

MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

RESIDENTIAL REVIEW: Metro Portland, Oregon

April 2004 Reporting Period

April Residential Highlights

In April, the Portland metro area's residential inventory fell to its lowest recorded measure (see table to right). The 8,165 residential listings that were active at month's end would last only another three months at April's rate of closed sales. Factors of the reduced inventory include an increase in closed sales (up 19.9% from April 2003), an increase in pending sales (up 24.5%), and a less-than-equivalent rise in new listings (up 6.6%). See the table below for details.

Year-To-Date Trends

Statistics in the table below show a 6.5% increase in closed sales, a 10.5% increase in pending sales, and a 2.0% decrease in new listings when comparing this year to date to the same period in 2003.

Appreciation

The area's average sale price for the last twelve months was \$228,700—up 6.7% from the \$214,400 average for the twelve months prior. Similarly, the area's median sale price is exhibiting appreciation of 5.6% (\$190,000 v. \$180,000).

Affordability

At the end of the first quarter of 2004, a family making the area's median income made 62% more than necessary to afford the area's median-priced home (\$192,900), based on an NAR formula (see graph on last page). The formula requires a 20% down payment and a 30 year fixed rate mortgage at Freddie Mac's reported 5.45% interest rate. HUD identifies the median family annual income as \$67,900.

TABLE OF CONTENTS

Portland Metro Area	1-3
Portland Metro/Clark County	4-5
Clark County, WA	6-7
Lane County, OR	8-9
Douglas & Coos Co., OR	10-11

Available Inventory in Months

	2002	2003	2004
January	6.1	5.8	6.1
February	5.8	5.5	4.8
March	4.6	4.3	3.4
April	4.5	4.1	3.0
May	3.9	3.8	
June	4.1	3.6	
July	4.5	3.6	
August	4.3	3.3	
September	5.2	3.4	
October	4.5	3.5	
November	4.8	4.2	
December	4.1	3.7	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2004	April	4,336	3,554	2,699	235,300	195,000	61
	Year to Date	15,280	11,101	8,380	230,500	192,500	67
2003	April	4,069	2,854	2,251	217,300	185,000	63
	Year to Date	15,599	10,049	7,868	213,800	181,000	69

AREA REPORT • 4/2004

Metro Portland & Adjacent Regions, Oregon

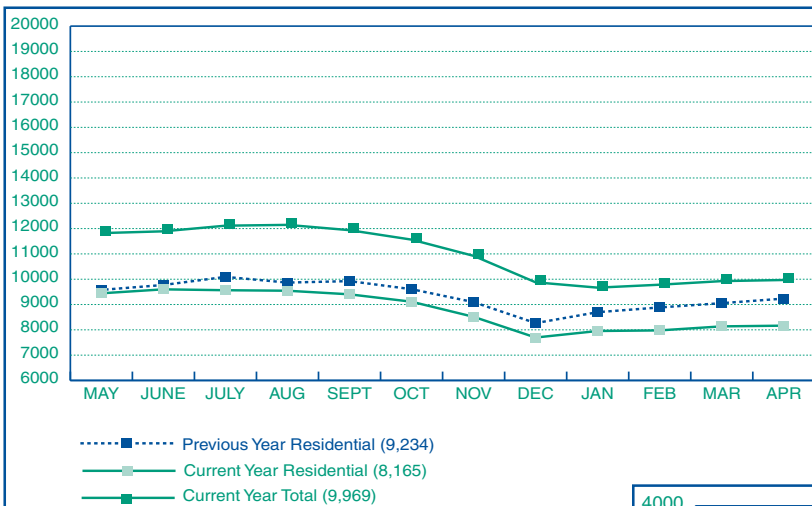
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date							Appreciation ³		Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales			Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	277	188	50	155	29.2%	128	169,100	39	697	492	25.2%	400	165,200	153,100	9.6%	3	294,300	15	67,300	9	264,600		
142	Northeast Portland	725	480	140	363	13.8%	300	218,200	51	1,639	1,175	11.8%	916	214,400	190,000	7.6%	12	313,500	9	118,200	52	308,500		
143	Southeast Portland	889	527	139	417	5.8%	356	194,600	48	1,957	1,371	1.3%	1,095	188,500	167,500	7.1%	11	284,400	30	139,200	84	342,700		
144	Gresham/ Troutdale	622	311	76	255	44.9%	173	205,200	62	1,079	771	13.5%	565	194,100	175,000	6.3%	3	702,800	25	206,000	26	263,800		
145	Milwaukie/ Clackamas	515	304	76	287	42.1%	179	242,000	58	1,054	822	16.3%	606	237,100	201,300	9.1%	4	158,800	23	153,600	16	246,900		
146	Oregon City/ Canby	426	222	54	163	26.4%	138	218,600	69	760	532	11.1%	426	222,400	204,500	9.7%	6	728,500	39	151,700	20	216,900		
147	Lake Oswego/West Linn	545	275	57	200	14.9%	146	348,100	62	922	627	-2.3%	432	341,000	287,500	10.1%	2	293,300	17	179,200	2	453,000		
148	West Portland	900	430	95	342	36.3%	257	341,900	70	1,506	1,048	17.0%	799	325,500	262,000	5.0%	6	226,400	26	130,200	6	477,500		
149	Northwest Washington County	307	173	37	135	27.4%	115	324,500	51	570	427	5.4%	334	319,600	271,300	6.5%	1	185,000	6	136,700	3	290,500		
150	Beaverton/Aloha	689	418	77	328	17.6%	270	207,300	57	1,419	1,059	2.4%	815	207,300	183,500	5.7%	3	211,800	8	333,100	16	249,300		
151	Tigard/Wilsonville	610	371	55	355	27.7%	227	253,700	59	1,274	1,032	8.2%	749	250,300	229,500	4.8%	2	290,000	10	238,900	5	230,400		
152	Hillsboro/ Forest Grove	674	319	67	277	42.1%	193	208,800	77	1,126	859	20.1%	617	197,800	181,000	3.1%	10	177,000	14	151,800	16	213,400		
153	Mt. Hood: Govt. Camp/Wemme	83	31	4	22	-12.0%	17	163,300	109	145	116	107.1%	51	159,400	148,500	9.9%	0	N/A	20	83,000	0	N/A		
155	Columbia County	393	119	35	111	44.2%	88	157,600	103	449	334	21.9%	241	169,600	159,000	3.4%	4	184,300	27	88,200	4	161,000		
156	Yamhill County	510	168	50	144	11.6%	112	206,500	75	683	436	6.3%	334	217,700	164,000	13.7%	7	185,100	54	120,800	14	237,800		
170-210	Marion/ Polk Counties	388	139	39	102	59.4%	76	167,400	85	470	325	34.9%	255	172,200	148,900	3.1%	4	264,400	24	69,800	5	203,700		
180-200	North Coastal Counties	354	91	31	71	47.9%	58	231,400	118	313	236	46.6%	182	210,700	172,300	15.5%	6	279,000	57	89,900	3	218,300		
200-270	Columbia Gorge	118	29	10	12	N/A	13	146,000	124	99	42	N/A	31	154,700	160,000	32.9%	4	161,100	7	48,400	0	N/A		

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 April 2004 with April 2003. The Year-To-Date section compares year-to-date statistics from April 2004 with year-to-date statistics from April 2003.

