

# MARKET ACTION



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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

January 2005 Reporting Period

### January Residential Highlights

In contrast to January 2004, this winter has been much warmer both in terms of the temperatures and the real estate market. By the end of January, closed sales reached a total that was 41.7% greater than that of the previous month. Similarly, accepted offers were up by 41% and the pool of new listings was 16% larger. At January's rate of sales, Portland's 6,284 active residential listings would take approximately 3.4 months to sell.

### Average Price by County, 2004

	Average Sale Price	Change 2003-04
Clackamas	\$288,200	+12%
Columbia	\$172,400	+7.8%
Multnomah	\$238,400	+11%
Washington	\$241,700	+7.1%
Yamhill	\$199,400	+10.5%

### New Construction in 2004

The number of homes listed as proposed, under construction, or new construction continues to rise. The number of properties listed as such in 2004 (4,754) is 13.8% greater than those listed in 2003 (4,177). Their average sale price rose 8.9% (\$271,900 v. \$249,600) while median sale price rose 9.6% (\$217,900 v. \$198,800).

### Affordability

The average Portland family household had 144% of the income needed to purchase the median-priced home (\$210,000) in the greater metro area. A family making the median annual income (\$67,900) would pay \$980.40 a month for this home with a 20% down payment and a 30-year, 5.75% (per Freddie Mac) fixed-rate mortgage.

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### Inventory in Months

	2003	2004	2005
January	5.8	6.1	3.4
February	5.5	4.8	
March	4.3	3.4	
April	4.1	3.0	
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	January	3,653	2,687	1,843	254,800	210,000	57
	Year-to-Date	3,653	2,687	1,843	254,800	210,000	57
2004	January	3,147	1,905	1,301	221,000	185,000	69
	Year-to-Date	3,147	1,905	1,301	221,000	185,000	69

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## Metro Portland & Adjacent Regions, Oregon

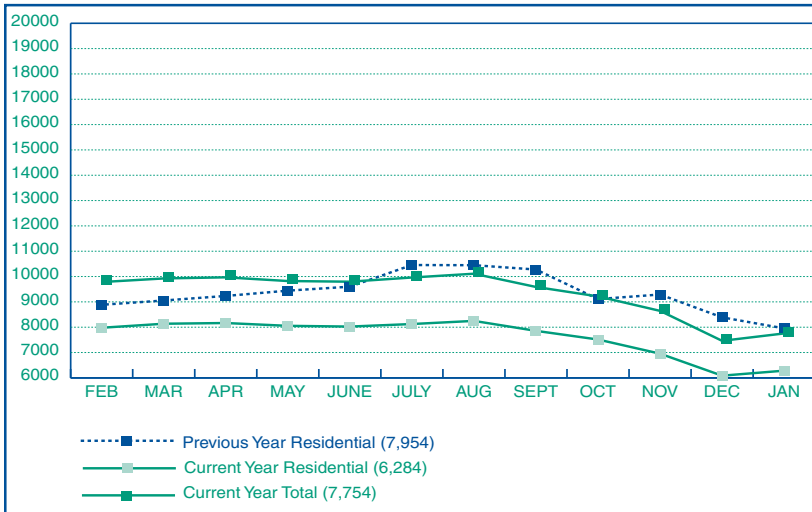
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003 <sup>2</sup>	Closed Sales	Average 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	194	122	43	114	21.3%	72	181,000	45	122	114	21.3%	72	181,000	170,100	11.8%	1	250,000	2	50,000	4	272,700	
142	Northeast Portland	540	392	120	274	24.0%	174	229,100	38	392	274	24.0%	174	229,100	198,750	8.9%	1	465,000	2	152,300	15	292,900	
143	Southeast Portland	800	479	145	295	28.3%	269	208,700	55	479	295	28.3%	269	208,700	174,200	9.8%	3	195,200	15	136,800	27	419,700	
144	Gresham/ Troutdale	531	273	97	199	36.3%	118	218,000	69	273	199	36.3%	118	218,000	204,750	9.6%	1	875,000	11	107,000	5	236,100	
145	Milwaukie/ Clackamas	458	262	88	191	25.7%	130	269,800	57	262	191	25.7%	130	269,800	226,500	17.1%	3	231,700	29	184,600	1	399,000	
146	Oregon City/ Canby	288	157	34	116	43.2%	89	254,200	60	157	116	43.2%	89	254,200	224,900	9.4%	1	215,000	6	373,400	1	197,500	
147	Lake Oswego/West Linn	389	180	67	127	30.9%	87	387,000	59	180	127	30.9%	87	387,000	329,900	14.2%	0	N/A	4	319,300	0	N/A	
148	West Portland	648	368	95	310	59.0%	167	377,000	67	368	310	59.0%	167	377,000	319,900	9.8%	1	473,500	11	156,700	4	613,500	
149	Northwest Washington County	218	159	31	109	55.7%	97	359,700	42	159	109	55.7%	97	359,700	325,000	8.6%	0	N/A	7	226,900	3	337,500	
150	Beaverton/Aloha	587	366	77	271	57.6%	204	229,500	53	366	271	57.6%	204	229,500	200,000	9.4%	0	N/A	5	167,600	6	243,500	
151	Tigard/Wilsonville	462	250	56	220	23.6%	133	277,400	52	250	220	23.6%	133	277,400	244,900	8.4%	0	N/A	2	358,800	2	461,000	
152	Hillsboro/ Forest Grove	403	279	50	227	62.1%	140	219,000	60	279	227	62.1%	140	219,000	201,750	6.9%	1	170,000	4	319,800	5	189,800	
153	Mt. Hood: Govt. Camp/Wemme	48	24	10	26	420.0%	26	181,400	79	24	26	420.0%	26	181,400	206,486	8.3%	0	N/A	3	77,600	0	N/A	
155	Columbia County	270	114	28	81	68.8%	52	185,700	99	114	81	68.8%	52	185,700	165,000	9.6%	1	175,000	12	144,600	0	N/A	
156	Yamhill County	448	228	51	127	67.1%	85	198,600	63	228	127	67.1%	85	198,600	164,900	12.2%	3	192,700	12	158,000	4	291,900	
170-210	Marion/ Polk Counties	380	110	45	70	14.8%	63	164,800	89	110	70	14.8%	63	164,800	160,000	0.0%	1	21,000	5	62,500	2	469,200	
180-200	North Coastal Counties	253	81	15	51	2.0%	30	164,500	104	81	51	2.0%	30	164,500	129,500	11.4%	1	262,500	9	159,100	2	438,500	
200-250	Columbia Gorge	91	12	20	4	0.0%	5	224,200	130	12	4	0.0%	5	224,200	149,000	14.2%	0	N/A	4	83,700	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 January 2005 with January 2004. The Year-To-Date section compares year-to-date statistics from January 2005 with year-to-date statistics from January 2004.

