

# MARKET ACTION



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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

December 2005 Reporting Period

### December Residential Highlights

While 2005 saw an overall increase in market activity the last month of the year saw a decrease across the board. Accepted offers dropped 9.5%, new listings fell 5.7% and closed sales decreased 1.3%. (See table below.)

At the end of December there were 5,387 active residential listings in the Portland metro area. Given the month's rate of sales, the would last 2.1 months (see table to right).

### Fourth Quarter Report

The last quarter of 2005 in the Portland metro area, when compared to the same quarter in 2004 saw some growth, with 7.9% new listings (9,357 v. 8,671) and 4.4% more closed sales (8,381 v. 8,028). Accepted offers in the Portland metro area, however, decreased a slight 1.6% (7,217 v. 7,333).

### A Summary of 2005

Year's end saw an increase in overall market activity with 13.1% more closed sales, a 10.7% increase in accepted offers and a 5.9% greater number of new listings when compared with 2004. Further, we had a record breaking total volume in real estate sales of \$10.6 billion. Compared with 2004's \$8.1 billion that is an increase of 30.9%. The 15% increase in average sale price (\$282,900 v. \$246,000) and the 15% appreciation of median sale price (\$237,500 v. \$204,500) may also account for the increase.

### Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2005	\$233,800	27.2%
2004	\$183,800	16%
2003	\$158,500	-6.5%
2002	\$169,600	N/A

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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	1.9
October	3.5	2.7	2.2
November	4.2	2.9	2.2
December	3.7	2.4	2.1

## Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	December	2,169	1,822	2,536	296,700	252,900	41
	Year-to-Date	48,520	37,991	37,403	282,900	237,500	43
2004	December	2,300	2,014	2,568	254,900	210,000	59
	Year-to-Date	45,807	34,313	33,075	246,000	204,500	56

# AREA REPORT • 12/2005

## Metro Portland & Adjacent Regions,

		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	
141	North Portland	205	107	87	78	-9.3%	99	228,700	33	2,104	1,559	6.1%	1,553	208,800	197,000	18.1%	21	366,300	34	120,100	96	380,300		
142	Northeast Portland	438	211	177	159	-14.1%	251	278,100	28	4,958	3,731	3.2%	3,783	262,300	231,000	15.8%	41	354,200	51	150,800	203	344,100		
143	Southeast Portland	666	312	279	279	-3.5%	351	243,100	36	6,882	5,047	18.4%	4,963	230,900	200,000	14.6%	49	348,600	146	153,600	370	360,500		
144	Gresham/ Troutdale	379	141	68	165	14.6%	216	238,800	44	3,566	2,957	20.1%	2,879	230,000	214,500	12.9%	22	451,600	133	186,900	99	276,200		
145	Milwaukie/ Clackamas	495	192	98	104	-22.4%	177	300,100	44	3,547	2,624	9.2%	2,557	293,200	255,000	16.8%	24	296,400	249	365,600	43	316,200		
146	Oregon City/ Canby	271	100	67	89	-1.1%	126	319,300	43	2,239	1,726	6.7%	1,713	282,400	255,000	18.9%	18	287,200	107	206,100	52	305,000		
147	Lake Oswego/West Linn	348	118	89	96	12.9%	94	480,600	55	2,608	1,905	2.2%	1,884	452,600	370,700	13.6%	3	866,500	52	332,300	9	452,300		
148	West Portland	593	177	145	174	-16.7%	238	430,700	40	4,657	3,538	7.2%	3,467	410,700	339,000	14.5%	28	407,300	116	229,400	72	676,600		
149	Northwest Washington County	194	79	35	73	-19.8%	93	361,000	35	1,973	1,589	7.8%	1,558	369,400	334,600	14.5%	9	407,100	56	323,500	21	350,100		
150	Beaverton/Aloha	448	201	114	178	-23.3%	257	269,700	33	4,718	3,992	13.1%	3,945	246,500	220,000	13.6%	15	289,000	68	377,700	91	325,900		
151	Tigard/Wilsonville	453	164	111	138	-6.8%	194	352,400	42	4,118	3,356	10.8%	3,200	328,500	290,000	24.8%	15	373,800	53	448,900	32	423,300		
152	Hillsboro/ Forest Grove	301	154	76	133	-12.5%	206	258,300	42	3,252	2,788	10.1%	2,749	243,500	223,500	17.0%	28	313,000	64	278,900	130	278,700		
153	Mt. Hood: Govt. Camp/Wemme	59	12	17	19	-32.1%	31	291,500	58	365	268	-23.2%	330	231,400	222,400	32.5%	5	240,700	49	89,400	1	545,000		
155	Columbia County	192	77	32	42	-22.2%	93	211,100	42	1,393	1,168	17.4%	1,141	199,200	183,700	15.3%	16	265,200	135	97,100	20	177,100		
156	Yamhill County	345	124	73	95	9.2%	110	263,900	76	2,140	1,743	23.6%	1,681	223,600	192,000	12.1%	28	317,400	177	213,300	64	272,900		
103-110 111-117	Marion/ Polk Counties	388	108	49	92	33.3%	90	224,700	62	1,840	1,330	30.3%	1,228	203,100	177,000	16.5%	18	448,100	119	125,400	36	436,900		
180-200	North Coastal Counties	223	50	74	23	-39.5%	47	277,700	102	1,036	714	-1.8%	713	279,100	225,000	13.7%	11	324,300	332	121,000	29	285,600		
103-110 111-117	Columbia Gorge	309	61	52	53	N/A	54	235,900	48	1,464	1,110	N/A	1,092	204,900	175,000	N/A	38	312,400	531	96,900	27	180,600		

