

# MARKET ACTION

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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

June 2005 Reporting Period

### June Residential Highlights

The small 2% increase in new listings when comparing June 2004 with June 2003, was overshadowed by the 4.4% increase in closed sales, leading to yet another drop in inventory in the Portland Metro area (see table below for details). Pending sales also increased 9.4%.

At the end of June, there were 5,423 active residential listings in the Portland Metro area's market. Given the month's rate of sales they would last only 1.5 months—setting another record low for Portland's inventory measure (see table to right).

### Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2005	\$205,900	17%
2004	\$175,300	7%
2003	\$164,100	-3%
2002	\$169,300	N/A

### Appreciation

The area's average sale price for the last twelve months was \$257,800—up 10.9% from the \$232,500 average for the twelve months prior. Using the same date range median sale price appreciated 12.2% (\$215,500 v. \$192,000).

### Year-To-Date Trends

Closed sales continue to show growth this year, up 18% when compared to the same time frame in 2004 (see Year to Date Rows of the table below). The number of pending sales also increased 15.2%. New listings changed by growing only 0.9%.

### Second Quarter Report

Comparing the second quarters of 2004 and 2005, closed sales are up 10.2% (10,255 v. 9,281), pending sales increased 9.2% (11,413 v. 10,454) and new listings dropped 1% (13,126 v. 13,257).

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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	
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	June	4,558	3,839	3,557	286,600	239,000	41
	Year-to-Date	24,566	20,692	17,720	268,700	225,000	49
2004	June	4,469	3,508	3,408	250,200	204,000	52
	Year-to-Date	24,353	17,964	15,019	238,900	196,900	62

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## Metro Portland & Adjacent Regions, Oregon

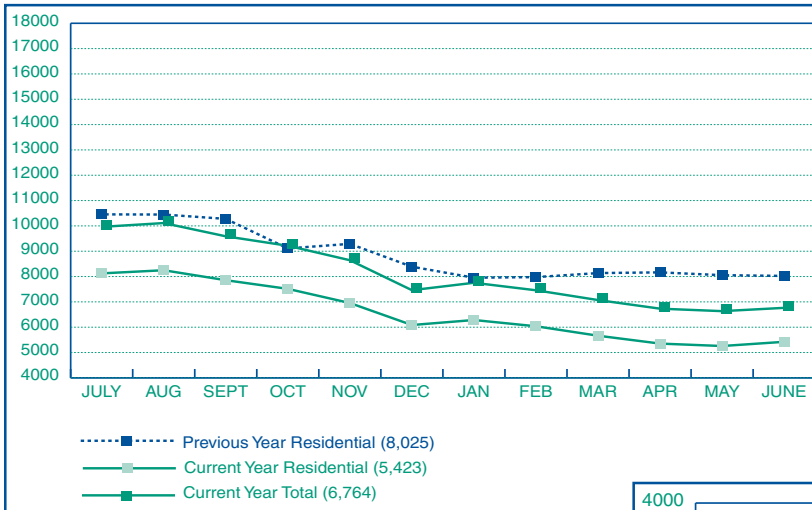
		RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation <sup>3</sup>		Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 <sup>2</sup>	Closed Sales	Average 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	172	184	32	166	37.2%	156	200,900	22	1,027	862	14.0%	770	196,100	187,600	13.8%	6	385,800	16	127,700	38	321,800		
142	Northeast Portland	432	480	101	376	-1.1%	370	268,200	31	2,527	2,110	10.7%	1,847	252,100	221,300	11.9%	18	301,900	16	152,800	86	338,200		
143	Southeast Portland	700	662	132	514	24.2%	443	230,900	35	3,381	2,636	19.8%	2,323	217,300	188,900	12.6%	26	300,500	53	123,000	173	355,200		
144	Gresham/ Troutdale	426	319	58	284	9.2%	249	224,100	38	1,864	1,604	27.2%	1,297	219,700	202,000	9.8%	9	614,500	69	153,000	47	301,000		
145	Milwaukie/ Clackamas	465	298	75	267	10.8%	219	309,000	56	1,747	1,416	11.1%	1,196	278,500	236,700	16.9%	16	282,100	155	298,300	15	271,900		
146	Oregon City/ Canby	306	251	54	175	-9.3%	143	271,000	38	1,170	920	7.2%	788	265,100	242,000	11.4%	9	280,700	39	200,900	28	295,800		
147	Lake Oswego/West Linn	385	276	57	203	9.1%	187	473,800	49	1,331	1,046	2.0%	880	443,100	359,000	13.6%	1	1,700,000	25	274,200	5	397,000		
148	West Portland	549	418	90	342	-0.6%	342	412,500	45	2,337	1,978	14.7%	1,706	393,000	318,300	12.9%	8	438,100	63	210,200	46	536,200		
149	Northwest Washington County	160	162	29	140	-13.0%	186	369,200	33	1,017	878	20.1%	781	352,900	325,000	7.2%	5	306,900	24	362,000	16	348,000		
150	Beaverton/Aloha	334	417	85	422	22.3%	419	245,700	31	2,362	2,208	25.5%	1,936	235,000	204,900	9.0%	6	265,100	27	338,100	44	331,400		
151	Tigard/Wilsonville	516	379	66	326	3.8%	312	322,500	35	2,158	1,837	9.5%	1,522	295,600	265,000	9.6%	3	170,700	31	368,300	25	447,300		
152	Hillsboro/ Forest Grove	337	329	47	300	6.8%	264	243,100	40	1,668	1,511	8.8%	1,233	228,500	210,000	7.9%	13	301,000	35	301,800	46	256,700		
153	Mt. Hood: Govt. Camp/Wemme	78	37	11	23	53.3%	18	233,600	51	182	126	-18.7%	170	219,000	223,200	22.9%	2	39,300	26	92,000	0	N/A		
155	Columbia County	208	132	31	113	11.9%	96	207,900	88	690	602	14.2%	499	191,300	174,000	11.8%	4	188,800	58	93,200	8	144,100		
156	Yamhill County	355	214	26	188	23.7%	153	222,200	82	1,105	958	33.2%	772	203,700	176,700	2.0%	13	324,400	86	223,300	30	238,600		
170-172, 210	Marion/ Polk Counties	381	151	59	147	65.2%	109	192,800	66	931	661	27.1%	523	182,100	164,000	2.4%	11	238,200	75	114,400	12	580,200		
180-200	North Coastal Counties	283	109	27	77	10.0%	69	311,500	87	533	373	1.1%	311	264,500	205,000	16.8%	4	273,400	132	128,100	16	273,800		
200-201, 203-204, 206-207, 209	Columbia Gorge	262	94	24	76	322.2%	61	218,200	85	570	426	508.6%	396	187,800	165,000	13.2%	9	219,400	191	86,600	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 June 2005 with June 2004. The Year-To-Date section compares year-to-date statistics from June 2005 with year-to-date statistics from June 2004.