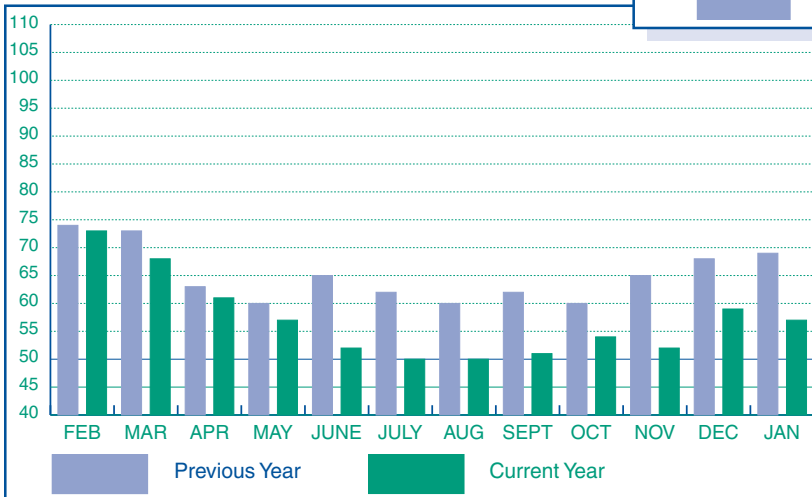
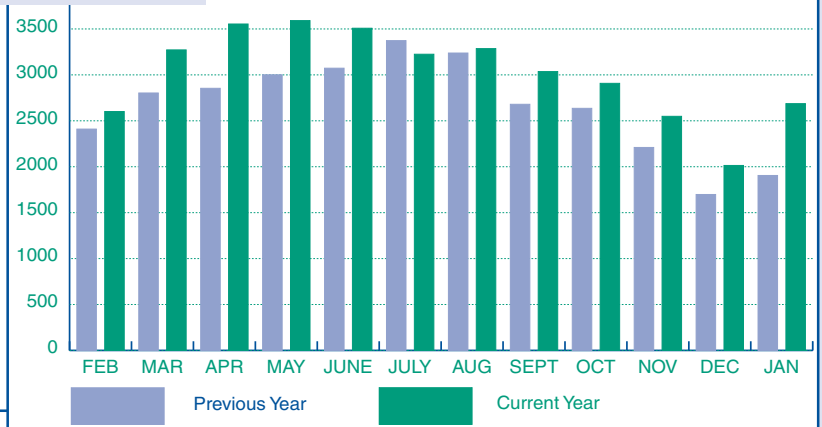
<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/04-1/31/05) with 12 months before (2/1/03-1/31/04).

# Market Action



### PENDING SALES Metro Portland, Oregon

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

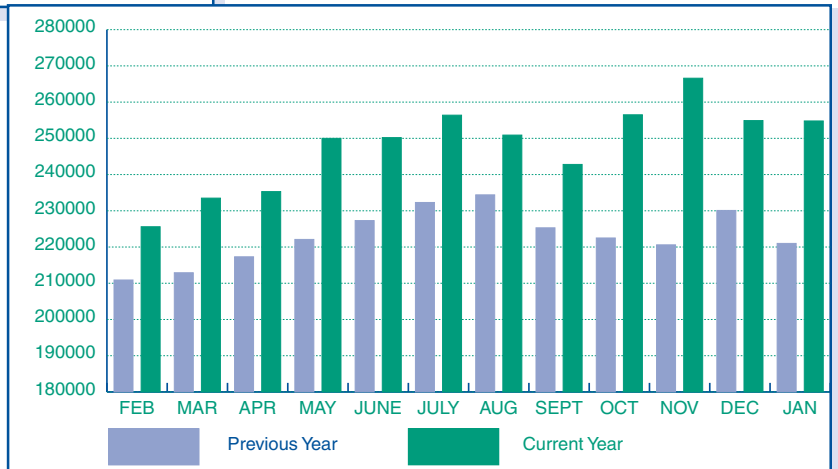


### DAYS ON MARKET Metro Portland, Oregon

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.

