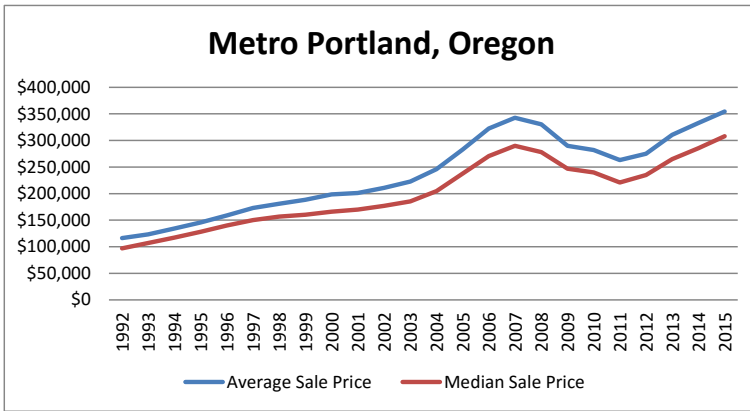
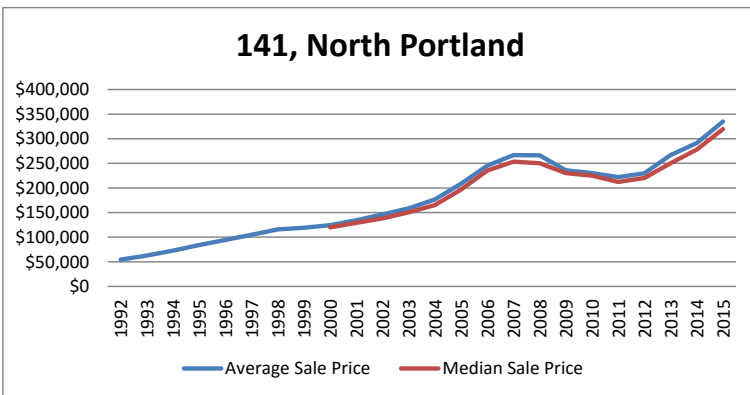


RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



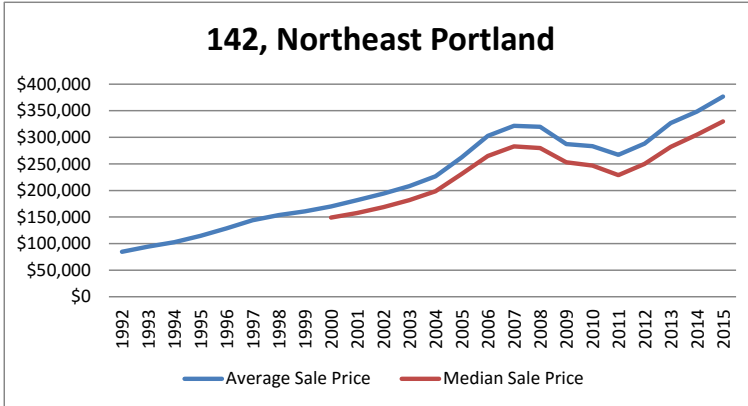
Metro Portland, Oregon				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$116,300		\$97,000	
1993	\$123,400	6.1%	\$107,000	10.3%
1994	\$134,200	8.8%	\$117,000	9.3%
1995	\$145,700	8.6%	\$128,000	9.4%
1996	\$158,900	9.1%	\$139,900	9.3%
1997	\$173,000	8.9%	\$150,000	7.2%
1998	\$181,000	4.6%	\$156,900	4.6%
1999	\$188,600	4.2%	\$160,200	2.1%
2000	\$198,600	5.3%	\$166,000	3.6%
2001	\$201,000	1.2%	\$169,900	2.3%
2002	\$210,700	4.8%	\$176,900	4.1%
2003	\$222,500	5.6%	\$185,500	4.9%
2004	\$246,000	10.6%	\$204,500	10.2%
2005	\$282,900	15.0%	\$237,500	16.1%
2006	\$322,600	14.0%	\$270,500	13.9%
2007	\$342,900	6.3%	\$290,000	7.2%
2008	\$330,300	-3.7%	\$278,000	-4.1%
2009	\$289,900	-12.1%	\$247,000	-11.2%
2010	\$282,100	-2.7%	\$239,900	-2.9%
2011	\$263,300	-6.7%	\$221,000	-7.9%
2012	\$275,000	4.4%	\$235,000	6.3%
2013	\$310,600	12.9%	\$265,000	12.8%
2014	\$333,000	7.2%	\$285,500	7.7%
2015	\$354,500	6.5%	\$308,000	7.9%