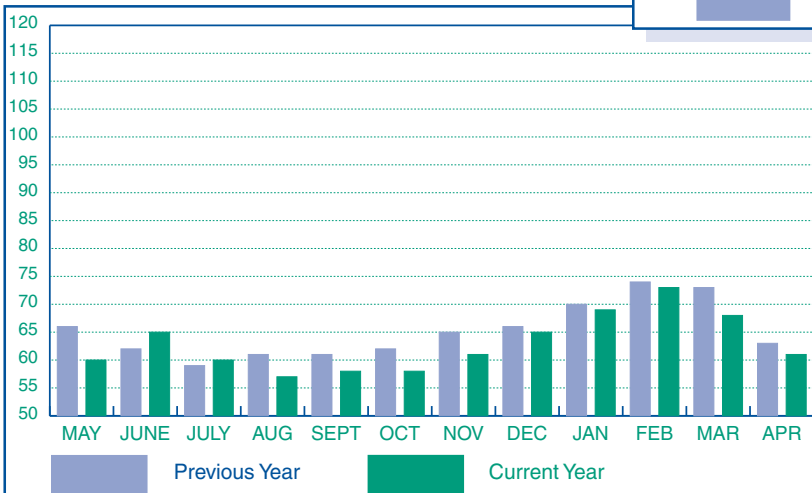
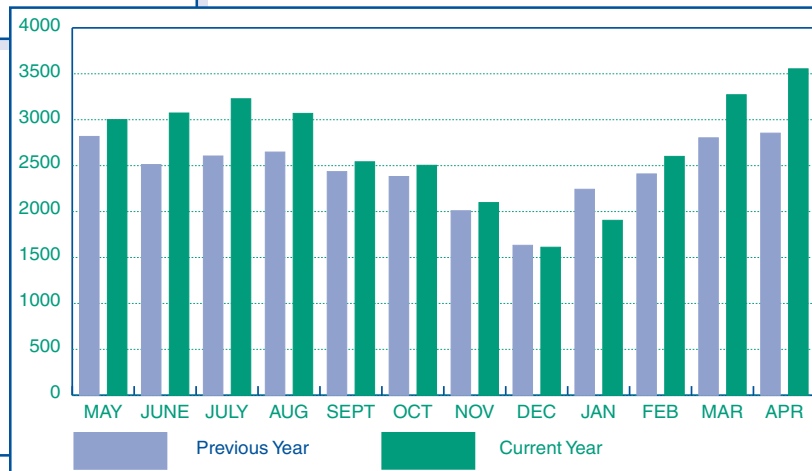
³ Appreciation percents based on a comparison of average price for the last 12 months (5/1/03-4/30/04) with 12 months before (5/1/02-4/30/03).

Market Action



PENDING SALES Metro Portland, Oregon

This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past two years.

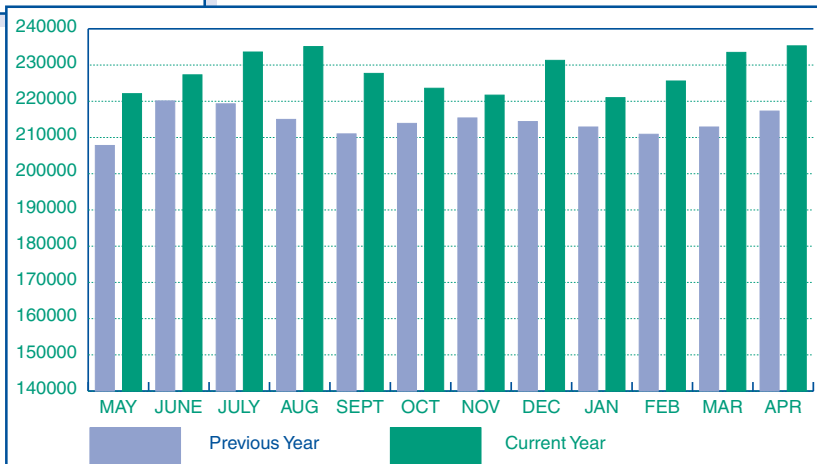


DAYS ON MARKET Metro Portland, Oregon

This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)