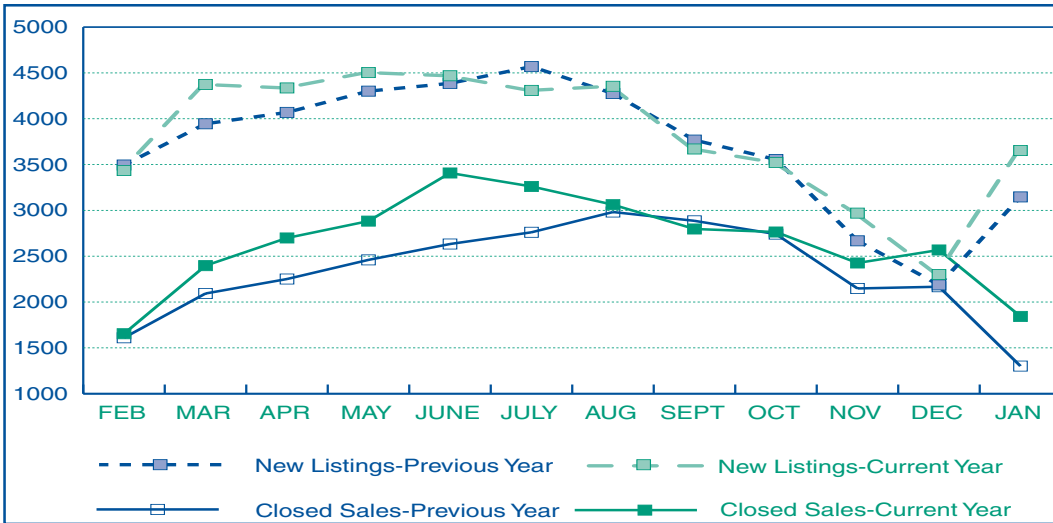


**CLARK  
COUNTY**



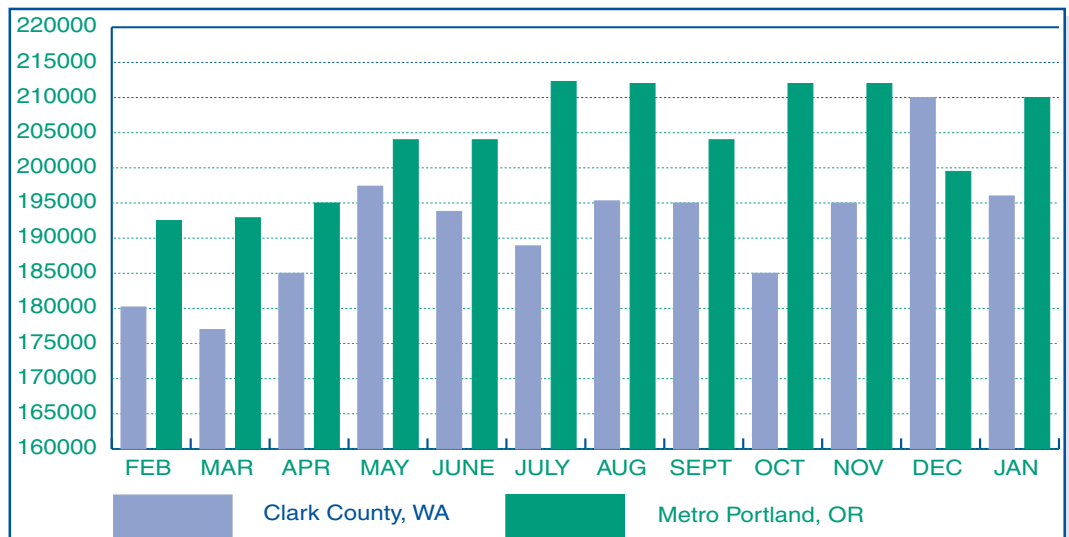
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



