$275,650	5%	\$189.86	12%	10.3	\$232,197	-16%	\$152.12	-20%
97042	Mulino	3.4	\$382,199	30%	\$200.39	6%	3.2	\$375,598	-2%	\$251.04	25%	1.0	\$310,000	-17%	\$190.88	-24%
97045	Oregon City	72.2	\$304,858	9%	\$175.16	9%	54.9	\$323,725	6%	\$199.46	14%	32.3	\$307,640	-5%	\$176.33	-12%
97049	Rhododendron	8.3	\$250,991	15%	\$177.62	10%	5.3	\$266,697	6%	\$203.74	15%	3.7	\$262,545	-2%	\$182.58	-10%
97055	Sandy	29.1	\$272,988	16%	\$170.83	11%	18.4	\$300,347	10%	\$195.90	15%	11.3	\$240,043	-20%	\$193.14	-1%
97062	Mount Angel	6.0	\$590,315	10%	\$202.89	10%	4.2	\$544,298	-8%	\$199.75	2%	2.7	\$445,975	-18%	\$173.94	-13%
97067	Welches	4.6	\$284,134	13%	\$174.02	-13%	2.3	\$289,562	2%	\$206.57	19%	1.0	\$327,000	13%	\$188.86	-9%
97068	West Linn	49.2	\$480,801	12%	\$200.41	13%	39.2	\$514,714	7%	\$226.71	13%	20.0	\$463,807	-10%	\$200.83	-11%
97070	Wilsonville	21.8	\$447,265	14%	\$207.99	13%	15.4	\$453,122	1%	\$215.28	4%	13.0	\$400,816	-12%	\$194.15	-10%
97071	Gresham	0.8	\$365,244	-4%	\$239.20	24%	0.3	\$510,500	40%	\$249.56	4%	0.3	\$350,000	-31%	\$344.83	38%
97080	Woodburn	1.8	\$385,681	-2%	\$173.80	14%	0.0	-	-	-	0.0	-	-	-	-	
97086	Happy Valley	9.0	\$503,166	-	\$196.09	-	22.3	\$482,147	-14%	\$185.99	-5%	20.0	\$451,321	4%	\$161.40	-13%
97089	Damascus	8.9	\$423,196	-	\$184.89	-	10.8	\$443,933	5%	\$222.74	20%	6.7	\$415,850	-6%	\$180.77	-19%
97132	Newberg	0.1	\$715,000	20%	\$197.73	17%	0.2	\$630,665	-12%	\$219.25	11%	0.0	-	-	-	-
97140	Sherwood	1.4	\$678,588	17%	\$298.71	39%	0.8	\$834,900	23%	\$295.56	-1%	0.3	\$529,000	-37%	\$293.89	-1%
97202	Portland	0.3	\$607,167	13%	\$198.45	-23%	0.3	\$744,250	23%	\$288.29	45%	0.7	\$840,330	13%	\$290.78	1%
97206	Portland	3.3	\$193,651	-2%	\$165.98	-4%	2.1	\$210,077	8%	\$183.65	11%	2.0	\$208,523	-1%	\$189.39	3%
97219	Portland	2.2	\$500,237	12%	\$219.89	-1%	1.8	\$571,424	14%	\$257.08	17%	0.3	\$245,000	-57%	\$243.06	-5%
97222	Milwaukie	48.3	\$253,147	19%	\$166.91	10%	36.3	\$261,374	3%	\$195.12	17%	19.7	\$297,527	14%	\$216.76	11%
97236	Happy Valley	5.9	\$487,187	12%	\$162.85	-6%	0.1	\$385,500	-21%	-	-	0.0	-	-	-	-
97266	Portland	7.0	\$414,675	13%	\$162.50	11%	0.0	-	-	-	0.0	-	-	-	-	-
97267	Portland	45.1	\$293,944	18%	\$172.77	15%	33.1	\$300,390	2%	\$190.25	10%	16.3	\$302,935	1%	\$184.54	-3%
?	Unknown	0.0	-	-	-	-	0.4	\$348,337	-	-	-	1.0	\$415,000	-	-	-