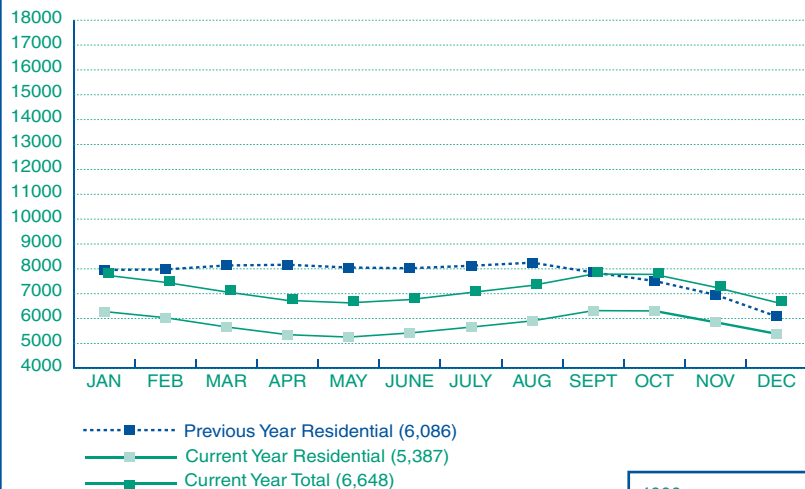
<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

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

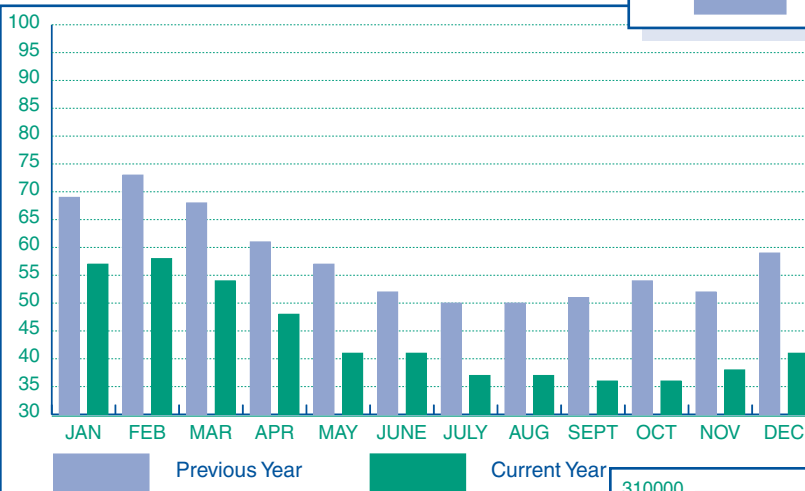
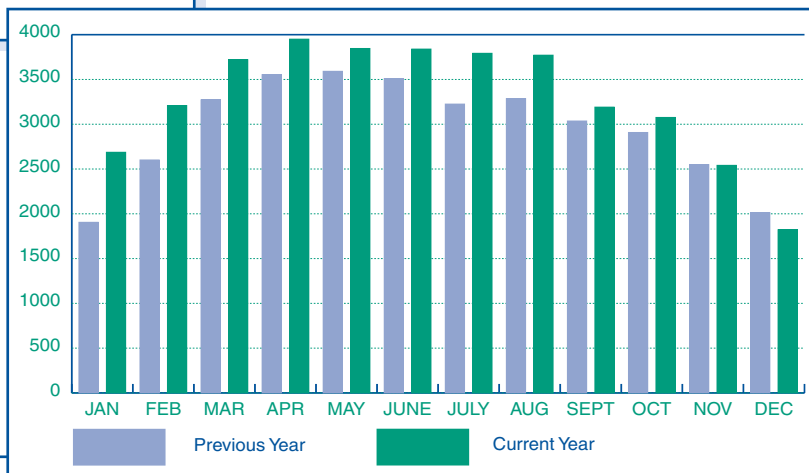
<sup>4</sup> Due to a recent increase in membership, and subsequently listings, in the Columbia Gorge areas, comparable data for these areas is no longer accurate. We will expand our coverage of these areas in this newsletter as soon as possible.

# Market Action



## PENDING SALES Metro Portland, Oregon

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

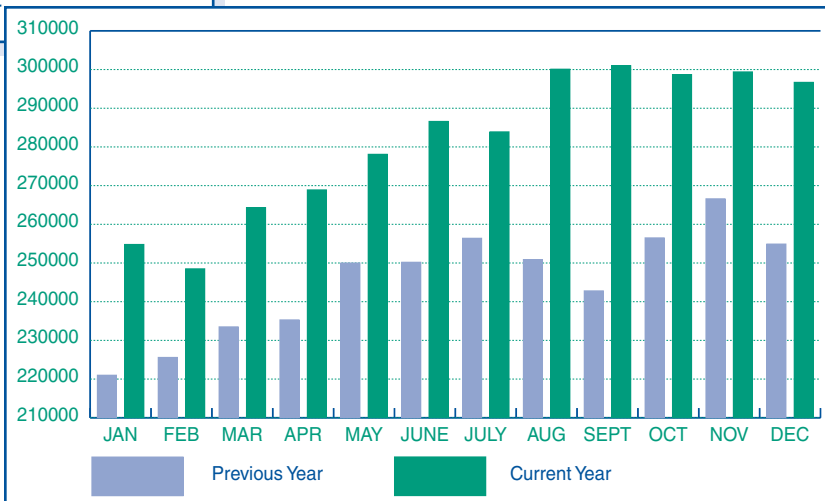


## DAYS ON MARKET Metro Portland, Oregon

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.

