

# MARKET ACTION

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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

July 2005 Reporting Period

### July Residential Highlights

After months of record lows Portland's inventory measure appears to be back on the rise due to an increase in new listings and slight decrease in closed sales when comparing July 2005 to July 2004. The number of new listings is 10.2% larger (see table below). Closed sales decreased 0.1%. The number of pending sales was 17.6% greater.

At the end of July 2005, there were 5,658 active residential listings in the Portland Metro area. Given the month's rate of sales they would last 1.7 months (see table to right).

### Appreciation

The area's average sale price for the last twelve months was \$263,200—up 11.4% from the \$236,300 average for the twelve

months prior. Using the same date range median sale price appreciated 12.8% (\$220,000 v. \$195,000).

### Year-To-Date Trends

The number of pending sales increased 15.8% when compared to July 2004. Closed sales increased 14.9% and new listings grew 2.2%.

### Affordability

With a median family income of \$67,900 (per HUD) in June, the month ending 2005's second quarter, Portland's median family has 29% more income than needed to afford the area's ever increasing median housing prices (\$239,000) due to continuously low interest rates (5.58 for a 30-year fixed mortgage per Freddie Mac). The affordability index (129, see chart on last page) is based on a formula from NAR.

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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	
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	July	4,750	3,792	3,258	283,900	240,000	37
	Year-to-Date	29,412	24,323	21,239	271,300	227,200	47
2004	July	4,309	3,225	3,261	254,600	212,300	50
	Year-to-Date	28,777	21,045	18,487	242,000	199,900	60

# AREA REPORT • 7/2005

## Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY	
		Current Month									Year-To-Date						Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 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	196	209	36	150	2.0%	126	212,000	21	1,244	1,005	12.2%	906	198,300	188,800	14.7%	11	298,900	22	131,800	52	357,300	
142	Northeast Portland	478	462	103	332	-3.5%	376	271,500	38	2,999	2,428	9.0%	2,266	255,600	226,700	13.5%	22	328,200	17	161,300	109	332,100	
143	Southeast Portland	717	670	157	532	37.5%	428	243,400	29	4,072	3,148	22.6%	2,789	221,500	190,000	12.5%	29	328,900	62	139,200	207	349,700	
144	Gresham/ Troutdale	428	334	61	272	12.4%	237	227,700	36	2,197	1,860	24.2%	1,553	220,600	203,000	9.8%	12	535,800	79	168,000	57	283,500	
145	Milwaukie/ Clackamas	498	324	69	238	19.6%	214	293,700	39	2,076	1,642	12.6%	1,431	281,600	242,000	17.3%	20	272,900	177	334,900	21	274,800	
146	Oregon City/ Canby	299	221	33	214	25.9%	149	306,800	39	1,392	1,123	10.1%	951	270,400	245,000	14.5%	10	288,100	51	222,700	32	318,500	
147	Lake Oswego/West Linn	381	262	54	224	29.5%	181	409,600	41	1,602	1,260	5.4%	1,075	437,000	360,000	11.8%	2	1,147,500	32	277,000	6	530,800	
148	West Portland	629	491	79	325	3.5%	291	411,000	33	2,846	2,297	13.2%	2,030	396,800	322,000	12.7%	11	379,800	70	212,500	49	657,400	
149	Northwest Washington County	173	188	19	152	0.7%	130	355,200	36	1,207	1,025	16.2%	923	352,600	324,900	9.3%	6	285,700	27	331,800	17	349,800	
150	Beaverton/Aloha	370	457	74	374	5.4%	346	248,900	31	2,826	2,545	20.6%	2,299	237,200	207,900	10.2%	10	242,600	32	321,600	50	329,900	
151	Tigard/Wilsonville	493	399	41	362	42.5%	256	327,700	34	2,562	2,194	13.8%	1,795	301,100	269,000	11.6%	4	295,500	34	376,800	26	439,300	
152	Hillsboro/ Forest Grove	341	304	44	262	6.9%	246	241,400	42	1,983	1,771	9.6%	1,491	230,300	211,200	10.2%	14	306,300	40	285,700	53	262,100	
153	Mt. Hood: Govt. Camp/Wemme	82	43	6	30	15.4%	24	211,000	41	224	155	-14.4%	195	217,600	220,000	24.7%	2	39,300	33	96,000	0	N/A	
155	Columbia County	215	168	19	139	43.3%	109	212,700	59	857	733	19.6%	611	195,100	175,000	11.8%	4	188,800	64	90,900	11	154,400	
156	Yamhill County	358	218	29	186	53.7%	145	221,200	60	1,325	1,137	37.7%	924	206,200	179,300	2.1%	14	329,000	96	218,300	37	232,600	
170/172, 210		Marion/ Polk Counties	345	152	51	136	29.5%	135	221,500	64	1,086	810	31.3%	671	191,500	165,800	6.9%	13	384,200	79	114,600	14	533,300
180-200		North Coastal Counties	297	110	15	83	2.5%	74	293,900	97	640	457	2.0%	389	269,000	210,000	15.7%	5	287,500	165	123,600	18	268,800
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200		Columbia Gorge	320	129	27	95	N/A	78	187,906	106	751	534	N/A	481	187,900	162,500	N/A	11	269,100	253	86,700	10	173,800