## New Single Family Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF
97004	Beavercreek	0.3	\$451,619	60%	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97009	Boring	0.2	\$727,978	114%	\$352.88	37%	0.3	\$516,625	-29%	\$244.57	-31%	0.3	\$816,000	58%	\$199.27	-19%
97011	Brightwood	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97013	Canby	13.2	\$335,934	31%	\$146.49	0%	6.3	\$375,070	12%	\$170.97	17%	5.3	\$331,371	-12%	\$153.82	-10%
97015	Clackamas	11.9	\$480,906	25%	\$183.80	2%	5.3	\$430,983	-10%	\$190.63	4%	5.3	\$350,457	-19%	\$155.56	-18%
97017	Colton	0.3	\$436,267	-	\$245.24	-	0.2	\$375,500	-14%	\$486.43	98%	0.0	-	-	-	-
97022	Eagle Creek	0.1	\$300,000	-	-	-	0.1	\$335,000	12%	\$192.64	-	0.0	-	-	-	-
97023	Estacada	0.8	\$324,284	25%	\$174.72	49%	1.1	\$267,711	-17%	\$136.30	-22%	0.0	-	-	-	-
97027	Gladstone	0.1	\$217,500	-15%	-	-	0.1	\$367,000	69%	-	-	0.7	\$244,650	-33%	-	-
97028	Government Camp	0.2	\$373,094	-	-	-	0.0	-	-	-	-	0.3	\$186,900	-	-	-
97034	Lake Oswego	2.2	\$1,151,436	3%	\$494.10	22%	3.3	\$1,350,835	17%	\$610.36	24%	2.0	\$986,150	-27%	\$264.04	-57%
97035	Lake Oswego	2.3	\$684,611	24%	\$545.06	53%	3.1	\$865,404	26%	\$613.16	12%	1.3	\$973,404	12%	\$284.67	-54%
97038	Molalla	3.4	\$264,099	17%	\$168.27	27%	5.8	\$282,867	7%	\$162.62	-3%	4.3	\$255,888	-10%	\$118.30	-27%
97045	Oregon City	11.8	\$452,429	35%	\$209.70	21%	19.3	\$367,796	-19%	\$197.51	-6%	18.3	\$319,958	-13%	\$143.16	-28%
97049	Rhododendron	0.2	\$419,621	158%	-	-	0.2	\$447,250	7%	\$194.29	-	0.0	-	-	-	-
97055	Sandy	10.2	\$254,791	19%	\$149.10	9%	7.2	\$281,819	11%	\$253.99	70%	13.0	\$241,964	-14%	\$105.75	-58%
97062	Mount Angel	0.0	-	-	-	-	0.1	\$2,445,000	-	\$1,016.21	-	0.0	-	-	-	-
97067	Welches	0.5	\$247,035	-3%	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97068	West Linn	4.8	\$713,994	6%	\$368.07	21%	4.6	\$833,540	17%	\$253.56	-31%	4.7	\$743,274	-11%	\$210.03	-17%
97070	Wilsonville	9.7	\$432,029	-27%	\$196.45	-31%	6.3	\$556,239	29%	\$186.69	-5%	10.7	\$459,040	-17%	\$605.17	224%
97080	Gresham	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97086	Happy Valley	15.6	\$578,421	-	\$178.55	-	16.3	\$583,989	1%	\$167.51	-6%	22.3	\$412,988	-29%	\$116.06	-31%
97089	Damascus	1.4	\$551,509	-	\$146.25	-	5.6	\$378,099	-31%	\$164.77	13%	2.3	\$332,935	-12%	\$129.40	-21%
97140	Sherwood	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97222	Milwaukie	1.7	\$348,071	3%	\$207.34	0%	3.3	\$266,634	-23%	\$261.35	26%	2.7	\$382,988	44%	\$171.21	-34%
97236	Happy Valley	4.8	\$597,774	23%	\$178.60	19%	0.4	\$600,694	0%	-	-	0.0	-	-	-	-
97266	Portland	6.8	\$560,448	35%	-	-	0.1	\$205,000	-63%	-	-	0.7	\$346,500	69%	-	-
97267	Portland	2.8	\$388,227	31%	\$259.22	50%	2.9	\$424,473	9%	\$218.34	-16%	3.3	\$410,090	-3%	\$141.81	-35%
?	Unknown	0.1	\$518,000	-	-	-	0.3	\$491,089	-5%	-	-	0.0	-	-	-	-

## Existing Attached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF
97009	Boring	0.1	\$247,000	-55%	-	-	0.2	\$560,000	127%	\$250.87	-	0.3	\$645,000	15%	\$203.09	-19%
97013	Canby	2.1	\$242,025	25%	\$168.68	49%	1.3	\$217,872	-10%	\$159.70	-5%	0.7	\$323,200	48%	\$165.66	4%
97015	Clackamas	1.2	\$103,457	-12%	\$153.86	32%	1.2	\$173,745	68%	\$154.17	0%	0.0	-	-	-	-
97023	Estacada	0.1	\$263,500	-	\$211.14	-	0.1	\$390,500	48%	-	-	0.0	-	-	-	-
97027	Gladstone	0.5	\$197,475	-	\$140.58	-	0.3	\$195,700	-1%	\$147.52	5%	0.0	-	-	-	-
97028	Government Camp	0.8	\$351,545	118%	\$256.57	47%	1.5	\$393,153	12%	\$309.59	21%	0.7	\$331,000	-16%	\$322.60	4%
97034	Lake Oswego	3.5	\$465,081	58%	\$281.40	39%	2.7	\$450,277	-3%	\$293.22	4%	1.3	\$325,250	-28%	\$267.36	-9%
97035	Lake Oswego	9.0	\$219,564	32%	\$163.49	20%	8.8	\$229,685	5%	\$204.01	25%	4.0	\$207,983	-9%	\$190.87	-6%
97038	Molalla	0.5	\$191,233	-	\$137.80	-	0.1	\$320,000	67%	-	-	0.3	\$159,900	-50%	-	-
97045	Oregon City	2.0	\$245,654	30%	\$184.18	34%	1.5	\$263,116	7%	\$172.31	-6%	0.3	\$175,000	-33%	\$141.47	-18%
97049	Rhododendron	0.3	\$312,167	34%	\$209.20	11%	0.2	\$265,050	-15%	\$217.71	4%	0.0	-	-	-	-
97055	Sandy	0.1	\$415,000	-21%	\$165.21	-49%	0.3	\$267,167	-36%	\$189.35	15%	0.0	-	-	-	-
97067	Welches	1.1	\$169,000	20%	\$141.86	18%	1.1	\$147,676	-13%	\$178.24	26%	1.3	\$162,370	10%	\$181.89	2%
97068	West Linn	6.6	\$194,554	0%	\$169.38	10%	6.3	\$220,030	13%	\$185.77	10%	3.0	\$241,211	10%	\$184.55	-1%
97070	Wilsonville	6.5	\$189,288	14%	\$156.63	18%	4.1	\$170,810	-10%	\$153.58	-2%	2.0	\$187,333	10%	\$168.32	10%
97086	Happy Valley	0.3	\$251,667	-	\$175.16	-	1.3	\$280,637	12%	\$180.87	3%	0.3	\$399,900	42%	\$190.07	5%
97089	Damascus	0.1	\$740,000	-	\$226.58	-	0.0	-	-	-	-	0.0	-	-	-	-
97222	Milwaukie	2.0	\$169,113	24%	\$151.77	28%	2.1	\$178,180	5%	\$157.75	4%	0.3	\$125,000	-30%	\$171.00	8%
97236	Happy Valley	0.1	\$345,000	-	\$208.71	-	0.0	-	-	-	-	0.0	-	-	-	-
97266	Portland	1.1	\$351,874	103%	\$178.75	36%	1.8	\$189,680	-46%	\$150.54	-16%	0.0	-	-	-	-
97267	Portland	1.4	\$240,668	31%	\$138.96	16%	0.2	\$372,000	55%	\$135.10	1%	0.0	-	-	-	-

