

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

March 2005 Reporting Period

March Residential Highlights

With the south winds bringing suprisingly low temperatures and a increase in rainy days, the growth of closed sales and decrease in new listings may have contributed to the surprisingly low inventory in March 2005. At the current rate of sales it would take 1.8 months to sell Portland's 5,664 active residential listings—the lowest inventory yet.

Closed sales were up 34.3% when compared to March 2004 (see table below). The number of accepted offers was also 13.7% greater. However, new listings dropped 8.8%.

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2005	\$210,600	+21%
2004	\$173,600	+2%
2003	\$170,000	+10%
2002	\$154,900	N/A

First Quarter/Year-To-Date

March did much to rally the first quarter of 2005. By its end, closed sales had grown to total 31.5% more than in the first quarter of 2004. Similarly, pending sales had climbed 23.6% higher. New listings also increased 3.2% when compared to the same time frame last year. (See Year-to-Date rows of table below for details).

Appreciation

To calculate sale price appreciation, prices for the twelve months that ended with March 2005 are compared to prices for the twelve months ending in March 2004.

Using those time periods, the average sale price appreciated 10.7% (\$251,400 v. \$227,200). Using the same date range to compare median sale price we see a 10.8% appreciation rate (\$209,900 v. \$189,500).

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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	
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	March	3,991	3,720	3,220	264,300	223,000	54
	Year-to-Date	11,298	9,443	7,270	257,300	217,000	58
2004	March	4,374	3,272	2,397	233,500	192,900	68
	Year-to-Date	10,950	7,643	5,530	227,900	190,000	70

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Metro Portland & Adjacent Regions, Oregon

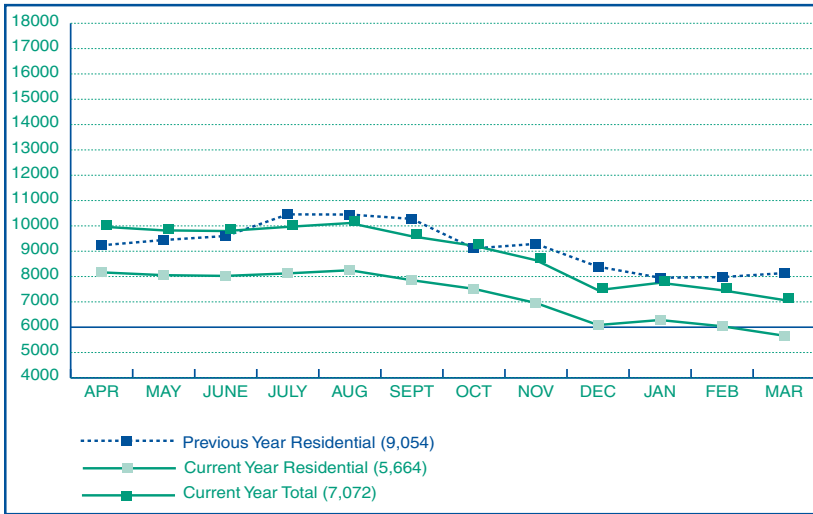
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	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	156	168	34	158	13.7%	134	196,900	54	424	406	19.8%	310	190,200	170,100	12.6%	2	305,000	11	87,600	18	290,200
142	Northeast Portland	426	407	103	421	26.0%	350	241,900	44	1,154	1,005	22.0%	765	236,400	198,750	8.9%	8	307,100	5	134,500	37	346,500
143	Southeast Portland	712	569	143	516	22.9%	385	210,200	45	1,525	1,161	19.8%	908	209,300	174,200	10.6%	9	446,600	27	138,000	77	355,900
144	Gresham/ Troutdale	459	310	85	294	33.6%	263	208,300	58	869	749	42.4%	543	210,700	204,750	9.7%	5	544,900	28	141,500	20	241,000
145	Milwaukie/ Clackamas	434	300	53	255	15.9%	228	257,800	49	809	666	23.8%	508	259,800	226,500	15.9%	7	272,800	101	170,600	6	222,000
146	Oregon City/Canby	246	175	37	160	-7.5%	146	267,200	52	483	422	12.2%	332	259,400	224,900	9.5%	3	223,300	23	251,000	13	334,100
147	Lake Oswego/West Linn	339	207	57	187	5.6%	178	401,300	63	587	468	7.1%	355	403,900	329,900	15.9%	0	N/A	13	247,800	1	400,000
148	West Portland	626	414	93	317	8.6%	332	413,900	59	1,098	903	27.9%	738	380,300	319,900	12.9%	2	469,300	34	199,900	17	522,900
149	Northwest Washington County	165	137	23	145	27.2%	137	352,700	46	473	412	42.1%	329	346,300	325,000	8.5%	3	434,800	12	273,300	12	346,400
150	Beaverton/Aloha	412	369	88	381	19.8%	328	225,900	48	1,037	966	31.6%	770	229,600	200,000	9.3%	2	186,200	11	220,300	18	290,500
151	Tigard/Wilsonville	591	361	58	293	4.6%	277	283,100	61	1,053	789	15.0%	599	278,500	244,900	9.3%	3	170,700	15	271,800	12	589,400
152	Hillsboro/ Forest Grove	352	247	39	275	1.5%	214	219,300	57	794	706	20.1%	499	216,500	201,750	7.8%	4	243,800	17	340,800	10	252,000
153	Mt. Hood: Govt. Camp/Wemme	60	30	7	23	-68.1%	28	209,400	35	83	64	-32.6%	84	202,800	206,486	14.4%	1	33,500	12	81,200	0	N/A
155	Columbia County	240	113	23	128	13.3%	86	183,700	57	341	295	27.7%	205	181,900	165,000	7.7%	1	175,000	23	118,300	2	111,900
156	Yamhill County	446	184	38	167	29.5%	134	210,800	96	568	431	41.8%	325	198,600	164,900	4.0%	5	235,600	42	176,200	15	244,600
170-210	Marion/ Polk Counties	384	166	57	93	8.1%	69	176,400	72	386	246	12.3%	207	172,400	159,000	2.5%	4	57,600	27	97,500	7	400,300
180-200	North Coastal Counties	269	103	18	66	-5.7%	57	237,300	118	244	172	2.4%	134	213,400	179,000	12.8%	1	262,500	39	123,100	8	266,400
200-250	Columbia Gorge	67	23	13	16	-15.8%	11	131,400	146	50	35	16.7%	25	214,100	149,000	6.4%	1	189,000	20	76,100	1	151,800

