

# MARKET ACTION



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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

August 2005 Reporting Period

### August Residential Highlights

With Fall just around the corner the market activity in the Portland metro area doesn't seem to be losing any heat. In fact it's on fire! For the first time in our recorded history the average sale price was \$300,100. Up almost \$50,000 from this time last year and yet the number of closed sales did not cool down either, but increased 20.5% (see table below). The number of pending sales in August 2005 was also 14.8% greater than those in August 2004. Even the number of new listings grew 9.8%.

At the end of August 2005 there were 5,908 active residential listings in the Portland Metro area. Given the current rate of sales they would last approximately 1.6 months (see table to right).

### Appreciation

The area's average sale price for a home in the Portland metro area during the last twelve months ending in August 2005 was \$268,200—up 12.7% from the \$237,900 average for the twelve months immediately prior. Using the same date range median sale price appreciated 14.8% (\$225,000 v. \$196,000).

### Year-To-Date Trends

Throughout the year the number of closed sales has continued to grow and Year-to-Date numbers ending in August 2005 show more of the same, up 15.8% compared to January-August 2004. The number of pending sales also increased 15.5%. Meanwhile there were only 3.2% more new listings.

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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	1.6
June	3.6	2.4	1.5
July	3.6	2.5	1.7
August	3.3	2.7	1.6
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	August	4,779	3,771	3,690	300,100	253,100	37
	Year-to-Date	34,263	27,957	25,185	275,700	230,000	45
2004	August	4,354	3,286	3,062	250,900	212,000	50
	Year-to-Date	33,215	24,209	21,753	243,200	200,000	58

# AREA REPORT • 8/2005

## 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	207	204	44	152	16.9%	140	228,800	24	1,451	1,151	13.5%	1,055	202,600	192,000	15.6%	13	329,000	25	131,000	67	351,800	
142	Northeast Portland	502	460	105	346	1.8%	352	270,700	31	3,470	2,765	8.2%	2,633	257,800	228,500	14.0%	27	334,400	24	138,500	130	332,900	
143	Southeast Portland	765	688	157	501	14.6%	482	244,900	31	4,780	3,624	21.7%	3,311	224,700	194,000	13.0%	31	331,100	75	137,300	245	348,100	
144	Gresham/ Troutdale	424	353	72	301	42.0%	279	246,600	43	2,552	2,146	25.6%	1,848	224,700	206,700	12.2%	14	502,400	93	171,800	69	278,200	
145	Milwaukie/ Clackamas	509	378	73	282	20.0%	261	320,800	40	2,450	1,910	13.5%	1,709	287,300	248,000	16.4%	21	273,500	199	380,600	27	282,200	
146	Oregon City/ Canby	327	219	42	147	-3.9%	206	294,500	33	1,618	1,272	10.2%	1,171	274,800	248,600	16.6%	12	272,400	68	218,000	35	326,600	
147	Lake Oswego/West Linn	383	250	63	196	10.1%	225	461,800	49	1,856	1,450	5.1%	1,313	442,700	364,900	12.0%	2	1,147,500	37	274,900	7	499,300	
148	West Portland	682	453	89	341	16.8%	318	430,000	35	3,316	2,629	13.7%	2,382	401,200	328,000	14.8%	16	406,400	82	219,900	54	656,100	
149	Northwest Washington County	200	205	32	160	8.8%	152	397,700	24	1,415	1,181	14.8%	1,091	358,900	325,000	10.7%	6	285,700	31	317,500	17	349,800	
150	Beaverton/Aloha	405	461	72	400	11.7%	346	258,500	34	3,299	2,942	19.3%	2,675	240,300	210,000	11.9%	10	242,600	40	416,300	58	336,600	
151	Tigard/Wilsonville	504	391	58	311	5.1%	347	350,600	30	2,959	2,495	13.0%	2,152	309,100	275,000	15.1%	6	441,200	37	404,600	27	435,900	
152	Hillsboro/ Forest Grove	333	320	47	284	34.0%	269	253,200	41	2,297	2,041	12.4%	1,777	234,000	215,000	12.2%	16	331,700	49	302,600	68	263,300	
153	Mt. Hood: Govt. Camp/Wemme	85	43	12	32	39.1%	17	218,100	27	268	183	-10.3%	213	217,400	219,000	26.7%	3	134,500	35	98,100	0	N/A	
155	Columbia County	195	130	36	136	20.4%	115	206,100	55	986	862	20.2%	735	196,500	176,900	10.7%	6	181,400	82	88,500	13	163,800	
156	Yamhill County	383	224	36	182	13.8%	181	226,500	62	1,546	1,306	32.7%	1,120	210,500	184,900	3.1%	17	327,500	110	225,600	42	228,800	
160-200	Marion/ Polk Counties	387	189	33	122	13.0%	122	203,900	55	1,282	927	28.0%	818	194,600	169,000	9.3%	14	373,600	83	112,000	21	440,400	
	North Coastal Counties	261	103	32	95	4.4%	80	283,900	85	742	552	2.0%	473	271,600	219,000	18.5%	7	308,900	217	124,400	20	279,700	
	Columbia Gorge	344	129	29	102	N/A	89	211,800	68	897	632	N/A	570	192,000	166,100	N/A	13	299,800	280	90,400	11	170,200	

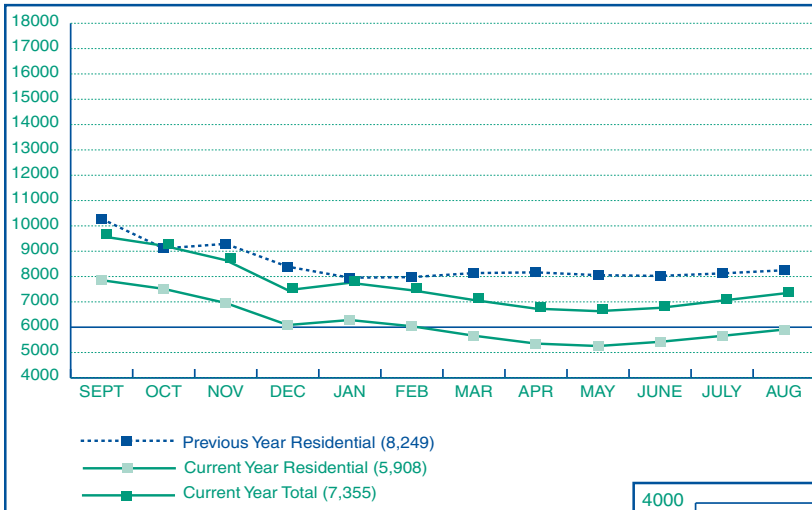
<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (9/1/04-8/31/05) with 12 months before (9/1/03-8/31/04).