## New Attached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in Avg \$/SF
97013	Canby	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97015	Clackamas	0.2	\$176,950	156%	\$102.68	-3%	8.5	\$170,783	-3%	-	-	3.7	\$172,756	1%	-	-
97028	Government Camp	0.7	\$322,143	16%	\$208.87	-3%	0.0	-	-	-	-	0.0	-	-	-	-
97034	Lake Oswego	2.6	\$329,352	-	-	-	6.1	\$317,952	-3%	\$231.85	-	1.3	\$187,875	-41%	\$157.78	-32%
97035	Lake Oswego	0.0	-	-	-	-	1.0	\$336,017	-	-	-	0.7	\$260,000	-	-	-
97038	Molalla	0.1	\$249,946	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97045	Oregon City	0.1	\$243,000	-	\$189.55	-	0.0	-	-	-	-	0.0	-	-	-	-
97049	Rhododendron	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
97055	Sandy	0.0	-	-	-	-	0.0	-	-	-	-	0.3	\$169,900	-	-	-
97068	West Linn	2.8	\$214,865	-3%	\$166.97	-	3.4	\$222,807	4%	\$153.73	-8%	1.7	\$211,386	-5%	-	-
97070	Wilsonville	0.9	\$263,069	346%	\$170.93	61%	2.2	\$295,304	12%	\$201.78	18%	0.0	-	-	-	-
97086	Happy Valley	0.3	\$341,333	-	-	-	3.1	\$265,062	-22%	\$155.79	-	1.3	\$160,357	-40%	-	-
97089	Damascus	0.0	-	-	-	-	0.0	-	-	-	-	1.0	\$267,782	-	-	-
97222	Milwaukie	0.3	\$132,300	-6%	\$107.64	-	1.3	\$269,282	104%	\$179.97	67%	0.3	\$238,500	-11%	-	-
97236	Happy Valley	-	-	-	-	-	0.2	\$412,450	-	-	-	0.0	-	-	-	-
97266	Portland	0.9	\$407,384	12%	\$186.82	-13%	0.0	-	-	-	-	0.0	-	-	-	-
97267	Portland	0.2	\$219,500	-2%	\$141.89	-	0.0	-	-	-	-	0.0	-	-	-	-
?	Unknown	0.0	-	-	-	-	0.0	-	-	-	-	0.3	\$170,000	-	-	-