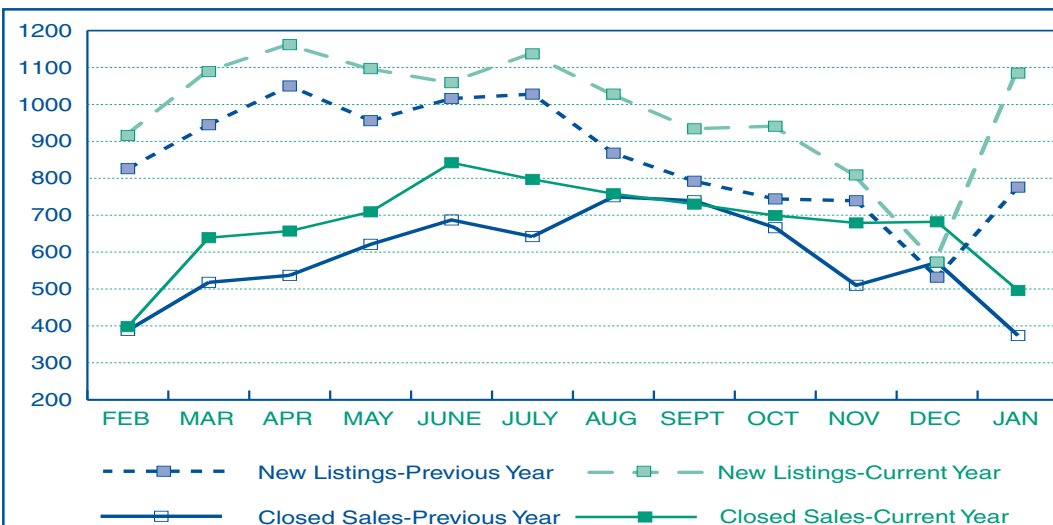
## PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

*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*





### Residential Market Highlights

Clark County, Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	January	1,085	776	496	226,100	196,000	51
	Year-to-Date	1,085	776	496	226,100	196,000	51
2004	January	776	530	374	201,900	169,900	59
	Year-to-Date	776	530	374	201,900	169,900	59

### January Residential Highlights

Clark County saw unseasonably high levels of market activity in January 2005 when compared to January 2004. There were 46.4% more pending sales. New listings increased 39.8%. Closed sales were also up 32.6%. At January's rate of sales, Clark County's 1,755 active residential listings would require approximately three-and-a-half months to sell.

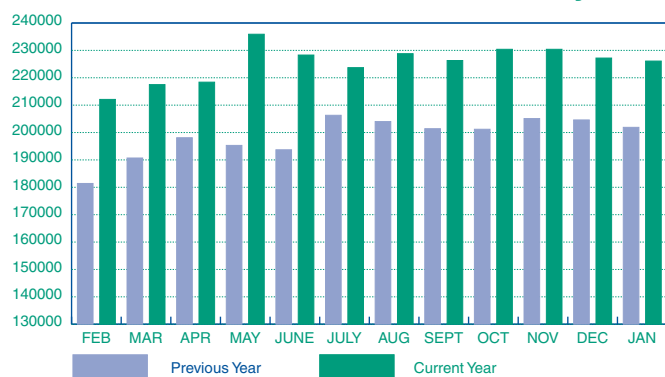
### New Construction in 2004

Of the 8,474 closed sales in 2004 in Clark County, 1,799 were labeled as proposed, under construction, or new construction—constituting 21.2% of the total. The total of 1,799 is also 29.8% higher than the total in 2003 (1,386). At the same time, those listings garnered higher sale prices. The average sale price for the group appreciated 13.2% from 2003 (\$271,000 v. \$239,500). The Median sale price of the group was \$234,000, up 15.3% from 2003's median of \$203,000.

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

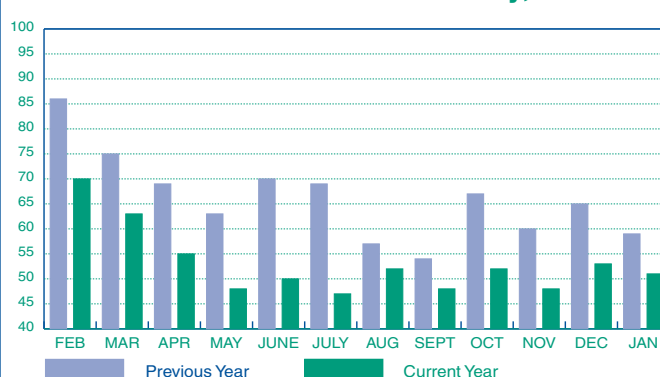
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	
March	4.5	2.9	
April	4.4	2.9	
May	3.6	2.7	
June	3.1	2.3	
July	3.3	2.5	
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

