



Vincent Properties, Inc.
BradVincen@yahoo.com
 Office: (503)293-0508
 Fax: (503) 245-3632

Real Estate News

Offering FREE information about the PORTLAND METRO AREA Market

Brad Vincent
 Real Estate Instructor
 Principal Broker



For all your real estate needs: BradVincent.com

Housing Inventory Low in May*

According to the Regional Multiple Listing Service (RMLS™), May was witness to an inventory measure lower than any previously recorded for the Portland Metro Area, breaking the record set just two months ago in March. The 5,257 active residential listings at month's end could supply the market demand for a mere 1.6 months. (Usually there is approximately 5 1/2 months of inventory available to meet demand)

Closed sales for May 2005 were 13.4% higher than they were in May 2004. Accepted offers increased by 7.1%. In the meantime the number of new listings decreased 2.4%. No wonder prices are rising so rapidly! Scroll down to the pages below for more detailed information.

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	May	4,395	3,846	3,269	278,100	230,000	41
	Year-to-Date	19,904	16,975	13,942	264,400	220,900	51
2004	May	4,504	3,591	2,883	250,000	204,000	57
	Year-to-Date	19,838	14,557	11,455	235,700	195,000	64

Market Statistics by Area*

[Market statistics by area are available on page 3](#) and includes sales activity, average prices, market time, appreciation, year-to-date comparisons, and much more!

Appreciation*

The area's average sale price for the last twelve months was \$256,600—up 10.8% from the \$231,000 average for the twelve months prior. Using the same date range to compare median sale price we see a 12.3% appreciation rate (\$215,000 v. \$191,500).

Median Sales Price Map*

[A map of the Portland metropolitan area can be found on page 4](#) illustrating the median sales price of several submarkets.

Year-To-Date Trends*

This year, so far, has generated remarkable growth in closed sales. Compared to what had been reported by this time in 2004, they are up 21.7%. The number of pending sales also shows healthy growth, reaching a total 16.6% higher. On the other hand, the number of new listings changed by growing only 0.3% from the end of May of 2004.

June 2005

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**Interest Rates
As Of 06/16/05****

30-year fixed	5.250%
15-year fixed	5.375%
1-year ARM	3.750%
3/1 ARM	4.750%
5/1 ARM	5.000%

Rates subject to change



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* *Market Action*, a monthly review of RMLS™ area real estate statistics and trends compiled by RMLS™





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Investment Analysis Tool

Comprehensive Real Estate Investment Analysis Software available to you at the low Educational Discount rate of \$38.50!
Use this program to make your own investment decisions!

Software Provides You With Automatic Calculations:

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- Capitalization Rates
- Cash Flows ("cash-on-cash")
- Depreciation Schedules
- Internal Rates of Return
- Capital Gains Taxes
- Net Sales Proceeds
- Debt Coverage Ratios
- Monthly Payments
- Annual Projects for Up to 10 Years,

The Educational Discount price includes shipping and handling, plus a Software Manual and a 30-Day Money Back Guarantee!

Brad originally created this software for his own use but now offers it to others to empower them to make educated investment decisions. [Email Brad to order a copy of this powerful tool today!](#)

Application designed to operate with existing spreadsheet programs: Lotus, Excel, QuattroPro, or Works.

FREE REPORT: [Seven Selling Mistakes You Don't Want to Make!](#)

Educational Offerings

Brad routinely teaches credit classes at Portland Community College. Sign up for one of the following courses and join him in expanding your real estate knowledge! Click below for course descriptions and schedules:

[RE100 Intro to Real Estate](#)

[RE116 Real Estate Finance](#)

[RE250 Real Estate Investments](#)

About Our Company:

Vincent Properties, Incorporated, is owned and operated by Principal Broker/Owner, Brad Vincen, who has been licensed in Oregon and providing excellent service to clients since 1973.

[Click here to Meet Our Agents!](#)



Want Additional Market Data?

Visit BradVincen.com any time for additional market data including:

- [Interest Rate Trends](#)
- [Archived Newsletters](#)

Looking for properties for sale?

At BradVincen.com we provide you with complete access to all of the [listings actively for sale](#) and participating in the Regional Multiple Listing Service's web search system.

The vast majority of all the area's listings can be found here! If you have questions about the properties you find, or would like to schedule a tour, just [let us know!](#)

Check out these Classified Ads

Do you have things to sell, and would like to feature them for *free* online? Let us know!