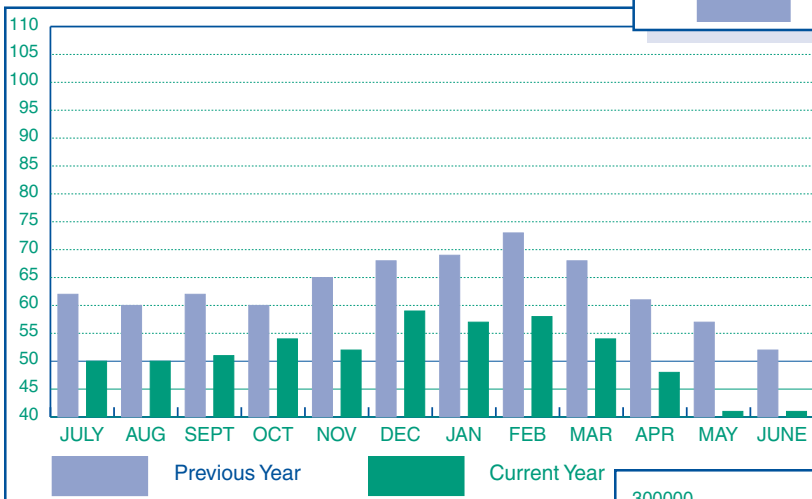
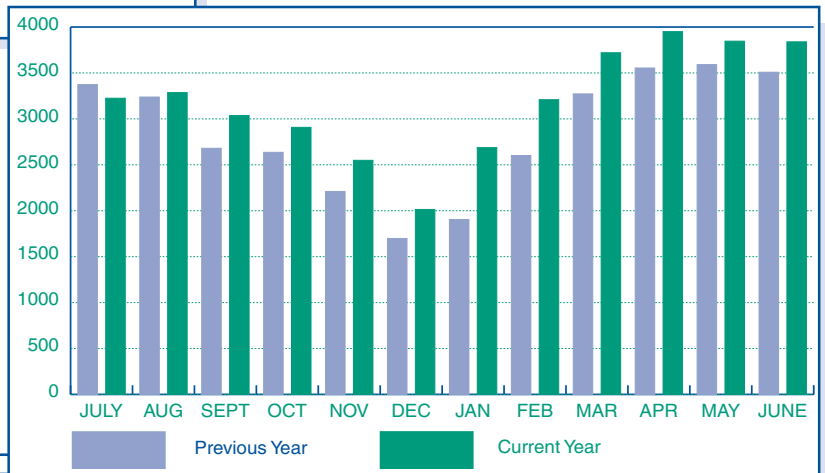
<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/04-6/30/05) with 12 months before (7/1/03-6/30/04).

# Market Action



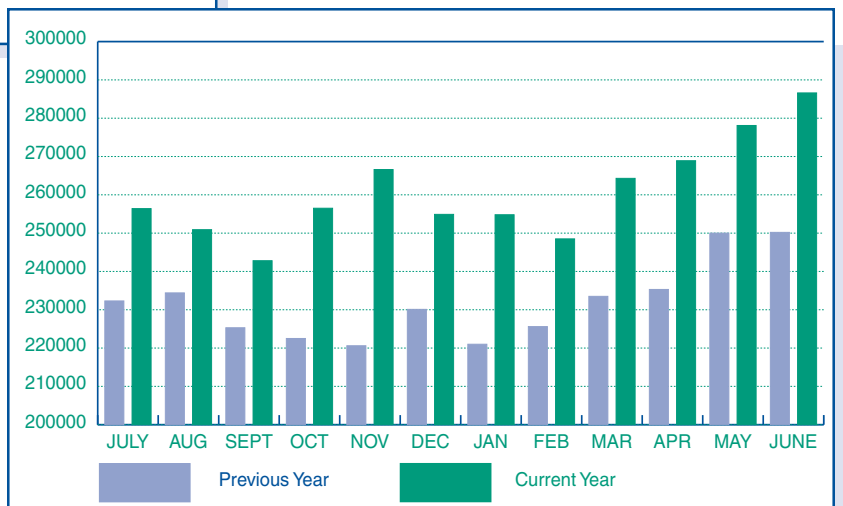
### PENDING SALES Metro Portland, Oregon

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



### DAYS ON MARKET Metro Portland, Oregon

This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)