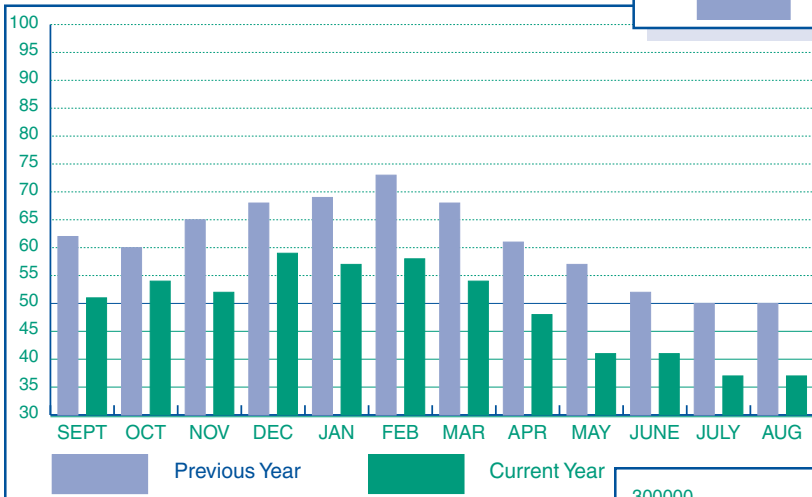
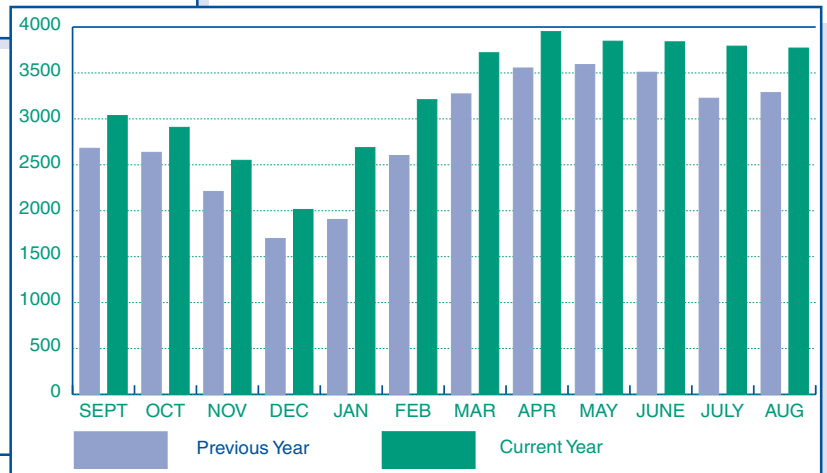
<sup>4</sup> Due to a recent increase in membership, and subsequently listings, in the Columbia Gorge areas, comparable data for these areas is no longer accurate. We will expand our coverage of these areas in this newsletter as soon as possible.

# Market Action



### PENDING SALES Metro Portland, Oregon

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

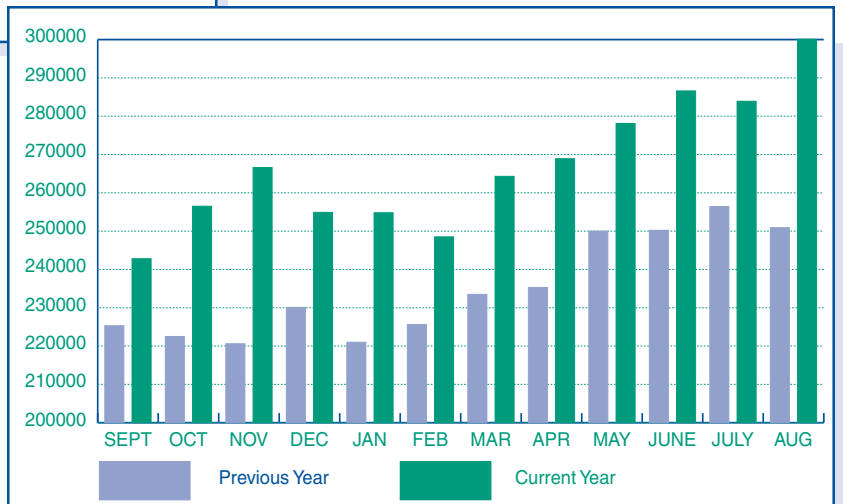


### DAYS ON MARKET Metro Portland, Oregon

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.