AVERAGE SALE PRICE Metro Portland, Oregon

This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

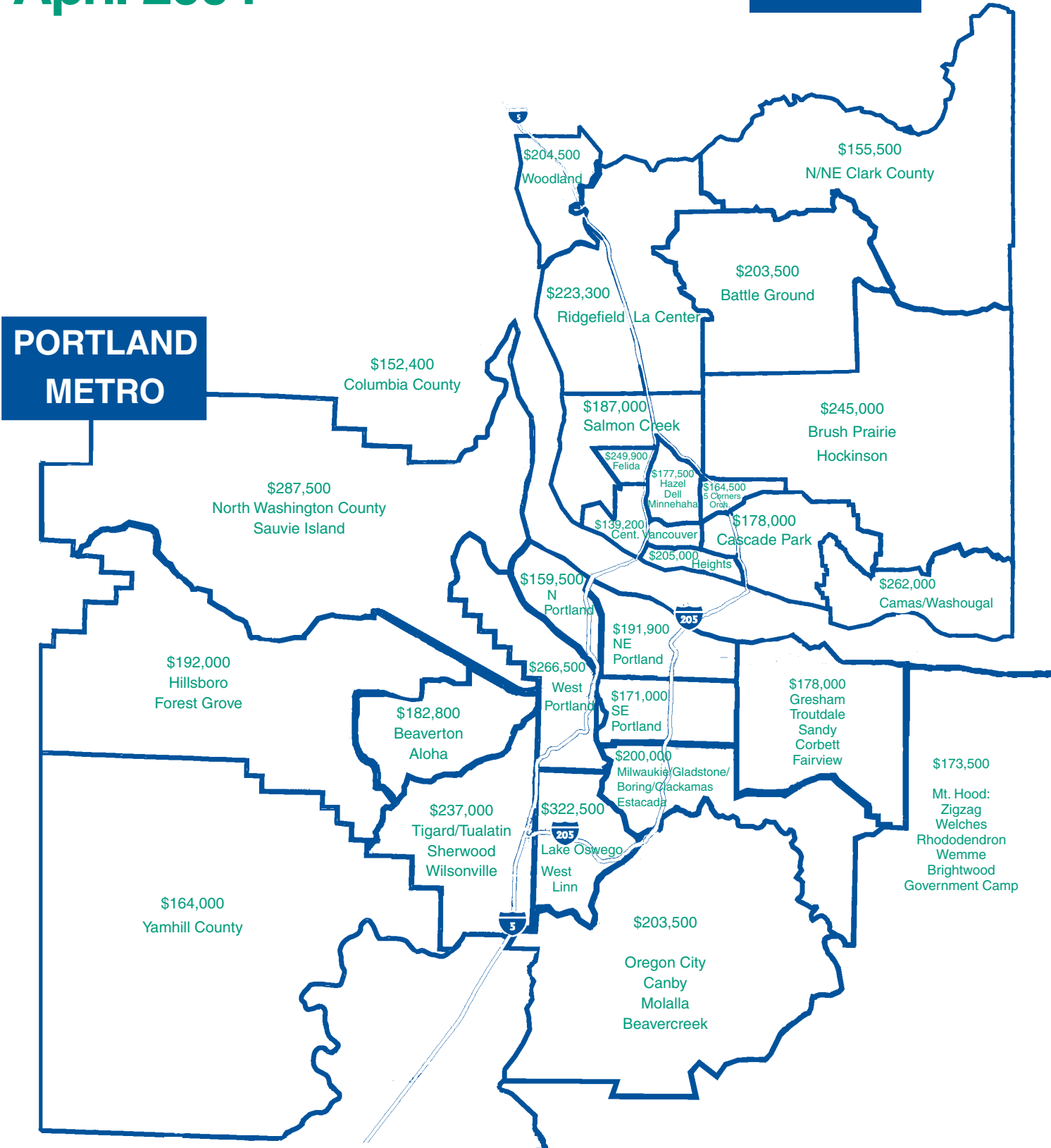


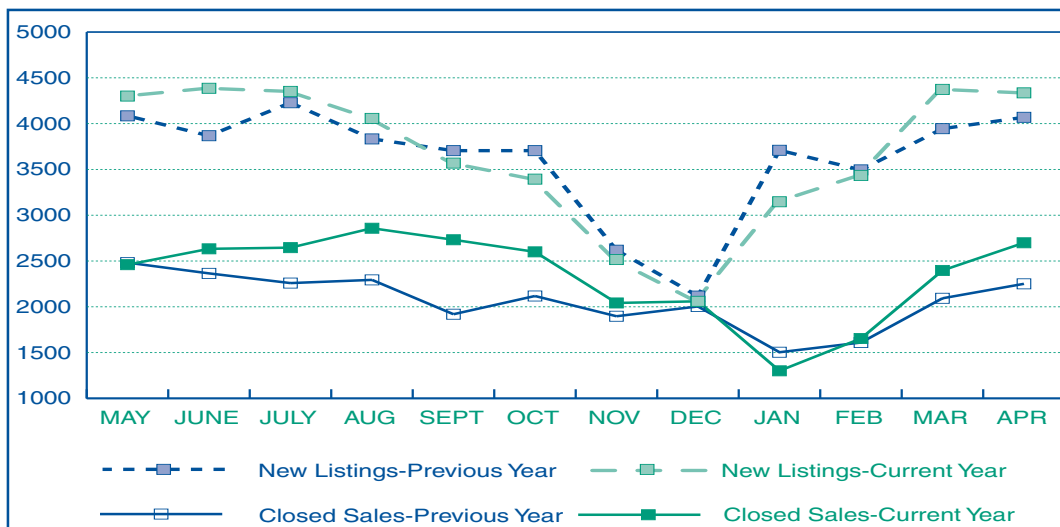
MEDIAN SALE PRICE

April 2004

CLARK
COUNTY

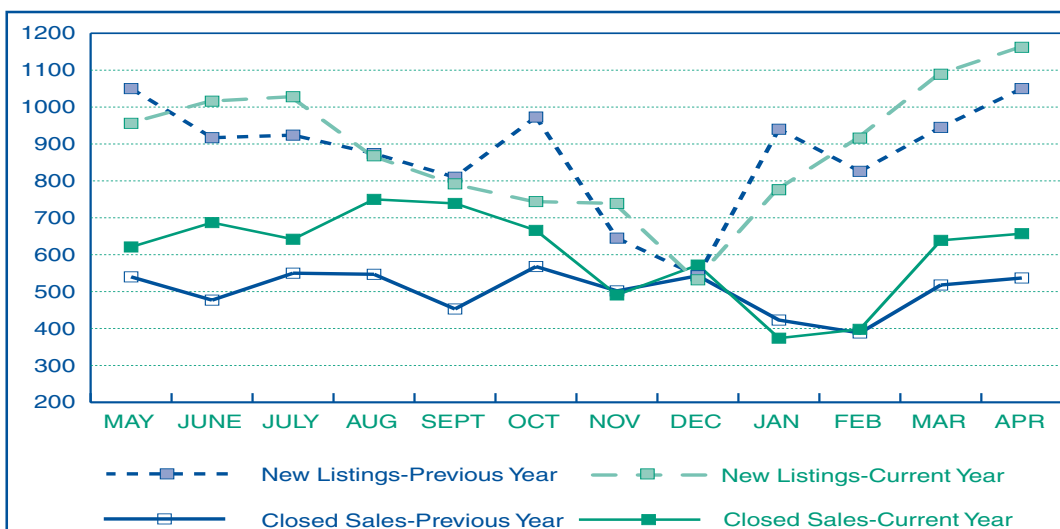
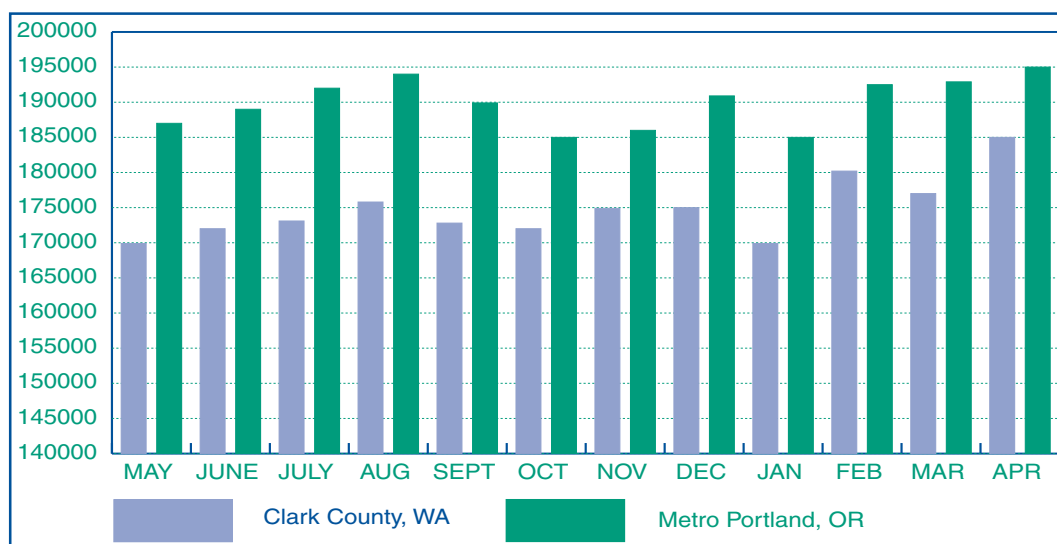
PORTLAND
METRO





