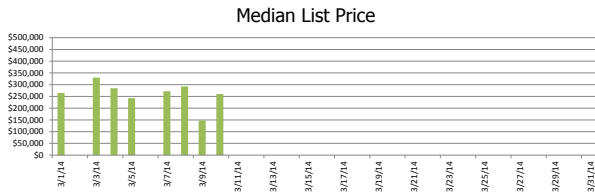
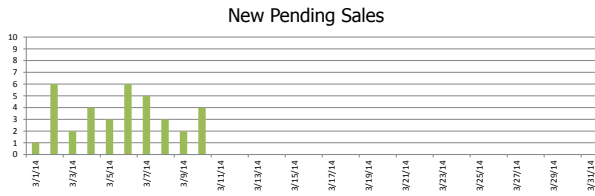
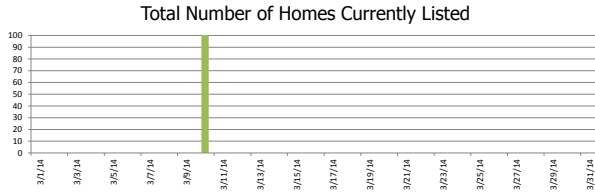
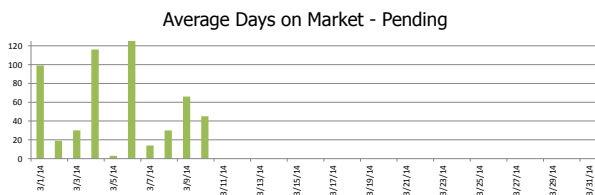
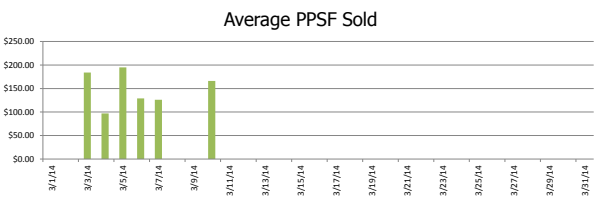
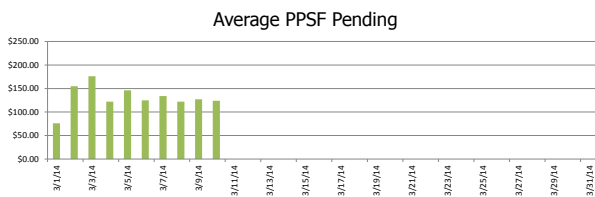
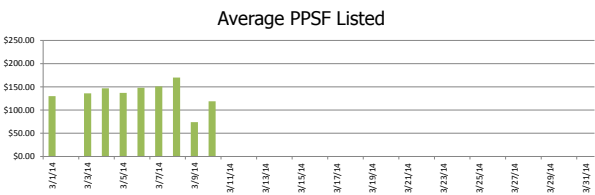
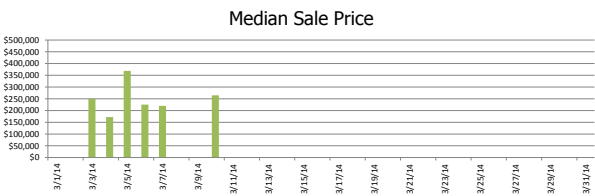


Clackamas, Milwaukie, Oak Grove, Gladstone Real Estate Market Data Tracking Report



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DISCLAIMER: The data entered to generate these graphs is directly from RMLS and is literally a "moving target". For instance when a home sells it is up to the Realtor that listed the property for sale to mark it as sold and enter the sale date in RMLS. If that Realtor does not update the listing information until days or even weeks after the sale, then the sale date information on the day it actually sold will not be accurate. As a result it is impossible for these graphs to be 100% accurate at any given time as the numbers are constantly changing due to such issues. The data is pulled directly from RMLS daily and is only as accurate as the data available in RMLS on the day the data was pulled. I do go back a few days on solds each day to try to pick up as many previously not entered closed sales as possible to remedy such issues, however the sold numbers could still be off slightly (usually less than 1-2% maximum).