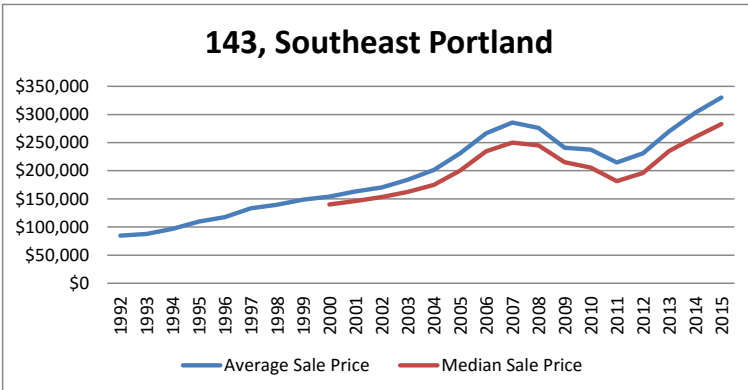
Area 141, North Portland				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$54,400			
1993	\$62,600	15.1%		
1994	\$72,400	15.7%		
1995	\$83,800	15.7%		
1996	\$94,300	12.5%		
1997	\$104,800	11.1%		
1998	\$115,600	10.0%		
1999	\$119,000	3.0%		
2000	\$124,500	4.6%	\$119,900	
2001	\$134,100	7.3%	\$129,200	7.8%
2002	\$146,300	9.1%	\$138,000	6.8%
2003	\$158,500	8.3%	\$150,600	9.1%
2004	\$176,400	11.2%	\$165,000	9.6%
2005	\$208,800	18.1%	\$197,000	19.4%
2006	\$245,400	17.5%	\$235,500	19.5%
2007	\$266,600	8.4%	\$253,500	7.6%
2008	\$266,100	-0.1%	\$250,000	-1.4%
2009	\$236,000	-11.3%	\$230,000	-8.0%
2010	\$230,300	-2.5%	\$224,900	-2.2%
2011	\$222,200	-3.6%	\$212,000	-5.7%
2012	\$229,900	3.4%	\$220,000	3.8%
2013	\$266,800	16.2%	\$250,000	13.6%
2014	\$291,600	9.4%	\$278,100	11.2%
2015	\$335,000	14.8%	\$319,600	14.9%

RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



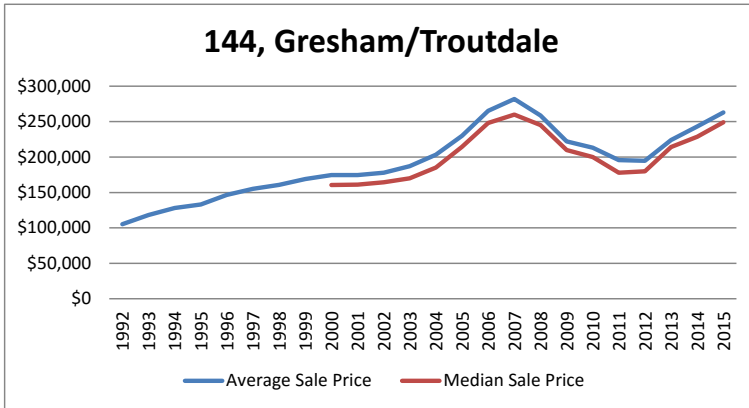
Area 142, Northeast Portland				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$84,600			
1993	\$94,200	11.3%		
1994	\$102,700	9.0%		
1995	\$114,500	11.5%		
1996	\$128,800	12.5%		
1997	\$144,200	12.0%		
1998	\$153,700	6.5%		
1999	\$160,600	4.8%		
2000	\$169,800	5.7%	\$149,000	
2001	\$182,000	7.4%	\$157,500	5.7%
2002	\$194,300	6.9%	\$168,800	7.2%
2003	\$208,300	7.3%	\$182,000	7.8%
2004	\$226,600	8.7%	\$198,400	9.0%
2005	\$262,300	15.8%	\$231,000	16.4%
2006	\$302,500	15.4%	\$265,000	14.7%
2007	\$321,600	6.4%	\$283,000	6.8%
2008	\$320,000	-0.4%	\$280,000	-1.1%
2009	\$287,100	-10.2%	\$253,000	-9.6%
2010	\$283,500	-1.4%	\$247,000	-2.4%
2011	\$266,900	-5.8%	\$229,000	-7.3%
2012	\$288,000	8.0%	\$250,000	9.2%
2013	\$326,700	13.5%	\$282,000	12.8%
2014	\$348,600	6.9%	\$305,000	8.2%
2015	\$376,700	8.3%	\$329,900	8.2%