**PORTLAND, OR &
CLARK COUNTY, WA
MEDIAN
SALE PRICE**

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metro area and Clark County, Washington



**CLARK COUNTY, WA
NEW LISTINGS &
CLOSED SALES**

This graph shows the new residential listings and closed sales over the past 24 months in Clark County, Washington



Clark County



RESIDENTIAL REVIEW: Clark County, Washington

April 2004 Reporting Period

Residential Market Highlights

Clark County, Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2004	April	1,162	896	657	218,400	185,000	55
	Year to Date	3,872	2,942	2,142	212,900	179,900	61
2003	April	1,050	802	537	198,100	167,500	69
	Year to Date	3,859	2,747	1,972	188,900	163,700	77

April Residential Highlights

As shown in the table above, April 2004 exceeded all measures of listing activity from April 2003. New listings climbed 10.7%, pending sales rose 11.7%, and closed sales surpassed April 2003 by 22.3%. Activity taking listings on and off the market combined to hold the area's inventory at 2.9 (see table to right), meaning the 1,874 active residential listings at the end of April would last 2.9 months at April's rate of sales.

Year-To-Date Trends

The year to date, also shown in the table above, has produced 0.3% more new listings, 7.1% more pending sales, and 8.6% more closed sales than at this time in 2003.

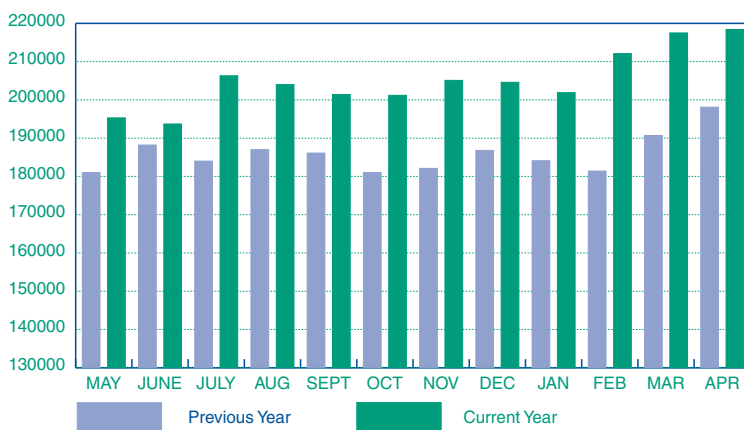
Appreciation

Comparing the last twelve months to the twelve immediately prior, the area's average sale price has appreciated 9.8% (\$203,500 vs. \$185,400). Median sale price appreciated 8.0% (\$174,900 vs. \$162,000).

Available Inventory in Months

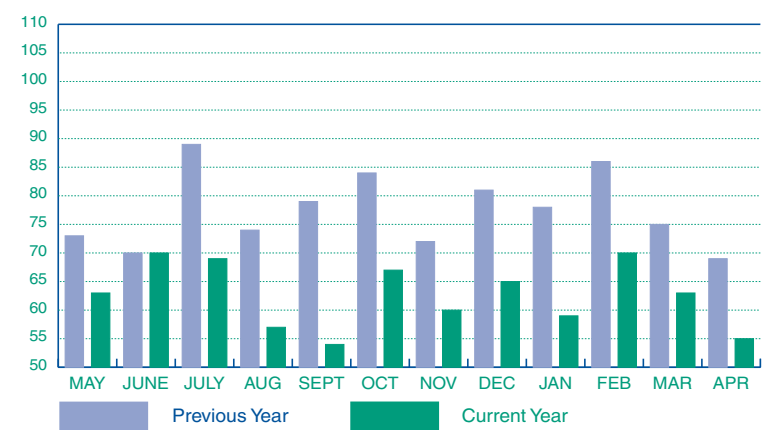
	2002	2003	2004
January	9.0	5.8	5.2
February	7.6	6.1	4.7
March	6.7	4.5	2.9
April	5.6	4.4	2.9
May	5.5	3.6	
June	6.2	3.1	
July	5.3	3.3	
August	5.2	2.8	
September	6.0	2.7	
October	4.8	2.8	
November	5.3	4.0	
December	4.3	3.2	

AVERAGE SALE PRICE - Clark County, WA



This graph represents the average sale price for all homes sold in Clark County, Washington.

DAYS ON MARKET - Clark County, WA



This graph shows average days on market for Clark County, Washington properties from listing to accepted offer (see footnote page 1).