## Existing Homes by Year Built

Year Built	2006					2007					2008				
	Average \$/SF	Ch in \$/SF	Avg Size	Average \$	# Sold	Average \$/SF	Ch in \$/SF	Avg Size	Average \$	# Sold	Average \$/SF	Ch in \$/SF	Avg Size	Average \$	# Sold
Before 1960	\$194.46	3%	1,712	\$329,259	1,618	\$227.71	17%	1,555	\$348,724	1,161	\$209.82	-8%	1,646	\$357,191	155
1960's	\$188.41	15%	1,879	\$338,472	665	\$211.12	12%	1,731	\$354,799	516	\$212.15	0%	1,803	\$373,777	81
1970's	\$183.04	17%	1,964	\$350,186	1,278	\$208.68	14%	1,790	\$372,401	960	\$193.27	-7%	1,782	\$336,240	135
1980's	\$198.94	17%	2,279	\$451,251	629	\$216.84	9%	2,184	\$477,606	460	\$191.60	-12%	2,040	\$388,271	78
1990	\$197.73	17%	2,649	\$529,126	102	\$203.17	3%	2,423	\$487,193	82	\$196.58	-3%	2,373	\$453,745	10
1991	\$193.56	20%	2,347	\$450,810	69	\$200.29	3%	2,277	\$494,608	44	\$219.61	10%	1,864	\$487,800	5
1992	\$188.57	14%	2,751	\$564,315	71	\$202.35	7%	2,412	\$486,762	63	\$181.63	-10%	2,378	\$423,043	7
1993	\$185.19	18%	2,368	\$462,592	89	\$190.72	3%	2,341	\$475,186	64	\$181.65	-5%	1,988	\$353,571	7
1994	\$182.82	13%	2,578	\$481,200	105	\$204.09	12%	2,354	\$485,886	94	\$180.55	-12%	2,537	\$464,255	11
1995	\$178.09	11%	2,620	\$483,941	88	\$203.52	14%	2,436	\$509,504	67	\$184.84	-9%	2,076	\$411,391	13
1996	\$174.27	7%	2,087	\$373,030	126	\$190.73	9%	1,971	\$378,383	108	\$187.34	-2%	2,481	\$466,243	12
1997	\$179.66	15%	2,327	\$426,380	150	\$195.35	9%	2,097	\$411,599	114	\$178.83	-8%	2,250	\$400,946	22
1998	\$174.03	11%	2,236	\$391,718	136	\$185.85	7%	2,158	\$440,755	101	\$191.76	3%	2,132	\$430,792	12
1999	\$174.61	4%	2,244	\$404,660	151	\$175.19	0%	2,142	\$378,339	103	\$158.74	-9%	2,357	\$364,567	18
2000	\$173.74	-22%	2,420	\$425,584	133	\$192.00	11%	2,264	\$420,483	89	\$195.33	2%	2,259	\$483,683	15
2001	\$170.96	0%	2,148	\$376,670	155	\$183.10	7%	2,402	\$456,742	111	\$189.45	3%	2,405	\$467,516	16
2002	\$174.28	-5%	2,416	\$424,009	134	\$182.53	5%	2,539	\$473,320	93	\$189.08	4%	2,231	\$435,857	15
2003	\$176.37	6%	2,514	\$463,329	141	\$177.65	1%	2,324	\$421,427	99	\$169.68	-4%	2,146	\$361,966	16
2004	\$166.38	-	2,517	\$427,067	118	\$182.26	10%	2,473	\$450,469	111	\$190.24	4%	3,226	\$615,970	15
2005	Reported as new construction					\$179.95	-	2,769	\$512,307	46	\$163.21	-9%	3,150	\$523,980	15
2006	Reported as new construction					Reported as new construction					\$162.46	-	3,292	\$534,137	19

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

Note: County records have a small percentage of residential units without construction data

## Subdivision Lot Sales by Price Ranges

Lot Price Range	2006			2007			2008		
	Lots	Monthly	Ch '06 vs '05	Lots	Monthly	Ch '07 vs '06	Lots	Monthly	Ch '07 vs '06
\$20,001 - \$30,000	5	0.4	-44%	0	0.0	-100%	1	0.3	-
\$30,001 - \$40,000	11	0.9	-31%	14	1.2	27%	0	0.0	-100%
\$40,001 - \$50,000	16	1.3	-45%	8	0.7	-50%	1	0.3	-50%
\$50,001 - \$60,000	30	2.5	30%	4	0.3	-87%	0	0.0	-100%
\$60,001 - \$70,000	24	2.0	14%	12	1.0	-50%	3	1.0	0%
\$70,001 - \$80,000	14	1.2	-26%	25	2.1	79%	12	4.0	92%
\$80,001 - \$90,000	70	5.8	19%	56	4.7	-20%	5	1.7	-64%
\$90,001 - \$100,000	78	6.5	271%	22	1.8	-72%	4	1.3	-27%
\$100,001 - \$150,000	136	11.3	-18%	124	10.3	-9%	10	3.3	-68%
\$150,001 - \$200,000	89	7.4	46%	88	7.3	-1%	26	8.7	18%
\$200,001 - \$300,000	98	8.2	113%	98	8.2	0%	3	1.0	-88%
\$300,001 - sky	52	4.3	225%	43	3.6	-17%	3	1.0	-72%
<b>TOTAL</b>	<b>623</b>	<b>51.9</b>	<b>28.5%</b>	<b>494</b>	<b>41.2</b>	<b>-20.7%</b>	<b>68</b>	<b>22.7</b>	<b>-44.9%</b>
<b>Average Price:</b>	\$160,053		23%	\$169,273		6%	\$138,374		-18%
<b>% Avg Lot/Avg New Home</b>	33.8%		-1%	34.7%		3%	35.1%		1%
<b>Median Price:</b>	\$127,389		7%	\$148,235		16%	\$139,000		-6%
<b>% Median to Median</b>	29.0%		-23%	36.4%		26%	39.5%		9%