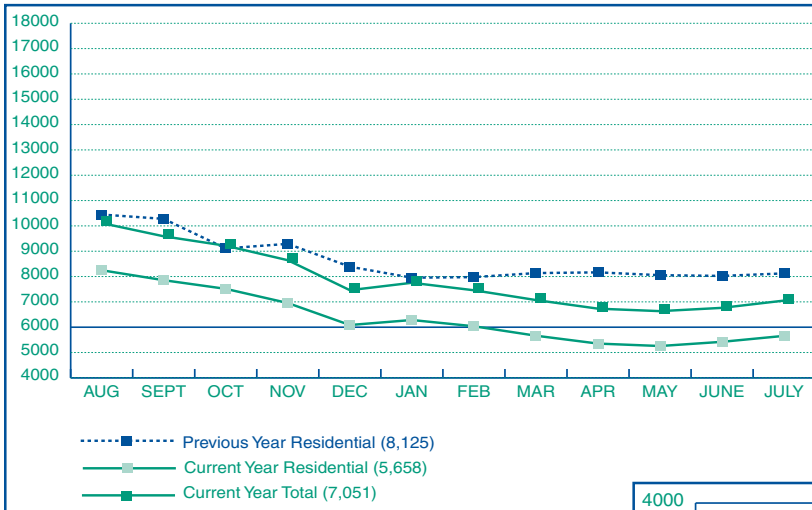
<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (8/1/04-7/31/05) with 12 months before (8/1/03-7/31/04).

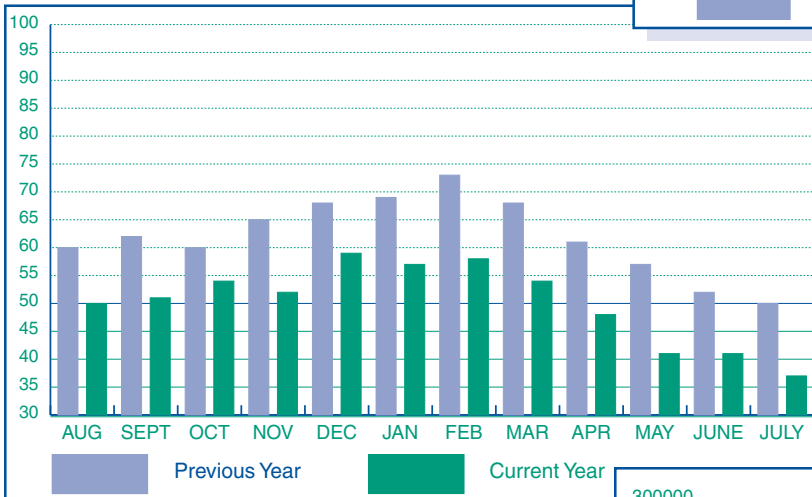
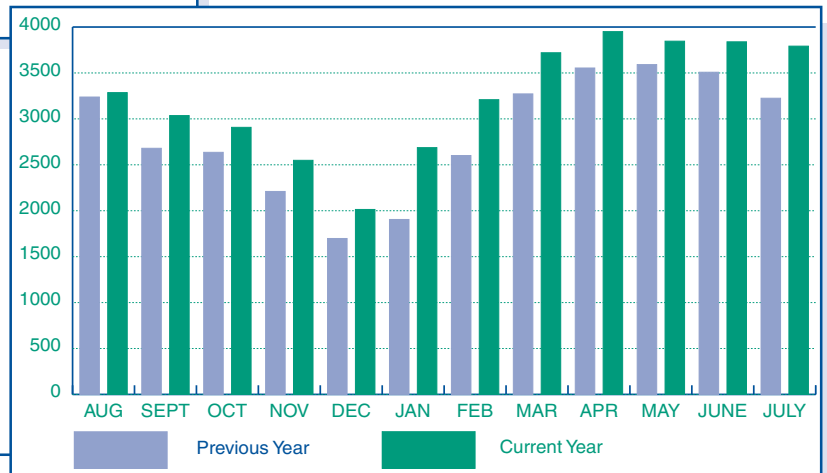
<sup>4</sup> Due to a recent increase in membership, and subsequently listings, in the Columbia Gorge areas, comparable data for these areas is no longer accurate. We will expand our coverage of these areas in this newsletter as soon as possible.

# Market Action



## PENDING SALES Metro Portland, Oregon

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

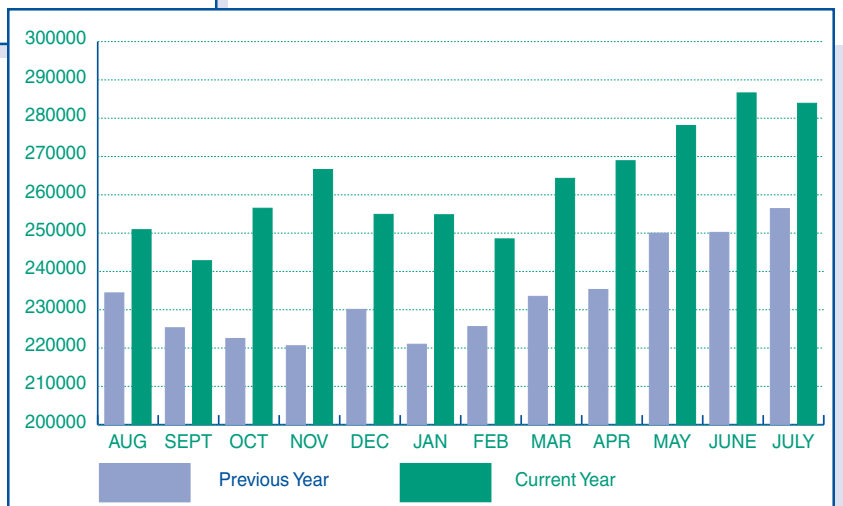


## DAYS ON MARKET Metro Portland, Oregon

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.