### AVERAGE SALE PRICE Metro Portland, Oregon

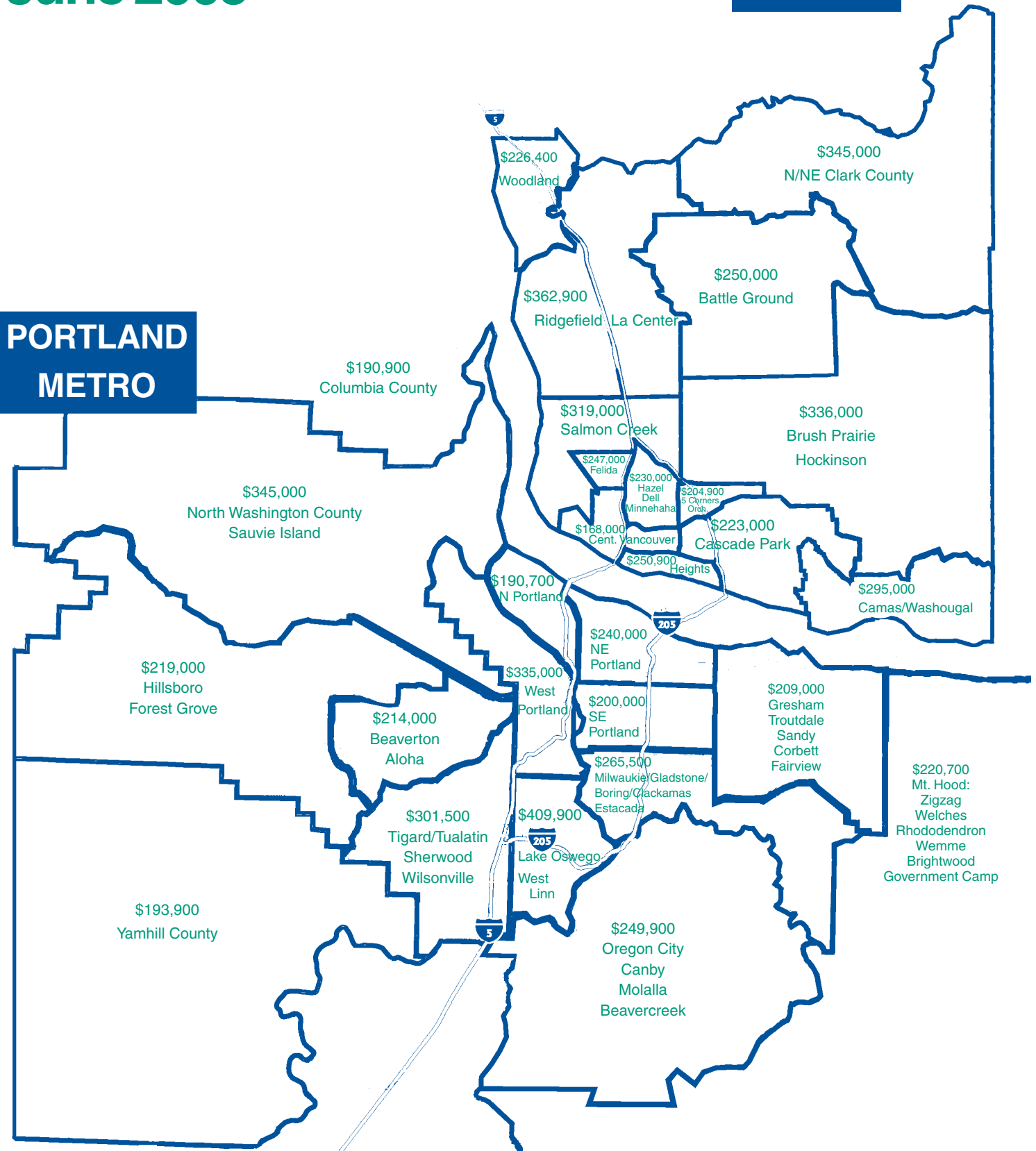
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