## 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	52	4.3	-49%	\$96.96	10.5%	26	2.2	-50%	\$83.80	-13.6%	6	2.0	-8%	\$103.19	23.1%
\$125,001 - \$125,000	60	5.0	-50%	\$127.96	-1.4%	36	3.0	-40%	\$142.78	11.6%	5	1.7	-44%	\$106.42	-25.5%
\$125,001 - \$140,000	66	5.5	-56%	\$150.08	5.8%	34	2.8	-48%	\$157.40	4.9%	5	1.7	-41%	\$123.69	-21.4%
\$140,001 - \$150,000	51	4.3	-62%	\$130.98	-12.1%	34	2.8	-33%	\$133.73	2.1%	6	2.0	-29%	\$121.94	-8.8%
\$150,001 - \$160,000	62	5.2	-69%	\$155.67	5.4%	32	2.7	-48%	\$182.64	17.3%	5	1.7	-38%	\$160.23	-12.3%
\$160,001 - \$170,000	82	6.8	-65%	\$168.14	11.0%	38	3.2	-54%	\$176.61	5.0%	5	1.7	-47%	\$175.96	-0.4%
\$170,001 - \$180,000	120	10.0	-55%	\$161.96	8.1%	53	4.4	-56%	\$188.85	16.6%	8	2.7	-40%	\$185.56	-1.7%
\$180,001 - \$190,000	140	11.7	-52%	\$164.00	8.0%	61	5.1	-56%	\$187.30	14.2%	3	1.0	-80%	\$166.63	-11.0%
\$190,001 - \$200,000	163	13.6	-50%	\$163.36	7.9%	94	7.8	-42%	\$184.82	13.1%	16	5.3	-32%	\$208.11	12.6%
\$200,001 - \$225,000	550	45.8	-27%	\$171.83	14.0%	283	23.6	-49%	\$193.72	12.7%	58	19.3	-18%	\$173.29	-10.5%
\$225,001 - \$250,000	652	54.3	-23%	\$168.99	11.9%	505	42.1	-23%	\$187.52	11.0%	79	26.3	-37%	\$187.75	0.1%
\$250,001 - \$275,000	557	46.4	-13%	\$167.66	7.9%	420	35.0	-25%	\$192.36	14.7%	64	21.3	-39%	\$187.73	-2.4%
\$275,001 - \$300,000	580	44.2	-7%	\$171.77	7.5%	418	34.8	-21%	\$191.48	11.5%	62	20.7	-41%	\$177.16	-7.5%
\$300,001 - \$350,000	784	65.3	-8%	\$175.71	4.5%	660	55.0	-16%	\$192.58	9.6%	107	35.7	-35%	\$184.58	-4.2%
\$350,001 - \$400,000	656	54.7	15%	\$185.46	6.6%	496	41.3	-24%	\$199.42	7.5%	72	24.0	-42%	\$195.71	-1.9%
\$400,001 - \$450,000	416	34.7	8%	\$195.28	2.9%	350	29.2	-16%	\$212.70	8.9%	44	14.7	-50%	\$189.04	-11.1%
\$450,001 - \$500,000	312	26.0	7%	\$199.50	1.8%	267	22.3	-14%	\$221.93	11.2%	41	13.7	-39%	\$176.85	-20.3%
\$500,001 - \$600,000	421	35.1	19%	\$213.57	3.5%	362	30.2	-14%	\$233.87	9.5%	49	16.3	-46%	\$211.66	-9.5%
\$600,001 - \$750,000	310	25.8	25%	\$226.52	-2.9%	268	22.3	-14%	\$244.57	8.0%	33	11.0	-51%	\$212.62	-13.1%
\$750,001 - \$1,000,000	196	16.3	25.6%	\$266.43	-5.2%	184	15.3	-6%	\$289.16	8.5%	31	10.3	-33%	\$303.32	4.9%
\$1,000,001 - \$2,000,000	141	11.8	25.9%	\$375.76	-5.6%	115	9.6	-18%	\$420.48	11.9%	16	5.3	-44%	\$322.46	-23.3%
\$2,000,001 - sky	16	1.3	23%	\$910.24	-56.4%	8	0.7	-50%	\$375.76	-58.7%	1	0.3	-50%	\$635.46	69.1%
Overall Total	6,337	528	-17%	\$186.88	10.0%	4,744	395	-25%	\$208.28	11.5%	716	239	-40%	\$194.56	-6.6%
Median				\$175.49	12.7%				\$192.15	9.5%				\$180.03	-6.3%