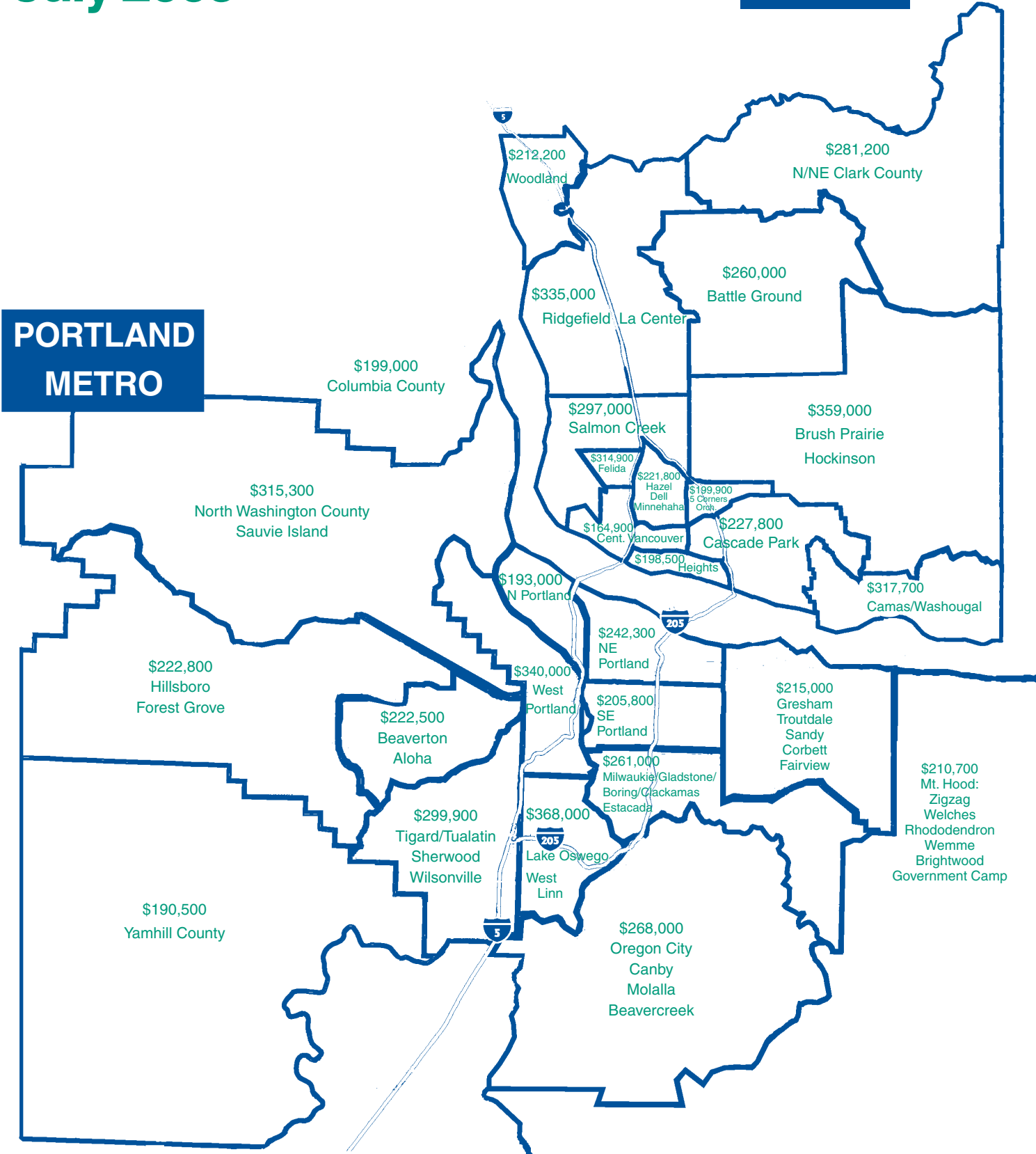


# MEDIAN SALE PRICE

## July 2005

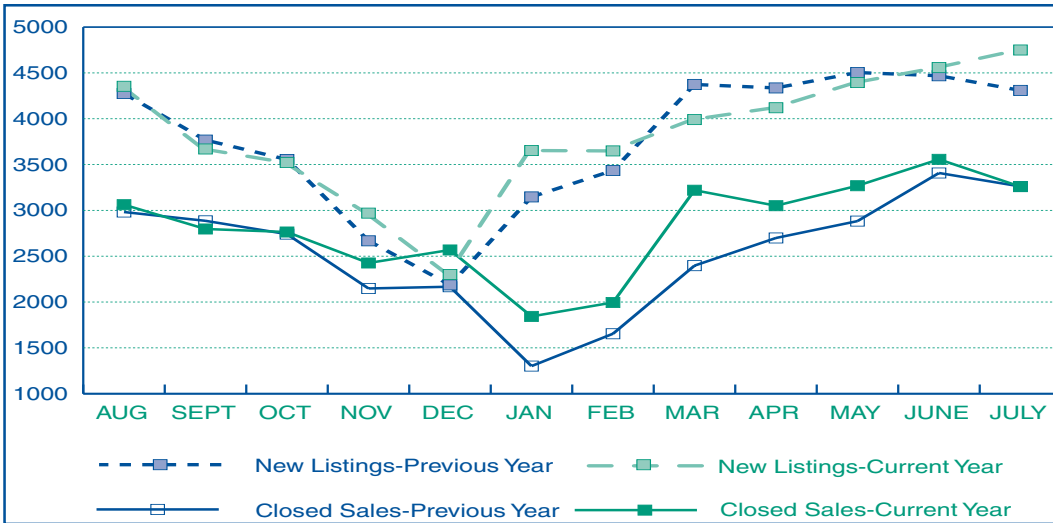
CLARK  
COUNTY

PORTLAND  
METRO



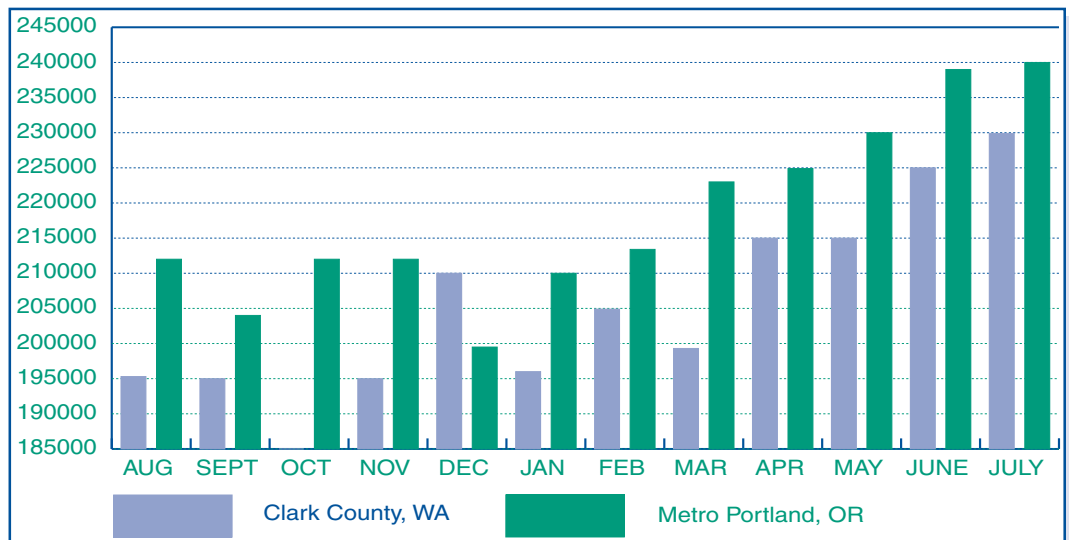
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



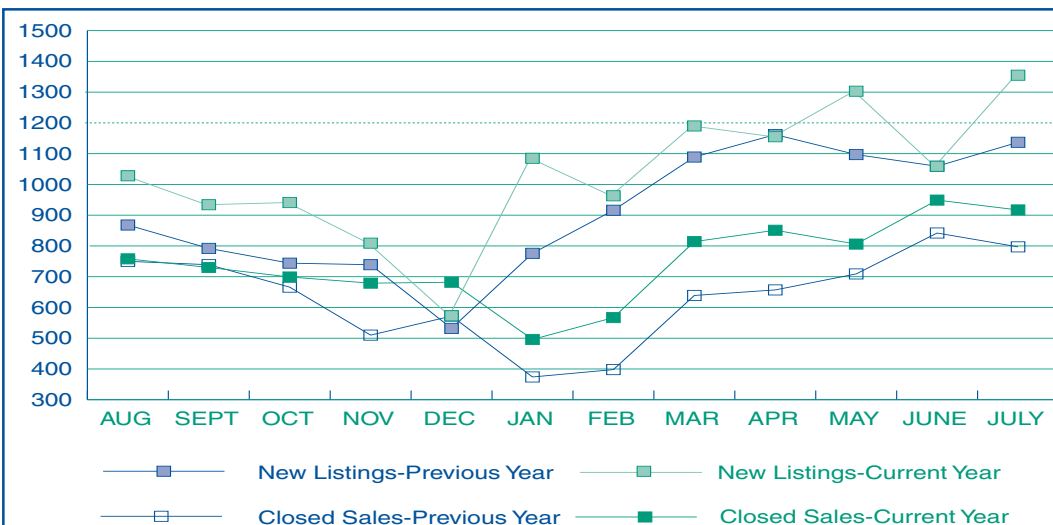
## PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

*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

July 2005 Reporting Period

## Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	July	1,355	976	917	263,900	229,900	36
	Year-to-Date	8,353	6,710	5,781	247,200	211,000	46
2004	July	1,137	886	797	223,700	188,900	47
	Year-to-Date	7,162	5,489	4,672	220,700	185,200	54