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

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

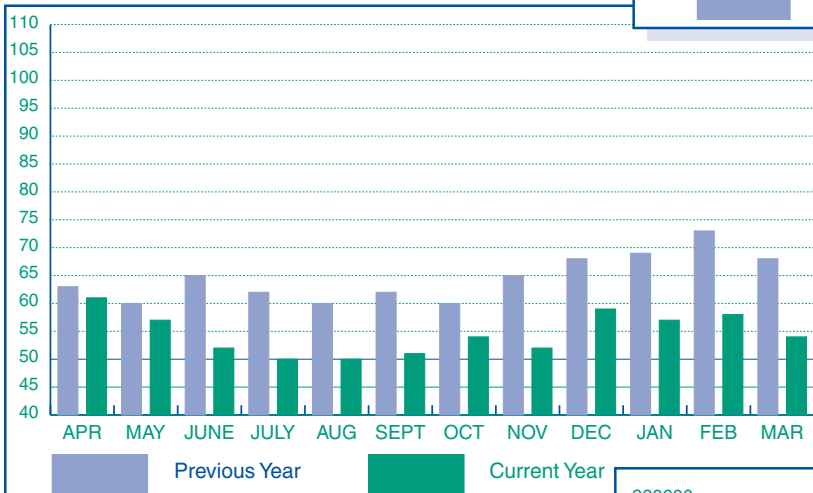
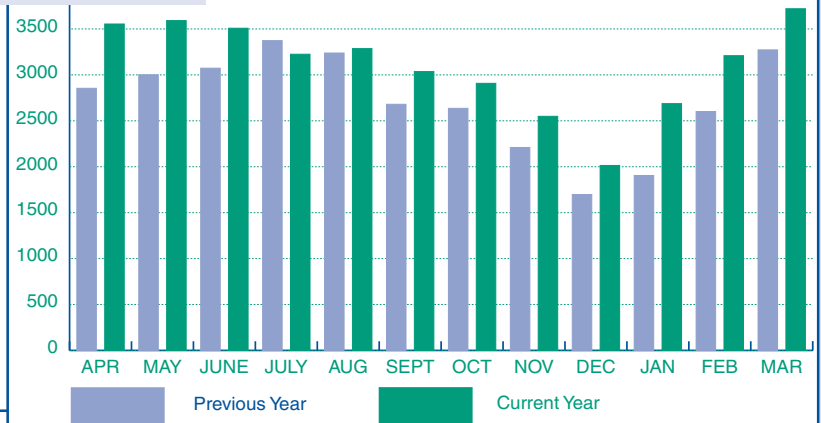
³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/04-3/31/05) with 12 months before (4/1/03-3/31/04).

Market Action



PENDING SALES Metro Portland, Oregon

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

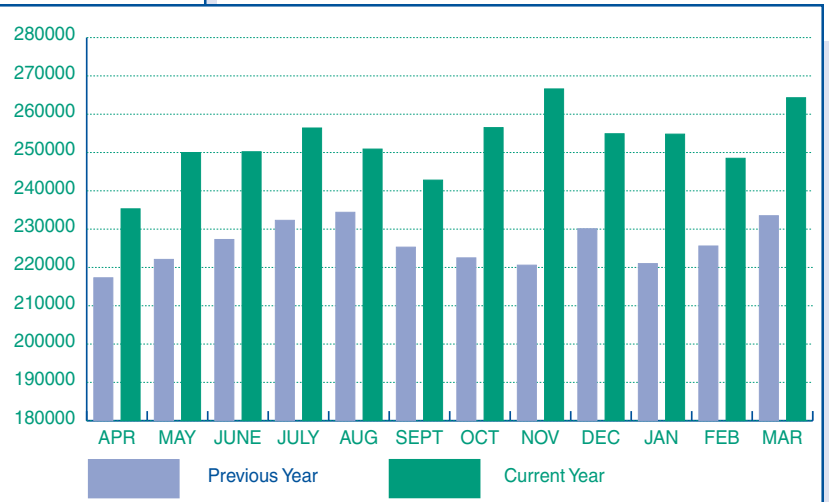


DAYS ON MARKET Metro Portland, Oregon

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.