## 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
- - \$100,000	0	0.0	-	-	-	1	0.1	-	-	-	0	0.0	-	-	-
\$100,001 - \$125,000	0	0.0	-	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$125,001 - \$140,000	2	0.2	0%	-	-	2	0.2	0%	-	-	1	0.3	100%	-	-
\$140,001 - \$150,000	1	0.1	-88%	-	-	0	0.0	-100%	-	-	0	0.0	-	-	-
\$150,001 - \$160,000	0	0.0	-100%	-	-	1	0.1	-	-	-	0	0.0	-	-	-
\$160,001 - \$170,000	1	0.1	-96%	-	-	1	0.1	0%	\$135.31	-	2	0.7	700%	-	-
\$170,001 - \$180,000	2	0.2	-95%	-	-	2	0.2	0%	\$149.57	-	2	0.7	300%	\$139.29	-
\$180,001 - \$190,000	5	0.4	-91%	\$174.72	1.2%	9	0.8	80%	\$215.66	23.4%	3	1.0	33%	\$64.25	-70.2%
\$190,001 - \$200,000	12	1.0	-82%	-	-	7	0.6	-42%	-	-	1	0.3	-43%	-	-
\$200,001 - \$225,000	52	4.3	-52%	\$154.45	2.9%	19	1.6	-63%	\$151.96	-1.6%	16	5.3	237%	\$107.49	-29.3%
\$225,001 - \$250,000	97	8.1	-8%	\$139.90	-21.9%	80	6.7	-18%	\$197.89	41.5%	39	13.0	95%	\$126.59	-36.0%
\$250,001 - \$275,000	81	6.8	-25%	\$158.61	-14.5%	88	7.3	9%	\$237.41	49.7%	27	9.0	23%	\$121.54	-48.8%
\$275,001 - \$300,000	55	4.6	-65%	\$211.71	26.1%	69	5.8	25%	\$221.68	4.7%	24	8.0	39%	\$151.94	-31.5%
\$300,001 - \$350,000	85	7.1	-65%	\$157.97	-16.8%	141	11.8	66%	\$187.11	18.4%	28	9.3	-21%	\$138.05	-26.2%
\$350,001 - \$400,000	130	10.8	-16%	\$183.64	-5.1%	123	10.3	-5%	\$166.77	-9.2%	46	15.3	50%	\$122.60	-26.5%
\$400,001 - \$450,000	131	10.9	6%	\$167.65	-35.2%	133	11.1	2%	\$181.85	8.5%	30	10.0	-10%	\$118.73	-34.7%
\$450,001 - \$500,000	114	9.5	16%	\$166.01	6.8%	88	7.3	-23%	\$156.25	-5.9%	22	7.3	0%	\$115.33	-26.2%
\$500,001 - \$600,000	235	19.6	84%	\$187.65	-19.9%	115	9.6	-51%	\$172.47	-8.1%	24	8.0	-17%	\$124.29	-27.9%
\$600,001 - \$750,000	168	14.0	155%	\$324.13	-34.5%	93	7.8	-45%	\$213.18	-34.2%	9	3.0	-61%	\$207.43	-2.7%
\$750,001 - \$1,000,000	55	4.6	41%	\$313.99	-31.9%	74	6.2	35%	\$295.61	-5.9%	11	3.7	-41%	\$424.38	43.6%
\$1,000,001 - \$2,000,000	30	2.5	-3%	\$613.27	57.5%	50	4.2	67%	\$517.03	-15.7%	8	2.7	-36%	\$279.45	-46.0%
\$2,000,001 - sky	3	0.3	-63%	\$312.29	-	8	0.7	167%	\$1,187	280.0%	0	0.0	-100%	-	-
Overall Total	1,259	105	-20%	\$255.26	16.9%	1,104	92	-12%	\$263.99	3.4%	293	98	6%	\$148.62	-43.7%
Median				\$180.52	4.9%				\$179.50	-0.6%				\$125.00	-30.4%