### July Residential Highlights

Even with a 15.1% increase in closed sales when comparing July 2005 to July 2004, inventory is on the rise in Southwest Washington (see tables above and to the right for details). The 1,884 active residential listings at the end of July would last 2.1 months at July's rate of sales. The continued growth in the number of new listings, up 19.2%, is undoubtedly involved in the inventory increase. Pending sales also grew 10.2%.

### Year-to-Date Trends

Compared to the same time frame in 2004, January-July of 2005 generated 23.7% more closed sales, 22.2% more accepted offers, and 16.6% more new listings.

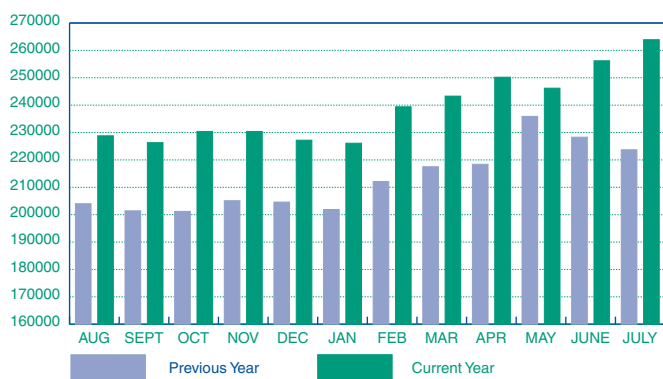
### Appreciation

Comparing the 12 months ending with July to the 12 immediately prior the average sale price climbed 12.8% (\$239,800 v. \$212,600). The median sale price rose 13.4% (\$204,900 v. \$180,700).

