

# MARKET ACTION



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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

April 2005 Reporting Period

### April Residential Highlights

Last April, inventory in the greater Portland metro area started its record breaking decline. With 5,353 active residential listings and 3,051 closed sales, this April tied March 2005, with an inventory of 1.8, the lowest recorded measure to that point. Factors of the reduced inventory include an increase in closed sales (up 13% from April 2004), an increase in pending sales (up 11.1%), and a noticeable 5% decrease in new listings. See table below for details.

### Year-To-Date

Statistics in the table below show a 25.1% increase in closed sales, a 19.5% increase in pending sales, and a 1.1% increase in new listings when comparing this year to date to the same period in 2004.

### Appreciation

The area's average sale price for the last twelve months was \$254,100—up 11% from the \$228,900 average from the twelve months prior. Using the same date range to compare median sale price we see a 11.5% appreciation rate (\$211,900 v. \$190,000).

### Affordability

At the end of the first quarter of 2005, a family making the area's median income made 33% more than necessary to afford the area's median-priced home (\$223,000), based on a 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 5.93% interest rate. HUD identifies the median family annual income as \$67,900.

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### Inventory in Months

	2003	2004	2005
January	5.8	6.1	3.4
February	5.5	4.8	3.0
March	4.3	3.4	1.8
April	4.1	3.0	1.8
May	3.8	2.8	
June	3.6	2.4	
July	3.6	2.5	
August	3.3	2.7	
September	3.4	2.8	
October	3.5	2.7	
November	4.2	2.9	
December	3.7	2.4	

## Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	April	4,120	3,950	3,051	268,900	224,900	48
	Year-to-Date	15,445	13,264	10,480	260,500	219,500	56
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

# AREA REPORT • 4/2005

## Metro Portland & Adjacent Regions, Oregon

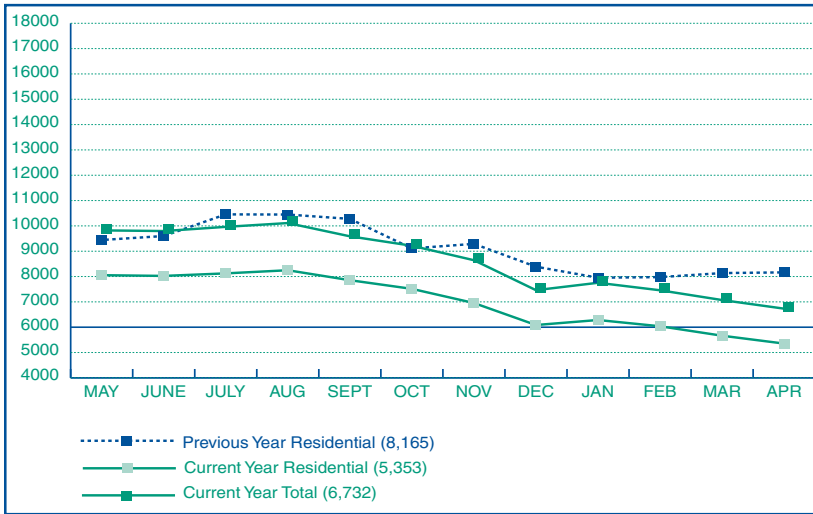
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date							Appreciation <sup>3</sup>		Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	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	153	202	36	155	0.0%	132	195,600	40	626	554	12.6%	453	190,600	170,100	13.1%	4	430,000	12	88,200	22	286,900		
142	Northeast Portland	385	409	96	390	7.4%	317	261,200	34	1,567	1,372	16.8%	1,097	243,300	198,750	10.5%	10	295,200	11	147,500	55	314,900		
143	Southeast Portland	631	573	133	550	31.9%	420	213,500	41	2,112	1,690	23.3%	1,341	210,500	174,200	11.0%	15	341,700	34	133,900	110	354,700		
144	Gresham/ Troutdale	420	336	63	321	25.9%	230	223,700	62	1,201	1,060	37.5%	783	213,900	204,750	9.7%	7	461,500	42	140,200	25	268,800		
145	Milwaukie/ Clackamas	455	300	65	265	-7.7%	205	276,800	46	1,107	917	11.6%	721	264,500	226,500	15.5%	13	270,700	128	213,800	9	257,300		
146	Oregon City/ Canby	267	211	36	167	2.5%	146	272,600	50	697	581	9.2%	481	263,200	224,900	11.1%	3	223,300	25	243,900	17	327,900		
147	Lake Oswego/West Linn	344	227	42	199	-0.5%	148	464,900	51	820	660	5.3%	509	423,700	329,900	15.5%	0	N/A	15	268,400	1	400,000		
148	West Portland	577	393	98	380	11.1%	250	376,100	49	1,500	1,275	21.7%	1,008	377,300	319,900	12.4%	5	438,500	46	205,800	28	563,100		
149	Northwest Washington County	177	181	28	160	18.5%	121	367,000	43	655	569	33.3%	461	353,300	325,000	9.4%	4	358,600	20	278,700	13	342,500		
150	Beaverton/Aloha	383	408	61	399	21.6%	336	247,800	44	1,443	1,362	28.6%	1,135	234,100	200,000	10.4%	2	186,200	14	348,700	26	296,700		
151	Tigard/Wilsonville	541	327	49	370	4.2%	257	299,000	47	1,380	1,161	12.5%	874	284,000	244,900	10.8%	3	170,700	18	301,600	15	553,300		
152	Hillsboro/ Forest Grove	356	262	35	273	-1.4%	210	237,200	50	1,057	967	12.6%	717	222,900	201,750	8.3%	8	302,800	22	312,300	26	247,600		
153	Mt. Hood: Govt. Camp/Wemme	54	28	6	26	18.2%	34	237,300	44	111	88	-24.1%	118	212,800	206,486	17.0%	1	33,500	15	85,400	0	N/A		
155	Columbia County	226	123	26	110	-0.9%	106	197,600	76	460	399	19.5%	315	187,200	165,000	9.6%	3	173,300	38	102,400	5	117,100		
156	Yamhill County	384	140	30	185	28.5%	139	200,000	76	709	609	39.7%	467	199,200	164,900	2.2%	7	217,900	57	173,700	21	236,300		
170-210	Marion/ Polk Counties	384	164	45	124	21.6%	78	183,200	80	562	377	16.0%	296	174,300	159,700	1.5%	7	221,400	35	96,700	9	351,000		
180-200	North Coastal Counties	257	77	22	58	-18.3%	63	279,700	73	319	230	-2.5%	198	234,000	187,500	14.6%	1	262,500	65	140,700	10	266,100		
200-250	Columbia Gorge	70	29	17	15	25.0%	16	146,900	150	84	51	21.4%	43	184,400	140,000	0.7%	2	164,500	31	76,500	1	151,800		