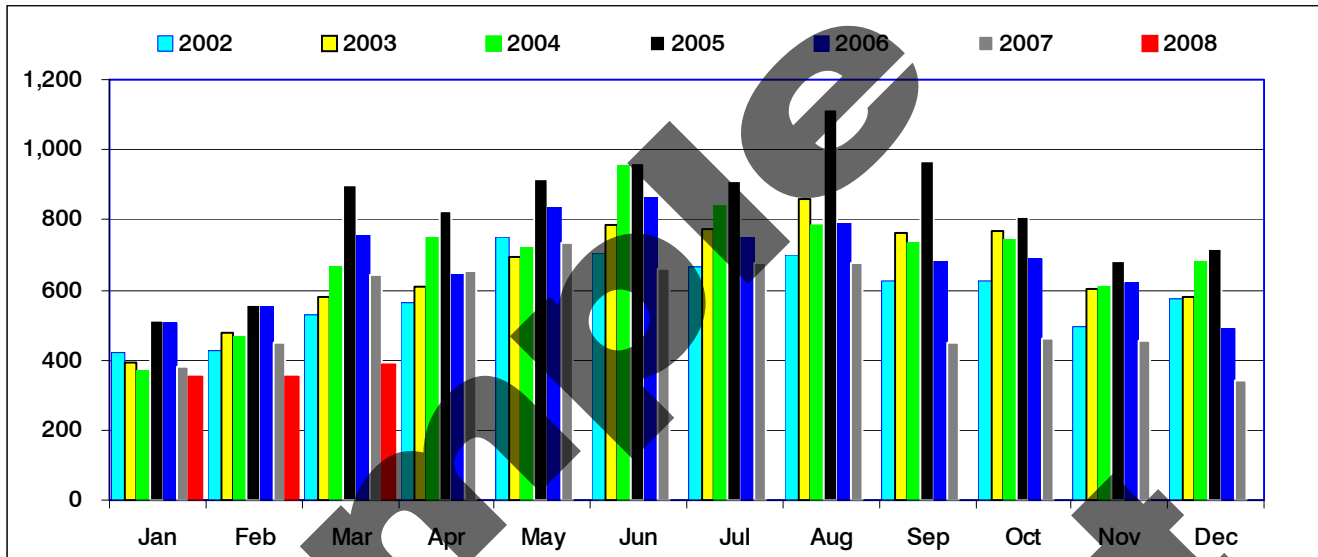
## Existing Attached Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total #	Per Mo	Ch in # Sld	\$/SF	Ch in \$/SF	Total #	Per Mo	Ch in # Sld	\$/SF	Ch in \$/SF	Total #	Per Mo	Ch in # Sld	\$/SF	Ch in \$/SF
\$25,001 - \$80,000	5	0.4	-74%	\$99.02	-3.9%	10	0.8	100%	\$67.84	-31.5%	1	0.3	-60%	-	-
\$80,001 - \$90,000	8	0.7	-68%	\$139.00	34.7%	2	0.2	-75%	\$146.15	5.1%	0	0.0	-100%	\$146.15	0.0%
\$90,001 - \$100,000	14	1.2	-65%	\$141.12	32.5%	1	0.1	-93%	\$162.07	14.8%	0	0.0	-100%	\$162.07	0.0%
\$100,001 - \$110,000	11	0.9	-63%	\$151.53	20.3%	5	0.4	-55%	\$170.45	12.5%	0	0.0	-100%	\$170.45	0.0%
\$110,001 - \$120,000	27	2.3	-49%	\$144.65	18.1%	16	1.3	-41%	\$165.28	14.3%	2	0.7	-50%	\$176.85	7.0%
\$120,001 - \$130,000	28	2.3	-38%	\$147.68	11.3%	17	1.4	-39%	\$144.38	-2.2%	3	1.0	-29%	\$157.80	9.3%
\$130,001 - \$140,000	31	2.6	-21%	\$142.40	3.9%	28	2.3	-10%	\$162.80	14.3%	2	0.7	-71%	\$130.67	-19.7%
\$140,001 - \$150,000	28	2.3	0%	\$143.67	10.4%	21	1.8	-25%	\$152.15	5.9%	0	0.0	-100%	-	-
\$150,001 - \$160,000	31	2.6	19%	\$143.70	4.2%	26	2.2	-16%	\$159.20	10.8%	3	1.0	-54%	\$167.88	5.5%
\$160,001 - \$170,000	27	2.3	-18%	\$156.91	9.6%	20	1.7	-26%	\$176.42	12.4%	3	1.0	-40%	\$184.80	4.8%
\$170,001 - \$180,000	17	1.4	-6%	\$151.67	10.0%	27	2.3	59%	\$167.82	10.6%	3	1.0	-56%	\$176.89	5.4%
\$180,001 - \$190,000	19	1.6	-10%	\$168.77	10.7%	17	1.4	-11%	\$184.61	9.4%	2	0.7	-53%	\$207.56	12.4%
\$190,001 - \$200,000	15	1.3	-6%	\$174.36	10.5%	16	1.3	7%	\$168.08	-3.6%	2	0.7	-50%	\$162.95	-3.1%
\$200,001 - \$210,000	15	1.3	36%	\$180.39	29.8%	13	1.1	-13%	\$182.31	1.1%	3	1.0	-8%	\$168.92	-7.3%
\$210,001 - \$220,000	10	0.8	43%	\$192.56	34.1%	23	1.9	130%	\$176.29	-8.4%	1	0.3	-83%	\$180.85	2.6%
\$220,001 - \$230,000	15	1.3	7%	\$203.02	35.6%	9	0.8	-40%	\$179.99	-11.3%	1	0.3	-56%	\$177.22	-1.5%
\$230,001 - \$240,000	11	0.9	-21%	\$200.10	43.9%	13	1.1	18%	\$189.44	-5.3%	1	0.3	-69%	\$213.14	12.5%
\$240,001 - \$250,000	14	1.2	-7%	\$175.76	4.7%	19	1.6	36%	\$180.37	2.6%	1	0.3	-79%	\$198.56	10.1%
\$250,001 - \$300,000	52	4.3	44%	\$182.29	-1.2%	51	4.3	-2%	\$195.76	7.4%	7	2.3	-45%	\$209.66	7.1%
\$300,001 - \$400,000	51	4.3	65%	\$207.21	5.5%	47	3.9	-8%	\$287.91	38.9%	6	2.0	-49%	\$248.75	-13.6%
\$400,001 - \$500,000	20	1.7	300%	\$226.77	13.4%	19	1.6	-5%	\$278.63	22.9%	1	0.3	-79%	\$262.09	-5.9%
\$500,001 - SKY	20	1.7	25%	\$310.53	34.8%	17	1.4	-15%	\$290.31	-6.5%	2	0.7	-53%	\$254.77	-12.2%
Overall Total	469	39	-13%	\$175.18	23.4%	417	35	-11%	\$193.66	10.6%	44	15	-58%	\$196.63	1.5%