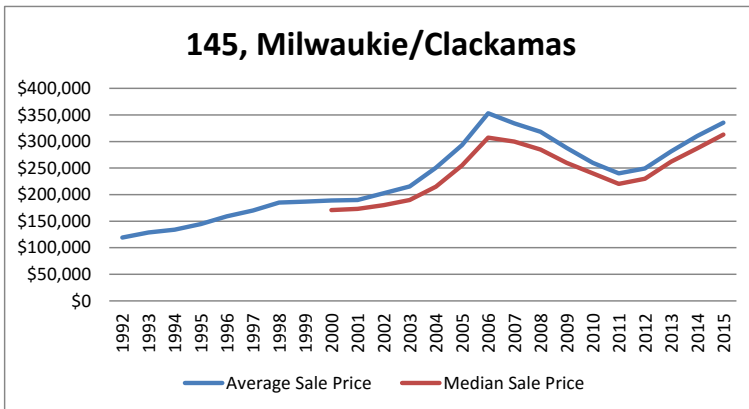
Area 143, Southeast Portland				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$84,600			
1993	\$87,500	3.4%		
1994	\$96,600	10.4%		
1995	\$109,700	13.6%		
1996	\$117,600	7.2%		
1997	\$133,300	13.4%		
1998	\$139,700	5.0%		
1999	\$148,600	6.4%		
2000	\$153,900	3.6%	\$140,000	
2001	\$163,100	6.4%	\$146,000	4.3%
2002	\$170,400	4.7%	\$153,400	5.1%
2003	\$184,100	8.1%	\$162,500	5.9%
2004	\$201,500	9.5%	\$175,000	7.7%
2005	\$230,900	14.6%	\$200,000	14.3%
2006	\$266,700	15.8%	\$234,500	17.3%
2007	\$285,500	7.1%	\$250,000	6.6%
2008	\$276,100	-3.3%	\$245,000	4.5%
2009	\$240,900	-12.7%	\$215,000	-14.0%
2010	\$237,500	-1.4%	\$205,400	-16.2%
2011	\$214,700	-9.7%	\$181,500	-11.6%
2012	\$230,800	7.4%	\$196,000	8.0%
2013	\$269,900	16.9%	\$235,000	19.9%
2014	\$303,300	12.5%	\$260,000	10.6%
2015	\$330,100	9.0%	\$283,000	8.8%

RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



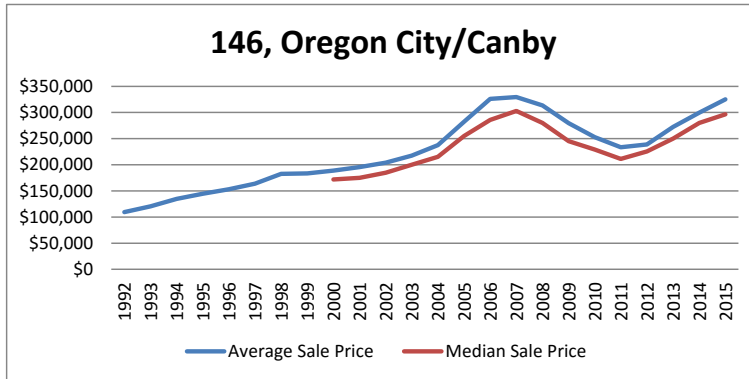
Area 144, Gresham/Troutdale				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$105,200			
1993	\$118,200	12.4%		
1994	\$128,000	8.3%		
1995	\$132,900	3.8%		
1996	\$146,500	10.2%		
1997	\$155,200	5.9%		
1998	\$160,800	3.1%		
1999	\$169,100	5.6%		
2000	\$174,500	3.2%	\$160,500	
2001	\$174,700	0.2%	\$161,000	0.3%
2002	\$178,000	1.7%	\$164,500	2.2%
2003	\$187,000	5.2%	\$170,000	3.3%
2004	\$203,300	8.8%	\$185,000	8.8%
2005	\$230,000	12.9%	\$214,500	15.9%
2006	\$265,200	15.2%	\$248,000	15.6%
2007	\$281,900	6.3%	\$259,900	4.8%
2008	\$258,700	-8.2%	\$245,000	-5.7%
2009	\$222,100	-14.1%	\$210,000	-14.3%
2010	\$213,000	-4.1%	\$200,000	-4.8%
2011	\$195,700	-8.4%	\$178,000	-11.0%
2012	\$194,800	-0.4%	\$180,000	1.1%
2013	\$224,100	14.9%	\$214,000	18.9%
2014	\$243,100	8.5%	\$228,800	6.9%
2015	\$263,000	8.1%	\$249,000	8.8%



