

Regional Market Update

YTD 2010 through June

Prudential Northwest Properties: Newberg-Sherwood Team 503-538-2101 and 503-625-6676

City	Units Listed	Units Sold	Average Sale Price	Total Active Units	Average Units Sold Per Month	Inventory In Months	Average CDOM
Wilsonville	274	108	372,483	195	18	10.8	222
Tualatin	321	125	318,435	182	20	9.1	182
Tigard	1091	443	282,276	604	73	8.3	143
Sherwood	399	153	299,978	259	25	10.4	147
Newberg	391	129	248,661	292	21	13.9	169
Dundee	66	22	245,522	58	3	19.3	160
Lafayette	51	29	168,169	44	4	11.0	182
Dayton	47	13	188,654	42	2	21.0	200
McMinnville	363	151	209,379	301	25	12.0	184
Carlton	45	10	222,136	41	1	41	186

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Newberg	Year to Date		June 2010 – ©Copyright RMLS™	
Total Active Units	292		Months of Inventory	13.9
Total Pending Units	171		Average List Price	\$337,228
Total Units Sold	129		Average Sale Price	\$248,661
Average Time on Market	169		Median Sale Price	\$216,000
Avg. Units Sold/Month	21		Maximum Sold Price	\$1,500,000
Short Sales	13% of Active Market		Bank Owned	4% of Active Market
Price Ranges	Average CDOM	Average Sale Price	Total Active Units	Sold Units in last 3 Months
\$150,000 to \$200,000	155	179,416	56	22
\$200,000 to \$250,000	176	226,075	77	20
\$250,000 to \$300,000	221	272,936	31	10
\$300,000 to \$350,000	137	317,417	32	13
\$350,000 to \$400,000	34	378,532	14	1
\$400,000 to \$450,000	294	450,000	12	1
\$450,000 to \$500,000	368	494,000	3	1
\$500,000 to \$550,000	368	510,200	7	2
\$550,000 to \$600,000	NO SALES	NO SALES	7	0
\$600,000 to \$650,000	263	635,000	5	0
\$650,000 to \$1,000,000	23	845,000	16	0

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Sherwood	Year to Date		June 2010 – ©Copyright RMLS™	
Total Active Units	259		Months of Inventory	10.4
Total Pending Units	165		Average List Price	\$377,043
Total Units Sold	153		Average Sale Price	\$299,978
Average Time on Market	147		Median Sale Price	\$264,900
Avg. Units Sold/Month	153		Maximum Sold Price	\$1,236,000
Short Sales	18% of Active Market		Bank Owned	7% of Active Market
Price Ranges	Average CDOM	Average Sale Price	Total Active Units	Sold Units in last 3 Months
\$150,000 to \$200,000	79	181,495	13	11
\$200,000 to \$250,000	76	229,499	38	24
\$250,000 to \$300,000	116	274,724	55	20
\$300,000 to \$350,000	190	318,282	28	12
\$350,000 to \$400,000	165	380,169	27	11
\$400,000 to \$450,000	142	427,938	15	5
\$450,000 to \$500,000	140	470,167	16	4
\$500,000 to \$550,000	202	513,000	6	1
\$550,000 to \$600,000	74	575,000	8	0
\$600,000 to \$650,000	NO SALES	NO SALES	2	0
\$650,000 to \$1,000,000	617	803,000	31	3