

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

November 2004 Reporting Period

November Residential Highlights

There was a general feeling of thankfulness during the month of November as the Portland metro area saw an overall increase in activity in the market. Compared to November 2003, pending sales were up 15.3%, closed sales rose 12.9% and new listings increased 11.3% (see the table below for details).

At November's rate of sales, Portland's cornucopia of 6,955 active residential listings would require approximately 3 months to sell (see table to right).

Furthermore, the average time a listing is on the market in the Portland metro area has decreased 20% from this same time last year. Meanwhile, the average sale price rose by 20%.

Appreciation

To calculate sale price appreciation, prices for the twelve months that ended with November 2004 are compared to prices for the twelve months ending in November 2003.

Using those time periods, the Portland metro area's average sale price appreciated 10% (\$245,300 v. \$223,000). Using the same time periods to compare median sale price shows an appreciation of 8.9% (\$202,500 v. \$186,000).

Year-to-Date Trends

For the most part 2004 appears strong compared to 2003. Pending sales are still up 7.7% and closed sales are up 5.8%. However, new listings remained lower than the previous year by 3.1%.

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Inventory in Months

(Active Listings / Closed Sales)

	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	2.8
June	4.1	3.6	2.4
July	4.5	3.6	2.5
August	4.3	3.3	2.7
September	5.2	3.4	2.8
October	4.5	3.5	2.7
November	4.8	4.2	2.9
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	November	2,970	2,549	2,426	266,600	212,000	52
	Year-to-Date	43,493	32,382	30,343	246,400	203,500	57
2003	November	2,668	2,210	2,148	220,600	184,000	65
	Year-to-Date	44,899	30,073	28,693	222,000	185,200	64

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Metro Portland & Adjacent Regions, Oregon

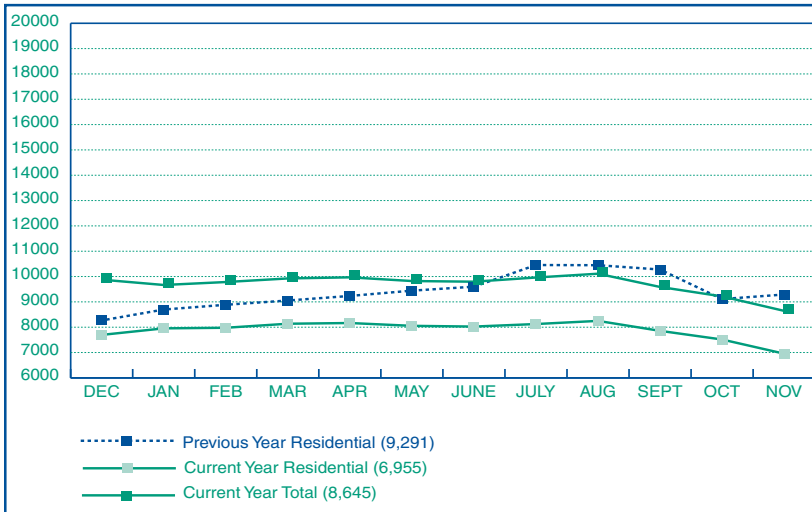
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003²	Closed Sales	Average Sale Price	Average Market 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	
141	North Portland	235	138	48	127	18.7%	123	183,300	34	1,911	1,389	17.1%	1,316	175,500	165,000	11.2%	7	374,000	33	66,200	50	301,100	
142	Northeast Portland	599	337	131	250	13.1%	258	234,500	49	4,794	3,440	15.6%	3,246	225,400	197,600	8.3%	35	313,100	36	101,300	184	317,200	
143	Southeast Portland	830	413	132	336	23.1%	333	207,600	45	5,707	3,985	6.6%	3,802	200,500	175,000	8.5%	54	393,300	101	126,300	271	337,000	
144	Gresham/ Troutdale	613	269	81	229	76.2%	163	197,400	53	3,224	2,326	16.4%	2,123	201,900	184,500	8.1%	15	383,400	76	229,100	105	308,900	
145	Milwaukie/ Clackamas	500	207	59	190	28.4%	164	262,900	50	3,030	2,278	12.6%	2,126	250,600	214,900	17.3%	9	253,200	92	284,300	44	268,400	
146	Oregon City/ Canby	316	141	53	104	-1.0%	124	253,800	57	2,034	1,531	11.8%	1,476	236,200	215,000	10.4%	14	566,900	100	181,700	47	521,400	
147	Lake Oswego/West Linn	452	153	70	126	28.6%	119	434,500	66	2,491	1,782	0.1%	1,675	397,300	333,000	15.0%	4	392,900	49	247,000	11	433,700	
148	West Portland	774	312	121	237	37.0%	225	362,200	51	4,393	3,100	23.2%	2,926	358,000	290,000	8.6%	13	399,000	87	150,400	46	460,400	
149	Northwest Washington County	267	107	34	105	16.7%	115	319,000	44	1,753	1,383	10.6%	1,330	323,000	289,500	11.1%	5	194,000	37	214,800	9	282,700	
150	Beaverton/Aloha	648	294	76	253	12.9%	235	233,100	47	4,231	3,290	13.0%	3,021	215,800	190,000	8.1%	11	367,200	27	287,700	67	289,400	
151	Tigard/Wilsonville	522	210	74	204	11.5%	202	441,900	45	3,620	2,888	5.8%	2,709	275,800	239,900	12.8%	4	693,500	50	246,800	28	257,400	
152	Hillsboro/ Forest Grove	424	166	64	183	12.3%	159	221,400	56	2,873	2,390	18.8%	2,235	206,100	187,400	4.6%	22	219,300	46	180,500	53	221,500	
153	Mt. Hood: Govt. Camp/Wemme	66	14	8	23	-48.9%	22	214,300	78	388	322	37.0%	228	171,200	160,000	8.4%	0	N/A	50	79,600	1	130,000	
155	Columbia County	268	78	25	82	67.3%	73	190,400	81	1,205	951	25.3%	880	172,400	159,900	8.3%	13	205,400	107	100,200	14	152,300	
156	Yamhill County	441	131	52	100	12.4%	111	181,000	75	1,839	1,327	10.2%	1,250	198,500	166,800	12.6%	24	328,500	134	151,200	37	235,000	
160-200	Marion/ Polk Counties	400	128	39	72	20.0%	65	160,900	79	1,439	951	27.5%	901	173,200	154,000	1.2%	13	275,200	61	94,400	22	285,800	
200-250	North Coastal Counties	268	41	20	27	-48.1%	61	250,800	107	881	689	8.5%	658	248,100	186,000	23.5%	12	261,100	224	94,200	25	163,300	
250-300	Columbia Gorge	117	13	17	9	N/A	11	154,300	90	295	146	N/A	132	160,300	144,000	16.9%	8	148,800	37	73,900	5	259,100	