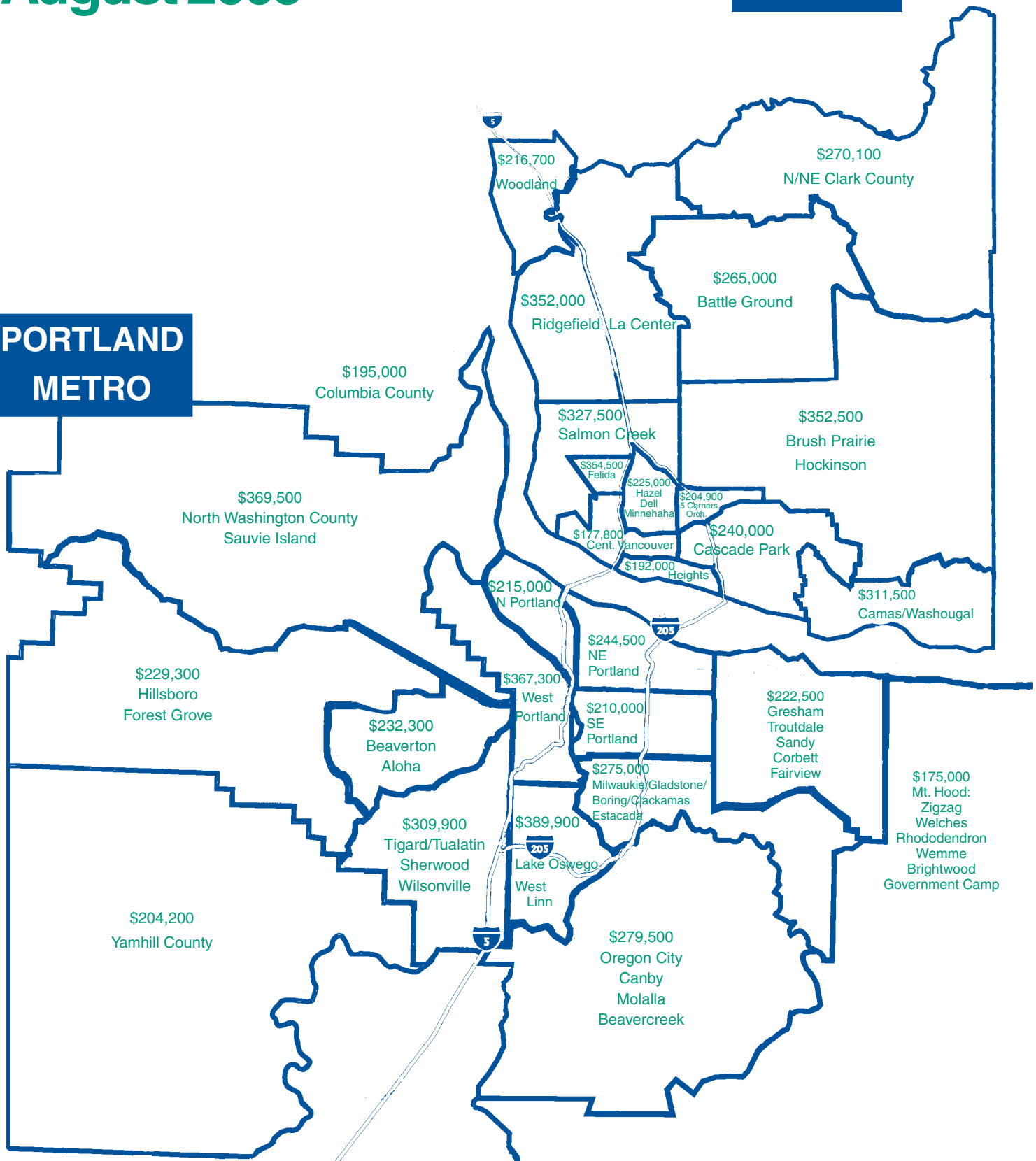


# MEDIAN SALE PRICE

## August 2005

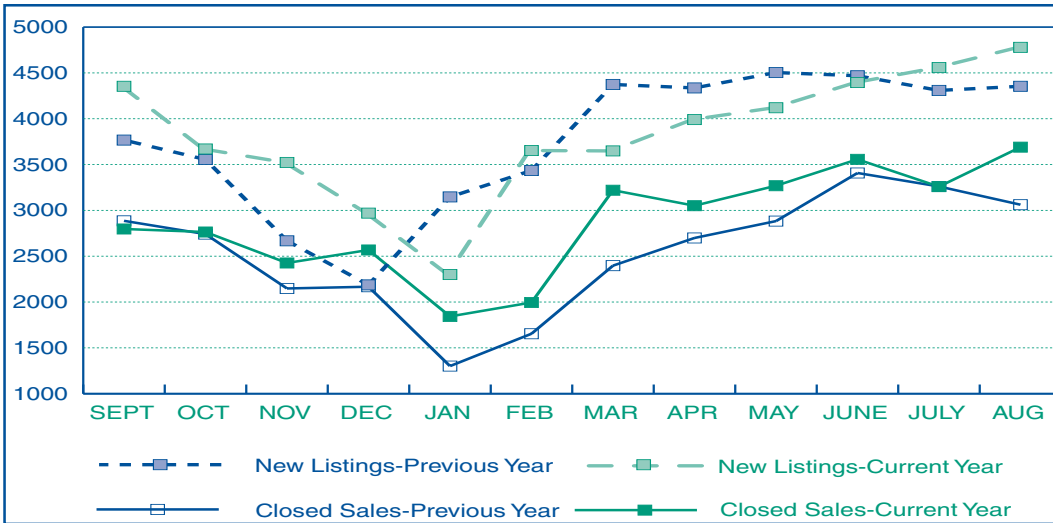
**CLARK  
COUNTY**

**PORTLAND  
METRO**



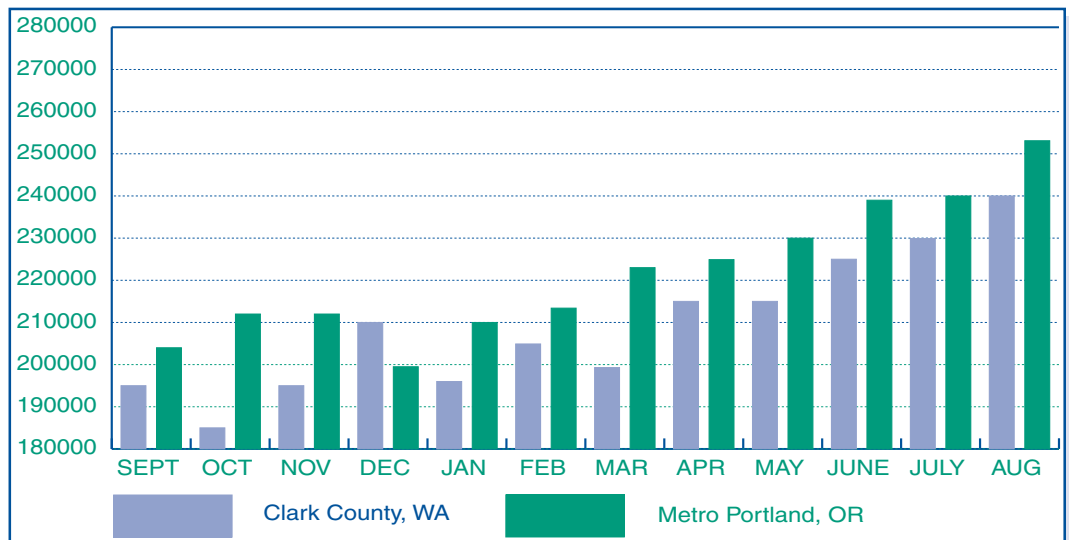
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



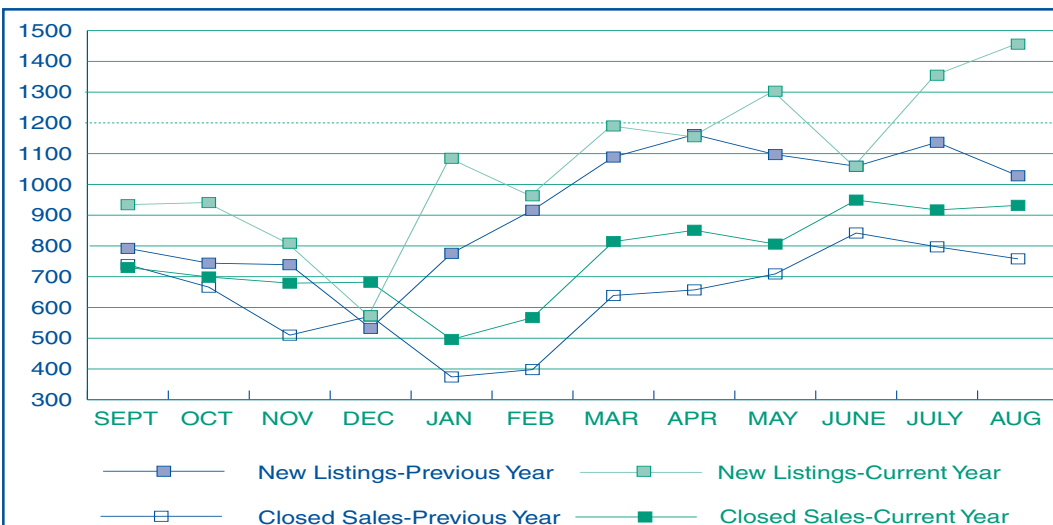
## PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

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



## SOUTHWEST WA NEW LISTINGS & CLOSED SALES

*This graph shows the new residential listings and closed sales over the past 24 months in Southwest Washington*





# SW Washington



RESIDENTIAL REVIEW: Southwest Washington

August 2005 Reporting Period

## Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	August	1,456	1,052	932	276,900	240,000	36
	Year-to-Date	9,788	7,684	6,766	251,400	216,000	44
2004	August	1,028	804	758	228,800	195,300	52