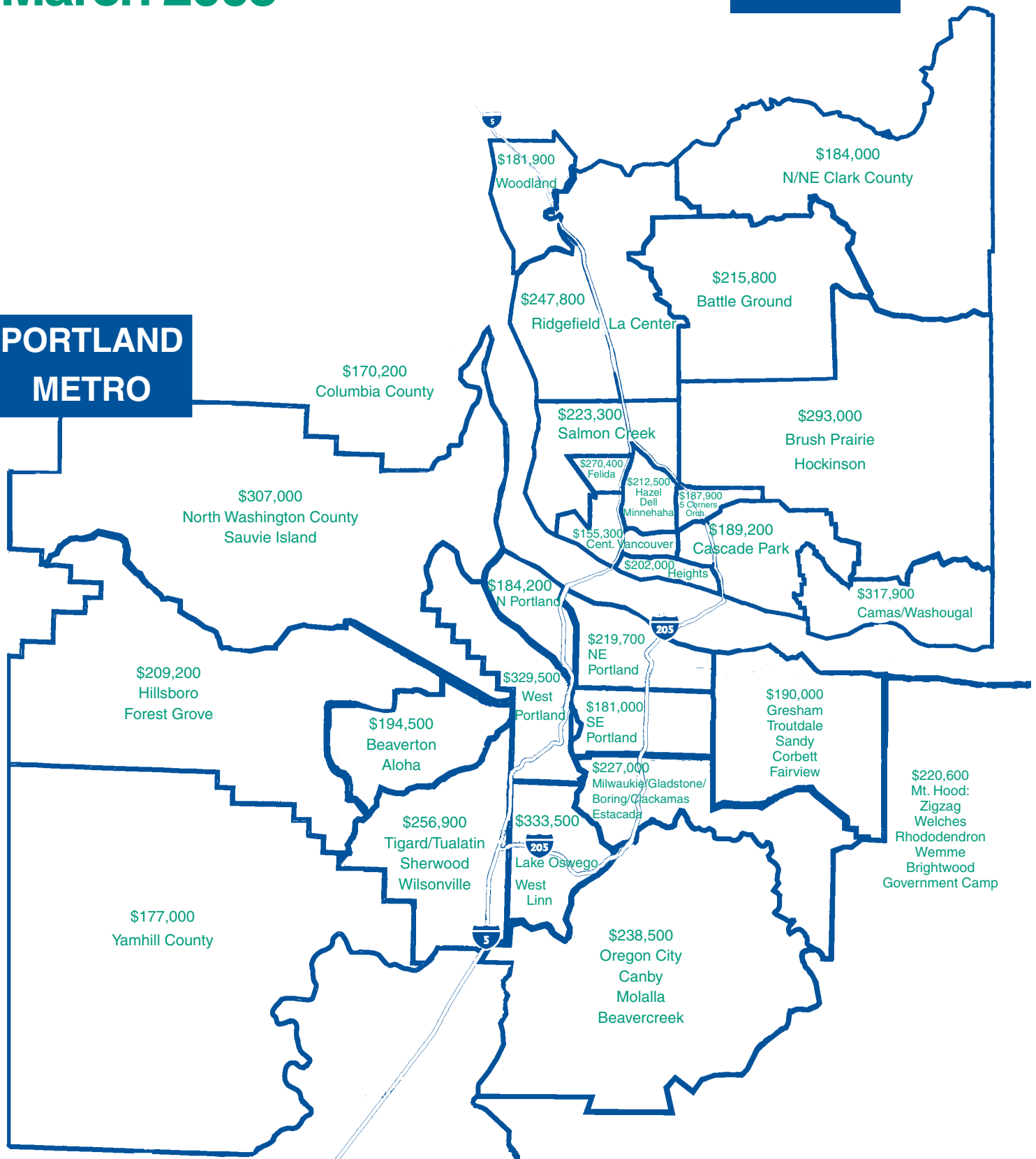


MEDIAN SALE PRICE

March 2005

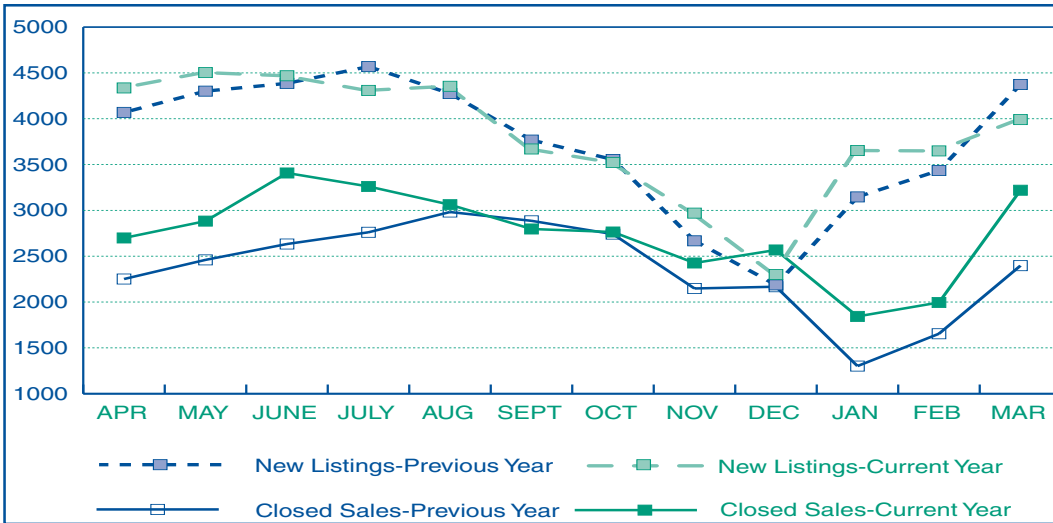
**CLARK
COUNTY**

**PORTLAND
METRO**



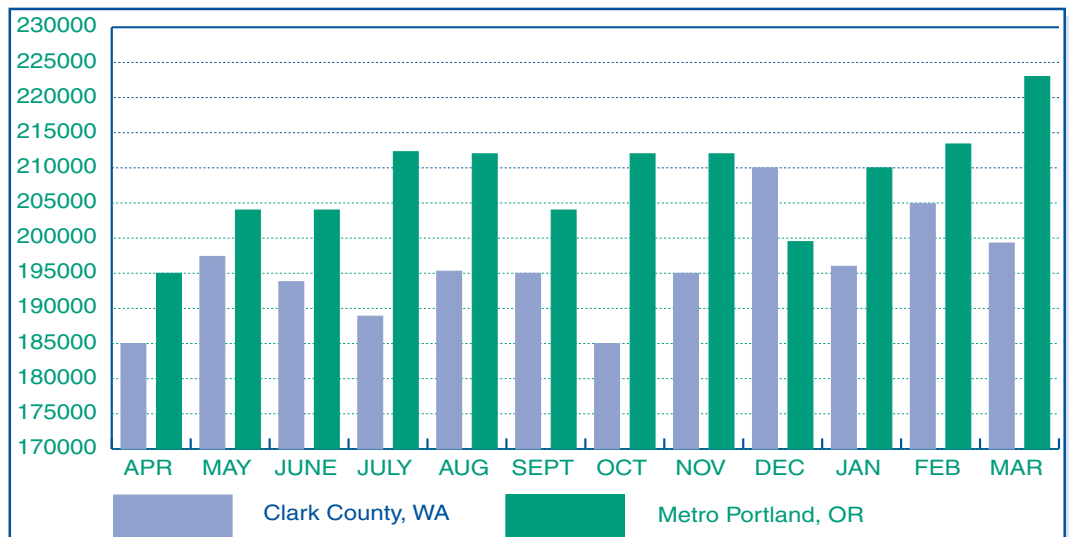
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



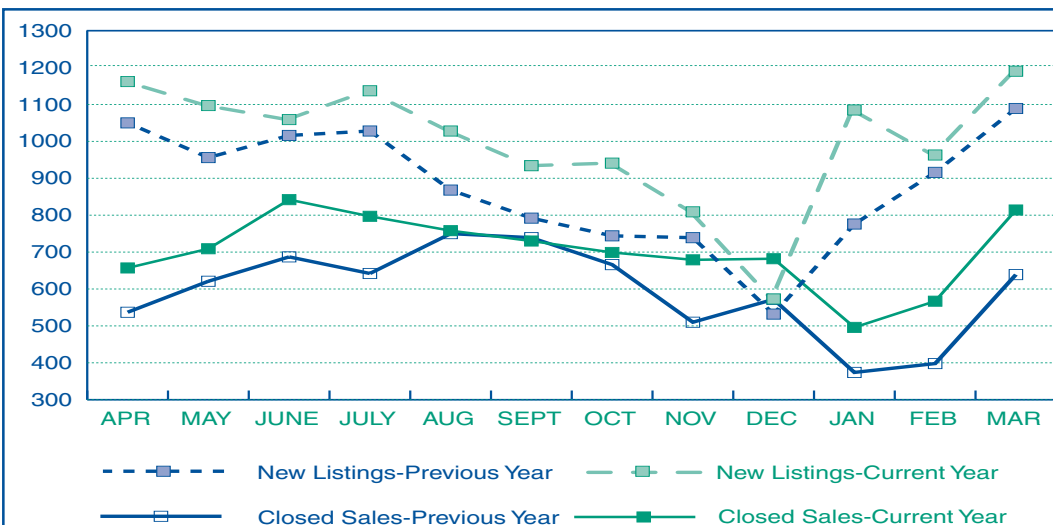
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

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





Clark County



RESIDENTIAL REVIEW: Clark County, Washington

March 2005 Reporting Period

Residential Market Highlights

Clark County, Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	March	1,190	1,104	814	243,300	199,300	52
	Year-to-Date	3,208	2,625	1,935	237,900	200,000	58
2004	March	1,089	898	639	217,500	177,000	63
	Year-to-Date	2,753	2,083	1,453	210,900	175,500	65

March Residential Highlights

Along with the increase in rainy days in March 2005, the number of closed sales was 27.4% percent greater than the number in March 2004 (see table above). Pending sales also increased 22.9% and there were 9.3% more new listings on the market than the previous year. At March's current rate of sales it would take approximately 2 months to sell Clark County's active 1,597 residential listings.

First Quarter/Year-To-Date Trends

The First Quarter information from 2005 exhibits increasing market measures when compared to 2004. Closed sales increased by 33.2%, pending sales are up 26% and new listings rose 16.5%.