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

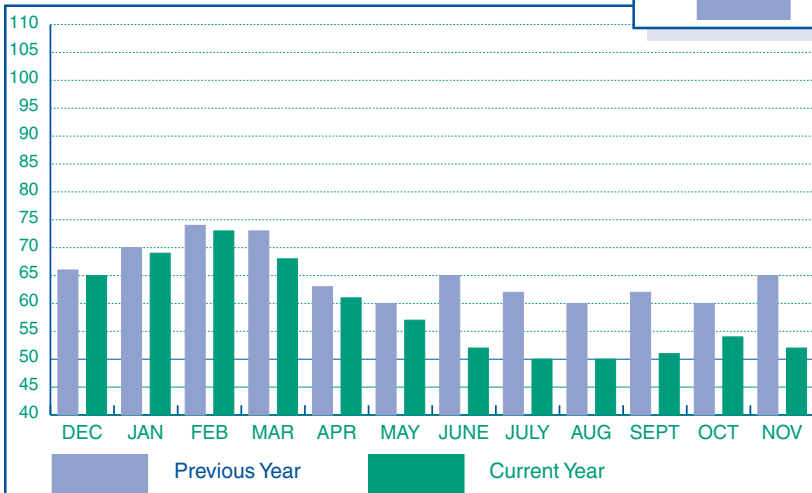
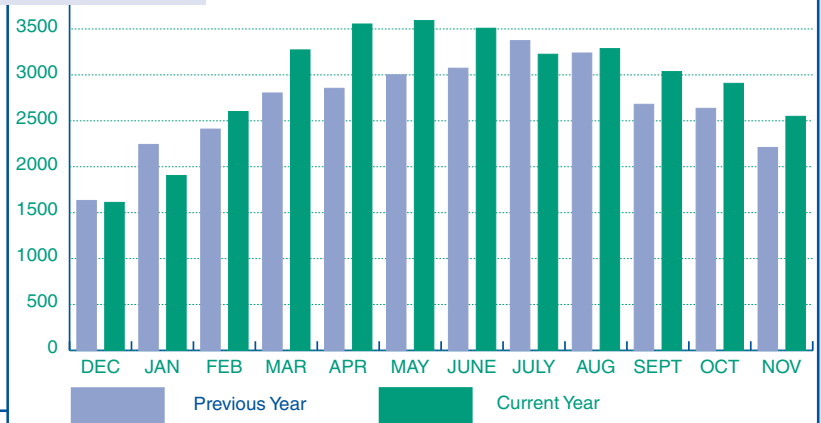
³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/03-11/30/04) with 12 months before (12/1/02-11/30/03).

Market Action



PENDING SALES Metro Portland, Oregon

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

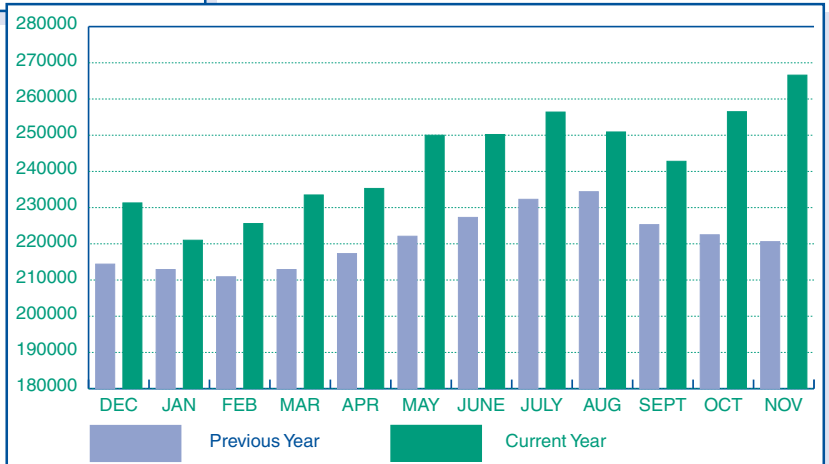


DAYS ON MARKET Metro Portland, Oregon

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.