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2005 with April 2004. The Year-To-Date section compares year-to-date statistics from April 2005 with year-to-date statistics from April 2004.

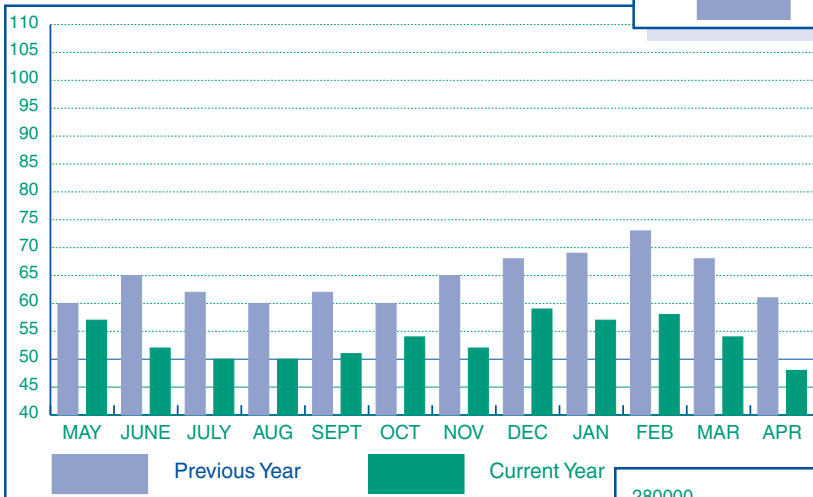
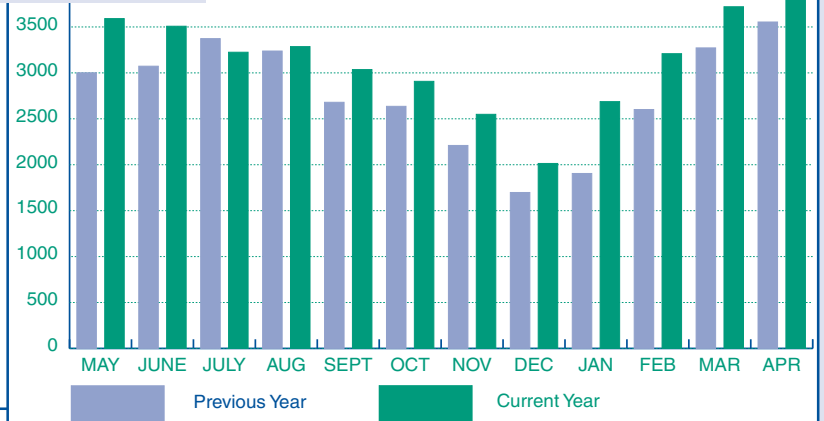
<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (5/1/04-4/30/05) with 12 months before (5/1/03-4/30/04).

# Market Action



### PENDING SALES Metro Portland, Oregon

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

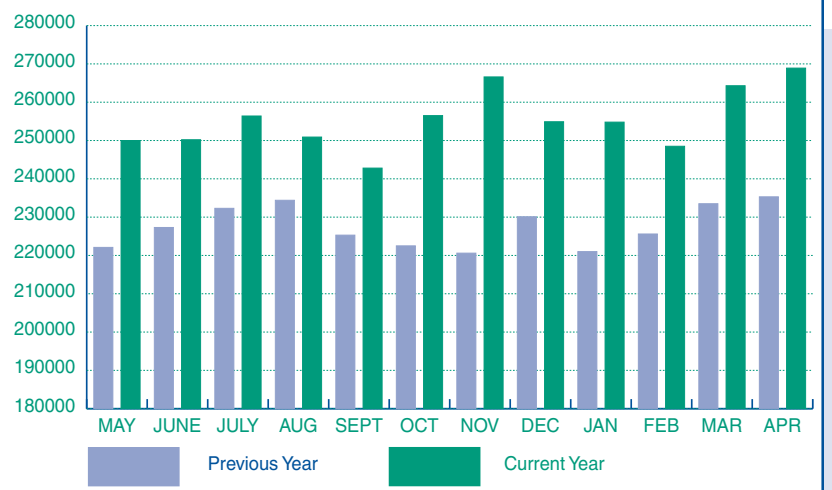


### DAYS ON MARKET Metro Portland, Oregon

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.