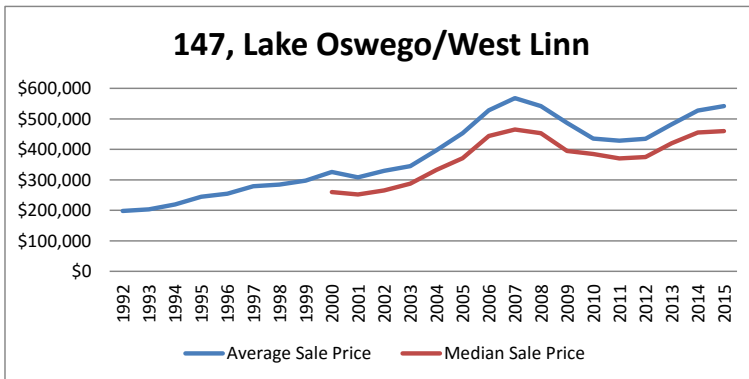
Area 145, Milwaukie/Clackamas				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$119,200			
1993	\$128,800	8.1%		
1994	\$134,000	4.0%		
1995	\$144,800	8.1%		
1996	\$159,000	9.8%		
1997	\$170,000	6.9%		
1998	\$185,200	9.5%		
1999	\$186,900	1.1%		
2000	\$189,200	1.2%	\$170,900	
2001	\$189,900	-0.1%	\$173,100	1.3%
2002	\$202,800	6.9%	\$180,200	4.1%
2003	\$215,400	6.3%	\$189,900	5.4%
2004	\$250,600	16.1%	\$214,900	13.2%
2005	\$293,200	16.8%	\$255,000	18.7%
2006	\$353,100	20.3%	\$307,200	20.5%
2007	\$334,200	-5.4%	\$300,000	-2.3%
2008	\$318,400	-4.6%	\$284,900	-5.0%
2009	\$288,000	-9.5%	\$260,000	-8.7%
2010	\$259,900	-9.7%	\$239,800	-7.8%
2011	\$240,000	-7.8%	\$220,000	-8.3%
2012	\$249,400	4.0%	\$230,000	4.5%
2013	\$281,300	12.8%	\$262,200	14.0%
2014	\$310,500	10.4%	\$287,000	9.5%
2015	\$335,600	8.2%	\$313,000	9.1%

RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



Area 146, Oregon City/Canby				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$109,400			
1993	\$120,300	10.0%		
1994	\$134,700	12.0%		
1995	\$144,500	7.3%		
1996	\$153,000	5.9%		
1997	\$163,900	7.1%		
1998	\$182,600	11.2%		
1999	\$183,500	1.8%		
2000	\$188,700	2.8%	\$171,900	
2001	\$195,500	3.7%	\$175,200	1.9%
2002	\$204,100	4.5%	\$185,000	5.6%
2003	\$217,300	6.8%	\$199,900	8.1%
2004	\$237,600	8.9%	\$215,000	7.6%
2005	\$282,400	18.9%	\$255,000	18.6%
2006	\$326,200	15.6%	\$286,000	12.2%
2007	\$329,600	1.2%	\$303,000	5.9%
2008	\$313,500	-5.0%	\$280,000	-7.6%
2009	\$279,500	-10.7%	\$245,000	-12.5%
2010	\$252,900	-9.4%	\$229,000	-6.5%
2011	\$233,400	-8.0%	\$211,100	-7.8%
2012	\$239,000	2.3%	\$225,700	6.9%
2013	\$272,300	13.9%	\$250,000	10.8%
2014	\$299,600	10.2%	\$280,000	12.0%
2015	\$325,200	8.6%	\$296,500	5.9%