### 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.*

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## Clark County, Washington

		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	
11	Downtown Vancouver	26	14	10	13	-40.9%	14	162,300	60	14	13	-40.9%	14	162,300	156,500	15.1%	0	N/A	0	N/A	1	212,000	
12	NW Heights	47	33	9	19	35.7%	10	136,700	83	33	19	35.7%	10	136,700	128,500	20.1%	0	N/A	1	205,000	2	192,800	
13	SW Heights	29	15	2	10	66.7%	3	170,300	49	15	10	66.7%	3	170,300	131,000	32.5%	0	N/A	0	N/A	0	N/A	
14	Lincoln/Hazel Dell	28	15	4	7	133.3%	12	172,100	54	15	7	133.3%	12	172,100	181,300	13.9%	0	N/A	1	110,000	0	N/A	
15	E Hazel Dell	56	45	12	34	126.7%	19	208,500	56	45	34	126.7%	19	208,500	200,000	14.7%	0	N/A	0	N/A	0	N/A	
20	NE Heights	36	28	4	27	58.8%	18	173,200	39	28	27	58.8%	18	173,200	166,500	15.0%	0	N/A	0	N/A	2	181,800	
21	Orchards	49	42	5	30	11.1%	26	187,700	34	42	30	11.1%	26	187,700	173,300	12.4%	0	N/A	1	315,000	0	N/A	
22	Evergreen	79	60	8	80	37.9%	47	171,200	34	60	80	37.9%	47	171,200	165,000	13.7%	0	N/A	1	161,000	4	219,400	
23	E Heights	40	22	1	15	-16.7%	15	233,200	57	22	15	-16.7%	15	233,200	207,000	11.5%	0	N/A	0	N/A	2	212,400	
24	Cascade Park	30	21	4	17	41.7%	10	239,900	48	21	17	41.7%	10	239,900	240,000	19.8%	0	N/A	0	N/A	1	224,900	
25	Five Corners	23	35	2	36	111.8%	18	180,900	35	35	36	111.8%	18	180,900	172,000	11.9%	0	N/A	0	N/A	0	N/A	
26	E Orchards	65	82	14	35	34.6%	25	249,400	24	82	35	34.6%	25	249,400	222,900	7.4%	0	N/A	0	N/A	0	N/A	
27	Fisher's Landing	45	47	2	33	83.3%	28	249,800	30	47	33	83.3%	28	249,800	253,500	14.8%	0	N/A	1	188,500	0	N/A	
31	SE County	20	5	3	3	200.0%	6	295,800	57	5	3	200.0%	6	295,800	260,000	12.9%	0	N/A	1	90,000	0	N/A	
32	Camas City	151	78	22	35	-12.5%	20	347,300	77	78	35	-12.5%	20	347,300	318,500	16.4%	0	N/A	10	155,000	0	290,000	
33	Washougal	134	64	12	33	50.0%	18	248,900	103	64	33	50.0%	18	248,900	210,500	16.0%	0	N/A	5	120,600	1	N/A	
41	N Hazel Dell	74	43	5	31	106.7%	16	225,800	37	43	31	106.7%	16	225,800	199,000	10.9%	1	1,250,000	0	N/A	0	N/A	
42	S Salmon Creek	60	50	17	38	100.0%	17	200,600	42	50	38	100.0%	17	200,600	200,000	18.3%	0	N/A	0	N/A	0	N/A	
43	N Felida	72	31	3	27	-15.6%	22	310,900	86	31	27	-15.6%	22	310,900	277,000	16.5%	0	N/A	1	210,000	0	N/A	
44	N Salmon Creek	79	30	9	35	66.7%	30	236,900	36	30	35	66.7%	30	236,900	201,400	2.1%	0	N/A	2	125,000	0	N/A	
50	Ridgefield	20	7	7	8	-55.6%	16	224,200	2	7	8	-55.6%	16	224,200	220,000	8.7%	0	N/A	1	129,300	0	N/A	
51	W of I-5 County	15	4	6	5	66.7%	2	432,500	97	4	5	66.7%	2	432,500	432,500	48.7%	0	N/A	3	246,400	0	N/A	
52	NW E of I-5 County	53	19	4	13	62.5%	7	292,800	69	19	13	62.5%	7	292,800	287,600	18.5%	0	N/A	2	117,500	0	N/A	
61	Battleground	80	66	6	60	76.5%	33	221,200	55	66	60	76.5%	33	221,200	208,200	18.0%	0	N/A	0	N/A	0	N/A	
62	Brush Prairie	78	34	19	21	-27.6%	18	321,000	74	34	21	-27.6%	18	321,000	254,500	12.7%	0	N/A	3	198,000	0	N/A	
63	East County	2	1	0	0	-100.0%	0	N/A	N/A	1	0	-100.0%	N/A	N/A	N/A	46.0%	0	N/A	0	N/A	0	N/A	
64	Central County	10	2	3	5	N/A	0	N/A	N/A	2	5	N/A	N/A	N/A	N/A	-1.2%	0	N/A	0	N/A	0	N/A	
65	Mid-Central County	24	4	2	1	-50.0%	2	261,800	122	4	1	-50.0%	2	261,800	261,800	14.7%	0	N/A	1	138,000	0	N/A	
66	Yacolt	19	8	4	6	N/A	3	314,600	39	8	6	N/A	3	314,600	365,000	13.2%	0	N/A	2	72,500	1	140,000	
70	La Center	28	4	2	7	16.7%	8	230,000	67	4	7	16.7%	8	230,000	236,000	37.2%	0	N/A	1	135,000	0	N/A	
71	N Central	18	8	4	4	300.0%	1	490,000	40	8	4	300.0%	1	490,000	490,000	7.6%	0	N/A	1	122,000	0	N/A	
72	NE Corner	11	5	1	5	25.0%	1	326,900	80	5	5	25.0%	1	326,900	326,900	17.3%	0	N/A	0	N/A	0	N/A	
80	Woodland City	67	100	37	42	950.0%	7	153,300	45	100	42	950.0%	7	153,300	141,500	23.1%	0	N/A	1	122,500	0	N/A	
81	Woodland Area	45	20	7	10	150.0%	5	204,600	90	20	10	150.0%	5	204,600	215,000	37.2%	0	N/A	2	67,500	0	N/A	
82	Cowlitz County	142	43	18	31	138.5%	19	188,200	95	43	31	138.5%	19	188,200	134,300	5.4%	0	N/A	4	55,600	2	642,500	

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/04-1/31/05) with 12 months before (2/1/03-1/31/04).





# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

January 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	January	437	348	239	195,900	167,000	57
	Year-to-Date	437	348	239	195,900	167,000	57
2004	January	421	308	208	188,300	157,500	68
	Year-to-Date	421	308	208	188,300	157,500	68

### January Residential Highlights

Along with the unusually warm winter weather, Lane County experienced a mild rise in market activity in January 2005 compared to the same month in 2004. At the end of the month the total number of closed sales was 14.9% greater than the previous year (see table above). There were also 13% more accepted offers in 2005 than 2004, as well as 3.8% more new listings. Lane County's 813 active residential listings would last approximately 3.4 months at the county's current rate of sales.

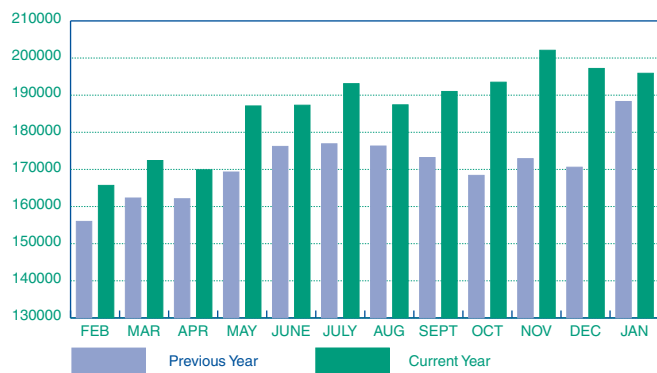
### New Construction in 2004

Lane County listed 296 properties as proposed, under construction, or new construction in 2004, up 3.5% from the 286 in 2003. While the number of these listings is still down slightly from the number of new constructions for sale in 2002 (296 v. 298), the prices for these homes continue to climb. Average sale price increased 17.3% (\$217,600 v. \$185,500), and median sale price rose 21.2% (\$188,500 v. \$166,400).

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

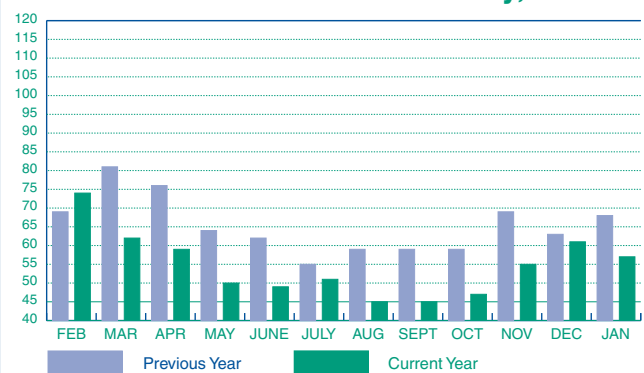
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	
March	4.0	2.6	
April	4.2	2.6	
May	3.6	2.3	
June	3.6	2.0	
July	3.4	2.2	
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

### AVERAGE SALE PRICE - Lane County, OR



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

### DAYS ON MARKET - Lane County, OR



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

# Market Action



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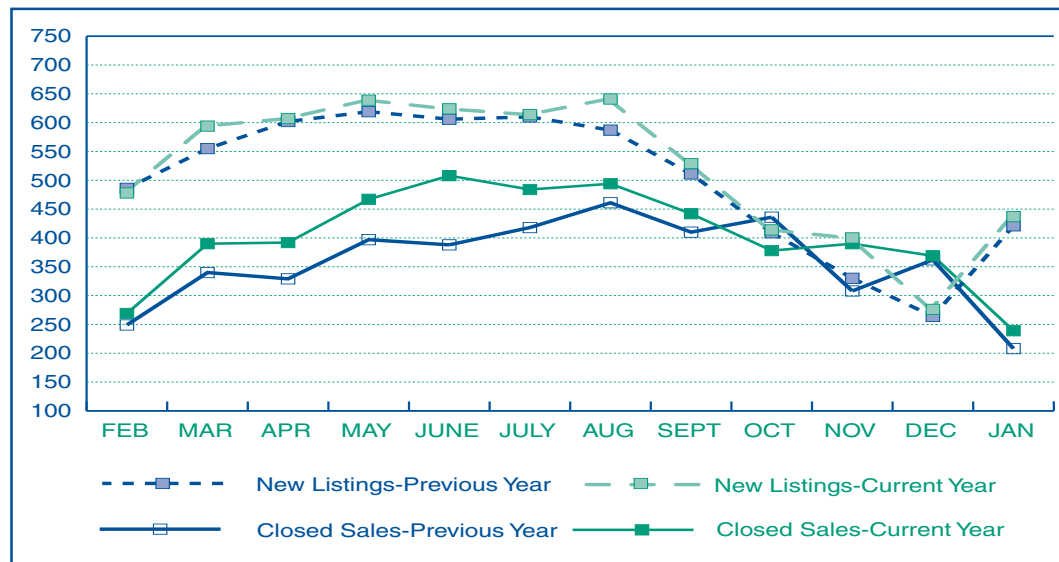
## Lane County, Oregon