Market Action

AREA REPORT • 4/2004

Clark County, Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month									Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	50	35	21	25	4.2%	15	179,000	50	131	104	40.5%	64	172,300	152,700	16.5%	0	N/A	4	34,500	9	198,200	
12	NW Heights	43	31	9	26	13.0%	25	127,500	42	118	99	35.6%	75	128,600	123,500	6.3%	2	205,000	3	141,100	25	184,800	
13	SW Heights	25	8	3	11	-26.7%	10	254,600	53	40	31	-32.6%	27	236,200	164,200	15.3%	0	N/A	2	196,000	2	516,800	
14	Lincoln/Hazel Dell	27	19	8	15	-34.8%	14	155,700	31	62	45	-27.4%	38	151,200	163,400	9.2%	1	150,000	0	N/A	0	N/A	
15	E Hazel Dell	73	38	6	29	7.4%	34	186,400	43	153	131	24.8%	100	172,500	160,000	16.8%	0	N/A	7	194,500	3	298,600	
20	NE Heights	34	26	2	20	-4.8%	22	170,900	35	94	84	18.3%	67	170,200	149,000	5.3%	0	N/A	2	1,126,200	1	831,000	
21	Orchards	58	48	9	45	45.2%	33	184,100	49	174	145	23.9%	118	177,700	166,000	16.9%	0	N/A	2	183,800	0	N/A	
22	Evergreen	133	95	16	77	-13.5%	54	177,700	40	351	265	-8.0%	202	181,100	157,500	13.4%	1	14,700	42	124,900	6	201,700	
23	E Heights	31	15	4	18	5.9%	15	216,100	66	80	68	7.9%	50	202,600	166,000	7.7%	0	N/A	2	93,500	1	106,000	
24	Cascade Park	43	34	2	33	22.2%	24	210,800	39	127	102	20.0%	80	257,400	186,000	12.2%	0	N/A	4	179,000	4	241,900	
25	Five Corners	28	44	4	29	-21.6%	26	169,500	25	142	107	-7.8%	88	162,600	158,900	12.0%	0	N/A	0	N/A	0	N/A	
26	E Orchards	43	57	23	50	35.1%	30	253,100	51	177	150	27.1%	90	242,200	226,300	7.6%	0	N/A	1	80,000	0	N/A	
27	Fisher's Landing	50	58	7	46	-29.2%	36	231,000	40	174	149	-11.8%	118	228,600	210,000	7.0%	0	N/A	0	N/A	1	209,700	
31	SE County	27	7	4	6	100.0%	5	330,700	106	34	20	25.0%	14	323,900	293,500	12.0%	0	N/A	15	168,700	0	N/A	
32	Camas City	174	88	22	75	21.0%	39	357,100	73	286	213	-2.7%	147	295,600	275,300	15.1%	1	85,000	14	120,300	2	270,700	
33	Washougal	149	75	9	41	20.6%	28	227,200	99	202	119	8.2%	78	229,000	221,500	23.0%	0	N/A	18	88,600	6	155,200	
41	N Hazel Dell	48	32	9	44	37.5%	27	241,000	64	129	110	-17.3%	80	220,800	205,300	12.1%	0	N/A	6	112,800	0	N/A	
42	S Salmon Creek	51	43	9	36	111.8%	21	205,700	36	151	105	16.7%	63	196,500	182,000	8.3%	1	325,000	4	74,500	0	N/A	
43	N Felida	91	48	6	36	-16.3%	25	220,400	55	147	127	-27.8%	103	246,600	242,200	5.6%	0	N/A	6	183,800	2	204,500	
44	N Salmon Creek	89	40	1	48	140.0%	22	223,000	42	149	127	84.1%	75	212,900	184,900	-5.4%	1	392,000	1	280,000	0	N/A	
50	Ridgefield	56	74	16	19	1800.0%	12	212,000	24	118	63	350.0%	28	199,600	183,500	19.5%	2	137,800	3	199,500	0	N/A	
51	W of I-5 County	35	15	4	10	900.0%	4	306,800	182	32	22	46.7%	14	318,200	268,000	3.4%	0	N/A	13	152,700	0	N/A	
52	NW E of I-5 County	37	13	2	8	-27.3%	10	331,600	104	53	37	5.7%	26	304,100	255,000	1.7%	0	N/A	16	157,600	0	N/A	
61	Battleground	80	62	10	41	-25.5%	32	200,600	47	198	156	-22.8%	138	187,500	168,300	2.4%	1	145,000	5	124,600	0	N/A	
62	Brush Prairie	87	45	18	38	26.7%	30	287,400	58	171	139	47.9%	102	287,900	257,000	11.5%	0	N/A	21	157,600	0	N/A	
63	East County	1	1	0	3	200.0%	0	N/A	N/A	4	5	25.0%	0	N/A	N/A	-16.9%	0	N/A	1	140,100	0	N/A	
64	Central County	14	4	2	2	-50.0%	4	245,200	97	16	7	-46.2%	7	292,900	236,900	10.2%	0	N/A	6	115,100	0	N/A	
65	Mid-Central County	47	16	5	8	60.0%	6	197,000	80	50	21	50.0%	11	221,500	206,500	-1.6%	0	N/A	5	115,900	0	N/A	
66	Yacolt	18	8	1	4	-20.0%	6	318,200	135	23	13	-35.0%	9	252,700	231,000	3.5%	0	N/A	1	75,000	0	N/A	
70	La Center	26	11	3	7	-30.0%	6	226,500	124	32	22	-18.5%	23	230,700	226,500	30.0%	0	N/A	10	65,900	0	N/A	
71	N Central	13	5	2	7	0.0%	4	177,200	68	25	18	12.5%	10	218,300	228,000	9.0%	0	N/A	4	132,900	1	206,000	
72	NE Corner	22	16	3	5	0.0%	8	181,300	98	31	20	0.0%	18	188,900	161,600	20.7%	0	N/A	7	76,100	0	N/A	
80	Woodland City	13	4	4	5	0.0%	8	180,600	45	29	24	41.2%	17	175,300	138,000	17.9%	0	N/A	0	N/A	0	N/A	
81	Woodland Area	35	13	2	7	250.0%	4	272,700	71	40	24	41.2%	14	307,800	177,600	13.0%	0	N/A	4	103,400	1	310,000	
82	Cowlitz County	123	34	14	22	69.2%	18	171,300	68	129	70	79.5%	48	162,400	137,400	17.3%	2	282,200	8	75,400	2	108,500	

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 April 2004 with April 2003. The Year-To-Date section compares year-to-date statistics from April 2004 with year-to-date statistics from April 2003.

³ Appreciation percents based on a comparison of average price for the last 12 months (5/1/03-4/30/04) with 12 months before (5/1/02-4/30/03).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

April 2004 Reporting Period

Residential Market Highlights

Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2004	April	607	546	392	169,900	150,000	59
	Year to Date	2,100	1,705	1,295	173,100	152,500	64
2003	April	602	447	329	162,100	144,000	76
	Year to Date	2,146	1,548	1,218	160,200	140,100	76

April Residential Highlights

Lane County's inventory stayed at 2.6 in April, despite pending sales that totaled 22.1% more than in April 2003 and closed sales that climbed 19.1%. The 0.8% rise in new listings helped to keep residential inventory at 2.6 (meaning the 1,014 active residential listings at April's end would last 2.6 months at April's rate of sales). But May traditionally brings a drop in inventory, so next month's news may include a new record low.