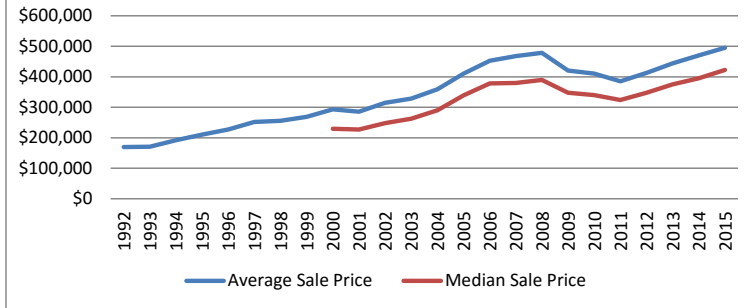


Area 147, Lake Oswego/West Linn				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$198,000			
1993	\$203,100	2.6%		
1994	\$219,200	7.9%		
1995	\$244,400	11.5%		
1996	\$254,800	4.3%		
1997	\$278,900	9.5%		
1998	\$284,600	2.8%		
1999	\$297,400	4.6%		
2000	\$325,700	9.5%	\$260,000	
2001	\$308,500	-5.4%	\$252,000	-3.1%
2002	\$329,800	6.8%	\$265,000	5.2%
2003	\$345,000	4.5%	\$287,300	8.4%
2004	\$397,000	14.8%	\$333,000	15.9%
2005	\$452,600	13.6%	\$370,700	11.3%
2006	\$528,100	16.7%	\$443,800	19.7%
2007	\$567,900	7.8%	\$465,000	4.8%
2008	\$541,600	-4.5%	\$452,600	-2.7%
2009	\$486,300	-9.8%	\$395,000	-12.7%
2010	\$435,400	-10.4%	\$385,000	-2.5%
2011	\$428,500	-1.4%	\$370,000	-3.9%
2012	\$434,800	1.5%	\$375,000	1.4%
2013	\$482,100	11.0%	\$420,000	12.0%
2014	\$527,500	9.5%	\$455,000	8.3%
2015	\$541,800	2.8%	\$460,000	1.1%

RMLS™ Average and Median Sale Price Appreciation by Area

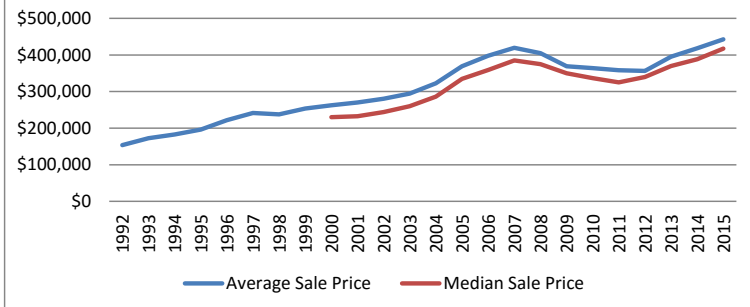
Metro Portland, Oregon: Residential Listings

148, West Portland



Area 148, West Portland				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$169,600			
1993	\$170,300	0.4%		
1994	\$192,400	13.0%		
1995	\$210,200	9.3%		
1996	\$227,500	8.2%		
1997	\$251,600	10.6%		
1998	\$255,300	1.3%		
1999	\$268,300	5.3%		
2000	\$293,300	9.3%	\$229,900	
2001	\$285,900	-3.3%	\$227,000	-1.3%
2002	\$314,300	10.5%	\$247,800	9.2%
2003	\$328,400	4.6%	\$262,500	5.9%
2004	\$359,400	9.3%	\$289,900	10.4%
2005	\$410,700	14.5%	\$339,000	16.9%
2006	\$452,300	10.3%	\$378,100	11.5%
2007	\$468,100	3.6%	\$379,700	0.4%
2008	\$478,500	1.9%	\$390,000	2.7%
2009	\$420,500	-12.0%	\$347,600	-10.9%
2010	\$410,200	-2.3%	\$340,000	-2.2%
2011	\$384,800	-6.2%	\$324,200	-4.6%
2012	\$412,300	7.1%	\$347,300	7.1%
2013	\$444,300	7.7%	\$375,000	8.0%
2014	\$470,200	5.9%	\$394,800	5.3%
2015	\$495,100	5.3%	\$422,500	7.0%