		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 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
232	Hayden Bridge	16	7	1	8	14.3%	9	181,100	36	7	8	14.3%	9	181,100	164,900	14.0%	0	N/A	0	N/A	1	195,000
233	McKenzie Valley	40	14	4	6	0.0%	7	340,300	89	14	6	0.0%	7	340,300	308,000	6.4%	2	555,000	0	N/A	0	N/A
234	Pleasant Hill/Oak	70	20	18	21	40.0%	11	196,400	90	20	21	40.0%	11	196,400	187,700	6.6%	0	N/A	1	35,000	0	N/A
235	Cottage Grove/ Creswell/Dorena	116	53	17	26	-16.1%	20	146,700	30	53	26	-16.1%	20	146,700	141,900	5.1%	0	N/A	4	86,000	0	N/A
236	Veneta/Elmira	51	19	5	18	12.5%	10	174,400	58	19	18	12.5%	10	174,400	170,200	17.7%	0	N/A	1	159,500	1	167,000
237	Junction City	46	20	7	17	112.5%	12	142,000	75	20	17	112.5%	12	142,000	131,300	26.3%	0	N/A	1	120,000	0	N/A
238	Florence	9	3	0	4	300.0%	2	225,000	237	3	4	300.0%	2	225,000	225,000	30.5%	0	N/A	0	N/A	0	N/A
239	Thurston	44	34	11	27	42.1%	15	153,600	53	34	27	42.1%	15	153,600	155,000	8.3%	0	N/A	2	35,500	4	217,500
240	Coburg I-5	13	7	0	3	0.0%	1	159,900	70	7	3	0.0%	1	159,900	159,900	13.1%	0	N/A	1	52,000	0	N/A
241	N Gilham	24	14	2	21	133.3%	8	208,300	54	14	21	133.3%	8	208,300	178,800	-1.3%	0	N/A	0	N/A	0	N/A
242	Ferry Street Bridge	48	28	5	14	-12.5%	16	227,200	50	28	14	-12.5%	16	227,200	211,300	14.5%	0	N/A	0	N/A	1	256,000
243	E Eugene	49	27	7	17	-22.7%	14	265,600	54	27	17	-22.7%	14	265,600	199,300	5.7%	0	N/A	6	102,800	0	N/A
244	SW Eugene	93	51	14	37	-7.5%	18	325,100	36	51	37	-7.5%	18	325,100	275,000	12.6%	0	N/A	0	N/A	0	N/A
245	W Eugene	10	10	2	9	12.5%	7	172,200	32	10	9	12.5%	7	172,200	165,000	17.0%	0	N/A	0	N/A	0	N/A
246	Danebo	56	40	6	39	-4.9%	26	166,600	50	40	39	-4.9%	26	166,600	163,100	14.2%	0	N/A	2	127,500	3	181,200
247	River Road	15	18	2	11	-35.3%	6	146,300	52	18	11	-35.3%	6	146,300	147,000	11.4%	0	N/A	0	N/A	2	216,200
248	Santa Clara	31	24	6	29	93.3%	24	208,700	70	24	29	93.3%	24	208,700	191,000	10.1%	0	N/A	0	N/A	1	237,000
249	Springfield	62	39	7	33	6.5%	27	132,400	53	39	33	6.5%	27	132,400	120,600	8.8%	0	N/A	1	155,500	3	190,300
250	Mohawk Valley	20	9	2	8	166.7%	6	248,400	126	9	8	166.7%	6	248,400	244,800	27.9%	0	N/A	1	73,000	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 January 2005 with January 2004. The Year-To-Date section compares year-to-date statistics from January 2005 with year-to-date statistics from January 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/04-1/31/05) with 12 months before (2/1/03-1/31/04).



### 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

January 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	January	151	124	104	160,600	135,000	96
	Year-to-Date	151	124	104	160,600	135,000	96
2004	January	150	105	70	146,800	131,000	120
	Year-to-Date	150	105	70	146,800	131,000	120

## January Residential Highlights

While the number of new listings in January 2005 remained static compared to January 2004 (see table above), the number of closed sales grew by an incredible 48.6%. The number of accepted offers also rose 18.1%.

## Appreciation

When comparing the twelve months ending in January 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 14.9% (\$160,700 v. \$139,800). According to the same formula the median sale price appreciated 15% (\$138,000 v. \$120,000).

