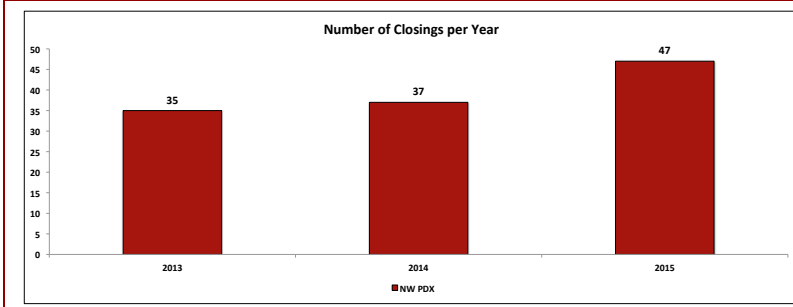


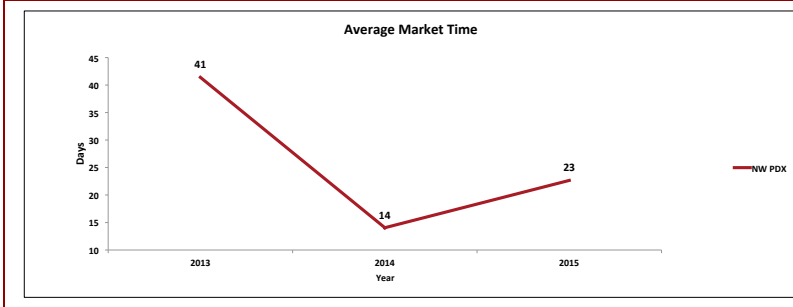
- **2015 average \$/FT is up 9%.** Average \$/SF closed is \$461 vs. \$424 in 2014.
- **2015 was a seller's market.** Inventory decreased and prices increased.
- **Average market time before homes go pending was 23 days.**

*\* This report is based on the sales data of the Addison, Cambridge, Westerly, Westover, Thurman, and Vaux in Portland, OR.*



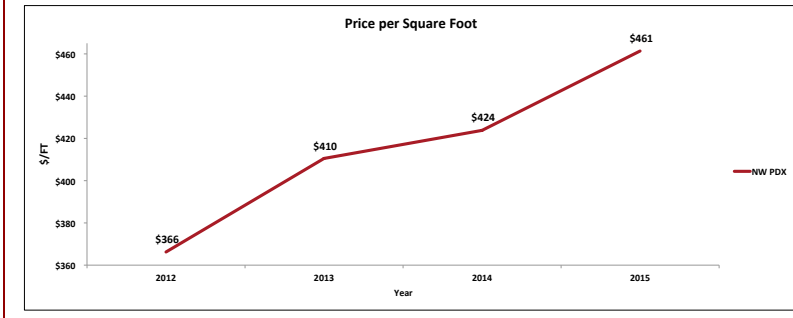
### CLOSINGS PER YEAR

Month	2013	2014	2015
January	0	2	6
February	0	5	4
March	2	2	3
April	3	8	7
May	5	0	3
June	2	5	6
July	6	1	6
August	1	3	4
September	3	2	3
October	3	4	2
November	4	1	1
December	6	4	2
<b>Total</b>	<b>35</b>	<b>37</b>	<b>47</b>
<b>Average</b>	<b>3</b>	<b>3</b>	<b>4</b>



### AVERAGE SOLD PRICE

Month	2013	2014	2015
January	0	408,500	478,417
February	0	671,300	634,750
March	407,000	464,950	429,633
April	1,033,333	540,038	442,429
May	484,680	0	1,131,000
June	812,009	564,200	670,750
July	640,667	495,000	467,808
August	702,000	423,333	652,825
September	478,833	415,000	544,000
October	683,333	545,288	554,975
November	439,375	405,000	636,000
December	492,250	348,225	463,500
<b>Average</b>	<b>591,569</b>	<b>508,615</b>	<b>573,106</b>



### AVERAGE PRICE PER SQ.FT.

Month	2013	2014	2015
January	0	397	420
February	0	438	426
March	340	439	467
April	454	401	415
May	387	0	548
June	407	446	468
July	405	462	458
August	429	431	500
September	391	382	473
October	430	419	480
November	363	425	493
December	400	387	381
<b>Average</b>	<b>410</b>	<b>424</b>	<b>461</b>
<b>% Growth</b>	<b>12%</b>	<b>3%</b>	<b>9%</b>



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