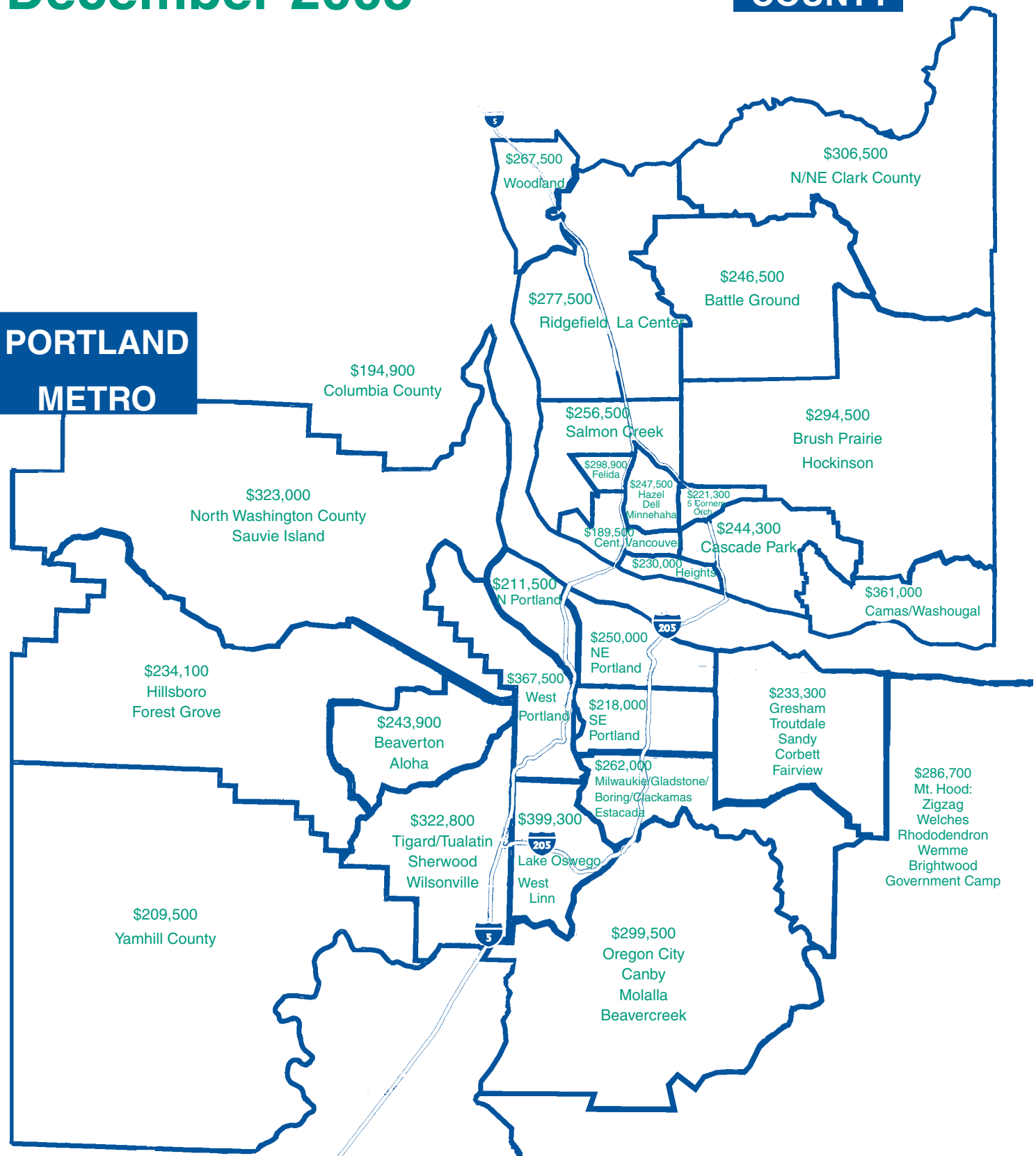


# MEDIAN SALE PRICE

## December 2005

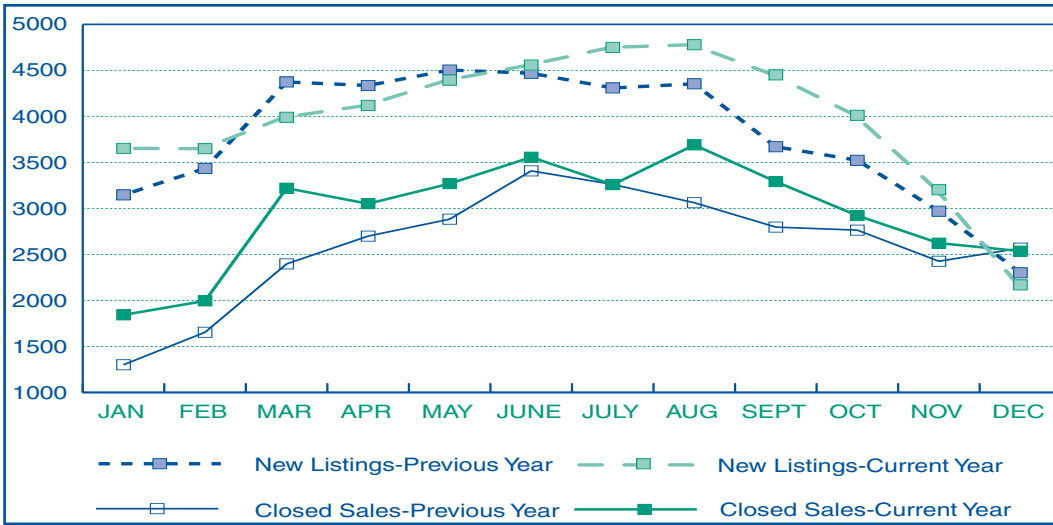
**CLARK  
COUNTY**

**PORTLAND  
METRO**



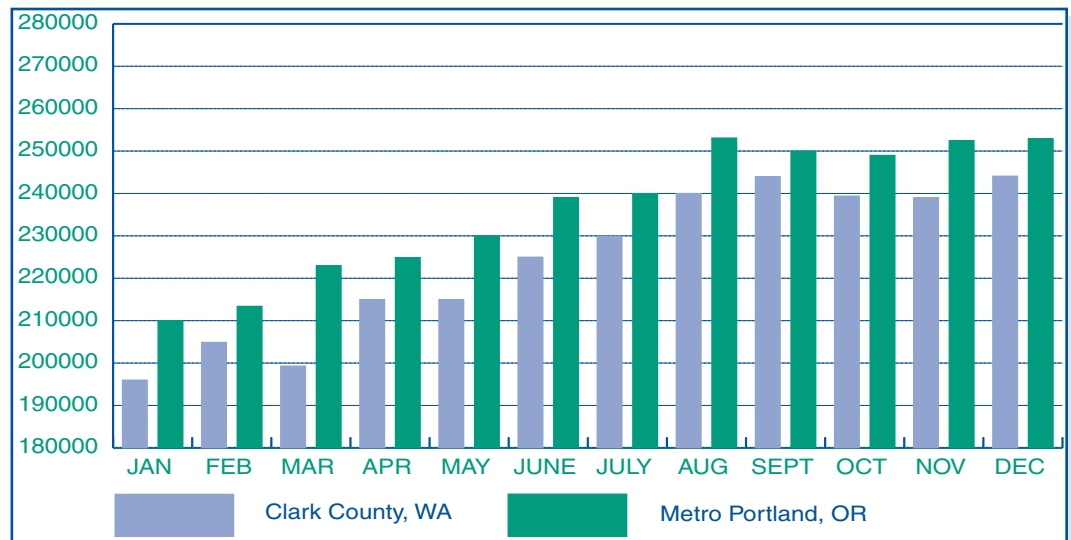
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



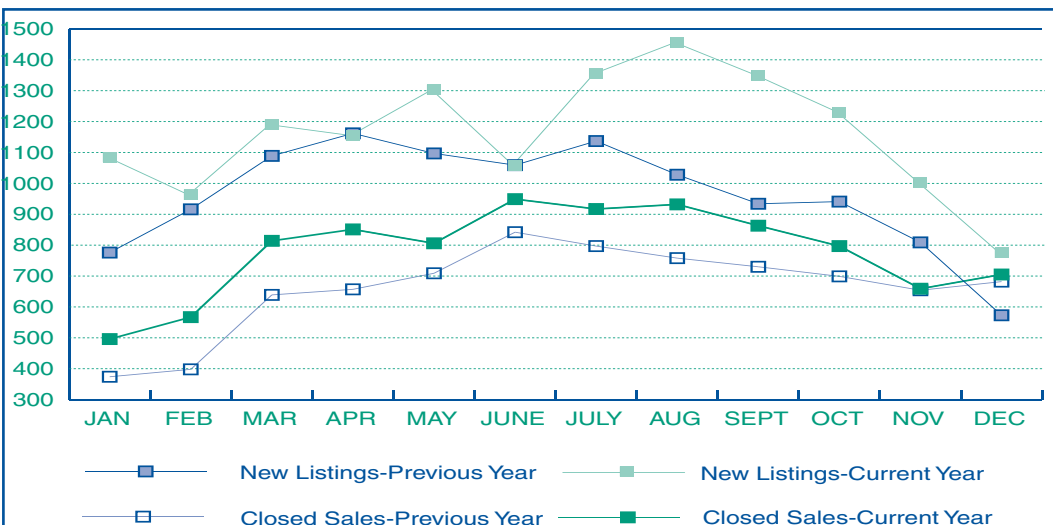
## PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

*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

December 2005 Reporting Period

## Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	December	775	512	705	291,200	244,100	49
	Year-to-Date	14,045	10,300	10,063	260,800	225,000	44
2004	December	573	508	682	227,200	199,500	53
	Year-to-Date	11,444	8,819	8,474	224,000	189,000	53

### December Residential Highlights

It's not raining cats and dogs in SW Washington, but rather there seems to be a torrential downpour of new listings in