Vincent Properties, Inc.

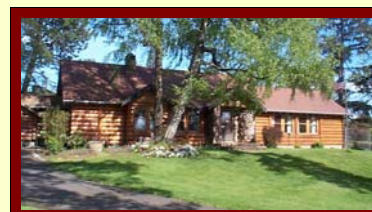
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AREA REPORT • 5/2005

Metro Portland & Adjacent Regions, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	189	214	42	166	6.4%	139	206,300	25	840	711	11.1%	604	195,000	185,000	13.3%	5	411,000	14	101,000	28	300,600
142	Northeast Portland	373	454	92	389	1.0%	336	264,300	34	2,038	1,749	13.1%	1,454	248,100	218,600	10.8%	14	289,400	11	147,500	67	324,700
143	Southeast Portland	671	587	120	488	5.2%	484	226,700	35	2,708	2,160	19.1%	1,854	214,600	186,000	12.1%	21	314,700	43	126,700	134	354,500
144	Gresham/ Troutdale	430	349	60	277	16.9%	231	233,500	41	1,549	1,327	33.4%	1,033	218,300	200,000	10.3%	9	614,500	52	142,300	38	299,200
145	Milwaukie/ Clackamas	466	319	70	253	9.5%	227	294,300	46	1,436	1,157	11.1%	957	271,300	231,000	16.5%	14	269,200	141	216,500	12	271,200
146	Oregon City/Canby	262	215	48	175	19.9%	139	263,000	48	913	749	11.1%	635	263,600	240,000	10.9%	4	190,300	28	230,800	19	328,600
147	Lake Oswego/West Linn	344	237	30	202	-10.2%	171	476,500	56	1,057	853	0.9%	687	436,200	353,000	14.5%	0	N/A	20	246,600	2	422,500
148	West Portland	508	386	92	371	8.2%	323	429,700	43	1,895	1,634	17.9%	1,345	388,700	315,500	13.1%	6	387,400	56	201,100	40	543,600
149	Northwest Washington County	174	190	19	174	14.5%	114	334,600	32	847	740	29.1%	584	347,800	318,500	6.9%	4	358,600	23	352,800	14	347,000
150	Beaverton/Aloha	374	445	50	407	9.7%	348	228,300	37	1,906	1,772	25.1%	1,495	232,600	201,500	9.3%	4	189,400	24	356,200	34	292,300
151	Tigard/Wilsonville	496	382	46	358	4.4%	292	300,100	42	1,772	1,514	10.6%	1,188	288,900	259,900	9.6%	3	170,700	23	341,500	24	451,400
152	Hillsboro/ Forest Grove	332	292	31	276	6.2%	220	230,400	34	1,344	1,231	10.9%	950	224,400	209,000	7.8%	12	295,200	29	326,700	37	255,300
153	Mt. Hood: Govt. Camp/Wemme	70	33	5	16	-36.0%	33	232,100	49	144	105	-25.5%	152	217,300	223,200	19.0%	2	39,300	20	85,700	0	N/A
154	Columbia County	212	104	22	107	3.9%	81	189,400	60	560	496	15.3%	398	187,500	170,300	10.4%	4	188,800	45	98,000	6	117,900
155	Yamhill County	356	188	45	187	24.7%	131	195,000	72	895	777	34.9%	606	198,100	171,500	1.4%	9	216,600	66	171,000	24	239,300
156	Marion/ Polk Counties	408	222	41	142	29.1%	103	196,000	67	780	521	19.8%	406	179,700	164,000	3.0%	9	234,800	54	94,600	11	319,300
180-200	North Coastal Counties	285	111	18	78	23.8%	40	317,900	103	430	298	-0.3%	242	251,100	195,000	14.6%	3	266,200	89	134,400	13	276,600
180-200	Columbia Gorge	241	97	33	63	472.7%	52	184,200	104	446	348	569.2%	329	182,300	160,000	15.6%	8	226,900	157	81,700	7	190,400

¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2005 with May 2004. The Year-To-Date section compares year-to-date statistics from May 2005 with year-to-date statistics from May 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/04-5/31/05) with 12 months before (6/1/03-5/31/04).

MEDIAN SALE PRICE

May 2005

CLARK COUNTY

PORTLAND METRO