## AREA REPORT • 1/2005 • Douglas 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 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	29	17	3	19	18.8%	11	134,800	111	17	19	18.8%	11	134,800	130,500	3.4%	1	362,000	1	900,000	2	1,229,500	
252	NW Roseburg	33	18	4	9	-25.0%	7	184,400	125	18	9	-25.0%	7	184,400	192,000	18.6%	0	N/A	0	N/A	0	N/A	
253	SE Roseburg	12	7	0	12	300.0%	13	148,400	48	7	12	300.0%	13	148,400	162,500	22.9%	1	185,000	0	N/A	1	200,000	
254	SW Roseburg	31	16	3	15	87.5%	10	193,400	81	16	15	87.5%	10	193,400	163,500	35.7%	0	N/A	2	125,000	0	N/A	
255	Glide & E of Roseburg	24	5	0	5	-37.5%	6	220,100	117	5	5	-37.5%	6	220,100	192,000	11.0%	1	165,000	7	58,800	0	N/A	
256	Sutherlin/ Oakland Area	40	17	5	12	-33.3%	13	173,000	128	17	12	-33.3%	13	173,000	115,000	13.8%	0	N/A	3	57,000	0	N/A	
257	Winston & SW of Roseburg	34	15	3	9	0.0%	10	114,700	89	15	9	0.0%	10	114,700	121,800	21.7%	1	345,000	2	75,000	0	N/A	
258	Myrtle Creek & S/SE of Roseburg	61	20	8	20	53.8%	19	138,100	35	20	20	53.8%	19	138,100	91,000	3.5%	1	37,500	1	30,000	1	235,000	
259	Green District	29	13	6	8	-11.1%	6	151,300	164	13	8	-11.1%	6	151,300	128,700	21.4%	0	N/A	6	39,000	0	N/A	
265	North Douglas County	59	23	9	15	66.7%	9	201,700	169	23	15	66.7%	9	201,700	167,000	9.2%	0	N/A	1	134,000	0	N/A	
	Douglas County Totals	352	151	41	124	18.1%	104	160,600	96	151	124	18.1%	104	160,600	135,000	14.9%	5	218,900	23	99,200	4	723,500	

<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 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.

<sup>3</sup> 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 & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

January 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	January	101	79	66	155,700	132,500	83
	Year-to-Date	101	79	66	155,700	132,500	83
2004	January	99	69	54	116,000	106,500	81
	Year-to-Date	99	69	54	116,000	106,500	81

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	January	39	20	23	283,800	237,000	99
	Year-to-Date	39	20	23	283,800	237,000	99
2004	January	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 January Residential Highlights

Closed sales climbed 22.2% in January 2005 (see table above), when compared to January 2004. Pending sales also rose 14.5% and new listings increased 2%.

### Appreciation

Comparing the twelve months ending in January 2005 to the twelve prior, the sale price of Coos County homes appreciated 24.5% (\$153,800 v. \$123,500).

### Curry County January 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 • 1/2005 • 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 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	Closed Sales			Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
200	Coos County	242	101	21	79	14.5%	66	155,700	83	101	79	14.5%	66	155,700	132,500	24.5%	2	255,300	18	108,400	2	200,000		
270	City, Airport, Marina Hts., NB Chetco	71	17	12	13	N/A	15	311,100	110	17	13	N/A	15	311,100	245,000	N/A	0	N/A	8	280,300	1	255,000		
271	Harbor, Winchuck, SB Chetco	26	9	4	5	N/A	5	189,500	74	9	5	N/A	5	189,500	184,700	N/A	1	250,000	2	232,500	0	N/A		
272	Carpenterville, Cape Ferrello, Whaleshead	15	2	0	1	N/A	3	304,200	87	2	1	N/A	3	304,200	317,500	N/A	0	N/A	2	355,000	0	N/A		
273	Gold Beach	8	4	1	1	N/A	0	N/A	N/A	4	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A		
274	Port Orford, Langlois	15	7	0	0	N/A	0	N/A	N/A	7	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A		



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### Lane County

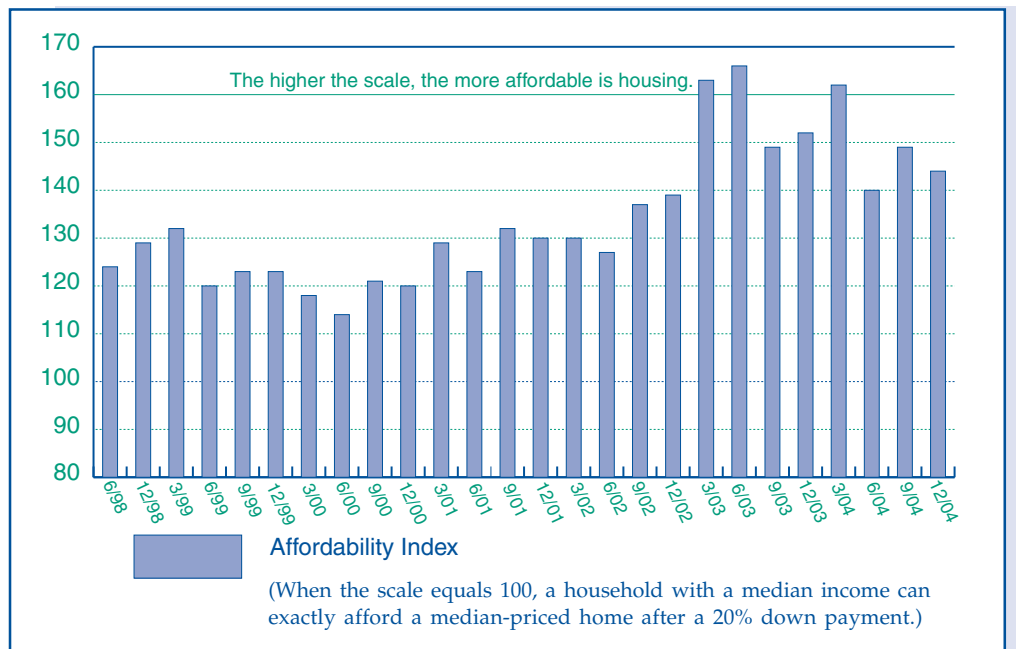
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