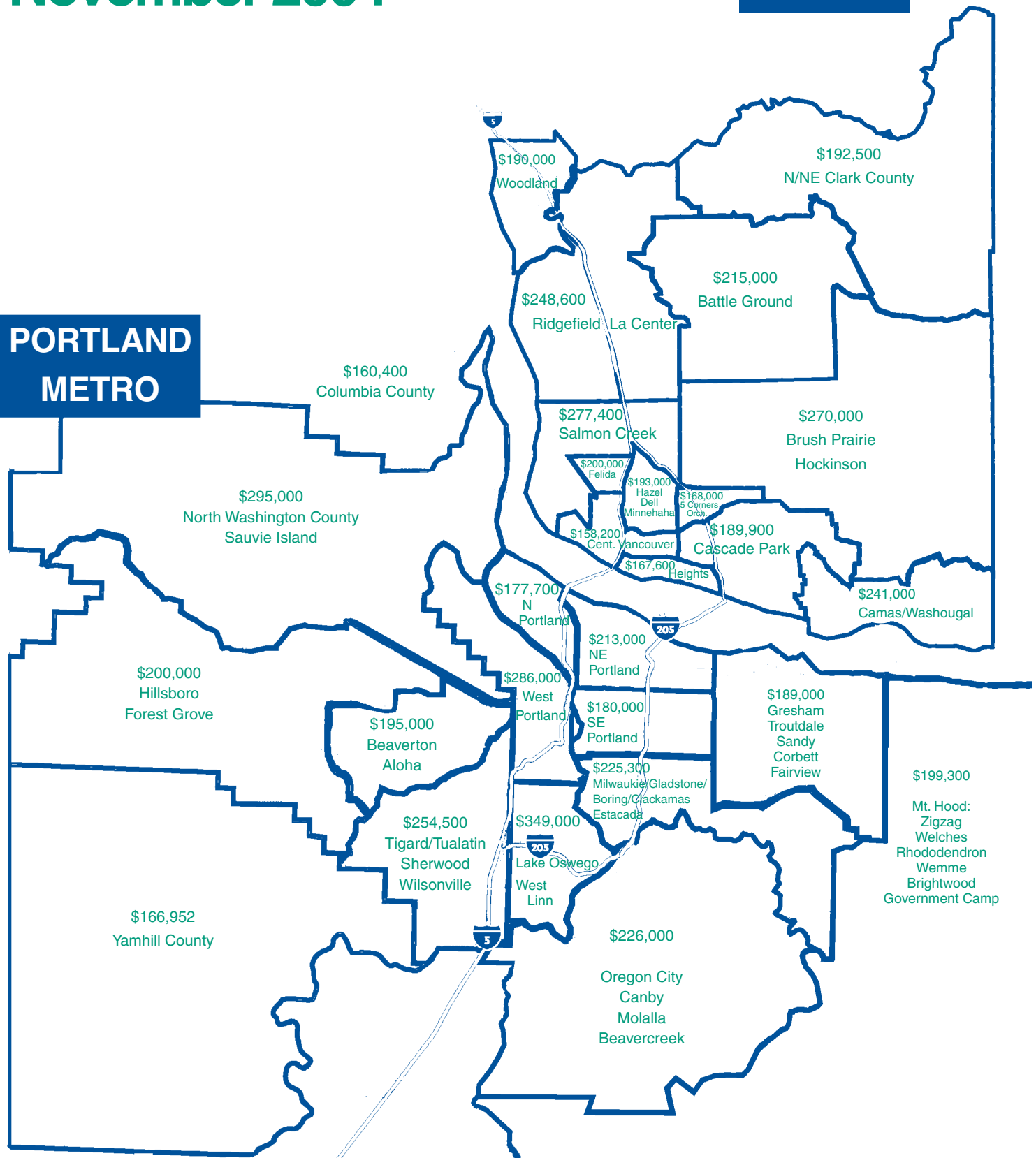


MEDIAN SALE PRICE

November 2004

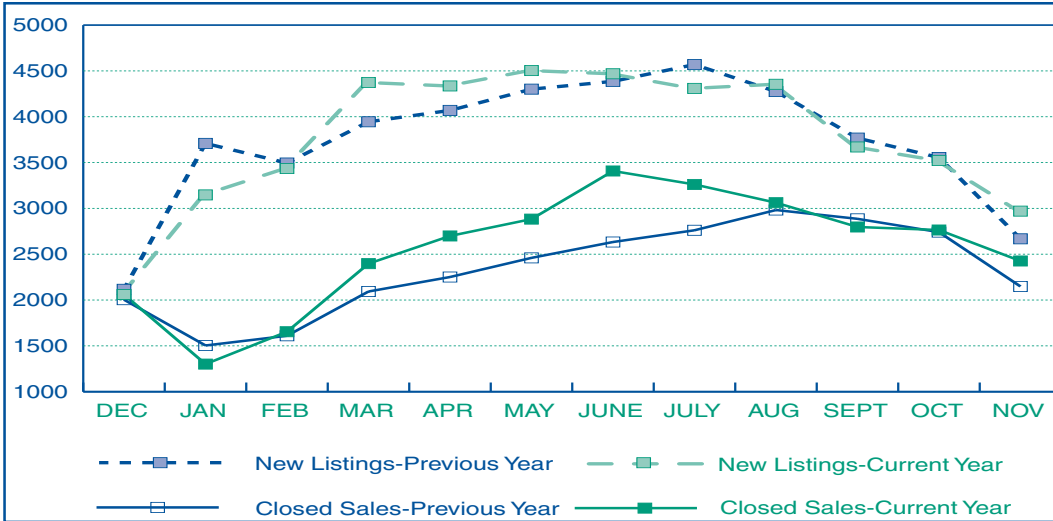
**CLARK
COUNTY**

**PORTLAND
METRO**



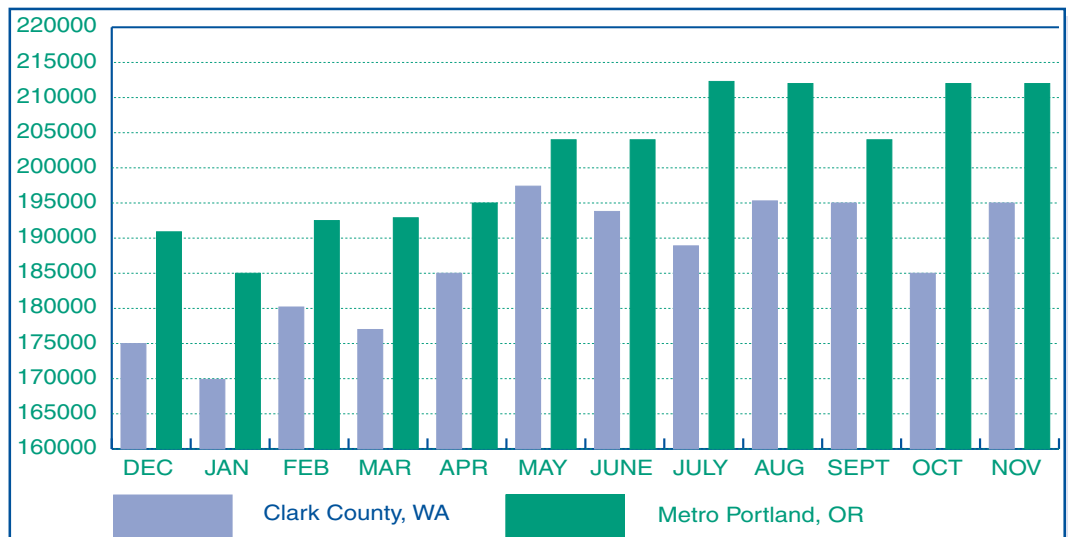
PORTLAND, OR NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland, Oregon metro area