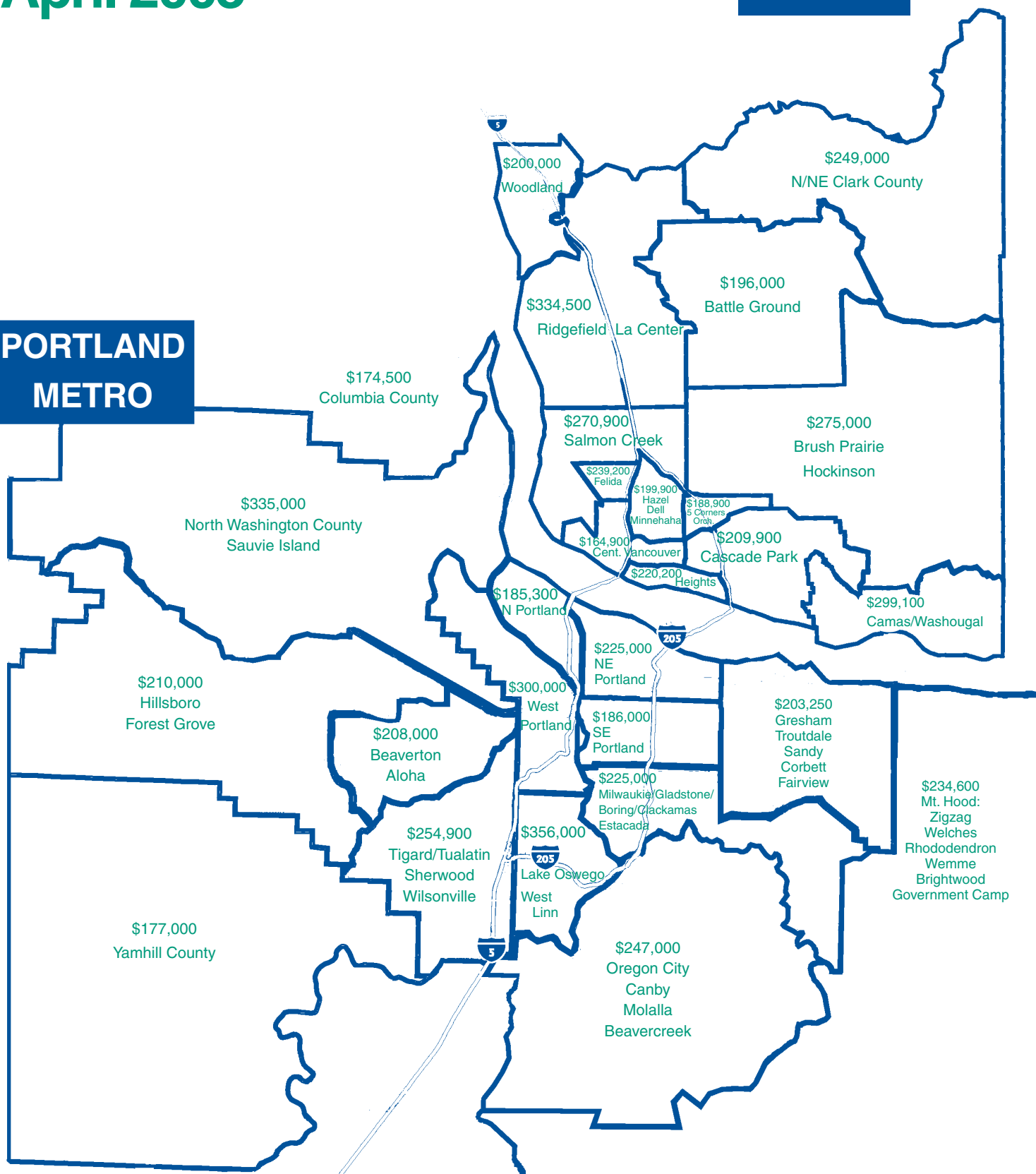


# MEDIAN SALE PRICE

## April 2005

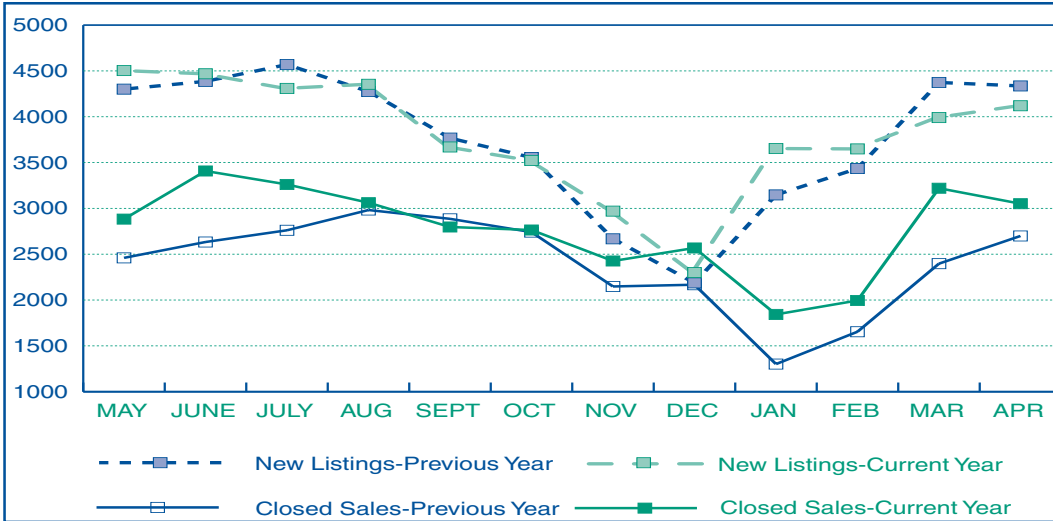
**CLARK  
COUNTY**

**PORTLAND  
METRO**



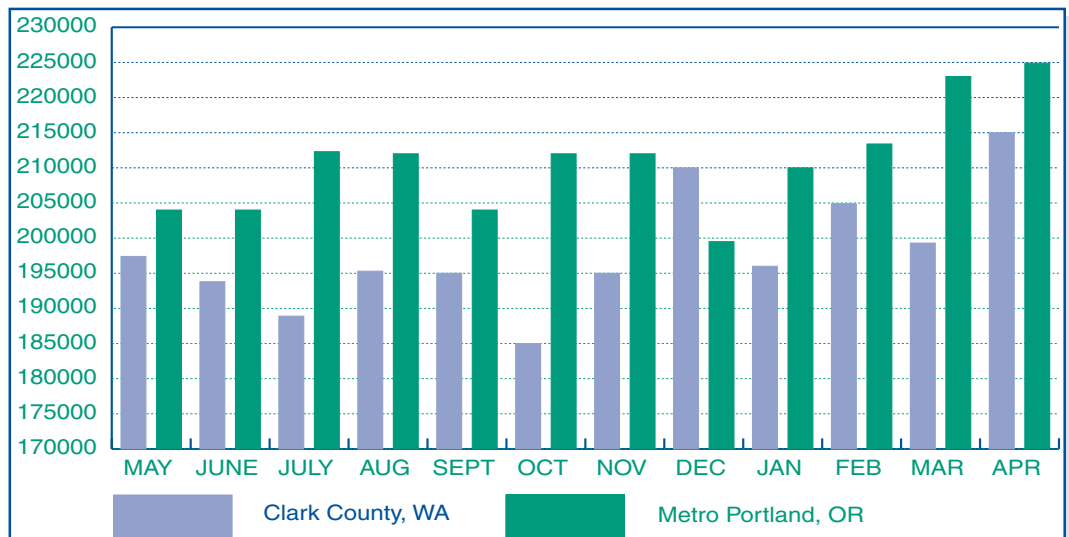
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



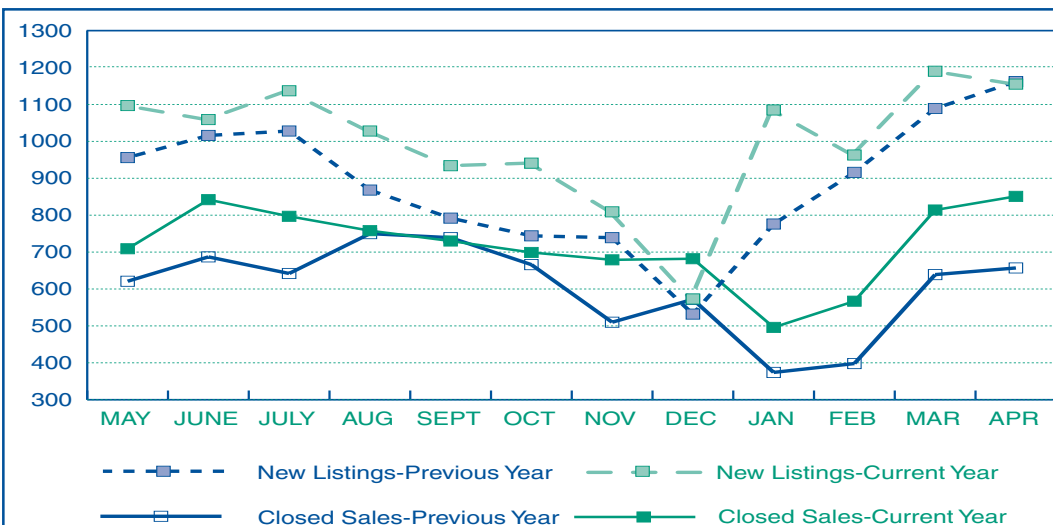
## PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

*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

April 2005 Reporting Period

## Residential Market Highlights

Clark County, Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	April	1,155	992	851	250,200	215,000	46
	Year-to-Date	4,341	3,595	2,865	240,800	202,500	55
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

### April Residential Highlights

Inventory continues to drop in Clark County. The 1,620 active residential listings at month's end would last only 1.9 months at April's rate of closed