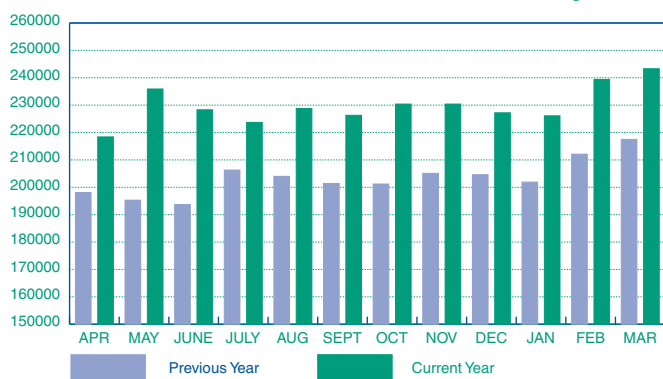
Appreciation

Comparing the 12 months ending with March to the 12 immediately prior the average sale price climbed 14.1% (\$229,600 v. \$201,300). The median sale price rose 12.1% (\$194,000 v. \$173,000).

Inventory in Months (Active Listings / Closed Sales)

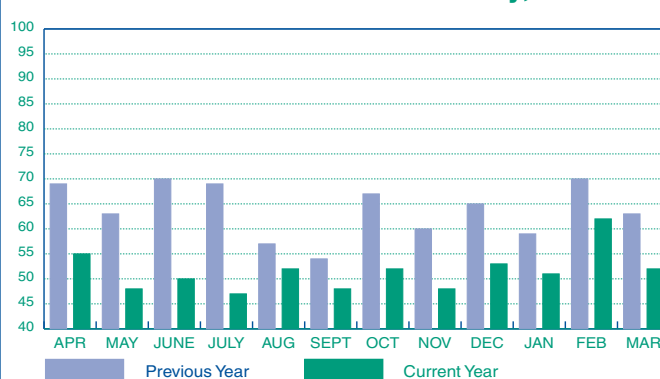
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	
May	3.6	2.7	
June	3.1	2.3	
July	3.3	2.5	
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

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							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	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	34	47	5	40	17.6%	30	176,500	19	97	66	-16.5%	54	191,400	156,500	13.8%	1	267,000	0	N/A	6	171,200	
12	NW Heights	29	51	6	52	40.5%	50	144,800	21	118	102	36.0%	79	142,600	144,000	18.0%	0	N/A	1	205,000	12	280,300	
13	SW Heights	29	11	0	11	120.0%	10	246,100	65	39	34	70.0%	24	256,300	183,600	30.2%	0	N/A	0	N/A	0	N/A	
14	Lincoln/Hazel Dell	19	20	5	24	60.0%	12	193,200	54	48	43	43.3%	30	179,900	187,800	12.3%	0	N/A	1	110,000	2	230,000	
15	E Hazel Dell	44	48	9	44	7.3%	31	211,800	64	121	109	4.8%	79	216,500	203,000	16.9%	0	N/A	5	434,100	1	290,900	
20	NE Heights	16	31	4	31	-8.8%	36	195,100	35	81	80	25.0%	72	187,500	170,000	14.0%	1	355,000	2	1,112,500	3	168,400	
21	Orchards	38	40	6	47	4.4%	44	195,100	38	124	120	14.3%	101	193,500	176,500	11.4%	0	N/A	4	182,000	1	315,700	
22	Evergreen	67	100	6	94	19.0%	55	219,200	43	217	229	18.7%	166	195,700	172,300	14.9%	3	380,000	5	254,800	7	225,600	
23	E Heights	38	26	6	34	88.9%	13	276,200	81	76	58	13.7%	37	244,900	202,000	15.4%	0	N/A	0	N/A	3	202,500	
24	Cascade Park	33	31	3	37	27.6%	16	251,400	34	79	72	-1.4%	41	245,000	210,000	10.4%	2	37,500	1	140,000	2	234,000	
25	Five Corners	17	47	7	50	25.0%	42	188,600	16	128	123	51.9%	94	185,200	180,000	13.9%	0	N/A	0	N/A	0	N/A	
26	E Orchards	66	34	4	39	-11.4%	25	204,800	26	153	100	-1.0%	80	235,000	219,600	5.4%	0	N/A	0	N/A	0	N/A	
27	Fisher's Landing	31	49	3	49	-7.5%	38	256,000	27	137	126	22.3%	95	250,500	250,000	13.8%	0	N/A	1	188,500	0	N/A	
31	SE County	21	13	3	6	-14.3%	4	288,500	209	24	13	-7.1%	11	322,800	270,000	11.7%	0	N/A	6	125,800	0	N/A	
32	Camas City	139	76	14	73	23.7%	66	389,100	61	231	175	25.9%	120	367,300	324,500	22.2%	1	399,000	24	165,900	3	209,000	
33	Washougal	156	68	12	35	12.9%	28	288,700	91	182	102	32.5%	80	263,200	244,000	13.0%	1	230,000	20	137,600	1	155,000	
41	N Hazel Dell	65	42	6	40	21.2%	28	286,800	44	110	91	28.2%	66	251,300	229,300	11.8%	1	1,250,000	2	475,000	0	N/A	
42	S Salmon Creek	57	47	21	42	13.5%	41	252,200	47	140	105	52.2%	82	234,800	210,500	18.3%	0	N/A	2	332,500	2	350,000	
43	N Felida	58	52	4	49	88.5%	27	283,600	81	114	108	18.7%	78	327,600	292,900	19.3%	0	N/A	3	210,000	0	N/A	
44	N Salmon Creek	70	26	3	31	6.9%	31	244,400	62	82	94	16.0%	84	240,600	198,400	5.7%	1	150,000	3	121,700	1	580,000	
50	Ridgefield	22	5	4	4	-80.0%	18	209,400	34	26	18	-59.1%	43	215,000	213,200	7.8%	0	N/A	2	107,100	0	N/A	
51	W of I-5 County	13	6	0	4	-20.0%	3	398,700	112	11	13	8.3%	8	497,800	497,500	49.4%	0	N/A	5	348,900	0	N/A	
52	NW E of I-5 County	38	12	7	10	-28.6%	10	454,900	131	42	34	13.3%	29	343,400	355,000	19.8%	0	N/A	6	177,700	0	N/A	
61	Battleground	67	66	17	64	56.1%	42	260,900	64	185	165	41.0%	116	246,100	211,400	21.8%	1	300,000	1	80,000	0	N/A	
62	Brush Prairie	72	32	8	30	-37.5%	27	317,300	61	99	75	-27.2%	70	321,100	296,500	13.2%	0	N/A	10	197,000	0	N/A	
63	East County	2	1	0	0	-100.0%	0	N/A	N/A	2	0	-100.0%	0	N/A	N/A	52.9%	0	N/A	0	N/A	0	N/A	
64	Central County	8	6	1	4	33.3%	5	285,000	47	11	14	180.0%	9	288,400	267,000	1.6%	0	N/A	2	250,000	0	N/A	
65	Mid-Central County	23	11	3	8	0.0%	6	276,100	94	22	19	46.2%	11	278,800	270,000	9.9%	0	N/A	3	139,700	0	N/A	
66	Yacolt	18	11	3	8	33.3%	11	277,400	57	27	25	177.8%	19	291,300	279,000	25.0%	0	N/A	4	170,000	1	140,000	
70	La Center	33	14	2	13	116.7%	2	224,500	52	32	24	60.0%	13	249,600	247,900	27.3%	0	N/A	2	82,500	0	N/A	
71	N Central	13	5	5	6	50.0%	3	226,300	42	20	14	16.7%	7	242,500	234,000	1.7%	0	N/A	4	319,300	0	N/A	
72	NE Corner	16	8	3	1	-80.0%	6	219,300	72	19	12	-20.0%	15	199,100	162,000	13.1%	0	N/A	3	76,500	0	N/A	
80	Woodland City	12	36	22	36	300.0%	14	204,100	46	148	91	378.9%	24	184,800	173,200	24.0%	0	N/A	3	90,000	0	N/A	
81	Woodland Area	30	17	6	18	100.0%	9	264,800	200	45	41	156.3%	21	228,700	215,000	18.9%	0	N/A	12	82,100	1	257,000	
82	Cowlitz County	203	101	16	70	204.3%	31	153,700	82	218	130	160.0%	77	164,100	141,000	2.9%	1	600,000	22	96,400	3	636,700	