the area. The month ended with 35.3% more listings than in December 2004. Closed sales were also up 3.4% from this time last year. Pending sales increased slightly, up 0.8%. For more information please see the above table.

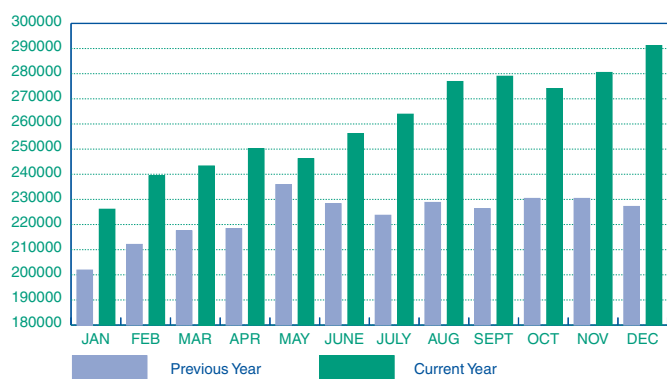
### A Summary of 2005

Market Activity in Clark County is still on the rise. Following two strong years, the activity level in 2005 is still elevated. The number of new listings in 2005 rose 22.7% when compared with the previous year. The number of closed sales also grew 18.8% from 2004's year end and accepted offers increased 16.8%. The average sale price also continued to climb by 16.4% (\$260,800 v. \$224,000) and median sale price appreciated 18.5% (\$225,000 v. \$189,000). All of this activity resulted in a \$2.6 billion in dollar volume—a 36.8% increase over 2004's \$1.9 billion.