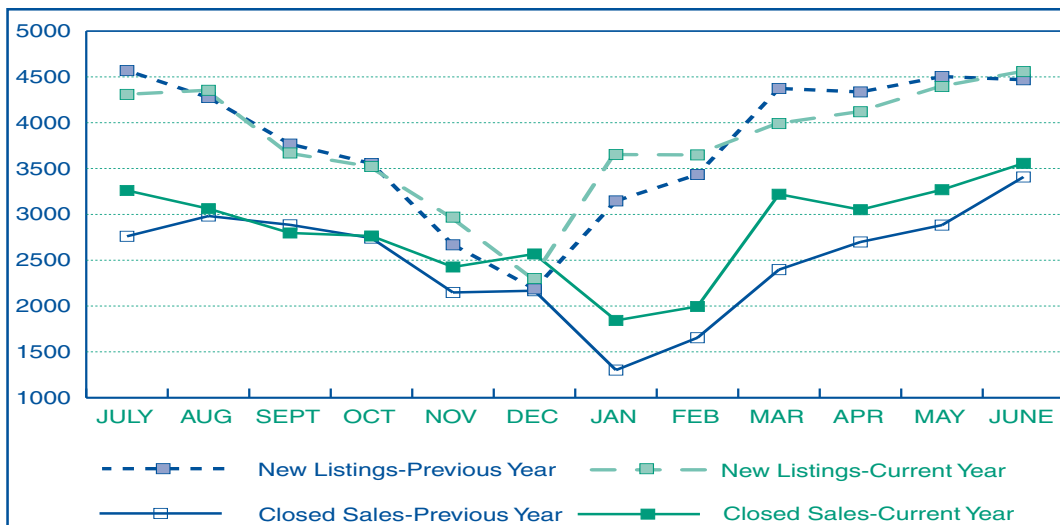
# MEDIAN SALE PRICE

## June 2005

**CLARK  
COUNTY**

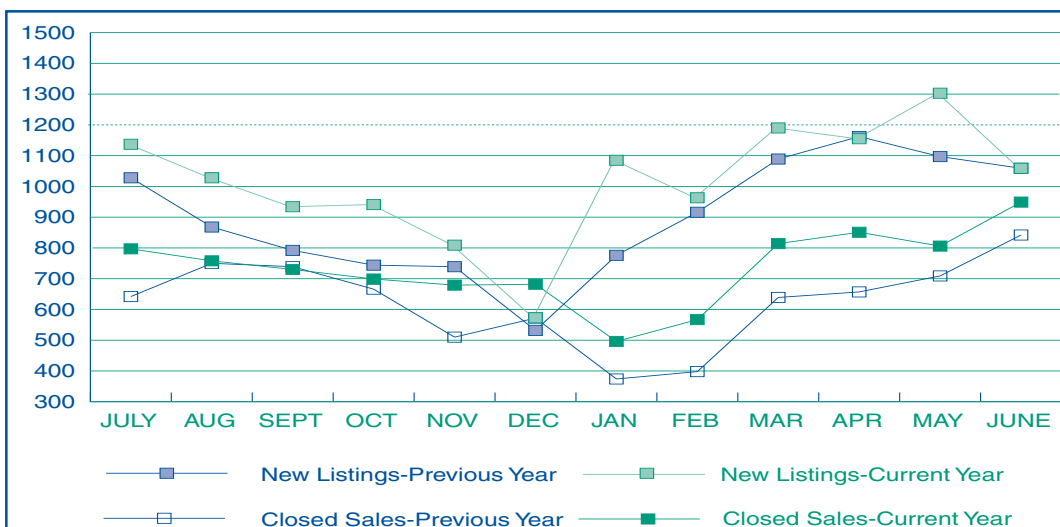
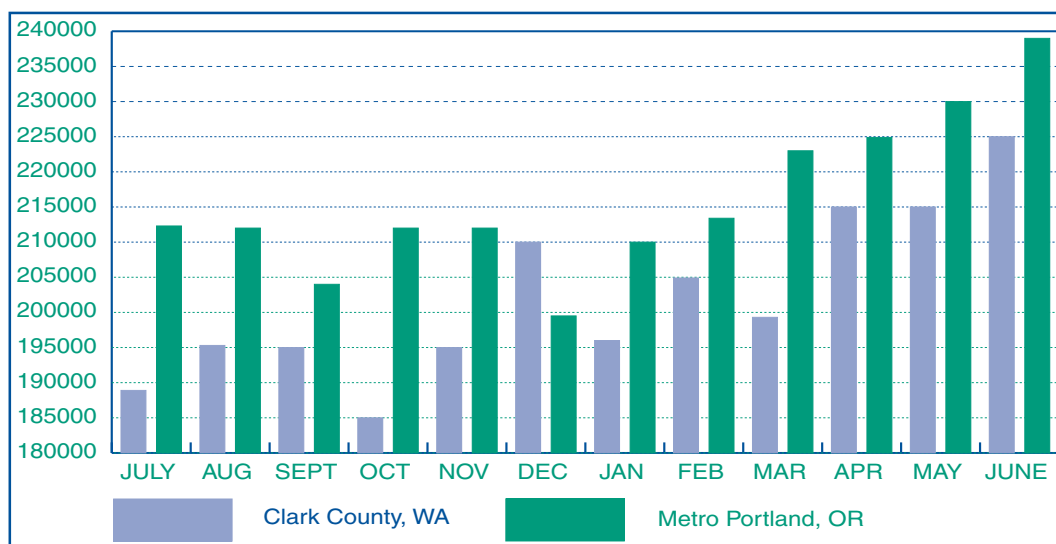
**PORTLAND  
METRO**





**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





# SW Washington



RESIDENTIAL REVIEW: Southwest Washington

June 2005 Reporting Period

## Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	June	1,356	1,117	949	256,200	225,000	41
	Year-to-Date	6,967	5,746	4,749	244,400	210,000	48
2004	June	1,059	882	842	228,300	193,800	50
	Year-to-Date	6,039	4,643	3,816	220,000	185,000	56

### June Residential Highlights

Even with a 28% increase in new listings when comparing June 2005 to June 2004, inventory is at an all time low in Southwest Washington (see tables above and to the right for details). The 1,680 active residential listings at the end of June would last only 1.8 months at June's rate of sales. The continued growth in the number of closed sales, up 12.7%, is undoubtedly involved in the inventory drop. Pending sales also grew 26.6%.

### Second Quarter Report

Compared to the second quarter of 2004, April-June of 2005 generated 20.9% more pending sales (3,151 v. 2,607), 17.3% more closed sales (2,702 v. 2,304), and 13.7% more new listings (3,741 v. 3,290).

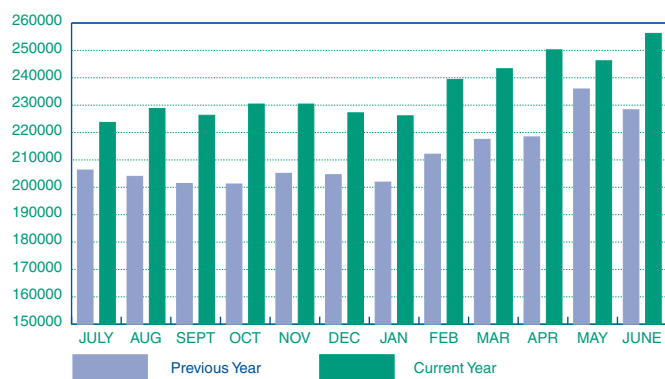
### Appreciation

Comparing the 12 months ending with June to the 12 immediately prior the average sale price climbed 11.7% (\$234,100 v. \$209,600). The median sale price rose 11% (\$198,700 v. \$179,000).