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

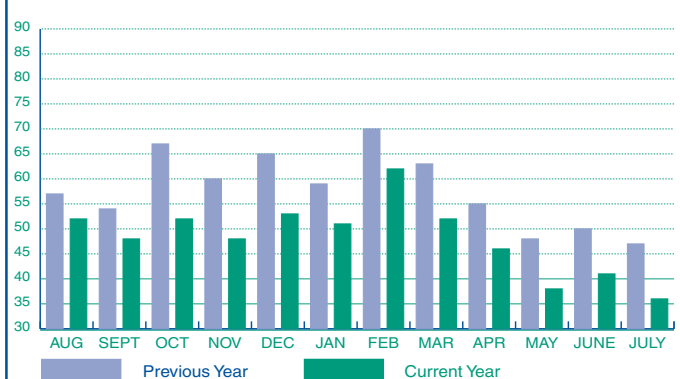
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	2.1
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

### 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	54	33	9	22	-10.7%	25	165,600	15	270	189	5.0%	182	184,300	161,500	10.2%	4	187,900	0	N/A	17	231,800	
12	NW Heights	31	35	4	32	0.0%	24	155,200	31	269	242	38.3%	214	149,600	146,500	16.4%	2	502,500	3	151,000	42	270,300	
13	SW Heights	31	18	11	12	18.2%	13	382,300	41	107	77	28.3%	70	308,100	250,200	46.5%	1	135,000	2	550,100	1	149,000	
14	Lincoln/Hazel Dell	9	13	5	16	-12.5%	14	248,800	25	112	103	22.6%	96	205,900	201,500	20.7%	2	184,000	2	110,000	5	208,300	
15	E Hazel Dell	62	68	6	47	17.1%	41	212,500	29	409	344	55.0%	230	208,200	201,500	17.5%	1	129,900	10	309,700	8	333,400	
20	NE Heights	26	30	4	20	38.1%	29	209,200	21	213	192	14.3%	183	194,500	174,900	9.6%	1	355,000	2	1,112,500	4	177,000	
21	Orchards	99	96	7	40	19.4%	37	208,000	29	368	275	10.0%	255	203,600	189,900	15.7%	1	525,000	14	292,400	2	332,800	
22	Evergreen	88	116	13	99	-15.2%	78	198,200	25	662	612	18.1%	514	201,600	185,000	13.6%	6	358,200	11	198,300	11	226,000	
23	E Heights	20	18	4	24	62.5%	26	228,800	26	161	148	26.5%	138	260,200	198,700	28.1%	2	147,800	3	223,900	4	205,600	
24	Cascade Park	44	36	0	31	-3.0%	32	332,600	27	225	192	2.7%	169	280,800	230,000	11.9%	2	37,500	1	140,000	10	247,900	
25	Five Corners	41	42	3	38	109.5%	44	201,400	13	316	272	42.4%	254	195,100	189,900	16.1%	0	N/A	0	N/A	1	327,000	
26	E Orchards	65	53	5	46	0.0%	44	274,900	28	340	263	-3.3%	218	259,400	246,700	7.8%	0	N/A	3	478,300	1	298,000	
27	Fisher's Landing	45	51	4	48	0.0%	45	304,600	17	338	295	5.4%	271	275,600	260,000	17.6%	0	N/A	2	344,300	1	302,000	
31	SE County	20	14	3	10	0.0%	6	383,800	41	63	47	20.5%	33	344,200	314,400	7.9%	0	N/A	16	149,000	0	N/A	
32	Camas City	151	98	23	51	-15.9%	53	350,600	40	551	409	3.3%	349	358,700	324,000	16.7%	2	349,000	38	190,000	12	254,000	
33	Washougal	179	63	12	50	2.5%	41	317,500	54	469	302	21.8%	236	278,200	250,000	13.8%	2	177,500	56	192,700	11	283,300	
41	N Hazel Dell	65	49	3	35	26.5%	43	313,200	37	281	236	18.0%	202	263,500	247,800	12.0%	1	1,250,000	7	220,500	0	N/A	
42	S Salmon Creek	66	62	2	39	0.0%	33	258,300	21	348	266	30.4%	234	243,500	227,500	17.0%	2	355,000	7	350,400	2	350,000	
43	N Felida	61	42	4	34	17.1%	41	303,700	54	303	276	19.0%	250	320,800	293,600	16.2%	0	N/A	8	216,900	1	300,000	
44	N Salmon Creek	72	41	12	17	-56.9%	22	370,000	93	200	189	-23.5%	190	279,700	226,800	19.9%	1	150,000	9	220,600	1	580,000	
50	Ridgefield	35	21	4	10	-35.7%	9	358,400	92	124	92	-19.3%	73	252,500	219,400	16.3%	0	N/A	7	129,200	0	N/A	
51	W of I-5 County	15	10	2	6	-66.7%	4	407,700	35	41	32	-28.9%	23	465,000	403,000	25.0%	0	N/A	17	252,400	0	N/A	
52	NW E of I-5 County	38	13	8	10	-20.0%	4	539,600	77	102	77	13.2%	70	390,700	359,000	21.6%	0	N/A	29	191,100	0	N/A	
61	Battleground	85	90	10	73	4.0%	52	263,600	31	482	389	37.5%	332	248,200	220,000	22.5%	4	215,000	12	155,100	0	N/A	
62	Brush Prairie	88	53	6	29	-32.5%	27	402,200	37	278	205	-18.3%	188	340,000	299,500	8.5%	1	290,000	15	303,800	1	176,000	
63	East County	1	1	1	1	-100.0%	0	N/A	N/A	7	4	-42.9%	2	362,000	362,000	16.4%	0	N/A	1	85,000	0	N/A	
64	Central County	12	9	0	5	-44.4%	5	374,500	19	34	32	23.1%	25	330,200	317,000	2.3%	0	N/A	4	216,300	0	N/A	
65	Mid-Central County	11	9	2	10	-50.0%	6	365,300	115	53	51	-5.6%	36	320,200	325,000	12.8%	0	N/A	11	151,700	0	N/A	
66	Yacolt	24	10	4	8	-20.0%	4	253,000	81	73	50	72.4%	44	249,800	211,000	12.8%	0	N/A	14	170,200	1	140,000	
70	La Center	37	15	2	11	-25.0%	6	309,200	32	84	65	44.4%	53	280,300	278,000	29.6%	0	N/A	12	105,100	0	N/A	
71	N Central	13	8	3	4	0.0%	4	302,000	110	41	30	0.0%	25	273,600	261,000	11.0%	0	N/A	10	228,800	0	N/A	
72	NE Corner	11	5	1	4	-75.0%	2	233,400	48	34	27	-25.0%	30	209,600	169,500	11.7%	1	65,000	9	103,900	0	N/A	
80	Woodland City	15	9	1	11	420.0%	26	212,500	9	247	186	402.7%	135	205,800	202,700	26.0%	4	84,100	7	492,300	0	N/A	
81	Woodland Area	40	15	3	10	266.7%	11	229,700	28	104	84	100.0%	73	250,100	217,000	9.3%	0	N/A	31	111,300	1	257,000	
82	Cowlitz County	230	109	20	73	112.9%	66	177,600	70	644	457	200.7%	384	168,800	148,700	-2.0%	8	334,400	76	104,600	11	280,700	