sales. Factors of the reduced inventory include an 29.6% increase in closed sales from April 2004, a 10.7% increase in pending sales and a 0.6% decrease in new listings. See table above for details.

### Year-To-Date Trends

The year to date, also shown in the table above, has produced 12.1% new listings, 22.2% more pending sales, and 33.8% more closed sales than at this time in 2004.

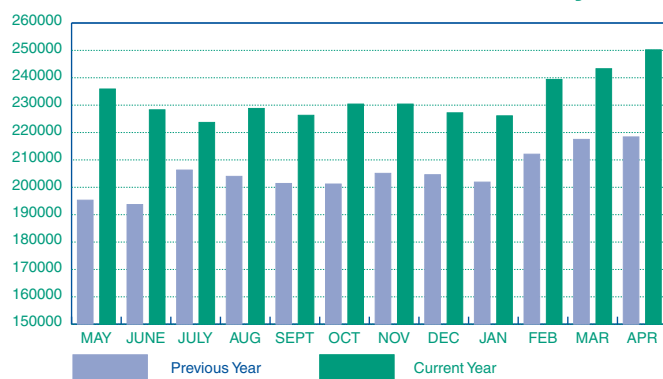
### Appreciation

Comparing the 12 months ending with April to the 12 immediately prior the average sale price climbed 14.3% (\$232,300 v. \$203,300). The median sale price rose 11.7% (\$195,400 v. \$174,900).

### Inventory in Months (Active Listings / Closed Sales)

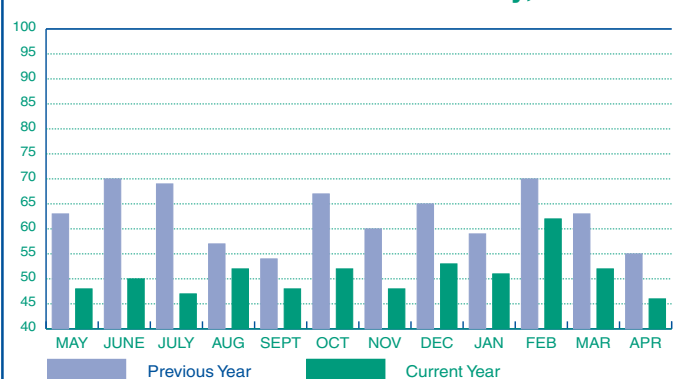
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	
June	3.1	2.3	
July	3.3	2.5	
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