	Year-to-Date	8,204	6,237	5,506	221,600	187,000	54

### August Residential Highlights

Even with the number of closed sales and accepted offers increasing at an incredible rate, up 23%, and 30.9%, respectively, when comparing August 2005 to August 2004, the impressive addition of 41.6% new listings keeps inventory on the rise. The 2,022 active residential listings at the end of August would last 2.2 months at August's rate of sales. (See tables above and at right.)

### Year-to-Date Trends

January-August of 2005, when compared to the same time frame in 2004, generated 23.2% more pending sales, 22.8% more closed sales, and 19.3% more new listings.

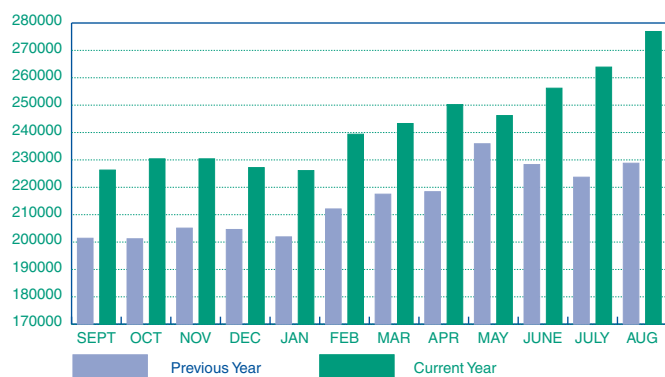
### Appreciation

Comparing the 12 months ending with August to the 12 immediately prior the average sale price climbed 13.8% (\$244,600 v. \$215,000). The median sale price rose 14.7% (\$209,900 v. \$183,000).