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (8/1/04-7/31/05) with 12 months before (8/1/03-7/31/04).



# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

July 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	July	671	551	444	228,700	198,000	38
	Year-to-Date	4,011	3,269	2,851	215,400	185,900	48
2004	July	614	496	484	193,100	165,000	51
	Year-to-Date	4,021	3,220	2,824	181,300	158,000	56

### July Residential Highlights

Lane County's inventory is still on the rise. The 949 active residential listings at the end of July would last 2.1 months at the current rate of sales (see table to the right). The county saw 9.3% new listings when comparing July 2005 to July 2004. See table above for details. Pending sales increased 11.1% and closed sales decreased 8.3%.

### Year-to-Date

When comparing January-July 2005 to the same time frame in 2004 we see little change in market activity. Pending sales were up 1.5%, closed sales increased 1% and new listings dropped a mere 0.3%.

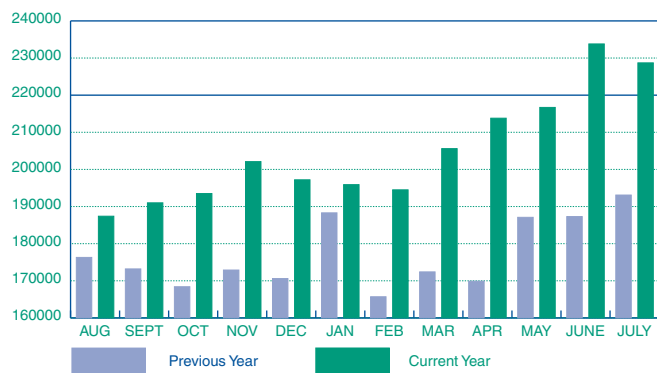
### Appreciation

Average sale prices continue to appreciate. During the 12 months that ended with July 2005 it was up 16.1% from the prior twelve months (\$205,500 v. \$177,000). Median sale price rose 14.8% (\$177,900 v. \$155,000).

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

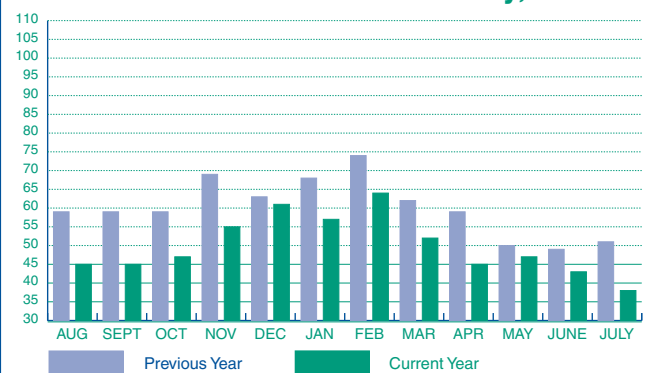
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	2.1
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