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

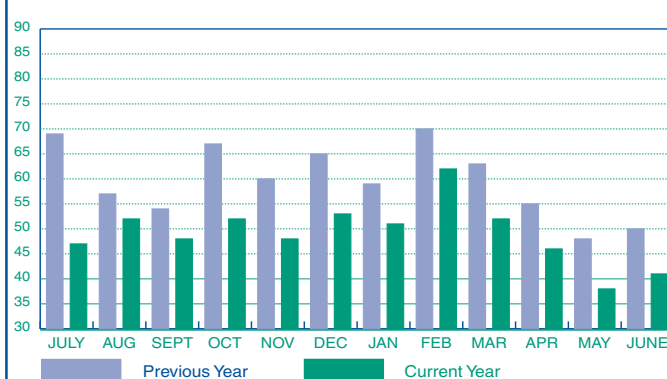
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

### 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	42	37	15	22	3.8%	27	194,500	15	221	153	0.7%	142	190,000	163,000	12.4%	3	195,700	0	N/A	12	213,000		
12	NW Heights	28	32	2	30	25.0%	30	155,000	27	223	201	27.2%	176	149,300	145,000	17.2%	2	502,500	3	151,000	33	261,800		
13	SW Heights	30	17	6	9	10.0%	11	306,800	55	89	65	30.0%	57	291,200	245,000	32.3%	1	135,000	1	1,100,000	0	N/A		
14	Lincoln/Hazel Dell	14	25	2	19	6.3%	17	202,600	19	100	88	27.5%	80	198,700	195,300	17.8%	1	165,500	1	110,000	5	208,300		
15	E Hazel Dell	43	69	8	83	34.5%	39	221,000	36	340	300	57.1%	187	207,400	201,400	13.1%	1	129,900	8	366,200	7	341,100		
20	NE Heights	17	33	7	34	-36.1%	23	209,700	18	180	173	17.7%	152	192,200	173,500	8.7%	1	355,000	2	1,112,500	4	177,000		
21	Orchards	41	56	3	46	24.2%	41	228,300	36	270	239	8.1%	217	203,100	189,500	11.7%	1	525,000	10	328,300	2	332,800		
22	Evergreen	81	109	11	96	7.4%	87	217,800	19	540	510	19.2%	423	203,600	182,900	13.6%	5	359,800	10	209,400	9	226,900		
23	E Heights	26	22	6	25	-4.3%	22	341,600	28	143	123	19.4%	108	267,900	208,300	22.7%	2	147,800	3	223,900	4	205,600		
24	Cascade Park	31	38	3	35	17.9%	33	249,400	25	189	163	3.8%	136	269,100	229,900	9.6%	2	37,500	1	140,000	9	240,400		
25	Five Corners	37	59	5	50	15.2%	38	207,900	21	273	237	39.4%	208	194,000	188,300	15.2%	0	N/A	0	N/A	1	327,000		
26	E Orchards	64	54	10	41	-40.4%	28	278,300	24	287	216	-6.5%	171	255,300	237,400	3.9%	0	N/A	3	478,300	1	298,000		
27	Fisher's Landing	45	68	10	43	-25.0%	30	284,200	22	289	250	6.4%	223	269,200	257,000	16.7%	0	N/A	2	344,300	1	302,000		
31	SE County	17	13	3	6	-75.0%	2	365,500	99	50	37	8.8%	25	333,100	305,000	8.6%	0	N/A	14	143,300	0	N/A		
32	Camas City	143	85	16	61	20.8%	64	359,400	44	451	360	7.5%	290	360,700	324,000	16.9%	2	349,000	34	195,000	9	237,100		
33	Washougal	174	82	21	55	-22.9%	37	249,300	50	406	254	22.1%	191	271,000	246,000	12.6%	2	177,500	48	188,800	6	221,300		
41	N Hazel Dell	52	36	7	46	-16.1%	26	265,300	38	232	203	21.6%	156	250,400	238,300	10.4%	1	1,250,000	3	355,000	0	N/A		
42	S Salmon Creek	42	45	8	42	18.9%	44	264,900	32	287	231	34.3%	197	240,700	224,000	17.2%	1	625,000	7	350,400	2	350,000		
43	N Felida	60	48	9	44	60.0%	48	341,000	40	260	243	22.7%	203	325,800	296,000	20.8%	0	N/A	6	219,200	1	300,000		
44	N Salmon Creek	68	23	2	32	-47.6%	22	371,100	62	159	173	-11.7%	163	270,600	219,900	11.9%	1	150,000	9	220,600	1	580,000		
50	Ridgefield	31	37	3	29	-78.9%	4	284,600	118	104	83	-15.3%	64	237,700	214,400	9.3%	0	N/A	4	153,500	0	N/A		
51	W of I-5 County	15	13	2	5	-88.9%	1	403,000	16	30	26	-21.2%	18	456,400	414,600	33.2%	0	N/A	12	251,600	0	N/A		
52	NW E of I-5 County	41	19	4	10	21.4%	17	371,100	106	89	69	9.5%	64	384,800	359,000	13.1%	0	N/A	28	186,900	0	N/A		
61	Battleground	78	79	23	49	30.0%	52	252,600	26	389	319	35.2%	276	244,600	213,800	22.9%	3	220,000	10	173,200	0	N/A		
62	Brush Prairie	74	45	8	41	-2.7%	36	364,000	50	227	178	-16.4%	157	328,200	283,000	5.9%	1	290,000	11	213,200	0	N/A		
63	East County	3	3	0	2	#DIV/0!	1	390,000	126	6	3	-50.0%	1	390,000	390,000	12.7%	0	N/A	1	85,000	0	N/A		
64	Central County	10	4	1	9	-44.4%	5	332,600	79	28	28	64.7%	20	319,100	290,500	0.9%	0	N/A	4	216,300	0	N/A		
65	Mid-Central County	15	13	2	9	-40.0%	6	357,300	172	46	41	-2.4%	29	309,700	315,000	6.2%	0	N/A	10	150,800	0	N/A		
66	Yacolt	25	11	1	8	60.0%	8	183,000	35	61	43	79.2%	40	249,400	211,000	13.7%	0	N/A	12	171,500	1	140,000		
70	La Center	33	9	2	12	50.0%	9	290,600	80	69	54	42.1%	45	281,900	262,100	32.3%	0	N/A	11	102,800	0	N/A		
71	N Central	17	3	1	5	-50.0%	2	331,400	232	33	26	-3.7%	21	268,200	250,000	5.3%	0	N/A	9	243,600	0	N/A		
72	NE Corner	11	6	1	1	-25.0%	3	350,000	43	29	22	-24.1%	27	209,500	168,500	5.2%	1	65,000	8	100,600	0	N/A		
80	Woodland City	17	24	6	24	440.0%	27	225,100	27	238	175	446.9%	107	202,800	200,000	19.1%	4	84,100	5	668,000	0	N/A		
81	Woodland Area	34	19	3	18	-42.9%	8	285,600	134	88	74	80.5%	61	254,100	218,000	12.2%	0	N/A	29	114,000	1	257,000		
82	Cowlitz County	221	120	23	76	225.8%	101	160,600	69	541	386	216.4%	314	165,500	146,100	2.8%	5	296,000	59	86,900	6	376,000		