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

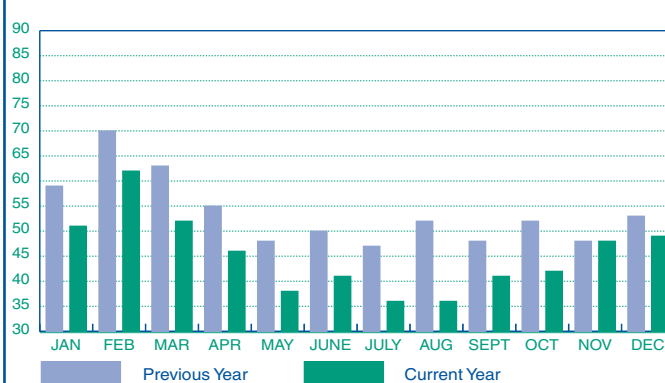
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	2.1
August	2.8	2.6	2.2
September	2.7	2.6	2.6
October	2.8	2.6	3.0
November	4.0	2.7	3.7
December	3.2	2.5	3.3

### 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

# AREA REPORT • 12/2005

## 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	44	17	20	16	71.4%	24	263,600	51	414	303	8.2%	307	199,100	165,000	9.9%	5	200,300	3	99,300	35	234,500	
12	NW Heights	54	22	12	23	108.3%	25	181,400	32	464	370	28.5%	355	158,300	153,900	14.7%	2	502,500	11	194,100	70	252,700	
13	SW Heights	36	7	9	10	100.0%	8	265,500	60	180	118	22.9%	109	295,600	242,000	9.8%	2	295,000	3	476,700	4	336,000	
14	Lincoln/Hazel Dell	23	12	6	7	-54.5%	5	221,500	26	194	152	-1.3%	152	218,300	209,900	25.2%	2	184,000	2	110,000	7	263,000	
15	E Hazel Dell	111	44	16	29	123.8%	47	242,800	31	702	505	38.4%	488	214,500	214,000	24.6%	1	129,900	20	298,800	13	318,900	
20	NE Heights	35	22	8	12	18.8%	19	290,800	46	350	293	-5.5%	297	208,500	186,500	19.9%	4	1,025,800	6	560,000	8	289,400	
21	Orchards	105	43	25	29	0.0%	35	260,800	37	646	457	6.3%	435	213,600	198,000	19.5%	1	525,000	16	273,900	4	316,000	
22	Evergreen	127	42	32	37	55.3%	73	219,500	33	1,116	920	8.6%	895	208,600	192,700	10.5%	7	338,400	14	271,000	26	265,600	
23	E Heights	29	12	9	7	-16.7%	10	268,700	78	250	203	14.7%	211	266,000	204,000	19.1%	2	147,800	10	175,300	6	201,200	
24	Cascade Park	63	17	13	20	160.0%	26	379,900	56	416	309	5.1%	297	292,700	245,000	15.8%	3	53,300	5	349,500	21	270,100	
25	Five Corners	55	26	8	18	19.2%	31	215,900	32	556	437	35.3%	421	206,600	199,900	19.2%	2	622,500	4	1,025,000	3	365,700	
26	E Orchards	70	32	12	18	110.0%	21	322,300	52	524	393	-3.4%	392	284,300	270,000	24.5%	0	N/A	3	478,300	2	346,000	
27	Fisher's Landing	55	25	18	17	-27.6%	21	272,900	40	537	431	-7.7%	440	279,700	269,900	17.1%	0	N/A	5	625,700	1	302,000	
31	SE County	36	10	6	2	50.0%	3	345,300	48	112	66	4.8%	65	394,200	365,000	34.1%	0	371,000	26	190,600	0	N/A	
32	Camas City	208	48	45	34	20.6%	41	609,500	90	950	634	12.2%	605	391,700	338,000	22.1%	3	307,500	59	208,500	17	293,500	
33	Washougal	236	51	32	20	155.6%	46	336,500	62	808	473	24.8%	448	314,900	271,900	29.0%	4	1,250,000	96	190,500	16	328,400	
41	N Hazel Dell	55	39	13	27	-5.6%	17	405,600	44	458	370	19.7%	346	282,400	262,000	23.5%	1	453,300	11	178,600	0	N/A	
42	S Salmon Creek	78	40	11	24	17.2%	34	251,200	35	563	428	19.6%	397	246,800	238,000	15.7%	3	475,000	10	368,000	4	314,500	
43	N Felida	71	20	16	21	0.0%	25	248,500	32	501	419	12.3%	416	321,100	294,400	17.5%	1	493,700	15	176,600	1	300,000	
44	N Salmon Creek	103	21	13	13	15.0%	23	348,900	42	380	295	-18.7%	305	300,200	258,000	29.0%	3	N/A	19	539,100	1	580,000	
50	Ridgefield	51	14	11	8	375.0%	19	247,100	24	203	129	-27.9%	141	267,600	227,600	26.3%	0	N/A	14	138,200	0	N/A	
51	W of I-5 County	21	3	4	2	-50.0%	2	400,000	52	70	47	-28.8%	46	470,200	405,000	8.6%	0	N/A	22	257,600	0	N/A	
52	NW E of I-5 County	29	5	4	7	-10.0%	9	439,500	159	164	128	33.3%	130	406,200	377,500	30.7%	0	175,800	39	316,400	1	359,900	
61	Battleground	141	53	20	29	65.2%	38	256,600	49	865	604	26.6%	585	262,700	236,600	26.7%	6	375,000	20	195,000	1	225,900	
62	Brush Prairie	118	44	19	18	45.0%	29	345,500	73	528	345	-7.0%	341	350,700	300,000	15.9%	3	N/A	29	264,900	5	253,600	
63	East County	4	0	4	0	N/A	0	N/A	N/A	16	5	-44.4%	5	341,000	334,000	10.8%	0	N/A	3	166,300	0	N/A	
64	Central County	11	3	1	0	N/A	1	585,000	109	50	46	12.2%	46	371,300	382,500	31.0%	0	N/A	8	260,600	0	N/A	
65	Mid-Central County	22	5	6	2	0.0%	3	303,600	52	89	66	-16.5%	64	358,300	350,800	24.9%	0	N/A	16	155,300	0	N/A	
66	Yacolt	31	12	4	5	-50.0%	2	242,500	52	128	76	35.7%	75	260,800	209,900	9.0%	0	N/A	21	178,200	1	140,000	
70	La Center	45	9	9	3	-20.0%	4	465,200	174	144	90	16.9%	93	304,100	290,000	16.7%	1	239,200	22	120,600	0	N/A	
71	N Central	18	4	5	2	-66.7%	1	321,000	77	65	37	-7.5%	36	310,400	275,500	40.1%	0	N/A	15	208,500	0	N/A	
72	NE Corner	10	1	2	2	0.0%	3	306,500	87	55	43	-29.5%	46	234,900	189,000	29.6%	1	65,000	10	100,200	0	N/A	
80	Woodland City	23	11	2	7	14.3%	8	242,400	66	302	225	257.1%	229	215,400	210,200	24.9%	6	104,100	10	385,100	0	N/A	
81	Woodland Area	31	8	14	6	-42.9%	4	223,500	64	153	112	47.4%	109	286,900	225,000	6.6%	2	537,500	59	136,900	1	257,000	
82	Cowlitz County	192	53	70	37	118.2%	48	187,700	41	1,092	771	175.4%	736	176,300	158,000	2.1%	9	357,200	146	97,400	26	252,400	