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

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

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/04-3/31/05) with 12 months before (4/1/03-3/31/04).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

March 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	March	562	507	405	205,600	179,900	52
	Year-to-Date	1,414	1,249	933	199,500	175,000	59
2004	March	594	496	390	172,400	153,800	62
	Year-to-Date	1,491	1,168	880	173,800	153,100	67

March Residential Highlights

Lane County's inventory is at an all-time low (see table to right). At the current rate of sales it would take 1.8 months to sell the county's 713 active residential listings. This may be a direct result of the 3.9% increase in closed sales, when comparing March 2005 with March 2004, and the 5.4% decrease in new listings. Pending sales were up 2.2%.

First Quarter/Year-To-Date Trends

Now three months into the year 2005 it appears that Lane County's market activity is still a bit mixed. Pending sales are up 6.9% and the number of closed sales is 6% higher than the same time period in 2004 (see table above.) However, the number of newlistings decreased by 5.2%.

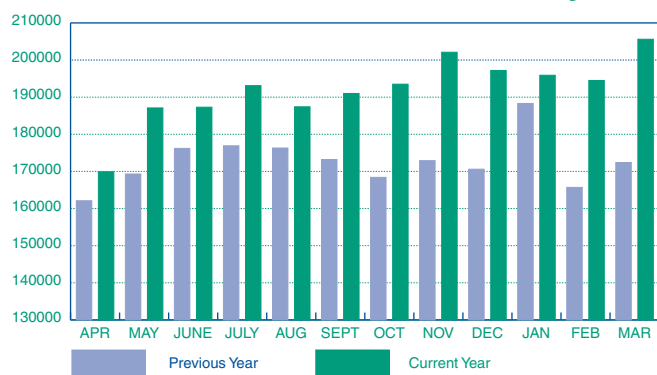
Appreciation

The average sale price during the 12 months that ended with March 2005 was \$191,100, up 11.3% from the prior twelve months (\$171,700). Similarly, median sale price rose 10.7% (\$166,000 v. \$150,000).