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

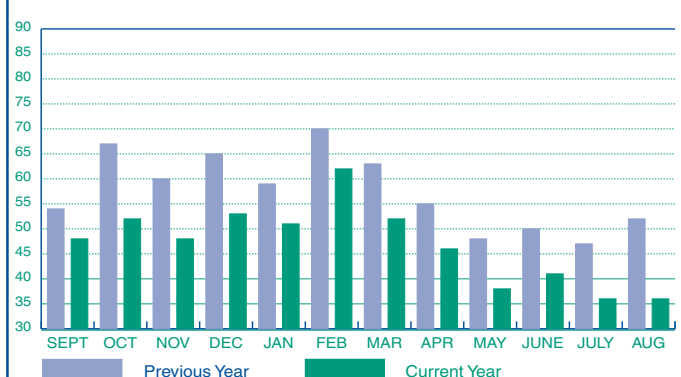
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	2.1
August	2.8	2.6	2.2
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

### AVERAGE SALE PRICE - Southwest WA



*This graph represents the average sale price for all homes sold in Southwest Washington.*

### DAYS ON MARKET - Southwest WA



*This graph shows average days on market for Southwest Washington properties from listing to accepted offer.*

# Market Action

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## Southwest 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	52	26	10	18	17.6%	20	217,400	25	297	206	5.6%	206	188,500	163,000	11.4%	5	200,300	1	54,900	20	230,200			
12	NW Heights	42	45	4	29	48.0%	37	162,300	49	314	268	34.0%	252	151,300	148,000	16.7%	2	502,500	4	225,800	50	262,800			
13	SW Heights	29	19	3	12	100.0%	10	268,500	38	124	89	36.9%	80	303,200	246,300	44.8%	1	135,000	2	550,100	1	149,000			
14	Lincoln/Hazel Dell	17	21	0	7	7.1%	15	229,800	19	133	109	12.4%	111	209,200	203,500	20.6%	2	184,000	2	110,000	5	208,300			
15	E Hazel Dell	62	77	26	60	91.7%	46	221,300	27	487	399	64.2%	277	210,500	205,000	17.5%	1	129,900	12	338,500	11	349,300			
20	NE Heights	29	37	7	30	-32.4%	23	211,700	18	250	220	10.6%	208	196,800	176,200	12.2%	1	355,000	2	1,112,500	6	263,900			
21	Orchards	85	69	11	45	14.7%	39	213,600	17	435	312	10.6%	297	204,400	192,500	15.7%	1	525,000	14	292,400	2	332,800			
22	Evergreen	115	129	19	93	1.2%	82	222,200	25	793	689	15.6%	598	204,700	187,900	12.6%	6	358,200	11	198,300	15	252,000			
23	E Heights	32	27	5	16	-36.4%	14	217,600	22	188	164	17.1%	154	257,300	198,700	29.9%	2	147,800	5	214,300	4	205,600			
24	Cascade Park	56	53	9	29	32.0%	33	290,600	35	277	220	4.8%	203	283,100	236,000	15.6%	2	37,500	1	140,000	13	268,400			
25	Five Corners	47	59	11	46	6.3%	34	219,000	18	377	316	43.0%	290	197,900	190,700	17.2%	0	N/A	0	N/A	1	327,000			
26	E Orchards	52	48	11	50	26.5%	43	306,500	42	389	311	2.0%	262	267,000	250,000	13.1%	0	N/A	3	478,300	1	298,000			
27	Fisher's Landing	56	44	4	31	-2.1%	47	271,900	26	380	324	-0.6%	321	274,100	263,000	15.7%	0	N/A	2	344,300	1	302,000			
31	SE County	23	15	1	10	22.2%	11	465,200	64	77	56	21.7%	44	374,500	317,200	11.4%	0	N/A	18	159,100	0	N/A			
32	Camas City	154	91	18	68	48.6%	52	355,000	42	641	477	12.5%	403	357,500	319,900	15.4%	3	371,000	44	193,100	13	262,400			
33	Washougal	186	76	20	51	26.3%	48	350,900	60	540	350	23.2%	290	290,100	252,800	20.1%	2	177,500	66	187,300	12	281,400			
41	N Hazel Dell	71	57	7	39	24.0%	31	329,100	44	334	272	23.1%	236	272,000	255,300	15.8%	1	1,250,000	9	197,000	0	N/A			
42	S Salmon Creek	68	51	7	45	-35.7%	27	285,900	25	398	308	25.7%	263	247,600	232,300	17.7%	3	453,300	7	350,400	2	350,000			
43	N Felida	75	52	9	37	-8.1%	34	385,900	34	356	312	16.0%	287	327,800	299,000	20.4%	0	N/A	10	196,000	1	300,000			
44	N Salmon Creek	82	39	2	27	-27.8%	26	308,800	24	238	217	-22.5%	218	284,300	234,400	22.3%	2	520,500	12	318,300	1	580,000			
50	Ridgefield	35	13	1	10	-60.9%	9	390,500	61	136	101	-25.7%	82	267,700	221,200	23.7%	0	N/A	8	141,100	0	N/A			
51	W of I-5 County	20	9	1	4	-40.0%	6	395,500	14	49	35	-34.0%	29	450,600	403,000	7.9%	0	N/A	19	259,800	0	N/A			
52	NW E of I-5 County	33	21	4	22	180.0%	14	384,900	46	122	96	35.2%	86	394,600	357,000	22.6%	0	N/A	30	192,200	0	N/A			
61	Battleground	98	104	23	69	64.1%	64	284,900	26	584	453	41.1%	397	254,000	229,900	25.1%	4	215,000	12	155,100	0	N/A			
62	Brush Prairie	103	56	8	36	-17.1%	29	376,500	26	330	237	-15.4%	218	346,100	303,300	12.0%	1	290,000	18	304,100	2	205,300			
63	East County	6	6	1	1	100.0%	2	278,000	137	13	5	-37.5%	4	320,000	332,500	9.6%	0	N/A	1	85,000	0	N/A			
64	Central County	6	4	0	6	-16.7%	5	396,800	35	37	38	18.8%	30	341,300	336,500	9.3%	0	N/A	4	216,300	0	N/A			
65	Mid-Central County	19	9	3	5	16.7%	7	488,800	116	63	54	-10.0%	44	347,600	347,000	22.2%	0	N/A	12	150,700	0	N/A			
66	Yacolt	19	11	5	10	-12.5%	7	209,700	63	82	60	57.9%	51	244,300	200,000	1.1%	0	N/A	14	170,200	1	140,000			
70	La Center	40	18	2	9	10.0%	11	332,800	62	102	73	35.2%	64	289,800	282,400	30.9%	0	N/A	13	108,900	0	N/A			
71	N Central	13	4	6	0	-40.0%	3	311,700	29	45	30	-9.1%	28	277,700	266,800	14.2%	0	N/A	12	229,400	0	N/A			
72	NE Corner	10	6	2	6	-28.6%	5	249,200	62	40	33	-19.5%	35	215,300	175,000	9.9%	1	65,000	9	103,900	0	N/A			
80	Woodland City	13	19	2	17	550.0%	26	223,300	10	266	201	428.9%	163	208,800	206,000	27.2%	4	84,100	8	444,500	0	N/A			
81	Woodland Area	35	11	4	12	14.3%	8	308,200	87	115	91	85.7%	81	255,800	225,000	10.7%	0	N/A	42	126,000	1	257,000			
82	Cowlitz County	236	130	21	102	204.8%	64	194,600	56	776	558	218.9%	454	172,400	152,000	-0.3%	8	334,400	79	105,000	17	255,000			