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

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





# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

December 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	December	322	303	345	233,200	202,000	44
	Year-to-Date	6,923	5,383	5,280	226,000	195,000	45
2004	December	276	305	369	197,200	169,900	61
	Year-to-Date	6,342	5,147	5,054	186,500	161,500	53

### December Residential Highlights

Comparing December 2005 to December 2004 there were 16.7% more new listings on the market, but the number of closed sales dropped 6.5%. Pending sales also decreased slightly-0.7%. (See table above.) Despite these findings the area's inventory, which measures the residential listings on the market (927 at the end of December) against the month's closed sales, would last only 2.5 months (see table to right).

### A Summary of 2005

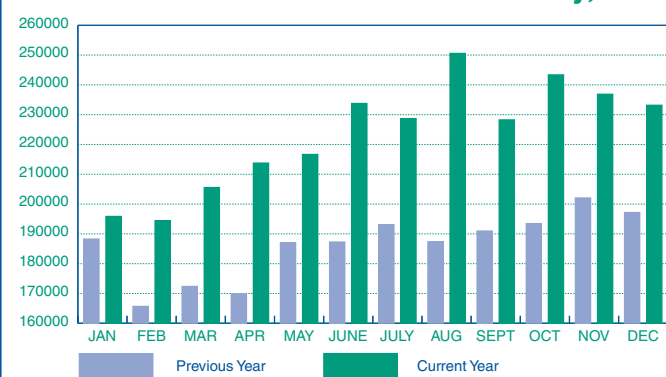
As shown in the Year-to-Date rows of the table above, 2005 brought 9.2% more new listings when compared to the same time period in 2004. The county also saw accepted offers rise 4.6% and the number of closed sales grew 4.5%.

Average sale price 21.2% during the year (\$226,000 v. \$186,500) and median sale price rose 20.7% (\$195,000 v. \$161,500). Together the market measures account for a 33% increase in dollar volume (\$1.2 billion v. \$940 million).

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

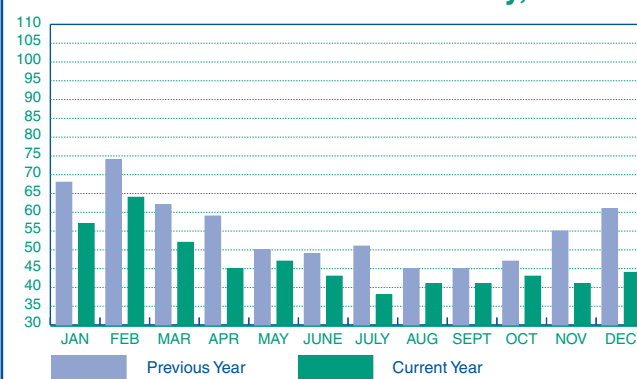
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	2.1
August	3.1	2.2	2.1
September	3.4	2.6	2.5
October	3.0	2.8	2.8
November	3.8	2.5	2.6
December	2.8	2.2	2.5