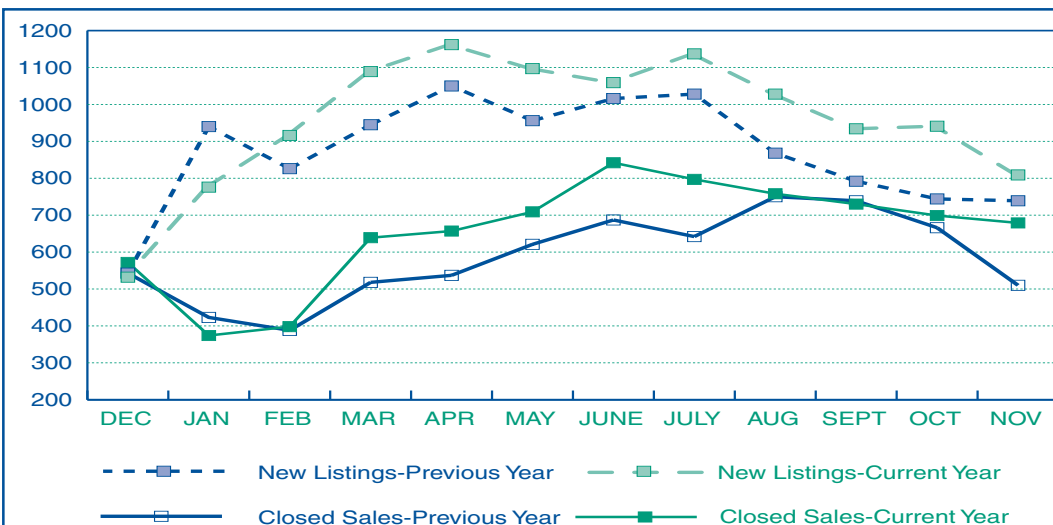
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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

November 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	November	809	679	654	235,900	195,000	48
	Year-to-Date	10,885	8,340	7,748	224,000	189,000	53
2003	November	739	510	491	205,100	174,900	60
	Year-to-Date	10,061	7,596	7,065	196,100	169,900	67

November Residential Highlights

Clark County had a lot to be thankful for in November 2004, as it saw an overall increase of market action. Closed sales were 33.2% higher than closed sales in November 2003. Pending sales were also up by 33.1% and there were 9.5% new listings.

Year-to-Date Trends

Compared to the same time frame in 2003, January-November of 2004 generated 9.7% more closed sales (7,748 v. 7,065) and 9.8% more pending sales (8,340 v. 7,596) this year (see Year-to-Date rows in above table). New listings were also up from last year by 8.2% (10,061 v. 10,885).

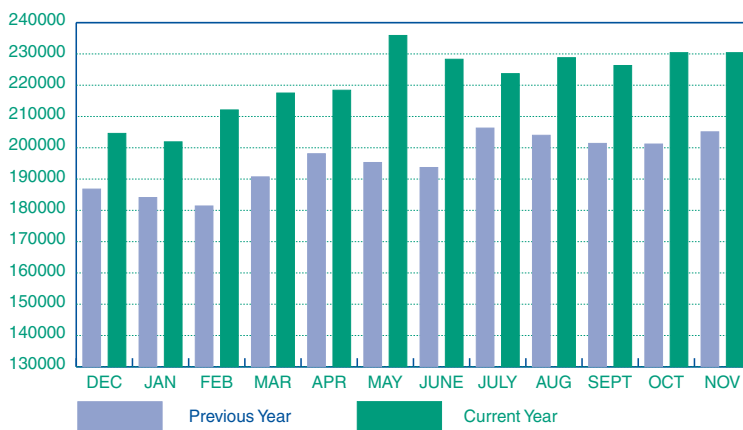
Appreciation

To calculate sale price appreciation, prices for the twelve months that ended with November 2004 are compared to prices for the twelve months ending in November 2003. Using those time periods, the Clark County's average sale price appreciated 13.7% (\$221,200 v. \$194,500).

Inventory in Months (Active Listings / Closed Sales)

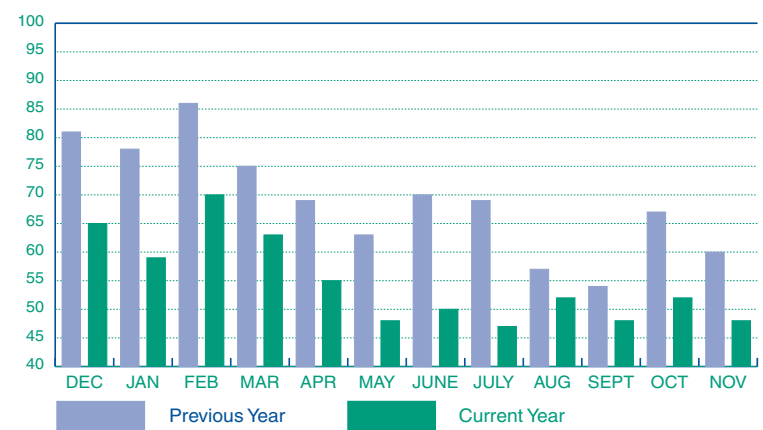
	2002	2003	2004
January	9.0	5.8	5.2
February	7.6	6.1	4.7
March	6.7	4.5	2.9
April	5.6	4.4	2.9
May	5.5	3.6	2.7
June	6.2	3.1	2.3
July	5.3	3.3	2.5
August	5.2	2.8	2.6
September	6.0	2.7	2.6
October	4.8	2.8	2.6
November	5.3	4.0	2.7
December	4.3	3.2	

