

# Market Dynamics

RE/MAX equity group

Median Price (Sold)  
2 Years (Monthly) 10/01/05 - 10/31/07



## KEY INFORMATION

| 2 Year |         |         |        |       | October 05-06-07 |         |         |        |      | Oct-07  |         |        |      |          |        |         |         |         |       |
|--------|---------|---------|--------|-------|------------------|---------|---------|--------|------|---------|---------|--------|------|----------|--------|---------|---------|---------|-------|
|        | Oct-05  | Oct-07  | Δ      | % Δ   |                  | Oct-05  | Oct-06  | Δ      | % Δ  | Oct-06  | Oct-07  | Δ      | % Δ  | Peak Mo. | Peak   | Oct-07  | Δ       | % Δ     |       |
| Sold   | 250,725 | 294,900 | 44,175 | 17.62 | Sold             | 250,725 | 275,000 | 24,275 | 9.68 | 275,000 | 294,900 | 19,900 | 7.24 | Sold     | Aug-07 | 305,000 | 294,900 | -10,100 | -3.31 |
|        |         |         |        |       |                  |         |         |        |      |         |         |        |      |          |        |         |         |         |       |
|        |         |         |        |       |                  |         |         |        |      |         |         |        |      |          |        |         |         |         |       |

### MARKET DYNAMICS SEARCH CRITERIA

MLS: Portland Multiple Listing      Time Period: 2 years (monthly)      Price: 0 - 999999999  
 Bedrooms: All      Bathrooms: All      Construction Type: All  
 Property Types: Residential:(Detached Single Family,Condo,Attached,Manufactured Home in Park,House Boat,Partially Owned,Other,Manufactured Home)  
 MLS Areas: 151,147,143,153,146,142,152,145,150,141,144,149,148

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

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| Month  | FS Median \$ | FS #   | FS DOM | UC Median \$ | UC #  | UC DOM | Sold Median \$ | Sold # | Sold DOM | New Median \$ | New # |
|--------|--------------|--------|--------|--------------|-------|--------|----------------|--------|----------|---------------|-------|
| Oct-07 | 329,950      | 19,952 | 92     | 298,000      | 2,033 | 68     | 294,900        | 1,672  | 60       | 315,000       | 4,228 |
| Sep-07 | 329,900      | 20,382 | 88     | 289,950      | 1,775 | 64     | 280,000        | 1,804  | 57       | 319,900       | 4,527 |
| Aug-07 | 329,900      | 20,786 | 83     | 285,000      | 2,162 | 58     | 305,000        | 2,529  | 54       | 309,925       | 5,626 |
| Jul-07 | 335,000      | 19,856 | 81     | 299,950      | 2,264 | 56     | 305,000        | 2,629  | 50       | 319,000       | 5,484 |
| Jun-07 | 339,900      | 19,075 | 79     | 305,000      | 2,535 | 54     | 299,000        | 2,806  | 52       | 325,000       | 5,996 |
| May-07 | 345,000      | 17,646 | 82     | 307,900      | 2,681 | 51     | 300,000        | 2,759  | 52       | 329,900       | 5,524 |
| Apr-07 | 345,000      | 16,494 | 84     | 299,900      | 2,682 | 52     | 289,900        | 2,561  | 56       | 329,000       | 5,196 |
| Mar-07 | 339,950      | 15,718 | 89     | 295,000      | 2,711 | 56     | 290,000        | 2,726  | 62       | 319,968       | 5,014 |
| Feb-07 | 339,900      | 14,665 | 94     | 294,900      | 2,472 | 62     | 282,000        | 1,951  | 62       | 319,900       | 3,927 |
| Jan-07 | 339,950      | 15,068 | 98     | 293,950      | 2,257 | 67     | 282,500        | 1,631  | 62       | 319,900       | 4,294 |
| Dec-06 | 339,900      | 13,909 | 101    | 274,900      | 1,555 | 66     | 275,000        | 2,129  | 53       | 300,000       | 2,175 |
| Nov-06 | 335,000      | 15,691 | 86     | 279,900      | 1,993 | 55     | 283,000        | 2,191  | 50       | 301,900       | 3,329 |
| Oct-06 | 336,675      | 16,754 | 76     | 279,950      | 2,312 | 50     | 275,000        | 2,466  | 45       | 305,000       | 4,664 |
| Sep-06 | 339,500      | 16,341 | 71     | 279,950      | 2,245 | 44     | 279,925        | 2,508  | 39       | 316,000       | 4,791 |
| Aug-06 | 338,894      | 15,974 | 66     | 279,900      | 2,623 | 42     | 279,974        | 2,926  | 36       | 309,900       | 5,413 |
| Jul-06 | 339,000      | 14,767 | 63     | 284,500      | 2,659 | 36     | 280,950        | 2,722  | 36       | 319,000       | 5,183 |
| Jun-06 | 330,000      | 13,712 | 62     | 279,900      | 2,823 | 35     | 285,000        | 3,398  | 37       | 309,900       | 5,456 |
| May-06 | 329,900      | 12,612 | 62     | 288,888      | 3,281 | 31     | 280,750        | 3,062  | 39       | 319,900       | 5,503 |
| Apr-06 | 320,000      | 10,823 | 65     | 286,090      | 2,898 | 35     | 275,000        | 2,606  | 39       | 309,925       | 4,398 |
| Mar-06 | 312,900      | 10,501 | 68     | 279,900      | 3,164 | 38     | 267,000        | 2,781  | 43       | 298,900       | 4,309 |
| Feb-06 | 308,000      | 9,529  | 75     | 275,000      | 2,490 | 46     | 267,000        | 2,026  | 44       | 295,000       | 3,240 |
| Jan-06 | 299,950      | 9,751  | 78     | 269,950      | 2,330 | 46     | 251,688        | 1,749  | 43       | 289,900       | 3,694 |
| Dec-05 | 299,950      | 8,566  | 84     | 259,900      | 1,616 | 47     | 255,000        | 2,510  | 40       | 270,000       | 2,017 |
| Nov-05 | 299,900      | 9,939  | 71     | 259,900      | 2,254 | 38     | 259,000        | 2,559  | 37       | 269,950       | 3,041 |
| Oct-05 | 299,000      | 10,828 | 65     | 254,500      | 2,708 | 35     | 250,725        | 2,868  | 34       | 277,900       | 3,895 |