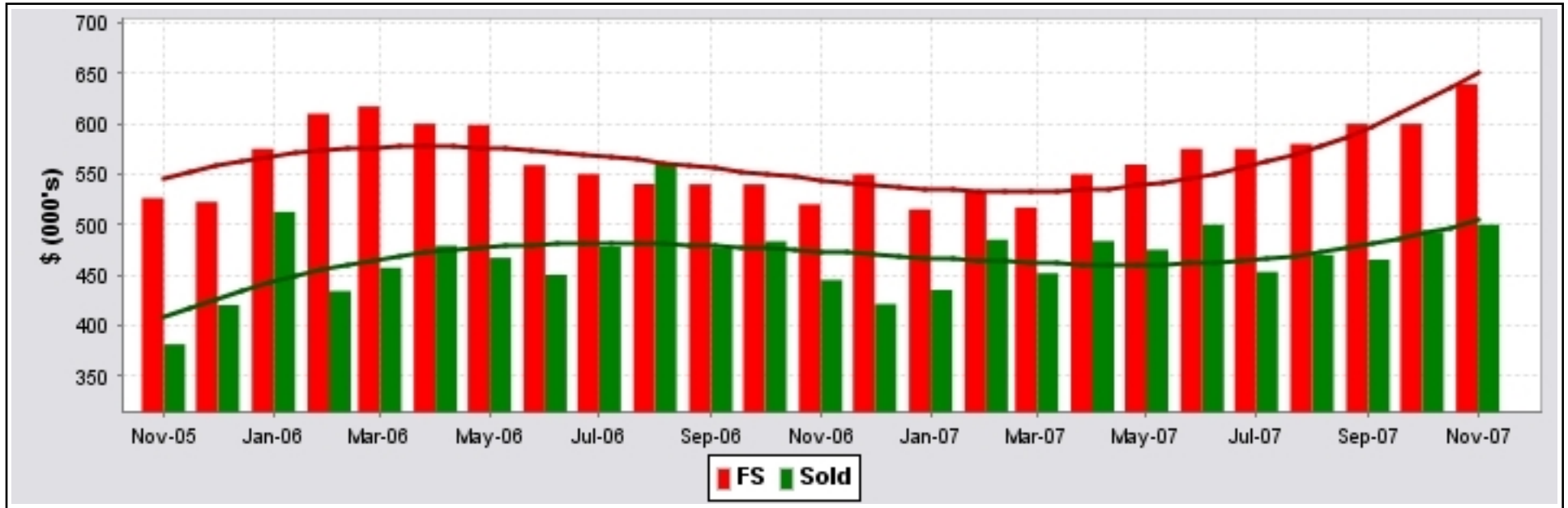


Market Dynamics

RE/MAX equity group

Median Price (FS, Sold)
2 Years (Monthly) 11/01/05 - 11/30/07



KEY INFORMATION

2 Year					November 05-06-07								Nov-07						
	Nov-05	Nov-07	Δ	% Δ		Nov-05	Nov-06	Δ	% Δ	Nov-06	Nov-07	Δ	% Δ		Peak Mo.	Peak	Nov-07	Δ	% Δ
FS	526,250	639,500	113,250	21.52	FS	526,250	520,000	-6,250	-1.19	520,000	639,500	119,500	22.98	FS	N/A	N/A	N/A	N/A	N/A
Sold	381,000	500,000	119,000	31.23	Sold	381,000	445,000	64,000	16.80	445,000	500,000	55,000	12.36	Sold	Aug-06	560,000	500,000	-60,000	-10.71

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.

Market Dynamics

RE/MAX equity group

Median Price (FS, Sold)
2 Years (Monthly) 11/01/05 - 11/30/07

Month	FS Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Nov-07	639,500	699	122	549,000	55	88	500,000	51	73	649,925	98
Oct-07	599,900	776	114	532,450	56	88	492,475	64	85	599,000	143
Sep-07	599,900	807	107	484,900	68	64	465,000	49	67	539,900	153
Aug-07	579,950	865	102	429,900	57	89	469,750	82	63	559,900	193
Jul-07	575,000	828	97	460,000	75	67	452,950	96	60	519,000	167
Jun-07	574,900	827	88	515,850	94	66	500,000	99	72	585,000	214
May-07	559,425	794	88	487,450	102	76	475,000	103	70	617,450	220
Apr-07	549,900	728	89	579,000	87	67	483,650	86	78	564,475	192
Mar-07	516,800	715	89	497,000	82	67	451,500	95	68	488,950	244
Feb-07	532,500	622	101	456,950	94	75	485,000	63	72	569,000	129
Jan-07	514,900	675	104	544,950	68	77	435,000	55	61	449,000	190
Dec-06	549,900	598	112	399,900	41	65	421,000	55	56	559,450	70
Nov-06	520,000	695	93	425,000	65	59	445,000	82	64	445,000	131
Oct-06	539,900	727	84	499,900	79	71	483,400	66	54	449,950	153
Sep-06	539,925	750	75	399,900	85	53	476,500	77	52	569,900	173
Aug-06	540,000	726	66	487,000	80	48	560,000	105	49	485,000	223
Jul-06	549,950	661	60	542,425	96	48	477,900	77	42	539,950	215
Jun-06	559,000	619	59	499,900	96	45	450,000	125	37	499,000	264
May-06	599,000	500	61	454,950	96	31	467,000	97	50	539,900	174
Apr-06	599,900	444	58	513,725	88	28	479,000	71	42	519,900	192
Mar-06	617,000	366	65	519,925	84	43	457,000	80	49	524,750	136
Feb-06	610,000	326	67	481,950	76	46	434,000	54	41	594,450	112
Jan-06	575,000	339	79	435,000	73	55	512,450	48	55	548,478	129
Dec-05	522,450	308	88	319,900	59	71	420,000	55	57	475,000	61
Nov-05	526,250	340	78	492,450	54	50	381,000	66	43	449,900	73