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

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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	38	17	3	16	60.0%	25	218,500	50	302	256	7.6%	229	177,800	158,500	10.9%	3	210,300	4	34,500	26	189,800	
12	NW Heights	35	21	7	24	-14.3%	23	156,800	35	319	277	25.3%	257	138,400	132,900	19.7%	5	147,500	11	119,300	55	190,900	
13	SW Heights	21	10	6	8	14.3%	9	325,400	66	118	91	-25.4%	87	274,900	183,000	33.2%	0	N/A	6	190,300	6	277,700	
14	Lincoln/Hazel Dell	27	20	5	16	45.5%	14	186,800	38	187	144	-11.1%	139	172,700	172,000	7.8%	1	150,000	4	62,500	2	237,500	
15	E Hazel Dell	55	26	10	31	14.8%	35	180,200	60	408	348	13.4%	316	172,400	166,700	13.4%	2	153,000	13	251,100	7	284,200	
20	NE Heights	37	22	6	23	130.0%	30	176,300	38	344	296	52.6%	280	173,400	160,500	13.9%	1	269,900	5	865,500	8	358,400	
21	Orchards	62	39	2	43	-6.5%	33	182,800	38	485	395	9.7%	374	176,100	164,700	12.1%	2	134,800	7	278,700	2	250,000	
22	Evergreen	112	76	14	73	46.0%	66	205,700	46	965	801	7.4%	750	186,100	164,000	15.4%	2	41,600	42	124,900	15	229,500	
23	E Heights	36	15	6	10	11.1%	9	323,000	38	226	166	1.2%	165	220,000	162,400	4.0%	1	1,395,000	22	72,300	3	216,000	
24	Cascade Park	27	22	2	28	133.3%	17	249,600	27	319	285	12.2%	264	250,200	205,000	19.2%	0	N/A	9	194,100	11	228,100	
25	Five Corners	29	25	9	22	-15.4%	27	190,000	33	383	301	-12.2%	292	172,200	165,000	10.4%	2	448,500	4	379,500	1	260,000	
26	E Orchards	27	22	10	30	172.7%	31	253,800	35	461	395	38.6%	367	227,800	210,000	7.6%	0	N/A	1	80,000	2	284,300	
27	Fisher's Landing	47	47	6	42	121.1%	36	237,600	28	514	441	7.3%	419	238,200	224,000	15.5%	0	N/A	21	302,800	2	215,600	
31	SE County	21	9	6	7	133.3%	5	281,600	80	99	63	-4.5%	54	291,300	262,500	17.6%	0	N/A	40	175,400	0	N/A	
32	Camas City	147	48	15	29	-35.6%	39	340,100	80	721	534	-7.8%	529	317,700	287,000	18.0%	4	150,500	81	145,500	6	226,100	
33	Washougal	130	37	22	28	27.3%	23	240,300	69	527	361	14.6%	330	242,800	235,000	18.4%	3	196,700	72	142,500	10	176,300	
41	N Hazel Dell	71	35	6	22	-18.5%	17	252,600	44	372	293	-17.7%	278	231,700	210,000	11.8%	0	N/A	11	121,700	1	760,000	
42	S Salmon Creek	57	23	14	27	80.0%	27	230,600	42	479	336	35.5%	280	215,400	199,900	15.8%	2	240,000	8	98,800	1	189,000	
43	N Felida	91	34	12	31	40.9%	25	325,600	42	432	349	-16.1%	332	271,300	251,800	14.2%	1	1,735,000	12	275,700	2	204,500	
44	N Salmon Creek	87	40	4	17	13.3%	23	230,600	60	412	344	32.3%	311	226,900	196,700	-2.4%	3	419,000	5	671,600	0	N/A	
50	Ridgefield	18	18	16	16	220.0%	14	234,100	18	260	174	411.8%	142	211,300	191,900	7.1%	2	137,800	5	152,500	0	N/A	
51	W of I-5 County	22	3	2	3	-25.0%	6	452,100	103	88	62	51.2%	63	440,200	385,000	46.3%	0	N/A	20	207,400	0	N/A	
52	NW E of I-5 County	53	10	6	7	40.0%	4	335,000	26	155	88	3.5%	81	315,000	285,000	12.3%	1	225,000	45	153,900	0	N/A	
61	Battleground	80	46	12	46	53.3%	37	265,600	39	575	455	-15.6%	431	210,100	183,400	15.5%	6	248,800	23	153,500	1	95,300	
62	Brush Prairie	95	36	10	21	-4.5%	25	288,000	58	466	353	13.1%	340	305,400	276,000	14.6%	2	409,300	44	156,900	0	N/A	
63	East County	2	2	0	1	N/A	1	420,000	16	10	9	50.0%	8	319,000	302,200	42.9%	0	N/A	1	140,100	0	N/A	
64	Central County	14	10	3	3	N/A	3	267,000	30	63	41	17.1%	38	279,200	269,500	7.3%	0	N/A	15	127,700	0	N/A	
65	Mid-Central County	24	4	1	5	150.0%	1	270,000	9	105	77	57.1%	66	286,600	285,200	20.2%	0	N/A	32	142,600	0	N/A	
66	Yacolt	21	7	3	6	100.0%	2	211,800	5	82	52	2.0%	43	242,000	221,000	16.1%	0	N/A	11	110,300	0	N/A	
70	La Center	32	13	3	4	-33.3%	4	314,500	113	107	71	-4.1%	71	257,700	259,000	24.7%	0	N/A	14	76,500	0	N/A	
71	N Central	21	5	3	3	-50.0%	3	247,300	97	63	37	-22.9%	36	229,200	217,000	9.4%	0	N/A	11	123,400	1	206,000	
72	NE Corner	19	7	3	8	700.0%	5	173,500	76	83	59	13.5%	48	174,900	159,900	17.8%	0	N/A	9	80,900	0	N/A	
80	Woodland City	21	13	3	4	300.0%	7	161,600	25	129	56	16.7%	51	171,500	139,000	28.3%	3	119,300	4	203,200	0	N/A	
81	Woodland Area	42	15	7	4	-33.3%	6	225,800	107	132	70	18.6%	61	272,200	207,000	51.0%	0	N/A	26	105,900	2	295,000	
82	Cowlitz County	149	32	23	21	425.0%	22	180,500	58	494	260	124.1%	216	170,800	146,500	3.3%	4	365,900	68	72,800	10	190,400	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/03-11/30/04) with 12 months before (12/1/02-11/30/03).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

November 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	November	400	354	390	202,100	179,700	55
	Year-to-Date	6,040	4,836	4,642	185,600	160,000	53
2003	November	330	339	308	172,900	155,300	69
	Year-to-Date	5,860	4,386	4,192	168,600	149,000	65

November Residential Highlights

While the thermometer dropped closed sales, rose 26.6% in November 2004 (see table above). New listings also climbed 21.2% and pending sales were up 4.4% from November 2003. At month's end a total of 956 active listings would last 2.5 months at November's rate of sales (see table to right).