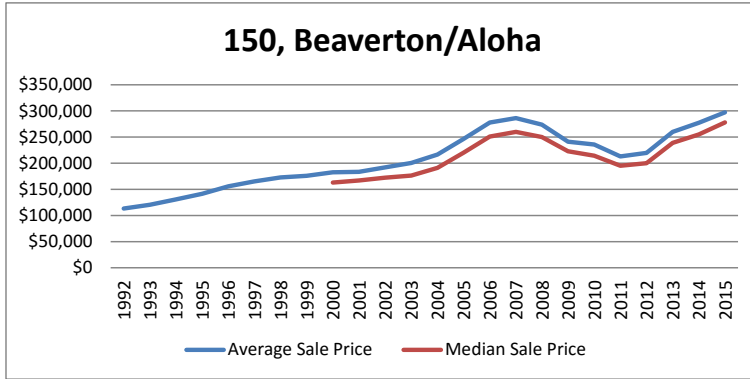
149, Northwest Washington County



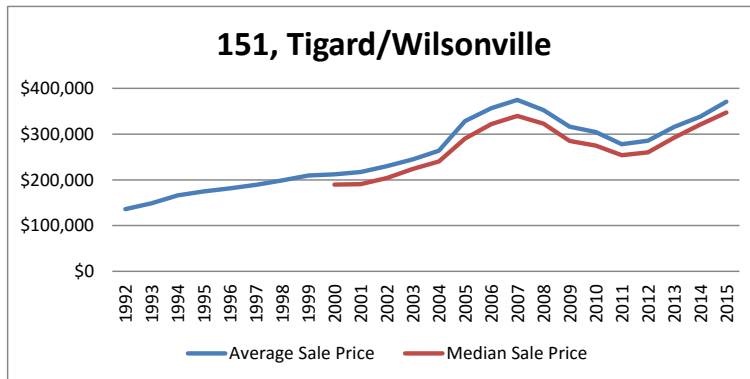
Area 149, Northwest Washington County				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$153,600			
1993	\$172,800	12.5%		
1994	\$182,400	5.6%		
1995	\$195,900	7.4%		
1996	\$221,800	13.2%		
1997	\$241,400	8.8%		
1998	\$237,900	-1.2%		
1999	\$253,300	6.4%		
2000	\$262,200	3.5%	\$230,000	
2001	\$270,300	3.3%	\$232,500	1.1%
2002	\$280,400	3.9%	\$244,000	4.9%
2003	\$294,100	4.8%	\$259,900	6.5%
2004	\$322,500	9.7%	\$285,900	10.0%
2005	\$369,400	14.5%	\$334,600	17.0%
2006	\$397,600	7.6%	\$359,000	7.3%
2007	\$419,400	5.4%	\$385,000	7.2%
2008	\$404,800	-3.4%	\$375,000	-2.6%
2009	\$369,300	-8.7%	\$349,900	-6.7%
2010	\$364,300	-1.1%	\$336,700	-3.8%
2011	\$358,100	-1.7%	\$325,000	-3.5%
2012	\$356,200	-0.4%	\$340,000	4.6%
2013	\$395,300	11.1%	\$370,000	8.8%
2014	\$418,300	5.7%	\$388,300	4.9%
2015	\$442,700	5.7%	\$417,300	7.5%

RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



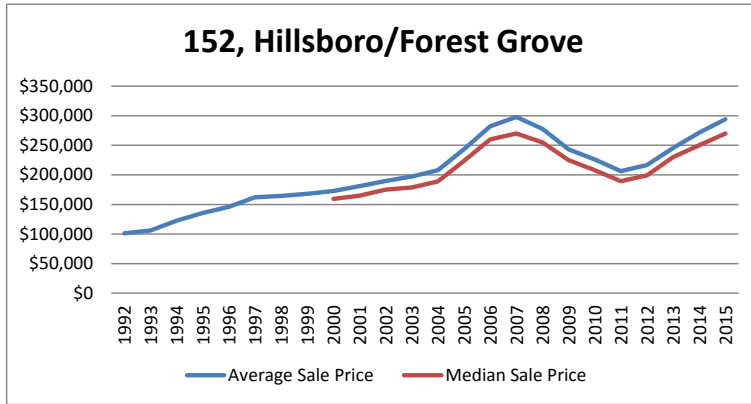
Area 150, Beaverton/Aloha				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$113,300			
1993	\$120,300			
1994	\$130,900	8.8%		
1995	\$141,700	8.3%		
1996	\$155,800	10.0%		
1997	\$165,000	5.9%		
1998	\$172,700	4.6%		
1999	\$175,700	1.9%		
2000	\$182,500	3.9%	\$163,000	
2001	\$183,700	0.3%	\$167,000	2.5%
2002	\$192,000	4.7%	\$172,500	3.3%
2003	\$200,300	4.5%	\$176,300	2.2%
2004	\$216,500	8.3%	\$191,000	8.3%
2005	\$246,500	13.6%	\$220,000	15.2%
2006	\$277,800	12.7%	\$251,000	14.1%
2007	\$286,500	3.4%	\$260,000	3.6%
2008	\$273,800	-4.4%	\$250,000	-3.8%
2009	\$241,100	-11.9%	\$223,000	-10.8%
2010	\$235,600	-2.3%	\$214,200	-3.9%
2011	\$213,000	-9.7%	\$195,000	-9.0%
2012	\$219,500	3.1%	\$200,000	2.6%
2013	\$259,800	18.1%	\$239,000	19.5%
2014	\$277,300	6.7%	\$255,000	6.7%
2015	\$297,300	7.1%	\$278,000	9.0%