### 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.*

# Market Action

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## Clark County, Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month									Year-To-Date						Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	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	33	33	4	31	16.0%	29	194,800	23	130	96	-7.7%	87	190,800	159,400	13.3%	1	267,000	0	N/A	8	185,033	
12	NW Heights	23	26	4	35	3.8%	27	159,300	30	153	144	45.5%	118	147,600	145,000	19.1%	1	520,000	2	134,000	19	275,641	
13	SW Heights	29	17	7	11	-9.1%	10	355,600	44	55	45	45.2%	35	299,300	235,000	37.7%	0	N/A	0	N/A	0	N/A	
14	Lincoln/Hazel Dell	10	14	5	16	13.3%	17	215,100	51	61	59	31.1%	47	192,600	191,000	17.0%	0	N/A	1	110,000	4	203,200	
15	E Hazel Dell	71	79	10	50	3.4%	30	185,000	63	199	159	21.4%	112	207,400	199,900	14.0%	0	N/A	6	375,750	3	282,967	
20	NE Heights	24	30	3	26	0.0%	20	187,100	30	112	107	27.4%	98	187,100	170,000	10.9%	1	355,000	2	1,112,500	4	177,025	
21	Orchards	37	38	7	34	-20.0%	36	197,900	20	162	152	4.8%	141	193,900	184,300	9.9%	1	525,000	6	312,167	1	315,650	
22	Evergreen	67	98	8	99	-1.3%	76	217,400	39	313	326	23.0%	252	202,300	175,200	15.6%	4	371,000	5	254,780	8	229,288	
23	E Heights	33	16	4	20	55.6%	28	252,200	44	92	79	16.2%	68	249,600	201,000	18.6%	0	N/A	1	60,000	4	205,588	
24	Cascade Park	31	28	2	22	3.0%	34	259,600	26	109	93	-8.8%	76	251,100	227,300	13.9%	2	37,500	1	140,000	3	223,633	
25	Five Corners	10	27	5	31	27.6%	37	197,600	18	155	150	40.2%	138	188,700	184,900	13.7%	0	N/A	0	N/A	1	327,000	
26	E Orchards	65	42	7	35	-50.0%	25	246,900	25	196	131	-12.7%	106	238,000	221,000	3.2%	0	N/A	2	617,500	0	N/A	
27	Fisher's Landing	25	38	3	43	-8.7%	42	296,900	39	174	169	13.4%	139	265,300	250,000	15.3%	0	N/A	2	344,250	0	N/A	
31	SE County	18	7	2	9	0.0%	6	357,100	45	29	22	10.0%	17	334,900	293,000	9.0%	0	N/A	8	120,313	0	N/A	
32	Camas City	135	69	17	58	-21.3%	59	354,900	35	296	233	9.4%	183	362,700	324,000	20.5%	1	399,000	27	167,606	5	242,400	
33	Washougal	172	74	19	39	-4.9%	39	296,800	73	257	140	17.6%	119	274,200	246,000	14.7%	2	177,500	26	140,846	3	181,600	
41	N Hazel Dell	59	46	12	38	-29.5%	31	232,100	44	155	127	15.5%	100	245,300	232,800	9.1%	1	1,250,000	2	475,000	0	N/A	
42	S Salmon Creek	42	44	11	46	-33.3%	24	225,900	54	181	151	43.8%	108	232,000	213,000	17.1%	1	625,000	4	244,850	2	349,950	
43	N Felida	68	44	8	37	5.6%	38	323,000	72	159	146	15.0%	116	326,100	297,500	22.6%	0	N/A	3	210,000	0	N/A	
44	N Salmon Creek	67	21	4	24	-43.8%	27	237,800	65	103	116	-8.7%	113	240,100	197,900	7.8%	1	150,000	4	121,500	1	580,000	
50	Ridgefield	24	27	5	24	-57.9%	8	310,300	36	53	42	-33.3%	51	230,000	215,600	1.6%	0	N/A	2	107,125	0	N/A	
51	W of I-5 County	12	3	3	2	-50.0%	5	424,900	81	14	14	-36.4%	13	469,800	426,200	51.0%	0	N/A	8	285,160	0	N/A	
52	NW E of I-5 County	40	19	7	14	-12.5%	7	337,300	23	59	47	27.0%	37	341,100	335,000	17.8%	0	N/A	14	183,336	0	N/A	
61	Battleground	71	70	5	58	12.2%	46	224,000	38	251	218	39.7%	166	238,900	205,000	23.0%	3	220,000	5	145,600	0	N/A	
62	Brush Prairie	72	41	4	29	-28.9%	27	324,300	46	137	103	-25.9%	98	321,400	284,000	13.7%	0	N/A	10	196,990	0	N/A	
63	East County	3	2	0	0	-100.0%	0	N/A	N/A	3	0	-100.0%	0	N/A	N/A	59.5%	0	N/A	1	85,000	0	N/A	
64	Central County	10	5	1	2	100.0%	4	410,900	79	16	16	128.6%	13	326,100	295,000	8.3%	0	N/A	2	250,000	0	N/A	
65	Mid-Central County	18	8	3	9	-12.5%	7	291,600	249	27	27	28.6%	19	280,400	270,000	15.7%	0	N/A	5	141,380	0	N/A	
66	Yacolt	21	9	5	4	75.0%	7	225,600	52	36	29	123.1%	26	273,600	270,800	10.2%	0	N/A	6	153,383	1	140,000	
70	La Center	41	22	3	8	128.6%	16	331,900	63	52	31	40.9%	29	295,000	284,900	32.0%	0	N/A	4	74,975	0	N/A	
71	N Central	17	8	0	4	-42.9%	4	264,500	21	28	17	-5.6%	11	250,500	250,000	5.8%	0	N/A	4	319,250	0	N/A	
72	NE Corner	10	4	1	5	-60.0%	2	196,800	50	21	17	-15.0%	17	198,800	168,500	5.8%	0	N/A	4	73,600	0	N/A	
80	Woodland City	27	43	23	33	340.0%	22	194,600	19	190	124	416.7%	50	194,600	178,600	22.2%	1	135,000	3	89,967	0	N/A	
81	Woodland Area	28	6	0	12	71.4%	12	275,200	87	51	51	112.5%	33	245,600	217,000	19.2%	0	N/A	17	94,135	1	257,000	
82	Cowlitz County	207	97	16	84	122.7%	49	191,000	86	312	214	205.7%	129	173,400	142,900	3.0%	1	600,000	32	83,725	4	505,725	