Year-To-Date Trends

So far, the year has generated 2.1% fewer new listings than it had at this point in 2003. Pending and closed sales, on the other hand, are up 10.1% and 6.3%, respectively.

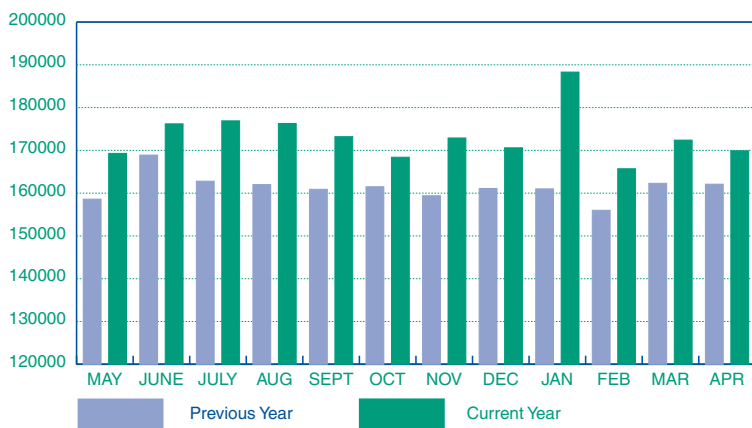
Appreciation

The average sale price during the last twelve months appreciated 7.0% from the average during the prior twelve months (\$172,400 v. \$161,100). Median sale price is up 7.4% (\$152,000 v. \$141,500).

Available Inventory in Months

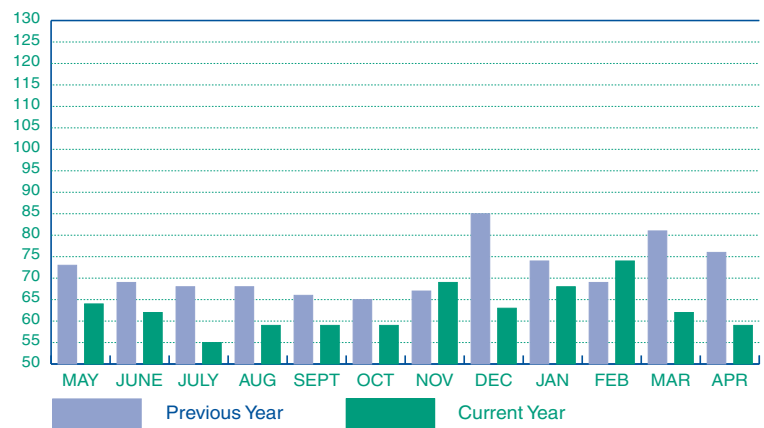
	2002	2003	2004
January	7.5	5.5	4.9
February	7.1	5.3	3.8
March	5.5	4.0	2.6
April	5.9	4.2	2.6
May	4.5	3.6	
June	4.8	3.6	
July	4.7	3.4	
August	4.3	3.1	
September	4.3	3.4	
October	3.9	3.0	
November	4.3	3.8	
December	4.0	2.8	

AVERAGE SALE PRICE - Lane County, OR



This graph represents the average sale price for all homes sold in Lane County, Oregon.

DAYS ON MARKET - Lane County, OR



This graph shows average days on market for Lane County, Oregon properties from listing to accepted offer (see footnote page 1).

Market Action

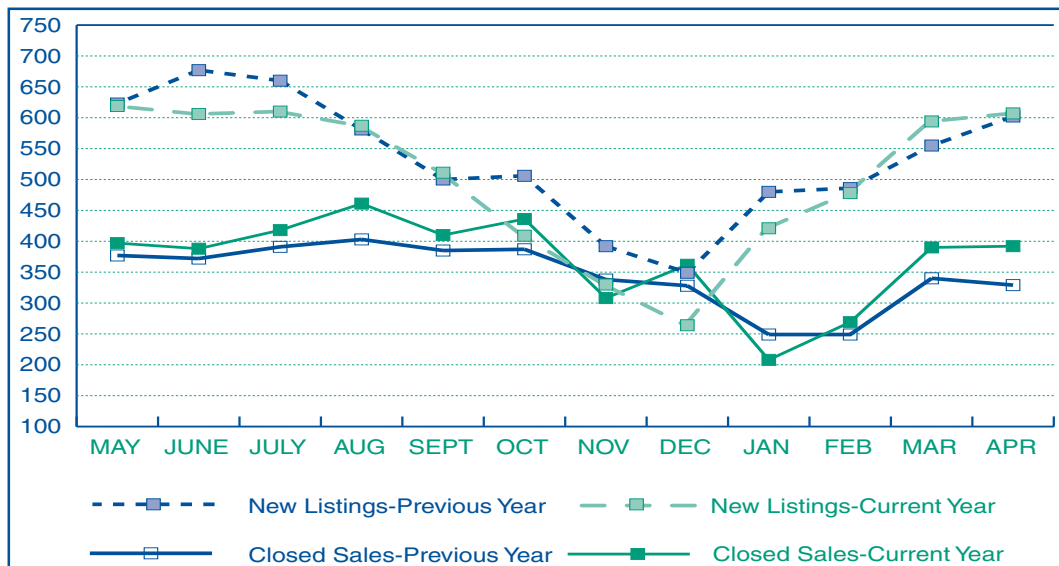
AREA REPORT • 4/2004 • Lane County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v.2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v.2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
232	Hayden Bridge	13	14	2	12	-47.8%	12	140,600	46	52	50	-28.6%	39	168,600	154,500	18.4%	0	N/A	0	N/A	2	143,300
233	McKenzie Valley	56	9	5	9	12.5%	11	184,900	128	51	38	72.7%	35	242,700	185,000	4.2%	2	128,800	5	108,400	1	57,500
234	Pleasant Hill/Oak	94	28	7	32	88.2%	16	131,000	55	108	82	36.7%	58	141,600	124,500	2.8%	2	245,000	11	65,500	2	137,000
235	Cottage Grove/ Creswell/Dorena	145	69	10	48	29.7%	45	139,000	71	214	170	32.8%	134	150,100	136,500	5.7%	1	200,000	23	84,400	5	203,100
236	Veneta/Elmira	57	22	8	19	35.7%	17	173,000	70	95	71	36.5%	59	163,400	145,000	2.9%	1	60,000	10	120,500	3	148,300
237	Junction City	68	23	7	31	138.5%	18	163,400	75	99	80	35.6%	47	181,900	136,000	7.1%	0	N/A	7	74,500	0	N/A
238	Florence	4	1	1	2	N/A	2	104,000	78	7	6	20.0%	4	137,800	104,000	-11.4%	0	N/A	1	38,000	0	N/A
239	Thurston	51	35	5	43	48.3%	27	157,100	60	124	118	-8.5%	97	153,700	149,300	8.8%	1	125,000	3	39,200	9	165,500
240	Coburg I-5	20	11	1	8	100.0%	5	193,600	55	36	26	62.5%	18	186,800	153,800	18.9%	0	N/A	10	87,600	0	N/A
241	N Gilham	35	27	4	16	100.0%	13	239,200	129	69	46	21.1%	36	228,700	211,200	7.7%	0	N/A	0	N/A	0	N/A
242	Ferry Street Bridge	66	49	7	35	-16.7%	29	239,100	68	150	115	-5.7%	87	213,600	182,700	4.7%	1	40,000	0	N/A	1	176,000
243	E Eugene	49	57	7	42	31.3%	31	203,100	32	153	117	18.2%	88	207,700	200,500	10.8%	0	N/A	20	106,300	5	353,200
244	SW Eugene	102	71	9	55	1.9%	44	211,100	66	225	181	11.7%	142	228,000	199,700	2.5%	0	N/A	17	125,700	3	250,000
245	W Eugene	21	21	0	16	-30.4%	11	127,300	27	65	54	-20.6%	40	154,300	130,800	15.3%	1	280,000	2	117,800	9	186,200
246	Danebo	66	44	13	55	22.2%	35	139,900	46	200	181	9.0%	141	139,000	140,000	9.4%	0	N/A	2	85,600	10	191,000
247	River Road	29	25	5	26	62.5%	12	152,600	44	86	71	20.3%	51	150,300	146,500	3.9%	1	159,000	3	90,100	9	202,600
248	Santa Clara	43	40	4	41	2.5%	20	185,900	30	156	126	-15.4%	89	182,600	173,000	7.3%	0	N/A	6	130,100	4	250,000
249	Springfield	64	47	6	52	33.3%	42	129,500	47	178	160	22.1%	120	124,400	118,500	9.7%	1	160,000	2	40,200	8	189,000
250	Mohawk Valley	31	14	2	4	33.3%	2	152,500	55	32	13	0.0%	10	161,800	145,800	-1.5%	0	N/A	2	70,000	0	N/A

