

# Market Dynamics

RE/MAX equity group

Median Price (Sold)  
2 Years (Monthly) 09/01/05 - 09/30/07



## KEY INFORMATION

2 Year					September 05-06-07					Sep-07									
	Sep-05	Sep-07	Δ	% Δ		Sep-05	Sep-06	Δ	% Δ	Sep-06	Sep-07	Δ	% Δ	Peak Mo.	Peak	Sep-07	Δ	% Δ	
Sold	372,000	465,000	93,000	25.00	Sold	372,000	476,500	104,500	28.09	476,500	465,000	-11,500	-2.41	Sold	Aug-06	560,000	465,000	-95,000	-16.96

### 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)  
 Cities: Lake Oswego

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 #
Sep-07	618,450	788	108	469,900	70	63	465,000	47	66	520,000	151
Aug-07	589,000	855	102	432,450	62	88	460,000	81	63	576,950	192
Jul-07	574,999	821	97	462,475	76	67	452,950	96	60	519,000	167
Jun-07	574,900	821	89	515,850	94	66	500,000	99	72	585,000	211
May-07	559,850	791	89	487,450	102	76	475,000	103	70	615,000	219
Apr-07	549,900	727	90	564,500	88	68	483,650	86	78	564,475	192
Mar-07	519,000	715	90	499,000	83	66	451,500	95	68	488,950	244
Feb-07	534,000	622	102	456,950	94	75	485,000	63	72	569,000	129
Jan-07	515,000	675	105	539,900	67	77	435,000	55	61	449,000	190
Dec-06	549,900	599	113	399,900	41	65	421,000	55	56	559,450	70
Nov-06	520,000	696	94	425,000	65	59	445,000	82	64	445,000	131
Oct-06	539,925	728	84	499,900	79	71	483,400	66	54	449,950	153
Sep-06	539,950	751	76	399,900	85	53	476,500	77	52	569,900	173
Aug-06	540,000	727	67	487,000	80	48	560,000	105	49	485,000	223
Jul-06	549,974	662	61	542,425	96	48	477,900	77	42	539,950	215
Jun-06	559,000	620	60	499,900	96	45	450,000	125	37	499,000	264
May-06	599,000	501	62	454,950	96	31	467,000	97	50	539,900	174
Apr-06	599,900	445	60	513,725	88	28	479,000	71	42	519,900	192
Mar-06	619,000	367	66	519,925	84	43	457,000	80	49	524,750	136
Feb-06	615,000	327	69	481,950	76	46	434,000	54	41	594,450	112
Jan-06	579,950	340	80	435,000	73	55	512,450	48	55	548,478	129
Dec-05	525,000	309	89	319,900	59	71	420,000	55	57	475,000	61
Nov-05	527,500	341	79	492,450	54	50	381,000	66	43	449,900	73
Oct-05	510,000	376	68	345,000	61	40	397,000	82	39	465,000	117
Sep-05	500,000	369	65	394,000	70	47	372,000	96	45	411,950	114