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/04-6/30/05) with 12 months before (7/1/03-6/30/04).





# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

June 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	June	670	511	490	233,800	192,400	43
	Year-to-Date	3,312	2,740	2,374	212,500	184,900	49
2004	June	624	588	508	187,300	160,000	49
	Year-to-Date	3,371	2,746	2,320	179,000	156,200	57

### June Residential Highlights

Lane County's inventory is on the rise. The 904 active residential listings at the end of June would last 1.8 months at the current rate of sales (see table to the right). The county saw 7.4% new listings when compared to the number of new listings in June 2004. See table above for details. Pending sales dropped 13.1% and closed sales decreased 3.5%.

### Second Quarter Report

When comparing the second quarter of 2005 with the April-June 2004 the number of new listings remained relatively the same, up 0.3% (1,865 v. 1,859), and closed sales increased a mere 0.9% (1,415 v. 1,403). Pending sales, however, decreased 5.5% (1,500 v. 1,588).

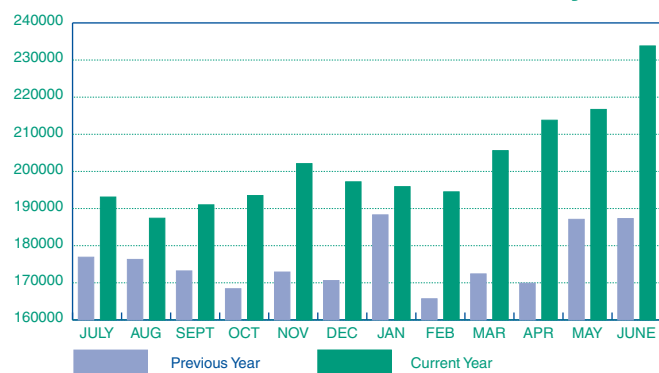
### Appreciation

Average sale prices continue to appreciate. During the 12 months that ended with June 2005 it was up 14.2% from the prior twelve months (\$198,900 v. \$174,200). Median sale price rose 12% (\$172,500 v. \$154,000).

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

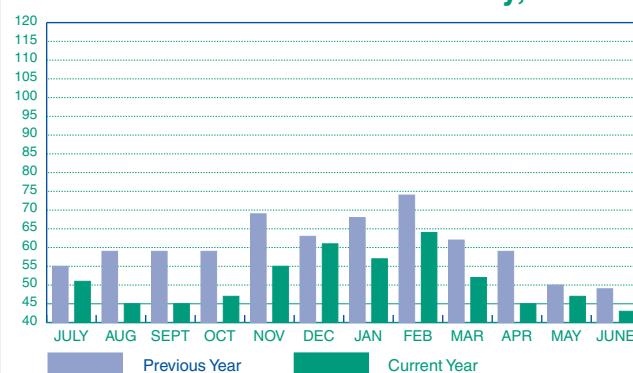
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

### 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



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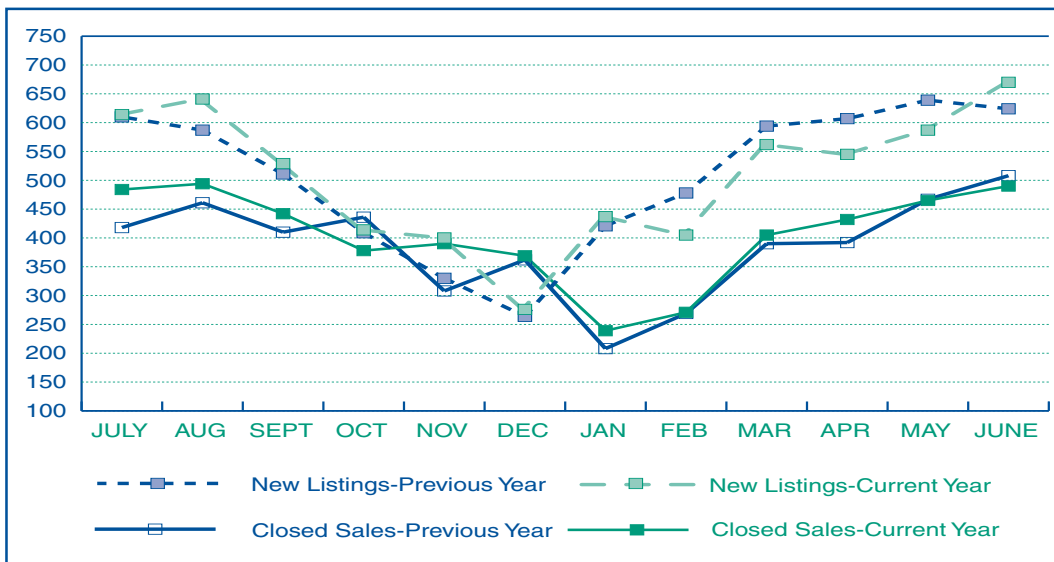
## Lane County, Oregon