<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 August 2005 with August 2004. The Year-To-Date section compares year-to-date statistics from August 2005 with year-to-date statistics from August 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (9/1/04-8/31/05) with 12 months before (9/1/03-8/31/04).





# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

August 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	August	763	585	571	250,600	209,900	41
	Year-to-Date	4,795	3,826	3,452	221,100	189,900	47
2004	August	641	517	494	187,400	162,500	45
	Year-to-Date	4,673	3,717	3,359	182,400	159,000	55

### August Residential Highlights

Even with a 33.7% increase in average sale price (\$250,600 v. \$187,400) when comparing August 2005 with August 2004 the number of closed sales also increased 15.6%. The number of accepted offers also grew 13.2%. There were also 19% more new listings this month (see table above). The 1,052 active residential listings at the end of August would last 2.1 months at the current rate of sales. (See tables above and at right.)

### Year-to-Date

When comparing January-August 2005 to the same time frame in 2004 we see a slight increase in market activity. Pending sales were up 2.9%, closed sales increased 2.8% and the number of new listings grew 2.6%.

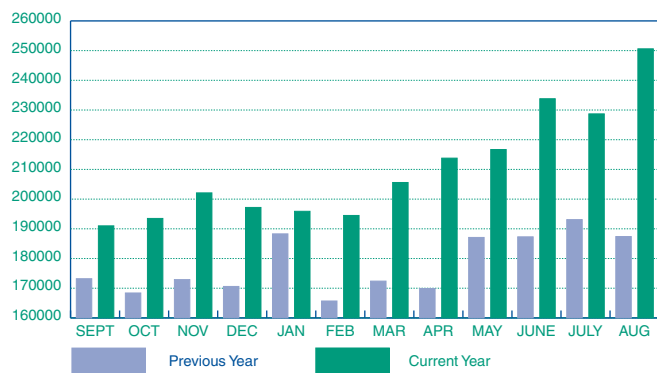
### Appreciation

Average sale prices continue to appreciate. During the 12 months that ended with August 2005 it was up 19.1% from the prior twelve months (\$212,400 v. \$178,400). Median sale price rose 17.5% (\$182,500 v. \$155,300).

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

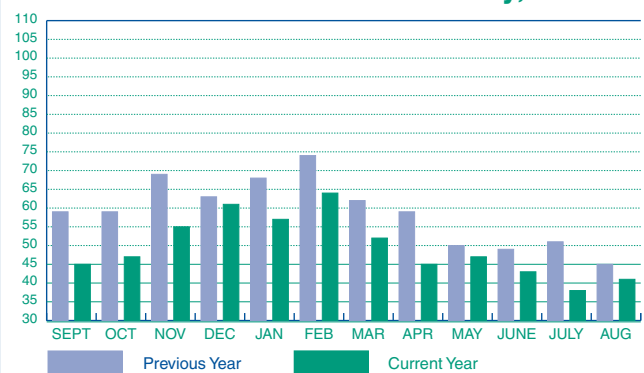
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	2.1
August	3.1	2.2	2.1
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

### 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



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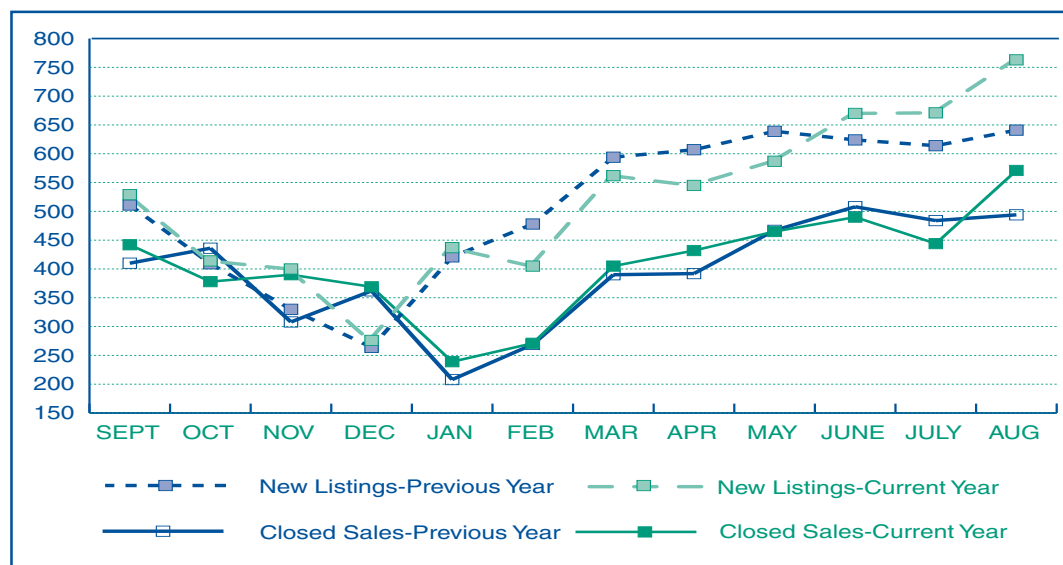
## Lane County, Oregon