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2005 with April 2004. The Year-To-Date section compares year-to-date statistics from April 2005 with year-to-date statistics from April 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (5/1/04-4/30/05) with 12 months before (5/1/03-4/30/04).





# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

April 2005 Reporting Period

## Residential Market Highlights

Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	April	545	502	432	213,800	180,000	45
	Year-to-Date	1,979	1,742	1,387	204,200	177,500	56
2004	April	607	546	392	169,900	150,000	59
	Year-to-Date	2,100	1,705	1,295	173,100	152,500	64

### April Residential Highlights

Lane County's inventory stayed at 1.8 in April 2005, with closed sales 10.2% higher than the number of closed sales in April 2004 and new listings down 10.2%. See table above for details. The number of pending sales was also 8.1% lower than the previous year. The 788 active residential listings at April's end would last 1.8 months at April's rate of sales.

### Year-To-Date Trends

So far, the year has generated 5.8% fewer new listings than it had at this point in 2004. Closed and pending sales, on the other hand, are up 7.1% and 2.2%, respectively.

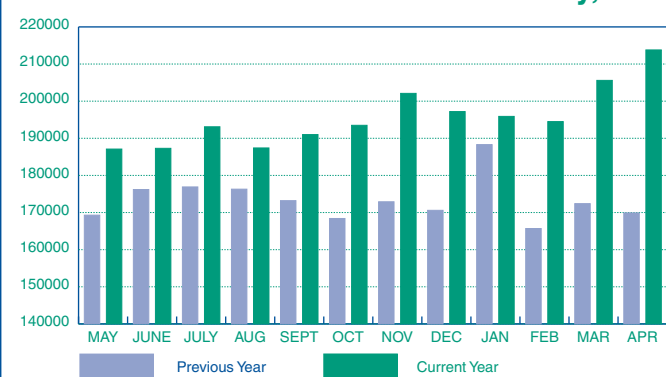
### Appreciation

The average sale price during the 12 months that ended with April 2005 was \$194,800, up 13.1% from the prior twelve months (\$172,300). Similarly, median sale price rose 11.2% (\$169,000 v. \$152,000).

### Inventory in Months (Active Listings / Closed Sales)

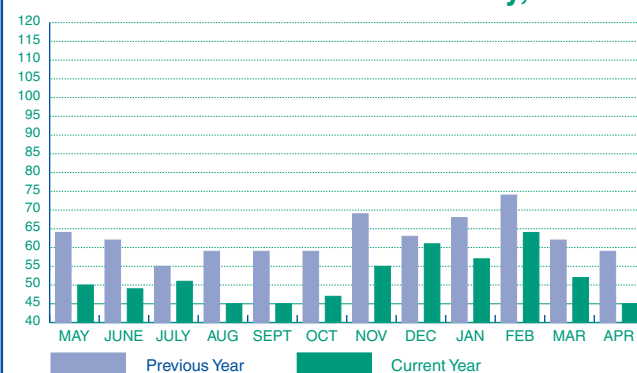
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	
June	3.6	2.0	
July	3.4	2.2	
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