		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	15	20	3	16	23.1%	13	202,200	23	81	79	3.9%	63	201,400	175,000	17.5%	0	N/A	0	N/A	3	168,300	
233	McKenzie Valley	45	25	8	12	9.1%	12	278,200	67	100	60	0.0%	54	280,300	267,000	24.4%	5	333,200	11	116,400	0	N/A	
234	Pleasant Hill/Oak	58	29	13	20	-4.8%	20	215,100	64	139	115	-8.7%	102	174,500	137,600	16.1%	1	135,000	17	109,400	1	179,900	
235	Cottage Grove/ Creswell/Dorena	132	77	7	48	-9.4%	45	265,400	91	348	275	5.4%	236	200,900	160,000	15.7%	1	134,900	44	68,400	4	228,100	
236	Veneta/Elmira	38	38	4	22	-24.1%	27	199,200	32	148	130	7.4%	111	198,000	185,000	20.2%	2	467,500	10	255,400	3	167,800	
237	Junction City	37	19	3	22	-8.3%	13	181,700	58	122	117	-0.8%	104	181,300	170,300	7.7%	1	190,000	10	98,600	1	180,000	
238	Florence	20	5	0	1	-75.0%	0	N/A	N/A	25	9	0.0%	9	184,600	149,900	33.4%	1	900,000	2	87,500	0	N/A	
239	Thurston	42	34	4	28	-12.5%	37	202,400	48	206	196	10.1%	168	172,600	166,900	9.2%	0	N/A	6	47,900	15	220,500	
240	Coburg I-5	17	11	2	6	-53.8%	3	142,300	45	43	25	-44.4%	18	307,100	181,700	30.0%	1	141,000	8	173,600	1	212,500	
241	N Gilham	18	11	1	8	-61.9%	11	202,000	36	97	94	14.6%	87	264,100	228,000	3.5%	0	N/A	1	230,000	1	197,000	
242	Ferry Street Bridge	63	43	4	36	-7.7%	31	307,000	41	241	186	0.0%	163	267,200	232,000	19.4%	2	925,000	2	81,300	5	249,000	
243	E Eugene	69	49	11	36	-34.5%	41	336,500	37	243	183	-16.4%	157	278,200	245,000	8.4%	1	35,000	23	118,900	11	316,900	
244	SW Eugene	100	94	15	73	21.7%	63	293,800	48	402	326	14.0%	268	275,100	236,300	19.2%	0	N/A	23	129,300	8	255,900	
245	W Eugene	42	19	5	12	-50.0%	16	217,500	25	119	78	-18.8%	70	187,100	166,500	18.3%	6	466,800	1	50,000	11	259,800	
246	Danebo	55	58	12	68	-1.4%	53	160,100	29	322	282	-2.4%	237	160,000	162,500	13.0%	0	N/A	6	89,200	16	203,200	
247	River Road	32	24	3	17	-39.3%	26	187,100	22	135	112	-5.1%	96	183,800	173,200	13.4%	0	N/A	1	52,500	9	228,800	
248	Santa Clara	47	47	4	41	-4.7%	37	230,700	27	240	203	4.1%	186	221,100	207,000	12.4%	1	196,500	0	N/A	6	234,800	
249	Springfield	57	59	6	37	-9.8%	38	151,300	27	264	233	-7.2%	213	147,600	140,000	8.2%	5	167,400	6	102,300	27	194,400	
250	Mohawk Valley	17	8	1	8	0.0%	4	386,600	92	37	37	23.3%	32	291,900	269,000	30.2%	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 June 2005 with June 2004. The Year-To-Date section compares year-to-date statistics from June 2005 with year-to-date statistics from June 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/04-6/30/05) with 12 months before (7/1/03-6/30/04).



### LANE COUNTY NEW LISTINGS & CLOSED SALES

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



# Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

June 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	June	269	198	178	195,400	171,100	69
	Year-to-Date	1,248	924	809	179,400	153,000	77
2004	June	228	162	168	172,000	144,500	91
	Year-to-Date	1,120	880	721	153,000	130,000	103

## June Residential Highlights

Douglas county saw an increase of market activity on all levels, when comparing the month of June 2005 with June 2004. Pending sales increased 22.2%, new listings grew 18% and closed sales were up 6%.

## Appreciation

When comparing the twelve months ending in June 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 16.9% (\$169,700 v. 145,200). According to the same formula the median sale price appreciated 15.6% (\$144,500 v. \$125,000).

## AREA REPORT • 6/2005 • 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	31	6	18	-14.3%	18	185,300	63	144	104	0.0%	84	168,800	143,300	10.8%	6	414,200	30	148,600	11	460,500	
252	NW Roseburg	58	28	2	18	38.5%	18	327,300	72	124	84	-16.8%	70	279,900	279,000	29.9%	1	500,000	21	120,400	0	N/A	
253	SE Roseburg	18	14	1	12	140.0%	18	173,300	21	76	70	66.7%	72	158,400	169,000	24.0%	7	263,900	7	162,000	9	966,900	
254	SW Roseburg	29	13	3	16	0.0%	18	237,100	47	91	78	1.3%	73	234,100	191,000	16.8%	0	N/A	14	113,900	0	N/A	
255	Glide & E of Roseburg	35	13	2	14	100.0%	13	234,600	60	67	51	27.5%	43	223,000	195,000	37.4%	3	226,300	25	81,800	1	149,000	
256	Sutherlin/ Oakland Area	68	44	11	29	45.0%	22	154,300	32	159	105	-16.7%	91	169,500	135,000	11.3%	2	85,000	19	94,600	2	177,500	
257	Winston & SW of Roseburg	43	26	5	18	-14.3%	16	179,600	53	140	101	0.0%	86	163,900	152,000	18.6%	4	667,300	17	75,400	2	142,000	
258	Myrtle Creek & S/SE of Roseburg	107	56	9	29	-12.1%	26	174,700	147	205	141	0.7%	126	154,700	135,000	13.0%	2	98,800	36	51,600	5	220,700	
259	Green District	37	15	2	15	-16.7%	9	171,100	52	92	75	-18.5%	62	138,600	132,800	16.1%	1	316,000	29	41,400	0	N/A	
265	North Douglas County	66	29	4	29	262.5%	20	138,000	100	150	115	101.8%	102	153,900	133,000	2.7%	3	157,300	8	127,800	1	123,500	
	Douglas County Totals	524	269	45	198	22.2%	178	195,400	69	1,248	924	5.0%	809	179,400	153,000	16.9%	29	321,900	206	91,900	31	509,100	