### 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 • 12/2005

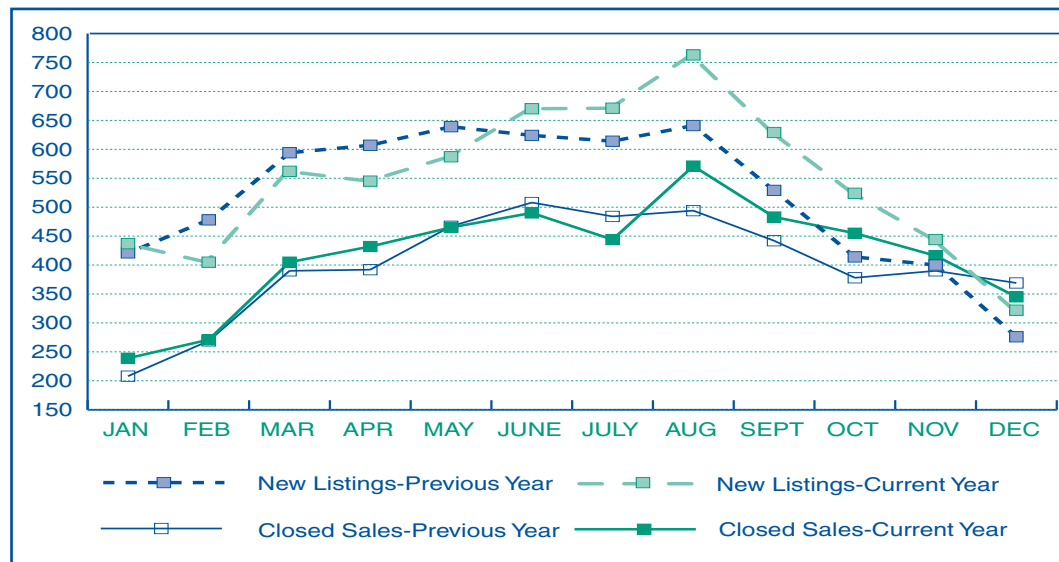
## Lane County, Oregon

	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	
232	Hayden Bridge	21	11	4	9	-10.0%	7	195,300	20	187	149	6.4%	145	209,300	190,000	13.6%	1	2,300,000	1	535,000	8	200,300
233	McKenzie Valley	32	8	10	5	-16.7%	7	384,400	33	177	123	7.9%	125	323,800	280,000	19.1%	9	404,400	30	121,100	1	279,000
234	Pleasant Hill/Oak	66	13	11	11	-15.4%	12	159,300	51	327	226	-3.0%	216	181,800	139,500	9.3%	9	134,000	40	87,100	3	121,100
235	Cottage Grove/ Creswell/Dorena	109	28	27	24	-14.3%	28	158,200	61	658	491	-3.2%	484	206,000	170,000	27.2%	6	376,400	60	76,000	6	229,700
236	Veneta/Elmira	53	22	12	14	0.0%	15	245,500	42	317	243	17.4%	233	213,900	191,300	10.2%	3	383,800	19	194,200	3	167,800
237	Junction City	41	14	7	12	-7.7%	20	226,300	66	268	217	-1.8%	214	205,300	177,900	4.1%	3	523,300	21	164,500	3	215,300
238	Florence	24	1	6	4	300.0%	0	N/A	N/A	69	27	50.0%	23	318,000	245,000	104.4%	1	900,000	8	120,200	0	N/A
239	Thurston	52	33	16	35	66.7%	40	225,500	39	505	429	24.3%	414	185,600	179,700	19.7%	2	217,500	17	59,800	34	301,100
240	Coburg I-5	15	6	3	6	50.0%	6	399,900	90	91	63	-18.2%	59	298,300	218,000	35.0%	2	145,500	20	267,000	2	246,300
241	N Gilham	26	8	3	10	42.9%	15	299,100	42	211	178	26.2%	176	293,600	253,700	33.0%	0	N/A	1	230,000	2	235,500
242	Ferry Street Bridge	62	16	5	21	0.0%	25	287,300	45	487	380	7.6%	378	280,800	245,000	20.5%	2	925,000	2	81,300	9	268,600
243	E Eugene	58	18	17	10	-50.0%	20	284,700	49	506	361	-9.1%	358	296,600	265,000	29.5%	4	265,000	49	133,700	28	315,600
244	SW Eugene	90	21	14	25	-24.2%	28	284,900	49	789	620	16.3%	615	283,600	259,000	17.5%	0	N/A	65	184,500	20	298,300
245	W Eugene	34	9	6	6	-33.3%	9	214,700	26	235	163	-6.3%	148	194,800	177,500	23.9%	9	435,600	3	103,300	27	292,000
246	Danebo	63	44	11	47	34.3%	43	190,600	36	706	594	5.9%	573	172,700	175,000	18.9%	0	N/A	11	85,000	21	210,200
247	River Road	23	10	7	13	116.7%	11	210,500	29	249	204	4.1%	199	194,300	185,500	19.8%	2	253,000	3	108,600	16	242,200
248	Santa Clara	60	23	10	19	-32.1%	26	273,700	48	474	374	1.1%	382	234,800	219,800	21.7%	1	196,500	7	98,800	18	280,900
249	Springfield	82	33	12	30	-3.2%	33	167,200	32	592	482	-3.4%	478	156,000	147,300	20.9%	8	322,600	13	84,900	53	236,100
250	Mohawk Valley	16	4	4	2	-60.0%	0	N/A	N/A	75	59	-3.3%	60	316,900	316,800	19.5%	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 December 2005 with December 2004. The Year-To-Date section compares year-to-date statistics from December 2005 with year-to-date statistics from December 2004.

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



### LANE COUNTY NEW LISTINGS & CLOSED SALES

*This graph shows the  
new residential list-  
ings and closed sales in  
Lane County, Oregon*



# Douglas County



## RESIDENTIAL REVIEW: Douglas County, Oregon

December 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	December	139	96	106	243,900	183,500	70
	Year-to-Date	2,473	1,724	1,704	197,600	163,000	71
2004	December	117	96	139	170,100	130,000	77
	Year-to-Date	2,065	1,720	1,656	159,900	138,000	91

### December Residential Highlights

When comparing the month of December 2005 with December 2004, Douglas County saw another substantial increase of new listings, up 18.8%. The number of pending sales was same and the number of closed sales dropped 23.7%.

### A summary of 2005

For the year, Douglas County generated 19.8% new listings as well as a 2.9% increase in closed sales. The number of new listings stayed relatively the same. The annual dollar volume reached \$336 million--a 26.8% increase from the previous year, which was \$265 million.