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 April 2004 with April 2003. The Year-To-Date section compares year-to-date statistics from April 2004 with year-to-date statistics from April 2003.

³ Appreciation percents based on a comparison of average price for the last 12 months (5/1/03-4/30/04) with 12 months before (5/1/02-4/30/03).



LANE COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Lane County, Oregon



Douglas & Coos Counties



RESIDENTIAL REVIEW: Douglas & Coos Counties, Oregon

April 2004 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2004	April	201	185	121	148,200	124,600	105
	Year to Date	716	576	399	141,700	122,600	114
2003	April	212	133	74	152,000	127,300	108
	Year to Date	768	425	324	136,200	119,700	111

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2004	April	114	113	82	132,500	111,000	107
	Year to Date	428	339	250	140,500	115,000	113
2003	April	110	63	57	122,300	100,000	90
	Year to Date	410	234	199	126,800	107,000	119

Douglas County April Residential Highlights

Though new listings are down 5.2% from April 2003, pending sales are up 39.1% and closed sales are way up—63.5%. (See table above for details.)

Year-To-Date Trends

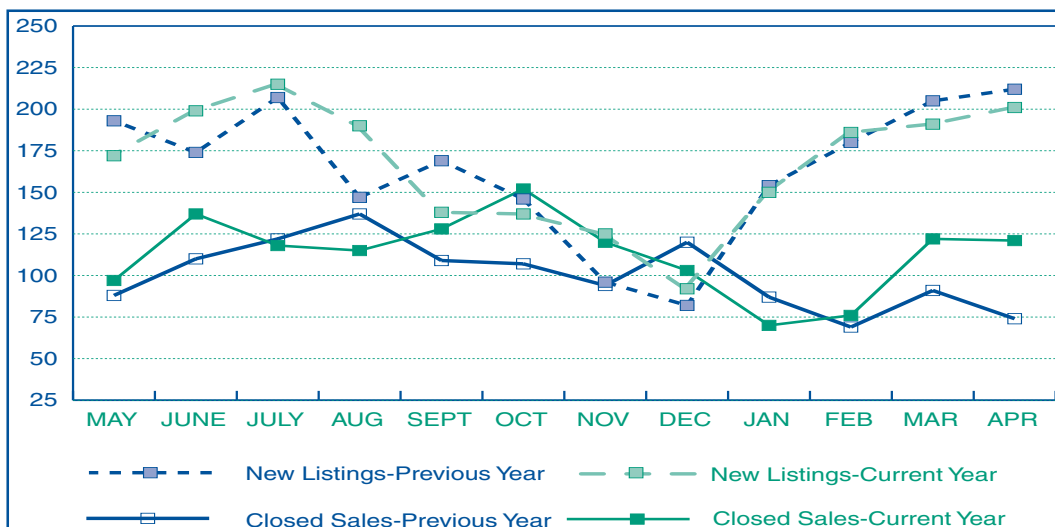
January through April of 2004 has generated 35.5% more pending sales than did January through April 2003 (see Year to Date rows of the table above). For the same period, closed sales totaled 23.1% higher while new listing declined by 6.8%.

Coos County April Residential Highlights

Coos County came close to doubling the pending sales reported in April 2003 with a 79.4% rise in the total reported for April 2004. New listings barely budged (up 3.6%). Closed sales rose 43.9%.

Year-To-Date Trends

For the year to date, new listings are up 4.4%, pending sales are up 44.9%, and closed sales are up 25.6% compared to the same year-to-date period in 2003 (see Year to Date rows of the table above).