Year-to-Date Trends

Compared to the same period in 2003, January-November 2004 shows an increase in market action with closed sales up 10.7%, pending sales up 10.3% and new listings up 3.1% (see Year-to-Date rows of the table above).

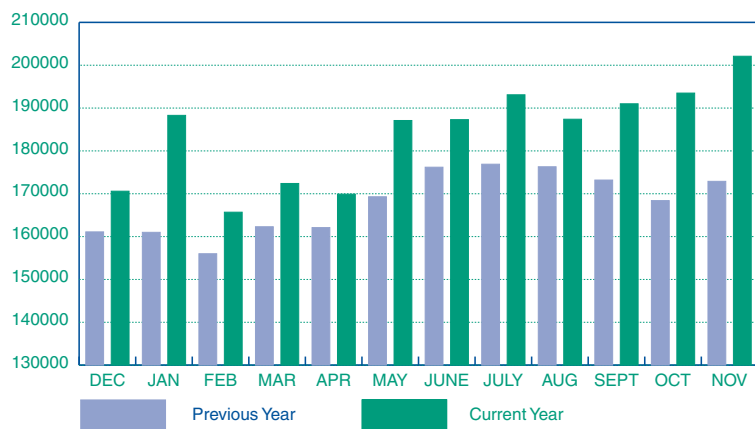
Appreciation

When comparing the twelve months ending in November 2004 with the twelve months prior, the sale price of Lane County homes appreciated 9% (\$182,800 v. \$167,700). According to the same formula the median sale price appreciated 8.2% (\$159,000 v. \$147,000).

Inventory in Months (Active Listings / Closed Sales)

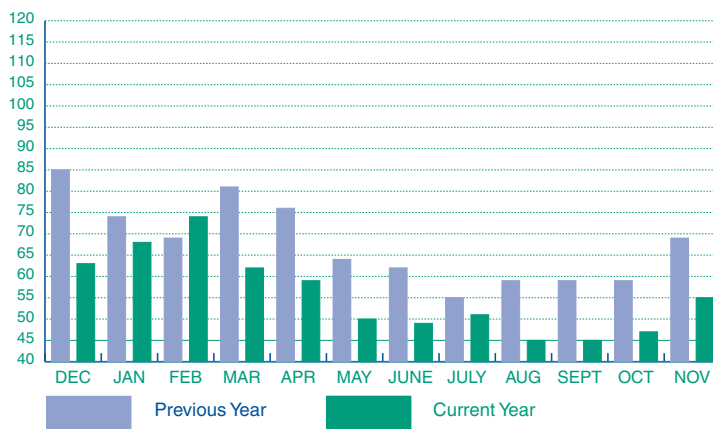
	2002	2003	2004
January	7.5	5.5	4.9
February	7.1	5.3	3.8
March	5.5	4.0	2.6
April	5.9	4.2	2.6
May	4.5	3.6	2.3
June	4.8	3.6	2.0
July	4.7	3.4	2.2
August	4.3	3.1	2.2
September	4.3	3.4	2.6
October	3.9	3.0	2.8
November	4.3	3.8	2.5
December	4.0	2.8	

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

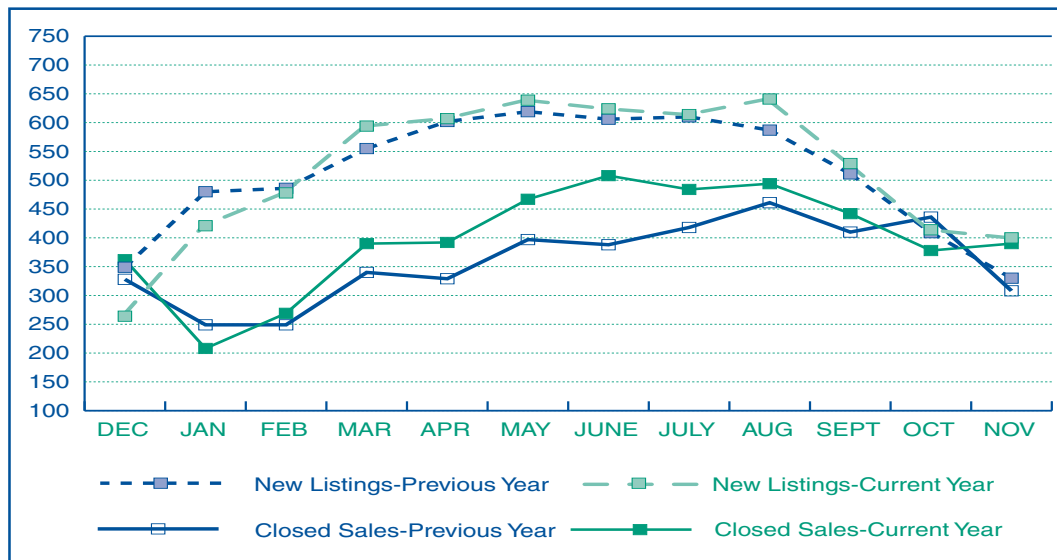
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		Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time 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	19	11	1	8	-42.9%	13	177,900	35	150	130	-19.8%	130	183,600	164,500	23.9%	2	779,000	0	N/A	9	239,000	
233	McKenzie Valley	46	8	11	9	-10.0%	10	377,000	128	155	110	14.6%	103	262,900	220,000	6.6%	3	135,800	20	121,000	3	176,200	
234	Pleasant Hill/Oak	88	22	10	14	-12.5%	36	164,100	113	315	220	27.9%	221	167,000	126,000	0.4%	3	226,700	25	71,300	6	130,500	
235	Cottage Grove/ Creswell/Dorena	109	43	13	41	51.9%	45	180,600	58	596	483	32.7%	455	162,700	142,500	3.8%	4	263,800	75	86,200	10	174,300	
236	Veneta/Elmira	61	22	4	9	28.6%	14	225,800	102	274	192	19.3%	183	188,200	159,900	14.5%	1	60,000	21	112,100	3	148,300	
237	Junction City	47	15	9	19	-5.0%	14	189,400	66	262	209	21.5%	192	193,300	159,900	24.2%	4	511,000	14	129,900	3	219,000	
238	Florence	11	4	0	0	N/A	1	295,000	0	28	17	30.8%	17	155,600	128,000	42.3%	1	401,500	3	106,700	2	269,800	
239	Thurston	53	28	8	22	-12.0%	25	166,200	42	380	325	-6.9%	328	155,800	150,000	9.7%	3	251,700	7	85,800	27	172,900	
240	Coburg I-5	17	2	3	5	25.0%	0	N/A	N/A	94	73	21.7%	69	211,300	165,000	8.1%	0	N/A	39	64,000	1	199,000	
241	N Gilham	33	14	4	8	33.3%	5	372,400	34	169	133	3.1%	127	218,500	188,500	-3.1%	0	N/A	1	60,000	4	212,300	
242	Ferry Street Bridge	59	32	9	24	-7.7%	23	250,300	37	415	330	-1.5%	313	231,800	190,000	10.9%	1	40,000	0	N/A	6	250,900	
243	E Eugene	65	23	6	22	-18.5%	34	235,200	47	469	374	12.7%	366	230,700	218,300	9.1%	0	N/A	56	117,400	26	289,300	
244	SW Eugene	115	40	15	32	-13.5%	36	269,700	39	645	500	2.9%	490	240,900	210,000	9.7%	0	N/A	46	123,400	10	250,000	
245	W Eugene	17	8	4	10	0.0%	9	190,200	26	196	165	11.5%	154	157,200	139,400	12.1%	6	621,500	4	94,300	22	216,600	
246	Danebo	57	44	9	47	30.6%	37	147,000	36	612	522	16.8%	507	145,000	145,400	15.0%	2	227,500	9	93,200	22	182,800	
247	River Road	16	13	2	13	-35.0%	13	165,600	26	214	186	12.0%	176	161,700	155,000	9.4%	2	169,500	4	75,700	16	207,900	
248	Santa Clara	57	31	4	31	47.6%	32	220,000	50	426	340	-8.8%	320	191,700	180,000	8.3%	0	N/A	18	85,400	11	211,600	
249	Springfield	67	31	10	35	9.4%	36	140,400	44	554	470	25.7%	443	127,700	124,400	7.6%	4	210,000	7	77,200	35	214,100	
250	Mohawk Valley	19	9	5	5	400.0%	7	243,800	58	86	57	21.3%	48	273,300	287,300	31.8%	0	N/A	6	178,400	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 November 2004 with November 2003. The Year-To-Date section compares year-to-date statistics from November 2004 with year-to-date statistics from November 2003.