## AREA REPORT • 12/2005 • 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	57	19	7	10	150.0%	12	201,600	70	292	210	9.9%	192	179,900	152,300	36.4%	11	625,200	55	128,100	17	362,300		
252	NW Roseburg	60	12	12	10	25.0%	13	380,000	85	249	172	-16.5%	171	282,500	255,000	23.1%	7	398,900	41	201,100	1	285,000		
253	SE Roseburg	31	8	12	5	-50.0%	3	153,300	111	161	120	7.1%	120	161,800	169,000	12.3%	11	543,100	13	160,800	11	843,600		
254	SW Roseburg	48	13	6	10	-28.6%	5	219,800	33	182	128	-5.9%	126	266,900	224,500	14.3%	3	529,000	27	122,400	0	N/A		
255	Glide & E of Roseburg	27	5	8	3	0.0%	4	285,500	68	110	84	1.2%	87	289,000	250,000	55.7%	8	173,000	34	85,900	1	149,000		
256	Sutherlin/ Oakland Area	70	11	11	14	7.7%	15	255,900	75	311	210	-6.3%	210	188,800	156,000	23.5%	4	172,100	35	91,600	4	160,000		
257	Winston & SW of Roseburg	62	25	10	6	-45.5%	11	291,900	46	266	168	-6.7%	173	182,400	154,000	20.6%	7	473,400	28	79,000	8	190,800		
258	Myrtle Creek & S/SE of Roseburg	103	24	22	17	21.4%	22	187,200	49	407	276	-2.1%	276	164,700	143,200	32.6%	11	191,800	68	71,700	9	196,800		
259	Green District	48	13	9	7	0.0%	11	218,600	73	195	152	-5.6%	148	165,500	140,000	24.1%	4	236,500	38	57,600	0	N/A		
265	North Douglas County	75	9	9	14	16.7%	10	222,200	117	300	204	40.7%	201	172,100	145,000	18.1%	7	207,400	34	105,100	4	160,300		
	Douglas County Totals	581	139	106	96	0.0%	106	243,900	70	2,473	1,724	0.2%	1,704	197,600	163,000	23.7%	73	371,600	373	106,300	55	371,800		

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

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



# Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

December 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	December	80	50	51	202,300	160,000	61
	Year-to-Date	1,516	1,003	1,013	194,400	165,000	71
2004	December	53	65	76	171,800	130,000	77
	Year-to-Date	1,269	1,068	1,020	151,800	130,000	83

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	December	35	20	22	436,000	345,000	74
	Year-to-Date	648	343	341	335,000	300,000	90
2004	December	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 December Residential Highlights

December 2005 saw 50.9% new listings, when compared with December 2004. Closed and pending sales both decreased 32.9% and 23.1% respectively.

#### Summary of 2005

For the year, Coos County generated 19.5% more new listings. Pending sales fell 6.1% and closed sales dropped 0.7%.

### Curry County December Residential Highlights

The number of new listings and pending sales decreased in December 2005 when compared with November 2005 (35 v. 51 and 20 v. 29, respectively). Closed sales also decreased (22 v. 27).

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

## AREA REPORT • 12/2005 • Coos & Curry Counties, 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
260	Coos County	401	80	63	50	-23.1%	51	202,300	61	1,516	1,003	-6.1%	1,013	194,400	165,000	27.4%	42	359,100	249	126,000	45	232,100
270	City, Airport, Marina Hts., NB	107	20	12	17	N/A	11	319,200	78	350	202	N/A	200	328,700	300,000	N/A	4	458,500	60	221,600	11	282,300
271	Harbor, Winchuck, SB Chetco	43	9	4	1	N/A	4	348,000	37	133	77	N/A	79	317,600	275,000	N/A	5	192,200	22	201,600	1	237,000
272	Carpenterville, Cape Ferrello, Whaleshead	15	3	2	1	N/A	4	423,500	116	63	43	N/A	43	360,700	340,000	N/A	0	N/A	8	248,300	0	N/A
273	Gold Beach	28	1	5	1	N/A	3	998,300	53	56	13	N/A	11	536,100	330,000	N/A	3	1,687,000	3	210,000	1	260,000
274	Port Orford, Langlois	14	2	5	0	N/A	0	N/A	N/A	46	8	N/A	8	250,100	195,000	N/A	1	179,500	8	147,600	0	N/A

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

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



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### Curry County

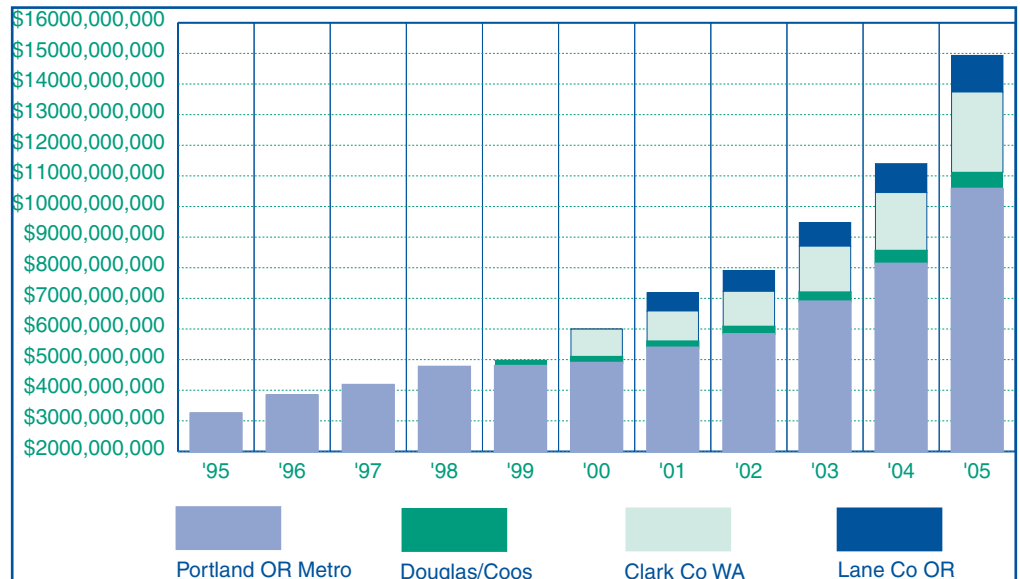
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