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Douglas County, Oregon

Market Action

AREA REPORT • 4/2004

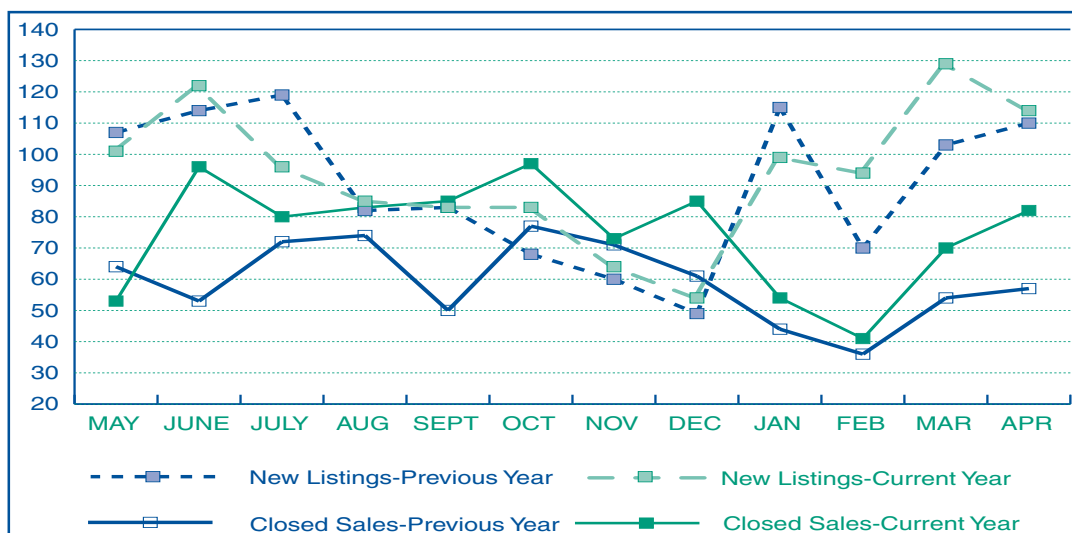
Douglas & Coos Counties, Oregon

		RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY	
		Current Month									Year-To-Date						Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	43	15	4	18	5.9%	17	161,500	103	75	70	34.6%	56	143,200	112,000	15.9%	3	189,200	11	89,700	3	145,700	
252	NW Roseburg	50	24	4	27	170.0%	13	180,200	122	72	65	58.5%	35	189,600	192,500	2.4%	3	280,800	22	92,000	0	N/A	
253	SE Roseburg	30	17	2	8	-33.3%	10	172,500	161	45	29	-27.5%	22	144,900	127,000	21.4%	1	125,000	5	90,100	1	115,000	
254	SW Roseburg	34	15	4	16	33.3%	4	192,200	70	55	41	0.0%	31	189,400	167,900	19.5%	0	N/A	7	86,100	0	N/A	
255	Glide & E of Roseburg	28	9	2	7	133.3%	2	206,500	233	29	31	93.8%	16	143,700	123,500	-12.5%	0	N/A	23	64,300	0	N/A	
256	Sutherlin/ Oakland Area	75	32	9	31	121.4%	15	161,700	97	103	83	69.4%	56	141,100	127,800	13.1%	3	118,300	5	90,000	2	292,000	
257	Winston & SW of Roseburg	51	18	7	16	45.5%	10	156,900	155	83	65	97.0%	41	140,800	123,500	7.6%	1	20,000	8	61,600	2	125,500	
258	Myrtle Creek & S/SE of Roseburg	117	28	10	23	0.0%	27	122,100	62	134	88	29.4%	73	119,200	117,000	2.0%	6	119,500	20	40,700	3	119,700	
259	Green District	38	21	6	27	350.0%	17	110,600	87	66	63	96.9%	48	120,100	116,000	12.4%	1	15,000	2	35,000	5	199,100	
265	North Douglas County	62	22	6	12	71.4%	6	126,600	154	54	41	64.0%	21	113,600	108,000	-13.4%	3	510,800	3	40,600	0	N/A	
260	Douglas County Totals	528	201	54	185	39.1%	121	148,200	105	716	576	35.5%	399	141,700	122,600	5.6%	21	198,800	106	70,700	16	171,400	
	Coos County	279	114	22	113	79.4%	82	132,500	107	428	339	44.9%	250	140,500	115,000	9.9%	8	668,200	76	80,100	12	177,200	

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 April 2004 with April 2003. The Year-To-Date section compares year-to-date statistics from April 2004 with year-to-date statistics from April 2003.

³ Appreciation percents based on a comparison of average price for the last 12 months (5/1/03-4/30/04) with 12 months before (5/1/02-4/30/03).



COOS COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Coos County, Oregon



Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southern Oregon

1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Southwest Washington

1514 Broadway, Suite 101
PO Box 61776
Vancouver, WA 98666
(360) 696-0718
Fax: (360) 696-9342

Lane County

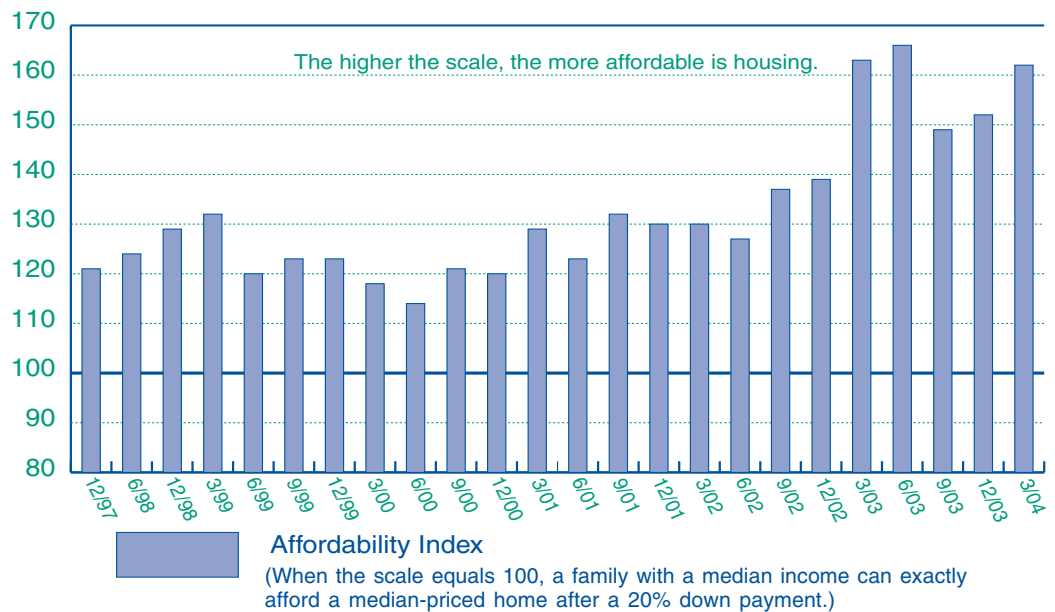
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, & Coos Counties in Oregon; portions of other Oregon Counties; and Clark County, Washington.

RMLS™ was formed by Portland metro area Boards and Associations of REALTORS® in 1991.

Subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

AFFORDABILITY INDEX - Portland metro, Oregon



Jean Ice, Chairman of the Board
Beth Murphy, President
Kurt von Wasmuth, Communications Manager
Robert Dell, Editor