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/03-11/30/04) with 12 months before (12/1/02-11/30/03).



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

November 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	November	111	137	144	165,400	140,000	72
	Year-to-Date	1,949	1,634	1,514	159,000	139,000	92
2003	November	125	105	120	145,700	123,500	96
	Year-to-Date	1,949	1,267	1,218	139,900	120,000	101

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2004	November	88	83	82	183,800	142,500	76
	Year-to-Date	1,223	1,006	942	150,100	130,000	84
2003	November	64	66	73	117,800	112,000	137
	Year-to-Date	1,054	838	784	123,400	109,900	115

Douglas County November Residential Highlights

Accepted offers in Douglas County rose 30.5% in November 2004 (see table above for details). Closed sales were also up 20% from November 2003. However, new listings dipped 11.2%

Year-to-Date Trends

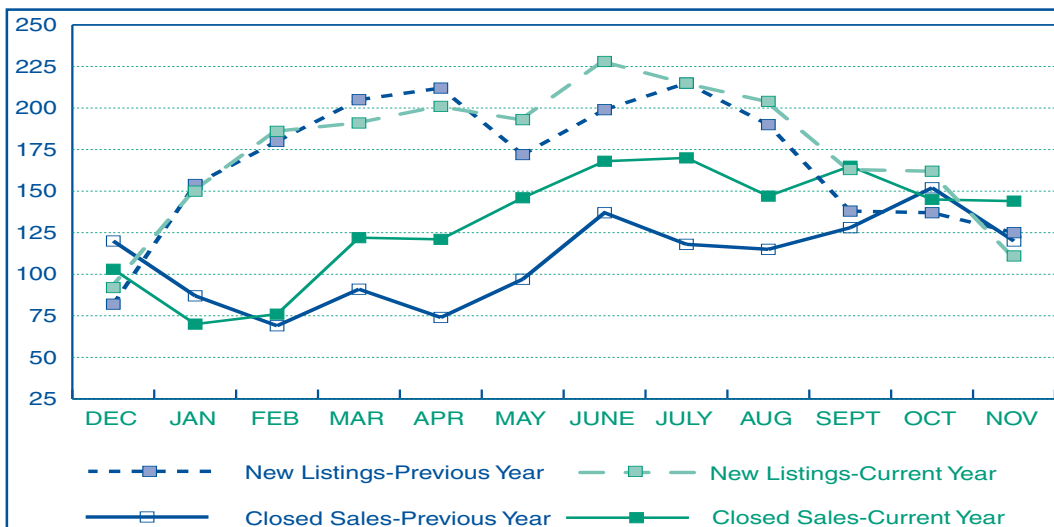
Comparing January-November 2004 to the same period in 2003, pending sales are up 29%, closed sales are up 24.3%, and new listings stayed the same (see Year-to-Date rows in above table).

Coos County November Residential Highlights

November 2004 marked a significant rise in market activity in Coos County. Compared to the same month in 2003, new listings rose 37.5%, pending sales increased 25.8% and closed sales jumped 12.3%.

Year-to-Date Trends

January-November 2004 is on the rise compared to the same period in 2003. Closed sales rose 20.2%, pending sales increased 20% and new listings are up 16%.