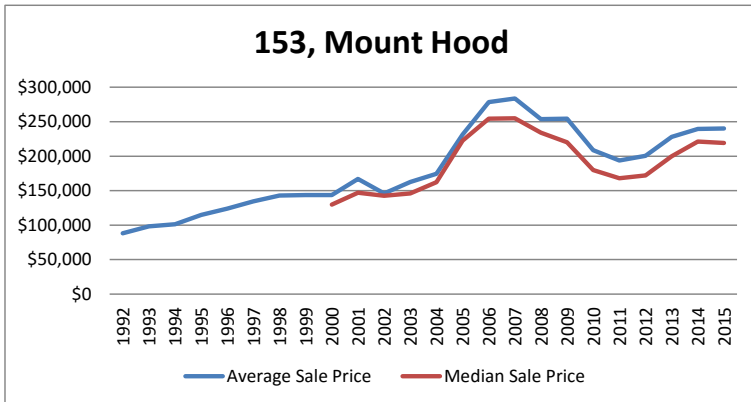
Area 151, Tigard/Wilsonville				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$136,000			
1993	\$148,700	9.3%		
1994	\$166,100	11.7%		
1995	\$174,900	5.3%		
1996	\$181,200	3.6%		
1997	\$189,000	4.3%		
1998	\$198,700	5.1%		
1999	\$209,300	5.4%		
2000	\$211,900	1.2%	\$189,600	
2001	\$217,300	2.4%	\$190,500	0.5%
2002	\$229,800	5.5%	\$204,000	7.1%
2003	\$244,900	6.8%	\$224,000	9.8%
2004	\$263,700	7.8%	\$240,000	7.1%
2005	\$328,500	24.8%	\$290,000	20.8%
2006	\$356,400	8.6%	\$322,000	11.0%
2007	\$374,700	5.3%	\$339,900	5.6%
2008	\$352,600	-5.9%	\$323,000	-5.0%
2009	\$316,000	-10.3%	\$285,000	-11.8%
2010	\$304,400	-3.6%	\$275,000	-3.5%
2011	\$278,000	-8.7%	\$254,000	-7.6%
2012	\$285,400	2.8%	\$260,000	2.4%
2013	\$315,600	10.5%	\$292,400	12.5%
2014	\$338,300	7.3%	\$320,600	9.6%
2015	\$370,600	9.6%	\$347,200	8.3%

RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



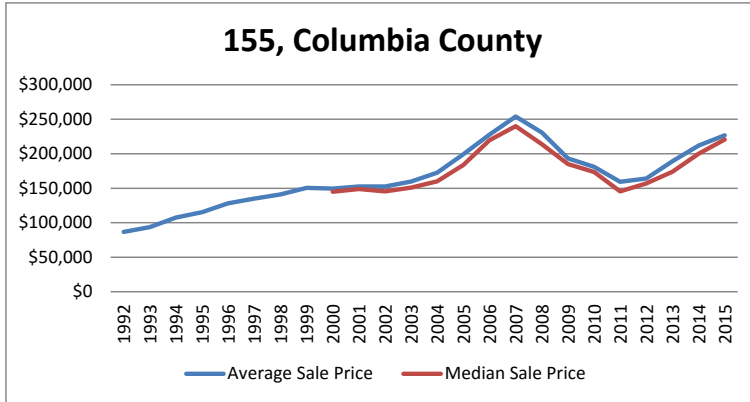
Area 152, Hillsboro/Forest Grove				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$101,200			
1993	\$106,000	4.7%		
1994	\$122,600	15.7%		
1995	\$135,400	10.4%		
1996	\$146,000	7.8%		
1997	\$162,200	11.1%		
1998	\$164,300	2.1%		
1999	\$168,000	2.3%		
2000	\$172,600	2.7%	\$159,400	
2001	\$181,200	5.1%	\$165,000	3.5%
2002	\$189,700	4.8%	\$174,900	6.0%
2003	\$197,100	4.6%	\$178,800	2.2%
2004	\$208,000	5.5%	\$189,000	5.7%
2005	\$243,500	17.0%	\$223,500	18.3%
2006	\$282,300	15.9%	\$260,000	16.3%
2007	\$297,900	5.5%	\$270,000	3.8%
2008	\$277,800	-6.7%	\$255,000	-5.6%
2009	\$243,200	-12.3%	\$225,000	-11.8%
2010	\$226,200	-6.9%	\$208,000	-7.6%
2011	\$206,300	-9.1%	\$189,500	-8.9%
2012	\$216,500	4.9%	\$199,300	5.2%
2013	\$245,600	13.6%	\$230,000	15.4%
2014	\$271,500	10.6%	\$250,000	8.7%
2015	\$293,900	8.2%	\$269,900	8.0%



