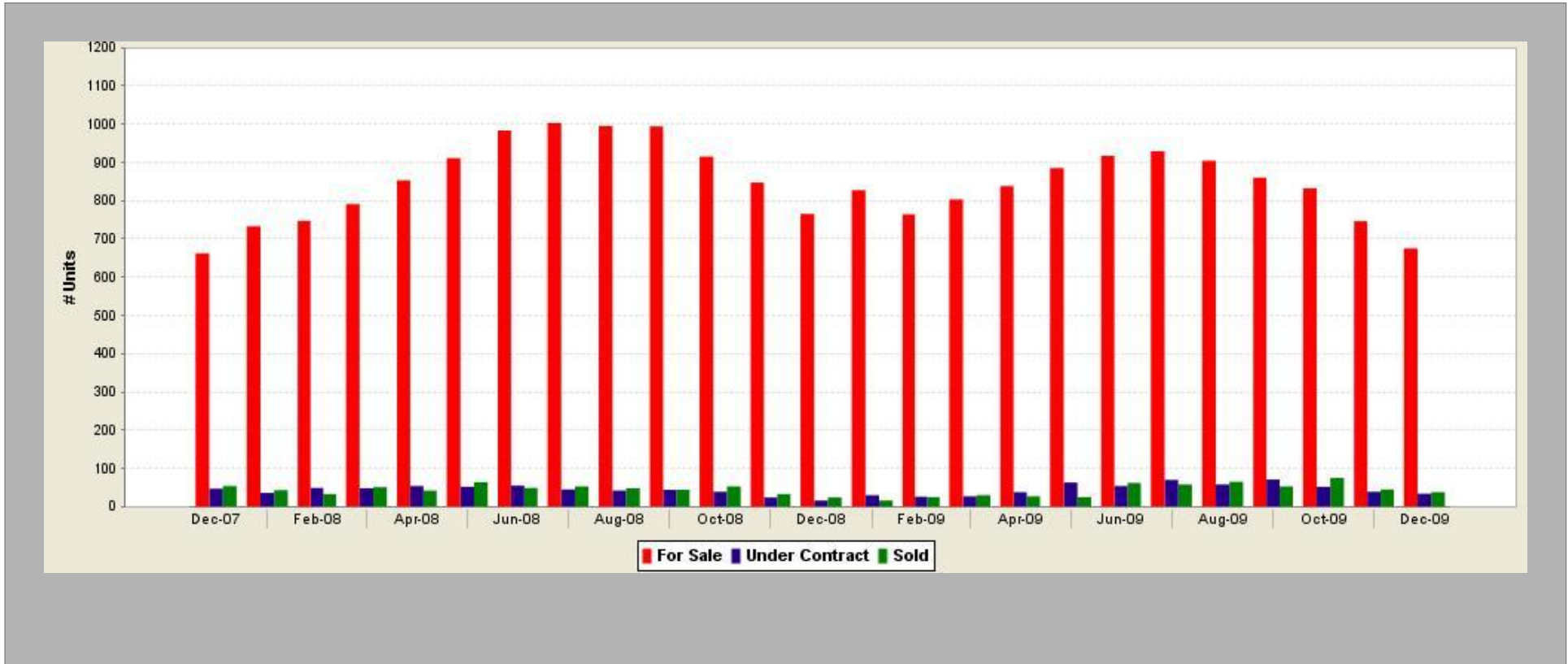


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 12/01/07 - 12/31/09



KEY INFORMATION

	Dec-07	Dec-09	# Units Change	Percent Change
For Sale	662	675	13	2.0
Under Contract	47	34	-13	-27.7
Sold	54	38	-16	-29.6

For Sale
+2%

UC
-28%

Sold
-30%

MLS: RMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Detached Single Family, Condo, Attached, Manufactured Home in Park, House Boat, Partially Owned, Other, Manufactured Home)					Sq Ft: All
Cities:	Lake Oswego					

Market Dynamics
Supply & Demand - # Units (FS, UC, Sold)
2 Years (Monthly) 12/01/07 - 12/31/09

RE/MAX Equity Group, Inc.

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-09	675	154	34	135	38	91	84	197	73
Nov-09	746	162	39	102	45	102	105	142	87
Oct-09	832	194	52	84	75	96	121	331	151
Sep-09	860	207	71	113	53	84	108	169	129
Aug-09	904	212	58	97	65	83	115	158	131
Jul-09	929	218	70	78	58	89	86	196	185
Jun-09	917	229	54	83	62	104	119	189	183
May-09	885	239	63	111	25	90	88	164	174
Apr-09	838	256	38	91	27	88	89	217	145
Mar-09	803	267	27	89	30	83	83	191	143
Feb-09	764	277	26	75	25	89	78	184	120
Jan-09	827	284	30	99	16	111	153	241	178
Dec-08	765	290	16	85	24	128	100	167	55
Nov-08	847	275	24	133	33	83	113	154	102
Oct-08	915	260	39	92	53	119	131	130	112
Sep-08	994	248	44	83	44	86	147	149	147
Aug-08	995	244	42	88	48	86	106	142	161
Jul-08	1,003	239	45	116	53	69	124	127	201
Jun-08	983	238	55	72	49	73	126	144	221
May-08	911	242	52	75	64	58	97	161	212
Apr-08	853	243	54	55	42	108	100	165	206
Mar-08	791	248	48	94	51	109	96	174	187
Feb-08	747	254	49	106	33	80	94	159	167
Jan-08	733	255	36	80	43	80	117	156	184
Dec-07	662	267	47	80	54	67	66	158	66