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

Market Action

AREA REPORT • 11/2004

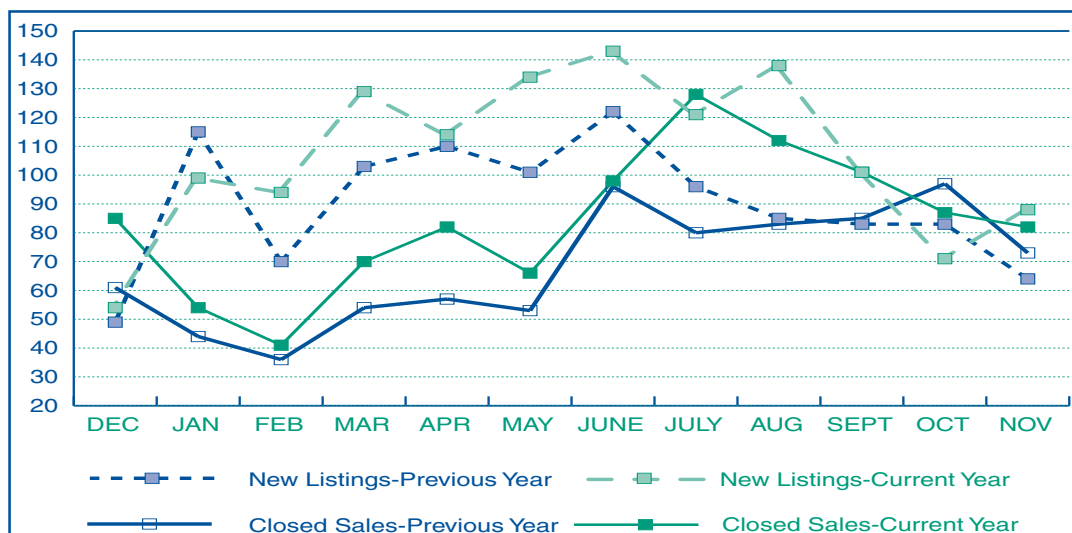
Douglas & Coos Counties, Oregon

		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
251	NE Roseburg	30	12	2	18	12.5%	20	141,400	55	206	187	26.4%	183	134,000	114,900	2.9%	7	403,100	34	87,800	7	145,300
252	NW Roseburg	31	3	5	13	62.5%	18	312,900	55	219	199	30.9%	184	225,800	200,500	17.1%	4	454,400	55	89,800	0	N/A
253	SE Roseburg	19	6	4	9	-25.0%	10	144,600	46	126	102	13.3%	89	144,000	139,000	29.3%	7	223,600	14	104,700	11	115,300
254	SW Roseburg	34	11	3	12	33.3%	8	208,000	45	158	127	7.6%	119	233,400	182,500	35.9%	3	188,300	25	110,000	1	400,000
255	Glide & E of Roseburg	23	3	6	5	0.0%	5	183,000	72	87	80	19.4%	72	176,800	155,000	3.2%	2	415,000	46	88,800	0	N/A
256	Sutherlin/ Oakland Area	43	13	3	15	25.0%	19	142,500	81	250	213	27.5%	200	153,600	140,500	20.6%	5	106,000	30	78,200	7	225,500
257	Winston & SW of Roseburg	31	14	4	17	54.5%	14	130,300	54	203	170	65.0%	160	150,000	134,300	19.1%	7	208,600	46	73,500	7	152,900
258	Myrtle Creek & S/SE of Roseburg	74	23	10	26	85.7%	27	123,400	98	338	269	24.0%	247	122,900	116,300	0.3%	13	202,300	53	61,300	8	140,400
259	Green District	29	11	1	11	-15.4%	12	156,500	128	170	155	29.2%	152	131,600	126,000	21.4%	3	192,500	13	84,000	10	184,300
265	North Douglas County	67	15	9	11	120.0%	11	144,900	54	192	132	55.3%	108	150,600	131,300	-2.5%	6	278,600	18	69,500	0	N/A
	Douglas County Totals	381	111	47	137	30.5%	144	165,400	72	1,949	1,634	29.0%	1514	159,000	139,000	13.3%	57	253,800	334	82,500	51	162,700
260	Coos County	241	88	28	83	25.8%	82	183,800	76	1,223	1,006	20.0%	942	150,100	130,000	18.0%	43	312,100	217	100,400	39	176,900

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³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/03-11/30/04) with 12 months before (12/1/02-11/30/03).



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

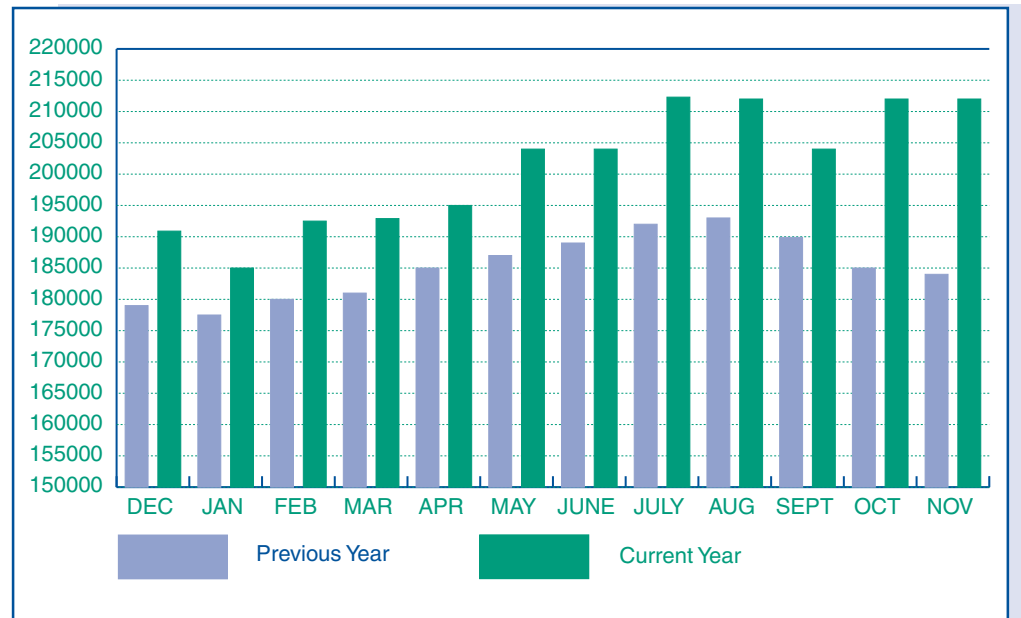
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

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.

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