### 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 • 7/2005

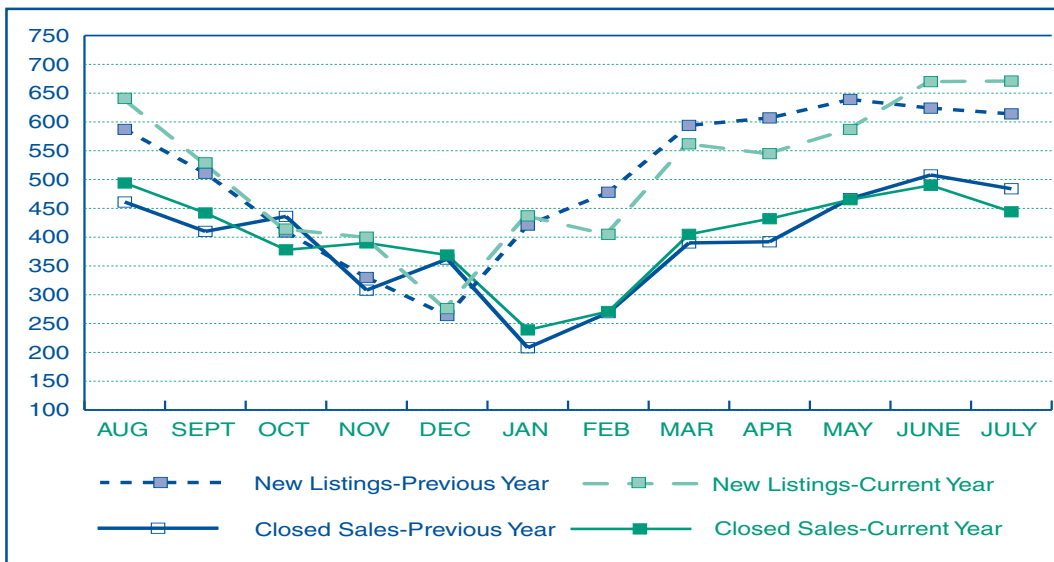
## Lane County, Oregon

	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	14	21	3	17	30.8%	21	213,800	45	102	96	9.1%	86	203,500	180,000	14.4%	0	N/A	0	N/A	4	182,500
233 McKenzie Valley	43	15	4	15	15.4%	15	320,500	40	114	75	1.4%	70	286,900	257,500	28.1%	5	333,200	14	113,100	0	N/A
234 Pleasant Hill/Oak	69	40	9	23	-8.0%	13	124,900	125	180	134	-7.6%	115	168,900	129,900	13.1%	1	135,000	23	96,600	1	179,900
235 Cottage Grove/Creswell/Dorena	130	67	12	51	10.9%	42	193,900	43	411	318	2.3%	278	199,800	160,000	21.2%	1	134,900	45	68,100	5	211,600
236 Veneta/Elmira	33	19	9	20	42.9%	20	226,400	72	170	152	15.2%	132	203,200	190,000	19.1%	3	383,800	13	224,100	3	167,800
237 Junction City	52	36	3	20	-9.1%	17	185,500	73	162	137	-0.7%	124	191,500	171,500	8.6%	3	523,300	15	162,000	1	180,000
238 Florence	21	5	2	3	200.0%	0	N/A	N/A	34	12	20.0%	10	185,800	150,000	46.7%	1	900,000	3	91,700	0	N/A
239 Thurston	44	42	4	38	5.6%	39	190,200	23	255	236	11.8%	210	174,800	168,500	12.6%	0	N/A	9	49,800	19	345,800
240 Coburg I-5	14	8	4	11	83.3%	4	344,700	95	51	33	-32.7%	23	309,600	215,000	26.2%	1	141,000	9	195,800	1	212,500
241 N Gilham	24	19	2	12	-14.3%	11	341,200	44	117	107	11.5%	99	272,800	245,000	6.7%	0	N/A	1	230,000	1	197,000
242 Ferry Street Bridge	68	54	8	35	6.1%	30	280,600	32	295	221	0.9%	195	270,000	233,900	19.1%	2	925,000	2	81,300	5	249,000
243 E Eugene	67	52	6	47	23.7%	26	309,500	24	295	227	-10.6%	187	283,300	252,500	14.8%	3	181,700	28	133,600	13	310,900
244 SW Eugene	116	86	5	69	16.9%	63	284,200	32	491	395	15.2%	334	276,500	239,900	18.8%	0	N/A	29	139,900	9	256,900
245 W Eugene	41	22	5	16	6.7%	10	243,900	16	141	94	-15.3%	81	194,500	167,000	20.8%	7	458,600	2	120,000	15	261,800
246 Danebo	59	64	6	61	27.1%	57	176,300	25	393	341	2.1%	296	163,300	167,800	13.7%	0	N/A	6	89,200	16	203,200
247 River Road	27	16	1	20	17.6%	9	195,600	20	151	129	-2.3%	107	184,600	174,000	13.7%	0	N/A	1	52,500	9	228,800
248 Santa Clara	51	44	7	35	20.7%	27	253,400	21	288	238	4.8%	215	225,300	215,000	14.6%	1	196,500	5	102,300	7	243,400
249 Springfield	56	54	2	53	-10.2%	36	155,200	38	317	284	-8.1%	253	148,500	142,000	12.6%	5	167,400	7	97,200	31	196,800
250 Mohawk Valley	20	7	3	5	-37.5%	4	300,400	69	44	40	8.1%	36	292,800	269,000	10.2%	0	N/A	8	122,200	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 July 2005 with July 2004. The Year-To-Date section compares year-to-date statistics from July 2005 with year-to-date statistics from July 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (8/1/04-7/31/05) with 12 months before (8/1/03-7/31/04).



### 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

July 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	July	223	186	168	192,800	164,800	57
	Year-to-Date	1,473	1,091	979	181,800	155,000	74
2004	July	215	177	170	164,600	145,000	78
	Year-to-Date	1,325	1,037	892	155,300	135,000	99

## July Residential Highlights

Douglas county saw a decrease in closed sales, which were down 1.2% when comparing the month of July 2005 with July 2004. Pending sales increased 5.1% and new listings grew 3.7%.

## Appreciation

When comparing the twelve months ending in July 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 16.6% (\$174,400 v. 149,600). According to the same formula the median sale price appreciated 14.8% (\$148,500 v. \$129,300).

## AREA REPORT • 7/2005 • 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	63	36	6	24	41.2%	21	169,900	46	180	125	4.2%	105	169,100	144,800	17.4%	7	812,100	38	149,400	11	460,500	
252	NW Roseburg	47	19	3	22	10.0%	17	256,400	66	143	104	-14.8%	87	275,300	268,000	26.0%	2	750,000	23	120,100	0	N/A	
253	SE Roseburg	21	13	2	8	-27.3%	10	185,400	44	89	76	46.2%	82	161,700	169,000	24.0%	7	263,900	9	136,200	9	966,900	
254	SW Roseburg	27	15	3	11	-38.9%	9	262,700	43	107	88	-6.4%	82	237,200	191,000	15.6%	1	110,000	17	109,400	0	N/A	
255	Glide & E of Roseburg	32	7	0	9	-18.2%	12	235,800	68	73	60	27.7%	55	225,800	215,500	42.7%	4	207,200	27	83,500	1	149,000	
256	Sutherlin/ Oakland Area	66	31	2	22	-12.0%	22	222,400	67	188	124	-16.2%	115	180,300	148,500	13.3%	3	188,300	20	94,100	2	177,500	
257	Winston & SW of Roseburg	43	17	3	19	18.8%	20	148,900	49	157	117	3.5%	106	161,100	150,000	15.0%	5	586,800	17	75,400	2	142,000	
258	Myrtle Creek & S/SE of Roseburg	104	39	7	34	13.3%	24	162,600	66	246	170	1.2%	150	156,000	136,000	17.1%	4	149,400	38	52,400	6	198,700	
259	Green District	34	18	4	16	14.3%	11	156,500	57	111	92	-11.5%	73	141,300	134,200	18.4%	3	292,000	31	47,800	0	N/A	
265	North Douglas County	73	28	4	21	40.0%	22	178,200	54	179	135	95.7%	124	158,200	135,000	3.9%	4	138,000	12	121,500	1	123,500	
	Douglas County Totals	510	223	34	186	5.1%	168	192,800	57	1,473	1,091	5.2%	979	181,800	155,000	16.6%	40	387,400	232	94,300	32	496,000	