Inventory in Months (Active Listings / Closed Sales)

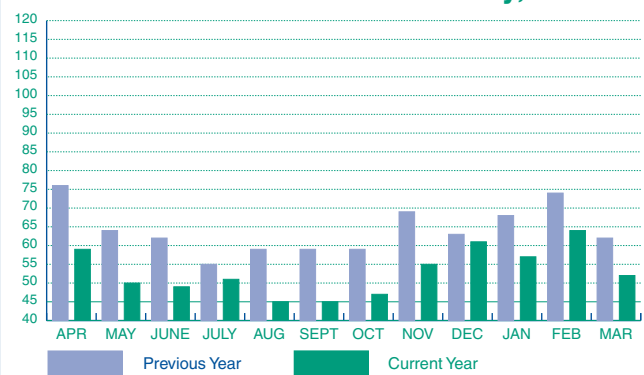
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	
May	3.6	2.3	
June	3.6	2.0	
July	3.4	2.2	
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

AVERAGE SALE PRICE - Lane County, OR



This graph represents the average sale price for all homes sold in Lane County, Oregon

DAYS ON MARKET - Lane County, OR



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

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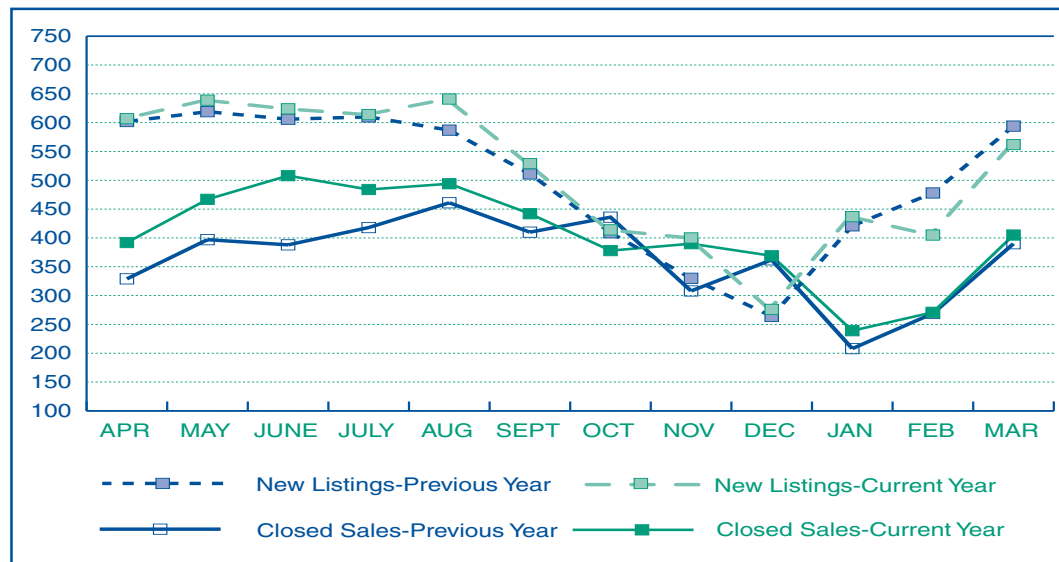
Lane County, Oregon

		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 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
232	Hayden Bridge	17	13	0	10	-44.4%	10	175,000	53	31	31	-13.9%	24	183,600	170,000	14.3%	0	N/A	0	N/A	2	177,500	
233	McKenzie Valley	43	17	6	6	-50.0%	11	253,800	92	35	17	-43.3%	22	284,700	283,100	9.7%	3	528,300	3	45,500	0	N/A	
234	Pleasant Hill/Oak	63	24	3	19	-13.6%	14	187,600	107	60	54	5.9%	41	173,700	160,000	7.1%	1	135,000	6	84,600	0	N/A	
235	Cottage Grove/ Creswell/Dorena	88	65	16	53	17.8%	41	186,500	66	151	134	8.9%	81	171,100	142,000	6.3%	0	N/A	23	76,900	3	228,500	
236	Veneta/Elmira	42	23	10	22	4.8%	19	214,700	108	64	61	13.0%	41	191,900	175,000	18.6%	0	N/A	3	177,200	3	167,800	
237	Junction City	41	24	4	23	-20.7%	23	183,000	64	65	58	20.8%	46	165,000	160,800	19.0%	1	190,000	2	140,000	1	180,000	
238	Florence	5	2	2	2	N/A	2	97,000	177	6	7	75.0%	8	191,700	150,000	31.8%	0	N/A	0	N/A	0	N/A	
239	Thurston	47	45	4	40	8.1%	26	162,500	49	101	92	17.9%	66	161,700	158,800	8.6%	0	N/A	4	47,600	4	217,500	
240	Coburg I-5	9	5	2	6	-25.0%	3	355,700	73	17	14	-22.2%	7	257,800	218,000	21.1%	0	N/A	6	199,000	1	212,500	
241	N Gilham	27	24	1	18	28.6%	14	301,500	17	54	50	66.7%	38	239,400	191,000	0.1%	0	N/A	1	230,000	1	197,000	
242	Ferry Street Bridge	45	35	7	34	-5.6%	32	258,400	31	99	81	1.3%	69	261,700	225,000	20.1%	0	N/A	0	N/A	3	248,300	
243	E Eugene	49	42	16	34	6.3%	21	223,100	71	100	70	-6.7%	50	246,100	209,100	6.3%	1	35,000	12	127,000	5	426,300	
244	SW Eugene	68	62	13	61	10.9%	54	266,800	53	163	150	20.0%	101	267,500	230,000	13.7%	0	N/A	14	128,300	2	321,500	
245	W Eugene	14	19	2	15	-28.6%	10	195,700	7	42	35	-12.5%	27	176,700	157,900	11.9%	2	699,000	1	50,000	5	303,600	
246	Danebo	46	41	7	52	15.6%	35	152,500	37	139	127	0.0%	90	156,500	155,000	14.2%	0	N/A	4	100,700	8	205,300	
247	River Road	16	24	1	24	14.3%	19	172,700	36	55	49	6.5%	33	176,400	172,500	14.2%	0	N/A	1	52,500	3	254,500	
248	Santa Clara	42	54	6	34	9.7%	27	226,600	34	105	88	6.0%	76	215,000	197,500	11.7%	0	N/A	0	N/A	4	204,800	
249	Springfield	37	41	9	45	-2.2%	40	137,500	32	113	111	0.0%	97	138,100	138,000	9.1%	1	265,000	3	110,200	9	199,200	
250	Mohawk Valley	14	2	0	9	200.0%	4	229,600	36	14	20	122.2%	16	257,100	237,000	35.7%	0	N/A	3	105,300	0	N/A	