	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
232 Hayden Bridge	20	23	2	15	-11.8%	13	220,100	21	125	109	5.8%	100	205,200	180,500	13.8%	0	N/A	0	N/A	6	200,700
233 McKenzie Valley	40	19	6	16	33.3%	15	497,300	73	134	90	3.4%	85	324,000	272,000	32.4%	9	404,400	17	109,200	0	N/A
234 Pleasant Hill/Oak	78	49	6	31	19.2%	27	174,500	54	228	165	-1.8%	144	170,400	137,600	12.9%	4	168,900	28	91,600	1	179,900
235 Cottage Grove/Creswell/Dorena	138	68	15	55	22.2%	43	229,700	47	478	368	3.1%	322	203,800	165,000	24.4%	1	134,900	48	73,800	5	211,600
236 Veneta/Elmira	49	41	7	23	27.8%	28	230,200	48	212	177	19.6%	162	207,300	190,000	19.2%	3	383,800	13	224,100	3	167,800
237 Junction City	57	32	8	22	-12.0%	15	204,900	98	192	156	-2.5%	141	193,100	172,500	9.9%	3	523,300	17	166,700	2	159,000
238 Florence	29	12	1	6	20.0%	4	248,600	71	48	18	28.6%	14	203,700	162,500	45.7%	1	900,000	4	116,300	0	N/A
239 Thurston	58	56	2	42	5.0%	38	206,200	44	315	275	10.4%	249	179,600	171,000	15.9%	1	205,000	12	53,800	21	332,500
240 Coburg I-5	13	5	3	6	-40.0%	10	311,800	49	55	38	-37.7%	34	312,500	233,000	32.9%	1	141,000	14	263,400	1	212,500
241 N Gilham	30	27	6	19	46.2%	12	353,900	23	146	125	14.7%	112	283,200	251,000	17.0%	0	N/A	1	230,000	1	197,000
242 Ferry Street Bridge	73	58	11	45	12.5%	42	291,500	31	351	265	2.7%	242	273,200	241,300	20.0%	2	925,000	2	81,300	7	257,700
243 E Eugene	81	49	7	30	-18.9%	51	324,700	44	348	256	-12.0%	239	292,000	262,500	21.6%	3	181,700	33	127,600	14	300,800
244 SW Eugene	101	73	17	79	54.9%	75	322,700	47	568	469	19.9%	409	285,000	250,500	21.0%	0	N/A	39	155,400	12	298,500
245 W Eugene	44	25	7	14	-17.6%	16	193,700	11	166	108	-15.6%	98	193,200	165,700	25.9%	7	458,600	2	120,000	15	261,800
246 Danebo	84	85	5	57	-13.6%	56	180,800	33	483	395	-0.5%	357	166,200	169,500	15.9%	0	N/A	7	85,900	17	205,000
247 River Road	28	21	4	20	33.3%	22	197,400	45	174	148	1.4%	129	186,800	176,500	16.0%	0	N/A	1	52,500	10	225,100
248 Santa Clara	52	50	8	45	50.0%	44	229,200	27	336	280	8.9%	260	226,700	210,700	15.9%	1	196,500	7	98,800	10	234,400
249 Springfield	58	58	7	51	10.9%	50	169,600	28	380	335	-5.1%	309	151,400	144,500	15.3%	5	167,400	7	97,200	36	199,000
250 Mohawk Valley	17	12	4	9	125.0%	10	333,000	63	56	49	22.5%	46	301,600	305,500	15.7%	0	N/A	9	120,800	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 August 2005 with August 2004. The Year-To-Date section compares year-to-date statistics from August 2005 with year-to-date statistics from August 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (9/1/04-8/31/05) with 12 months before (9/1/03-8/31/04).



### 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

August 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	August	238	201	153	198,600	165,000	54
	Year-to-Date	1,707	1,263	1,139	184,100	157,000	72
2004	August	204	195	147	163,400	140,000	105
	Year-to-Date	1,524	1,206	1,042	156,400	136,500	100

## August Residential Highlights

The number of closed sales is on the rise again in Douglas County, up 4.1% when comparing the month of August 2005 with August 2004. Pending sales increased 3.1% and new listings grew 16.7%.

## Appreciation

When comparing the twelve months ending in August 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 17.7% (\$177,600 v. 150,900). According to the same formula the median sale price appreciated 15.3% (\$151,000 v. \$131,000).

## AREA REPORT • 8/2005 • Douglas County, 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 2005 v. 2004²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004²	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	60	31	5	28	47.4%	16	212,200	54	211	151	9.4%	122	174,800	145,700	18.7%	7	812,100	42	143,900	12	438,800	
252	NW Roseburg	44	20	4	22	-15.4%	16	233,300	73	164	121	-16.0%	104	268,500	253,500	28.1%	3	683,300	28	182,900	0	N/A	
253	SE Roseburg	25	20	1	12	-29.4%	10	143,300	71	110	87	27.9%	92	159,700	169,000	20.4%	8	574,600	9	136,200	9	983,600	
254	SW Roseburg	30	14	3	13	8.3%	11	278,200	67	121	100	-3.8%	93	242,000	194,000	18.0%	1	110,000	18	109,400	0	N/A	
255	Glide & E of Roseburg	30	10	3	11	37.5%	10	314,800	69	83	71	29.1%	65	239,500	220,000	42.3%	4	207,200	28	82,900	1	149,000	
256	Sutherlin/ Oakland Area	74	30	3	23	-4.2%	16	164,700	47	215	145	-13.7%	133	178,100	151,000	14.7%	3	188,300	24	90,300	3	168,300	
257	Winston & SW of Roseburg	50	22	6	14	-17.6%	14	214,200	48	180	127	-1.6%	121	168,600	150,000	9.3%	5	586,800	20	77,000	3	141,300	
258	Myrtle Creek & S/SE of Roseburg	103	34	2	42	35.5%	26	146,900	39	278	204	6.3%	176	154,600	139,300	18.3%	7	199,600	42	59,000	7	196,000	
259	Green District	32	19	1	16	-11.1%	19	153,000	44	129	108	-8.5%	94	143,700	135,000	19.0%	3	292,000	33	47,500	0	N/A	
265	North Douglas County	80	38	11	20	-13.0%	15	216,600	60	216	149	65.6%	139	164,500	139,000	6.7%	4	138,000	20	96,800	1	123,500	
	Douglas County Totals	528	238	39	201	3.1%	153	198,600	54	1,707	1,263	4.7%	1,139	184,100	157,000	17.7%	45	435,500	264	99,900	36	463,600	