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (8/1/04-7/31/05) with 12 months before (8/1/03-7/31/04).



# Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

July 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	July	160	121	89	182,600	164,500	60
	Year-to-Date	911	648	573	175,300	152,000	72
2004	July	121	136	128	156,800	136,000	77
	Year-to-Date	828	655	554	142,700	122,800	89

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	July	65	50	30	398,600	342,500	67
	Year-to-Date	385	207	172	334,700	309,500	91
2004	July	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 July Residential Highlights

Coos County welcomed 32.2% new listings, comparing July 2005 with July 2004. Meanwhile, closed sales, dropped 30.5%. Pending sales were also down 11%.

### Appreciation

Comparing the twelve months ending in July 2005 to the twelve prior, the sale price of Coos County homes appreciated 24.1% (\$170,200 v. \$137,200).

### Curry County July 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 • 7/2005 • 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	366	160	17	121	-11.0%	89	182,600	60	911	648	-1.1%	573	175,300	152,000	24.1%	24	278,500	135	112,200	26	215,000
270 City, Airport, Marina Hts., NB Chetco	118	37	5	31	N/A	20	341,200	74	218	127	N/A	107	335,400	315,000	N/A	3	545,000	43	200,100	6	306,800
271 Harbor, Winchuck, SB Chetco	39	13	4	9	N/A	5	541,600	73	78	42	N/A	39	315,200	245,000	N/A	3	224,000	17	196,800	1	237,000
272 Carpenterville, Cape Ferrello, Whaleshead	20	8	1	7	N/A	4	531,300	14	39	26	N/A	19	378,500	375,000	N/A	0	N/A	2	355,000	0	N/A
273 Gold Beach	8	6	1	1	N/A	1	300,000	102	23	7	N/A	4	411,000	415,000	N/A	0	N/A	1	260,000	0	N/A
274 Port Orford, Langlois	19	1	2	2	N/A	0	N/A	N/A	27	5	N/A	3	187,500	175,000	N/A	1	179,500	4	206,900	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 July 2005 with July 2004. The Year-To-Date section compares year-to-date statistics from July 2005 with year-to-date statistics from July 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (8/1/04-7/31/05) with 12 months before (8/1/03-7/31/04).



MULTIPLE LISTING SERVICE

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Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

### Douglas Oregon

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### Southwest Washington

1514 Broadway, Suite 101  
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Vancouver, WA 98666  
(360) 696-0718  
Fax: (360) 696-9342

### Lane County

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

### Curry County

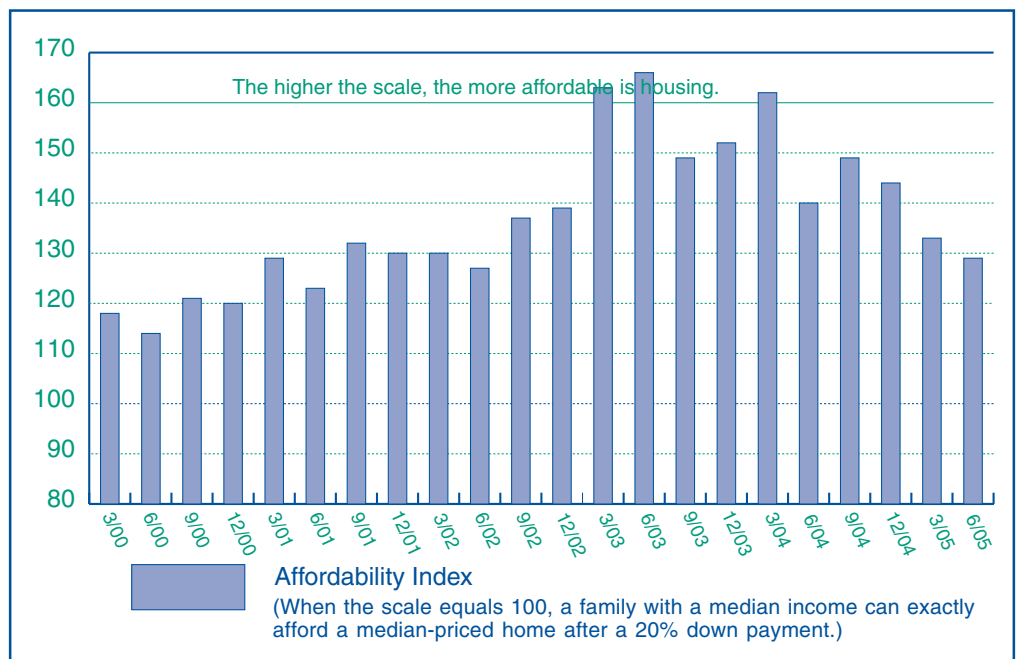
PO Box 6307  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-5416

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