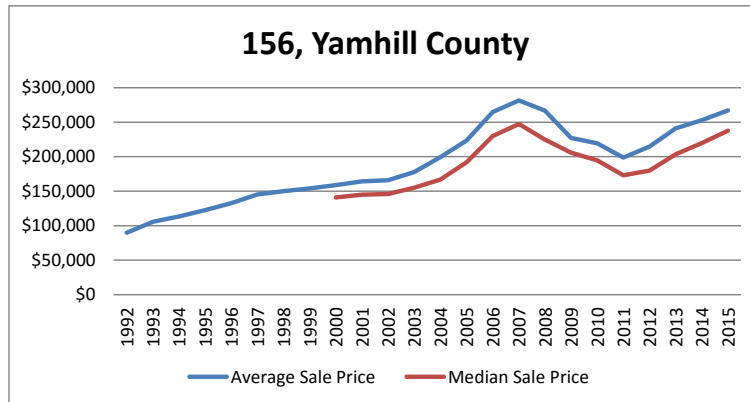
Area 153, Mount Hood				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$88,200			
1993	\$98,200	11.3%		
1994	\$101,200	3.1%		
1995	\$114,700	13.3%		
1996	\$124,000	8.1%		
1997	\$134,600	8.5%		
1998	\$143,100	5.7%		
1999	\$143,700	1.4%		
2000	\$143,600	-0.1%	\$129,800	
2001	\$167,100	-4.3%	\$147,000	13.3%
2002	\$146,000	-13.0%	\$142,500	-3.1%
2003	\$162,500	11.3%	\$146,000	2.5%
2004	\$174,400	7.4%	\$162,300	11.2%
2005	\$231,400	32.5%	\$222,400	37.0%
2006	\$278,400	20.3%	\$254,200	14.3%
2007	\$283,600	2.0%	\$254,900	0.3%
2008	\$253,700	-10.5%	\$234,000	-8.2%
2009	\$254,300	0.2%	\$220,000	-6.0%
2010	\$208,500	-18.0%	\$180,000	-18.2%
2011	\$193,700	-7.2%	\$168,000	-6.7%
2012	\$200,400	4.4%	\$172,000	2.4%
2013	\$227,800	13.7%	\$200,000	16.3%
2014	\$239,400	5.1%	\$221,300	10.7%
2015	\$240,200	0.5%	\$219,000	-1.0%

RMLS™ Average and Median Sale Price Appreciation by Area

Metro Portland, Oregon: Residential Listings



Area 155, Columbia County				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$86,700			
1993	\$93,800	8.2%		
1994	\$107,500	14.6%		
1995	\$115,200	7.2%		
1996	\$128,300	11.4%		
1997	\$135,000	5.2%		
1998	\$140,900	3.9%		
1999	\$150,600	6.7%		
2000	\$149,600	-0.7%	\$145,000	
2001	\$152,700	2.1%	\$149,000	2.8%
2002	\$152,500	-0.3%	\$145,500	-2.3%
2003	\$159,600	4.6%	\$150,900	3.7%
2004	\$172,400	8.2%	\$159,900	6.0%
2005	\$199,200	15.3%	\$183,700	14.9%
2006	\$227,900	14.5%	\$219,800	19.7%
2007	\$254,000	11.6%	\$240,000	9.2%
2008	\$230,700	-9.0%	\$214,000	-10.8%
2009	\$193,300	-16.1%	\$185,000	-13.6%
2010	\$181,000	-6.3%	\$173,500	-6.2%
2011	\$159,400	-11.9%	\$145,500	-16.1%
2012	\$164,000	2.6%	\$156,900	7.8%
2013	\$189,200	15.5%	\$174,000	10.9%
2014	\$211,900	11.9%	\$200,000	14.9%
2015	\$226,600	7.0%	\$220,800	10.4%



Area 156, Yamhill County				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
1992	\$89,800			
1993	\$105,800	17.8%		
1994	\$113,400	7.2%		
1995	\$122,700	8.2%		
1996	\$132,700	8.1%		
1997	\$145,300	9.5%		
1998	\$150,000	2.7%		
1999	\$154,200	2.6%		
2000	\$158,800	3.0%	\$141,000	
2001	\$164,300	3.9%	\$145,000	2.8%
2002	\$165,800	0.9%	\$146,000	0.7%
2003	\$177,800	7.6%	\$155,000	6.2%
2004	\$199,400	12.3%	\$167,000	7.7%
2005	\$223,600	12.1%	\$192,000	15.0%
2006	\$264,700	18.3%	\$229,900	19.7%
2007	\$281,600	6.1%	\$247,500	7.7%
2008	\$266,800	-5.2%	\$225,000	-9.1%
2009	\$227,300	-14.8%	\$206,000	-8.4%
2010	\$219,400	-3.4%	\$194,800	-5.4%
2011	\$198,800	-10.1%	\$173,100	-11.1%
2012	\$214,800	8.3%	\$180,000	4.0%
2013	\$241,100	12.6%	\$203,700	13.2%
2014	\$253,100	5.0%	\$219,900	8.0%
2015	\$267,100	5.6%	\$237,700	8.1%