<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 August 2005 with August 2004. The Year-To-Date section compares year-to-date statistics from August 2005 with year-to-date statistics from August 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (9/1/04-8/31/05) with 12 months before (9/1/03-8/31/04).).



# Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

August 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	August	169	121	104	198,400	171,000	72
	Year-to-Date	1,075	755	678	179,200	155,000	72
2004	August	138	103	112	144,200	140,000	65
	Year-to-Date	964	749	668	142,900	126,000	85

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	August	55	42	41	342,300	302,200	90
	Year-to-Date	440	244	213	336,200	309,000	91
2004	August	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 August Residential Highlights

Coos County welcomed 22.5% new listings, comparing August 2005 with August 2004. Pending sales were also up 17.5%. Meanwhile, closed sales dropped 7.1%.

### Appreciation

Comparing the twelve months ending in August 2005 to the twelve prior, the sale price of Coos County homes appreciated 27.3% (\$175,900 v. \$138,200).

### Curry County August Residential Highlights

The number of closed sales in August 2005 increased when compared with July 2005 (41 v. 30). Meanwhile pending sales and new listings both decreased (42 v. 50 and 55 v. 65, respectively).

We are continuing to compile data and will include appreciation and percentage changes for all categories beginning with the January 2006 edition.

## AREA REPORT • 8/2005 • 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/Cancelled Listings	Pending Sales	Pending Sales 2004 v. 2003 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2004 v. 2003 <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
260 Coos County	373	169	39	121	17.5%	104	198,400	72	1,075	755	0.8%	678	179,200	155,000	27.3%	28	297,400	167	117,700	29	214,600
270 City, Airport, Marina Hts., NB Chetco	119	32	9	22	N/A	26	359,200	69	246	145	N/A	133	340,000	310,000	N/A	3	545,000	43	200,100	8	301,300
271 Harbor, Winchuck, SB Chetco	38	14	4	13	N/A	8	250,600	107	93	55	N/A	47	304,200	245,000	N/A	3	224,000	18	203,100	1	237,000
272 Carpenterville, Cape Ferrello, Whaleshead	21	7	0	5	N/A	5	297,000	127	46	30	N/A	24	361,500	357,500	N/A	0	N/A	3	327,300	0	N/A
273 Gold Beach	14	2	0	2	N/A	1	620,000	162	28	9	N/A	5	452,800	530,000	N/A	1	2,549,000	1	260,000	0	N/A
274 Port Orford, Langlois	17	0	3	0	N/A	1	585,000	246	27	5	N/A	4	286,900	195,000	N/A	1	179,500	6	164,400	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 August 2005 with August 2004. The Year-To-Date section compares year-to-date statistics from August 2005 with year-to-date statistics from August 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (9/1/04-8/31/05) with 12 months before (9/1/03-8/31/04).



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### Lane County

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### Curry County

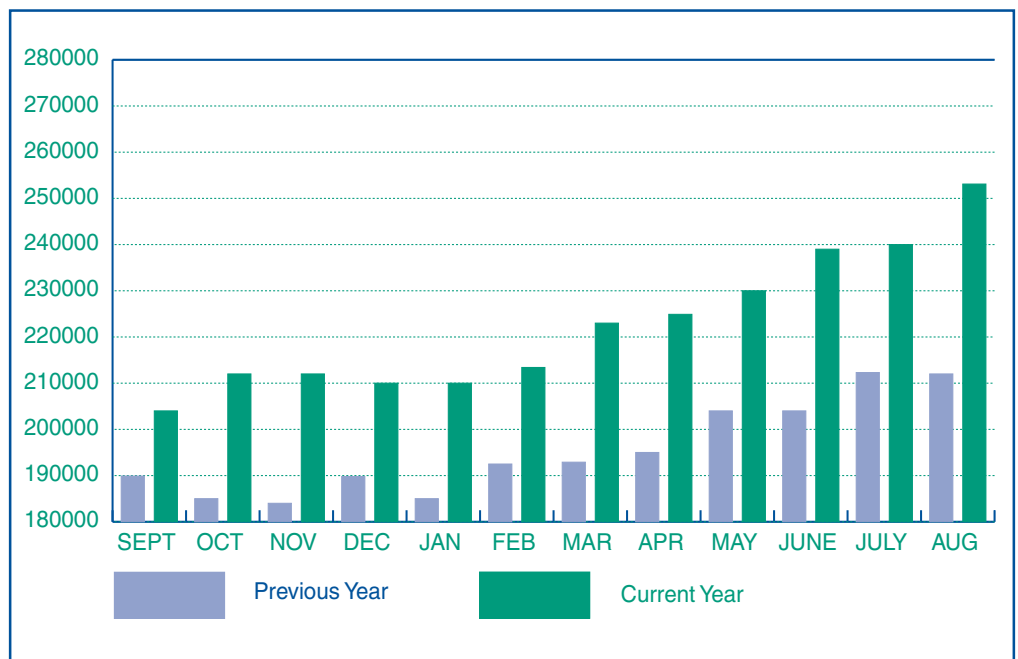
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## MEDIAN SALE PRICE - Metro Portland, Oregon



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