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

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/04-6/30/05) with 12 months before (7/1/03-6/30/04).



# Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

June 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	June	157	112	104	200,000	169,800	60
	Year-to-Date	747	537	483	173,600	150,000	74
2004	June	143	109	98	143,800	132,700	58
	Year-to-Date	707	528	421	138,900	120,000	94

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	June	78	34	31	335,000	335,000	94
	Year-to-Date	321	158	141	322,000	290,000	96
2004	June	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 June Residential Highlights

The Coos County market saw growth on all levels in June 2005. New listings increased 9.8%, closed sales grew 6.1% and pending sales were up 2.8%.

### Appreciation

Comparing the twelve months ending in June 2005 to the twelve prior, the sale price of Coos County homes appreciated 24% (\$163,600 v. \$131,900).

### Curry County June 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 • 6/2005 • 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	
260	Coos County	338	157	14	112	2.8%	104	200,000	60	747	537	1.7%	483	173,600	150,000	24.0%	22	285,600	117	115,400	19	221,000		
270	City, Airport, Marina Hts., NB Chetco	118	51	5	23	N/A	19	322,700	112	181	97	N/A	86	335,400	312,000	N/A	3	545,000	38	193,300	5	316,500		
271	Harbor, Winchuck, SB Chetco	37	13	2	4	N/A	8	356,700	68	65	33	N/A	34	281,900	234,500	N/A	3	224,000	16	197,300	1	237,000		
272	Carpenterville, Cape Ferrello, Whaleshead	19	5	1	5	N/A	4	350,300	60	32	19	N/A	15	337,700	335,000	N/A	0	N/A	2	355,000	0	N/A		
273	Gold Beach	7	2	5	2	N/A	0	N/A	N/A	17	6	N/A	3	448,000	530,000	N/A	0	N/A	1	260,000	0	N/A		
274	Port Orford, Langlois	24	7	0	0	N/A	0	N/A	N/A	26	3	N/A	3	187,500	175,000	N/A	0	N/A	3	240,800	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 June 2005 with June 2004. The Year-To-Date section compares year-to-date statistics from June 2005 with year-to-date statistics from June 2004.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/04-6/30/05) with 12 months before (7/1/03-6/30/04).



MULTIPLE LISTING SERVICE

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### Southwest Washington

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### Lane County

2139 Centennial Plaza  
Eugene, OR 97401  
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### Curry County

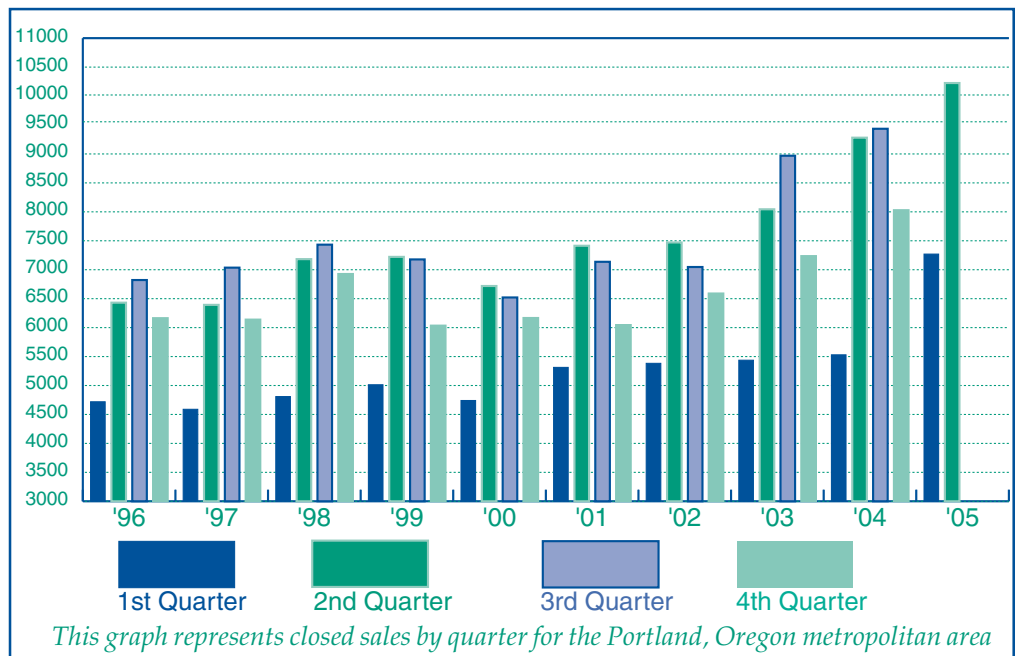
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## QUARTERLY CLOSINGS - Metro Portland, Oregon



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Kurt von Wasmuth, Information Services Manager  
Natalie Middleton, Editor