### 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.*

# Market Action



# AREA REPORT • 4/2005

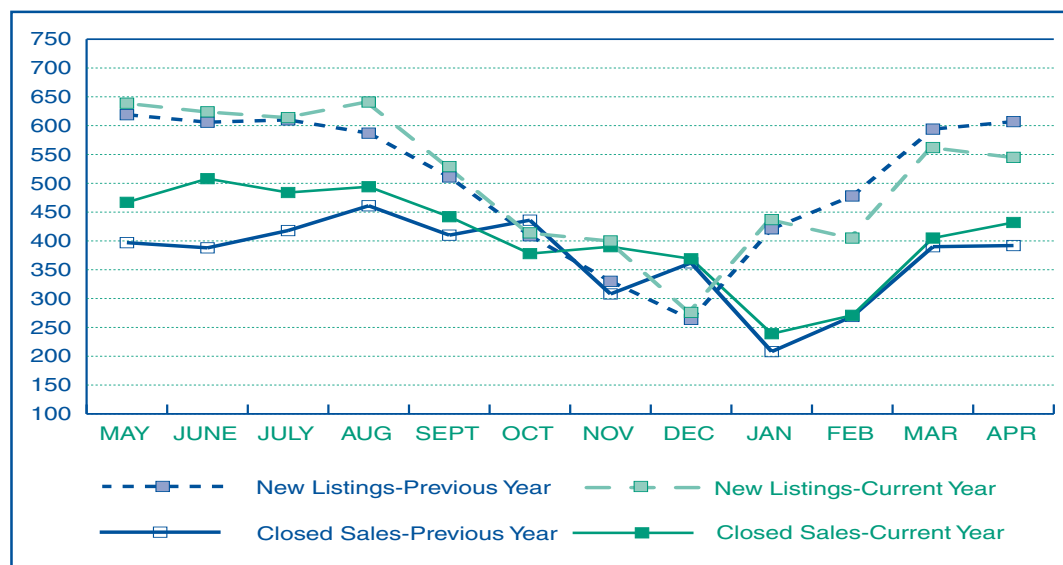
## Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v.2004 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2005 v.2004 <sup>2</sup>	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	16	0	21	75.0%	13	222,900	59	46	51	2.0%	37	197,400	170,000	18.9%	0	N/A	0	N/A	2	177,500	
233	McKenzie Valley	45	25	3	20	122.2%	4	258,200	76	60	36	-5.3%	26	280,600	263,500	16.4%	4	406,500	4	43,300	0	N/A	
234	Pleasant Hill/Oak	49	15	10	21	-34.4%	16	126,000	106	75	74	-9.8%	59	159,200	137,000	8.3%	1	135,000	13	108,400	0	N/A	
235	Cottage Grove/ Creswell/Dorena	94	54	11	45	-6.3%	55	183,400	53	207	175	2.9%	142	178,200	154,700	11.0%	1	134,900	29	70,900	4	228,100	
236	Veneta/Elmira	37	24	3	24	26.3%	20	207,400	71	88	83	16.9%	62	195,700	180,000	20.2%	0	N/A	5	137,300	3	167,800	
237	Junction City	39	19	0	22	-29.0%	17	211,400	56	84	78	-2.5%	64	177,600	166,800	19.3%	1	190,000	4	116,700	1	180,000	
238	Florence	7	3	0	1	-50.0%	0	N/A	N/A	9	8	33.3%	8	191,700	150,000	40.1%	1	900,000	1	100,000	0	N/A	
239	Thurston	37	25	4	34	-20.9%	27	170,200	35	127	125	5.9%	94	165,900	162,500	8.6%	0	N/A	4	47,600	11	227,600	
240	Coburg I-5	13	6	0	2	-75.0%	6	440,900	51	24	16	-38.5%	13	342,300	218,000	29.3%	0	N/A	6	199,000	1	212,500	
241	N Gilham	20	19	2	26	62.5%	18	345,600	79	74	77	67.4%	56	273,500	219,000	5.1%	0	N/A	1	230,000	1	197,000	
242	Ferry Street Bridge	36	36	9	37	5.7%	32	281,300	35	137	118	2.6%	103	265,600	233,000	20.0%	1	1,250,000	1	75,000	5	249,000	
243	E Eugene	62	51	1	42	0.0%	21	280,700	43	154	111	-5.1%	72	258,200	224,800	10.9%	1	35,000	13	137,300	6	389,400	
244	SW Eugene	66	57	13	45	-18.2%	53	265,900	43	218	194	7.2%	157	266,600	232,100	15.6%	0	N/A	17	128,600	5	249,400	
245	W Eugene	16	28	3	16	0.0%	12	126,100	32	70	50	-7.4%	40	162,800	153,000	10.3%	2	699,000	1	50,000	6	298,000	
246	Danebo	54	46	8	45	-18.2%	50	161,000	31	195	175	-3.3%	142	157,800	156,000	13.4%	0	N/A	5	90,500	13	202,200	
247	River Road	21	22	3	19	-26.9%	16	170,300	25	77	67	-5.6%	49	174,400	167,000	14.0%	0	N/A	1	52,500	4	263,100	
248	Santa Clara	41	38	4	35	-14.6%	31	206,500	22	146	126	0.0%	109	213,600	197,000	12.1%	0	N/A	0	N/A	4	204,800	
249	Springfield	46	54	6	42	-19.2%	35	150,200	41	167	154	-3.8%	132	141,300	139,000	9.5%	2	225,000	3	110,200	16	190,900	
250	Mohawk Valley	17	7	1	5	25.0%	6	361,300	82	21	24	84.6%	22	285,500	252,600	44.7%	0	N/A	5	132,900	0	N/A	

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2005 with April 2004. The Year-To-Date section compares year-to-date statistics from April 2005 with year-to-date statistics from April 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (5/1/04-4/30/05) with 12 months before (5/1/03-4/30/04).



### LANE COUNTY NEW LISTINGS & CLOSED SALES

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



# Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

April 2005 Reporting Period

## Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	April	228	162	139	186,200	157,000	85
	Year-to-Date	789	589	465	176,200	145,000	85
2004	April	201	185	121	148,200	124,600	105
	Year-to-Date	716	576	399	141,700	122,600	114

## April Residential Highlights

When comparing the month of April 2005 with April 2004, the number of new homes on the market in Douglas county increased 13.4%. The number of closed sales also grew 14.9%. Pending sales dropped 12.4%.

## Appreciation

When comparing the twelve months ending in April 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 20.1% (\$168,600 v. 140,400). According to the same formula the median sale price appreciated 17.2% (\$143,000 v. \$122,000).

## AREA REPORT • 4/2005 • Douglas County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251 NE Roseburg	35	23	2	11	-38.9%	18	160,300	57	84	68	-2.9%	52	164,900	133,500	6.4%	4	256,300	19	125,200	7	495,600
252 NW Roseburg	48	23	3	15	-44.4%	17	248,100	80	79	51	-21.5%	44	257,600	267,500	24.6%	1	500,000	12	119,500	0	N/A
253 SE Roseburg	16	12	3	11	37.5%	6	156,200	7	53	47	62.1%	36	150,700	166,900	16.0%	5	221,400	7	162,000	3	183,100
254 SW Roseburg	31	21	1	18	12.5%	10	271,900	59	66	53	29.3%	42	234,400	189,000	37.0%	0	N/A	8	110,000	0	N/A
255 Glide & E of Roseburg	30	12	5	13	85.7%	6	192,100	115	43	32	3.2%	24	213,600	192,500	24.5%	1	165,000	20	78,600	1	149,000
256 Sutherlin/ Oakland Area	45	33	7	20	-35.5%	12	167,400	58	90	63	-24.1%	49	186,400	130,000	17.3%	1	75,000	14	110,100	2	177,500
257 Winston & SW of Roseburg	55	21	1	21	31.3%	18	193,100	69	99	64	-1.5%	48	153,800	136,500	17.3%	3	356,300	8	70,200	1	114,000
258 Myrtle Creek & S/SE of Roseburg	77	41	4	24	4.3%	21	165,000	116	114	91	3.4%	79	150,900	129,900	15.2%	1	37,500	24	42,100	3	267,800
259 Green District	37	17	2	13	-51.9%	11	135,900	87	66	51	-19.0%	32	118,300	113,600	16.8%	1	316,000	22	40,000	0	N/A
265 North Douglas County	63	25	2	16	33.3%	20	175,900	142	95	69	68.3%	59	159,000	134,000	16.4%	1	200,000	6	121,300	0	N/A
Douglas County Totals	437	228	30	162	-12.4%	139	186,200	85	789	589	2.3%	465	176,200	145,000	20.1%	18	249,700	140	86,600	17	320,000