## New Attached Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total #	Per Mo	Ch in # Std	\$/SF	Ch in \$/SF	Total #	Per Mo	Ch in # Std	\$/SF	Ch in \$/SF	Total #	Per Mo	Ch in # Std	\$/SF	Ch in \$/SF
\$25,001 - \$80,000	0	0.0	-100%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$80,001 - \$90,000	0	0.0	-100%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$90,001 - \$100,000	0	0.0	-	-	-	5	0.4	-	-	-	0	0.0	-100%	-	-
\$100,001 - \$110,000	0	0.0	-	-	-	25	2.1	-	-	-	0	0.0	-100%	-	-
\$110,001 - \$120,000	0	0.0	-100%	-	-	3	0.3	-	-	-	2	0.7	167%	-	-
\$120,001 - \$130,000	2	0.2	-	\$170.93	-	9	0.8	350%	-	-	3	1.0	33%	-	-
\$130,001 - \$140,000	2	0.2	100%	\$107.64	-	9	0.8	350%	-	-	0	0.0	-100%	-	-
\$140,001 - \$150,000	0	0.0	-	-	-	6	0.5	-	\$65.23	-	0	0.0	-100%	-	-
\$150,001 - \$160,000	5	0.4	-	\$158.84	-	15	1.3	200%	-	-	3	1.0	-20%	-	-
\$160,001 - \$170,000	7	0.6	600%	\$127.50	-	18	1.5	157%	-	-	5	1.7	11%	-	-
\$170,001 - \$180,000	1	0.1	-50%	\$221.74	-	13	1.1	1200%	-	-	1	0.3	-69%	\$137.93	-
\$180,001 - \$190,000	1	0.1	-	-	-	6	0.5	500%	\$83.85	-	2	0.7	33%	\$139.85	-
\$190,001 - \$200,000	1	0.1	0%	-	-	5	0.4	400%	-	-	2	0.7	60%	\$195.56	-
\$200,001 - \$210,000	2	0.2	-60%	\$136.57	-	11	0.9	450%	-	-	1	0.3	-64%	-	-
\$210,001 - \$220,000	6	0.5	0%	-	-	16	1.3	167%	-	-	1	0.3	-75%	-	-
\$220,001 - \$230,000	10	0.8	100%	\$147.21	-	21	1.8	110%	\$166.88	13%	5	1.7	-5%	-	-
\$230,001 - \$240,000	4	0.3	-50%	-	-	14	1.2	250%	\$106.57	-	3	1.0	-14%	-	-
\$240,001 - \$250,000	3	0.3	-67%	\$189.55	-	6	0.5	100%	\$240.52	27%	1	0.3	-33%	-	-
\$250,001 - \$300,000	30	2.5	200%	\$199.27	-6%	47	3.9	57%	\$198.07	-1%	1	0.3	-91%	-	-
\$300,001 - \$400,000	14	1.2	-26%	\$197.85	3%	50	4.2	257%	\$169.76	-14%	2	0.7	-84%	-	-
\$400,001 - \$500,000	16	1.3	700%	-	-	22	1.8	38%	\$192.03	-	0	0.0	-100%	-	-
\$500,001 - SKY	2	0.2	-	-	-	7	0.6	250%	-	-	0	0.0	-100%	-	-
<b>Overall Total</b>	<b>106</b>	<b>8.8</b>	<b>10%</b>	<b>\$165.20</b>	<b>34%</b>	<b>308</b>	<b>25.7</b>	<b>191%</b>	<b>\$165.47</b>	<b>0%</b>	<b>32</b>	<b>10.7</b>	<b>-58%</b>	<b>\$157.78</b>	<b>-5%</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 All Sold	#	% of All Sold	#	% of All Sold	#	% of All Sold	#	% of All Sold
Jan	5	1.9%	23	5.9%	7	1.8%	6	2.1%	12	6.2%
Feb	8	2.4%	20	5.2%	9	2.1%	11	3.2%	15	6.2%
Mar	16	3.2%	28	4.2%	19	3.3%	7	1.6%	20	7.2%
Apr	12	2.1%	27	4.3%	9	1.8%	5	1.1%		
May	39	6.7%	26	3.6%	11	1.6%	8	1.5%		
Jun	37	5.0%	30	3.8%	15	2.1%	5	1.1%		
Jul	38	5.5%	19	2.6%	10	1.7%	7	1.4%		
Aug	31	4.5%	7	0.8%	6	0.9%	12	2.5%		
Sep	29	4.9%	12	1.6%	5	1.0%	5	1.6%		
Oct	29	4.5%	16	2.6%	11	2.2%	9	2.8%		
Nov	32	6.4%	10	1.9%	5	1.1%	9	2.8%		
Dec	27	5.1%	5	0.9%	7	1.9%	9	3.9%		
<b>Total</b>	<b>303</b>	<b>4.6%</b>	<b>223</b>	<b>2.9%</b>	<b>114</b>	<b>1.8%</b>	<b>93</b>	<b>2.0%</b>	<b>47</b>	<b>6.6%</b>
<b>County</b>	Change		Change		Change		Change		Change	
<b>Average \$</b>	<b>\$223,223</b>	<b>-14.8%</b>	<b>\$264,602</b>	<b>18.5%</b>	<b>\$332,051</b>	<b>25.5%</b>	<b>\$313,256</b>	<b>-5.7%</b>	<b>\$358,674</b>	<b>14.5%</b>

There are currently 94 foreclosed homes for sale, up 11 units from last month.

Relative inventory is down this month from 12.8 months of supply to 12.6 months of supply.

Currently there are 4,853 residences for sale, a 12.6 month supply since 385 sold in March.\*



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

Weekly Residential Inventory