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2005 with April 2004. The Year-To-Date section compares year-to-date statistics from April 2005 with year-to-date statistics from April 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (5/1/04-4/30/05) with 12 months before (5/1/03-4/30/04).



# Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

April 2005 Reporting Period

## Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	April	124	115	71	183,600	155,000	75
	Year-to-Date	448	347	288	166,000	137,300	85
2004	April	114	113	82	132,500	111,000	107
	Year-to-Date	428	339	250	140,500	115,000	113

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	April	50	31	20	370,200	364,600	75
	Year-to-Date	185	102	82	315,600	279,500	90
2004	April	N/A	N/A	N/A	N/A	N/A	N/A
	Year-to-Date	N/A	N/A	N/A	N/A	N/A	N/A

### Coos County April Residential Highlights

Closed sales dropped 13.4% in April 2005 (see table above), when compared to April 2004. However, new listings increased 8.8% and pending sales rose 1.8%.

### Appreciation

Comparing the twelve months ending in April 2005 to the twelve prior, the sale price of Coos County homes appreciated 25.2% (\$159,200 v. \$127,200).

### Curry County April Residential Highlights

We are happy to announce that Curry County statistics are now a regular feature in the Market Action newsletter. However, because our historical data is severely limited due to the recent conversion we are unable to provide comparable statistics. We will include appreciation and percentage changes for all categories as soon as we have compiled a reliable listings archive.

## AREA REPORT • 4/2005 • Coos & Curry Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							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	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
260	Coos County	257	124	20	115	1.8%	71	183,600	75	448	347	2.4%	288	166,000	137,300	25.2%	16	301,200	79	101,300	10	238,100
270	City, Airport, Marina Hts., NB Chetco	85	28	5	16	N/A	13	378,500	84	98	60	N/A	53	324,200	290,000	N/A	3	545,000	31	214,600	3	283,300
271	Harbor, Winchuck, SB Chetco	34	14	0	9	N/A	4	288,400	51	43	25	N/A	17	276,100	245,000	N/A	2	268,000	10	191,200	1	237,000
272	Carpenterville, Cape Ferrello, Whaleshead	18	5	2	3	N/A	2	400,000	103	19	10	N/A	9	330,800	317,500	N/A	0	N/A	2	355,000	0	N/A
273	Gold Beach	12	2	1	1	N/A	1	530,000	6	14	4	N/A	2	404,500	404,500	N/A	0	N/A	0	N/A	0	N/A
274	Port Orford, Langlois	12	1	0	2	N/A	0	0	0	11	3	N/A	1	215,000	215,000	N/A	0	N/A	2	101,300	0	N/A

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2005 with April 2004. The Year-To-Date section compares year-to-date statistics from April 2005 with year-to-date statistics from April 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (5/1/04-4/30/05) with 12 months before (5/1/03-4/30/04).



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### Curry County

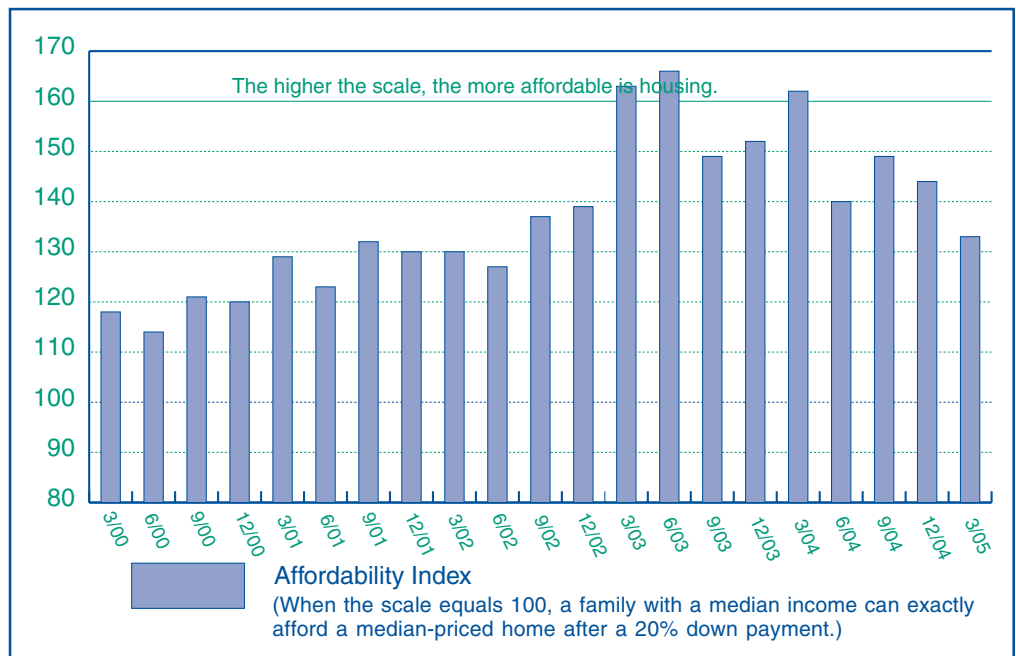
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