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

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

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/04-3/31/05) with 12 months before (4/1/03-3/31/04).



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

March 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	March	232	188	127	185,200	143,000	70
	Year-to-Date	569	438	319	172,100	139,900	96
2004	March	191	175	122	138,700	125,000	122
	Year-to-Date	521	403	274	139,500	122,300	119

March Residential Highlights

When comparing the month of March 2005 with March 2004, the number of new homes on the market in Douglas county increased 21.5%. New listings increased 7.4% and closed sales were up 4.1%.

Appreciation

When comparing the twelve months ending in March 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 17.9% (\$165,600 v. 140,500). According to the same formula the median sale price appreciated 14.8% (\$140,000 v. \$122,000).

AREA REPORT • 3/2005 • 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	35	24	0	21	16.7%	14	210,200	50	62	57	9.6%	33	160,300	125,000	8.1%	4	256,300	11	148,000	5	602,700	
252	NW Roseburg	42	18	2	15	-6.3%	13	306,700	78	55	37	-2.6%	27	263,500	270,000	21.1%	1	500,000	9	89,200	0	N/A	
253	SE Roseburg	20	13	1	11	-15.4%	9	168,100	54	42	38	81.0%	30	149,600	165,000	22.7%	5	221,400	4	107,300	1	200,000	
254	SW Roseburg	35	17	4	13	62.5%	11	275,400	53	47	36	44.0%	32	222,700	182,000	33.3%	0	N/A	5	102,400	0	N/A	
255	Glide & E of Roseburg	36	15	2	13	0.0%	6	208,700	68	33	20	-20.0%	18	220,700	192,000	25.4%	1	165,000	16	71,400	0	N/A	
256	Sutherlin/ Oakland Area	35	25	7	20	-28.6%	10	201,100	50	60	44	-18.5%	35	196,500	130,000	21.1%	1	75,000	12	122,200	1	190,000	
257	Winston & SW of Roseburg	53	32	6	24	118.2%	11	133,300	57	76	45	-10.0%	28	128,600	125,500	16.7%	2	272,000	5	66,300	1	114,000	
258	Myrtle Creek & S/SE of Roseburg	65	36	10	30	-16.7%	27	156,000	74	74	68	1.5%	58	146,700	131,300	9.8%	1	37,500	20	34,700	2	262,300	
259	Green District	37	27	4	19	18.8%	9	87,200	149	51	39	8.3%	20	109,300	113,600	13.9%	0	N/A	17	38,100	0	N/A	
265	North Douglas County	59	25	8	22	37.5%	17	136,300	71	69	54	54.3%	38	150,800	132,000	9.7%	1	200,000	4	152,300	0	N/A	
	Douglas County Totals	417	232	44	188	7.4%	127	185,200	70	569	438	8.7%	319	172,100	139,900	17.9%	16	228,300	103	80,200	10	404,200	

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

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

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/04-3/31/05) with 12 months before (4/1/03-3/31/04).



Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

March 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	March	126	82	95	162,700	135,000	86
	Year-to-Date	322	249	117	158,700	135,000	83
2004	March	129	79	70	147,300	125,000	148
	Year-to-Date	316	228	166	142,000	118,100	117

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	March	61	28	15	272,400	250,000	77
	Year-to-Date	139	69	61	297,400	250,000	102
2004	March	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 March Residential Highlights

Closed sales climbed 35.7% in March 2005 (see table above), when compared to March 2004. Pending sales also rose 3.8%, but new listings decreased 2.3%.

Appreciation

Comparing the twelve months ending in March 2005 to the twelve prior, the sale price of Coos County homes appreciated 21.9% (\$155,000 v. \$127,200).

Curry County March 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 • 3/2005 • 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 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
260 Coos County	249	126	25	82	3.8%	95	162,700	86	322	249	9.2%	117	158,700	135,000	21.9%	13	320,000	58	106,800	6	202,600
270 City, Airport, Marina Hts., NB Chetco	81	35	13	15	N/A	11	274,000	56	72	43	N/A	39	306,000	258,500	N/A	1	750,000	11	231,100	2	255,000
271 Harbor, Winchuck, SB Chetco	33	14	5	8	N/A	2	303,800	216	30	15	N/A	13	272,300	237,000	N/A	1	250,000	6	196,000	1	237,000
272 Carpenterville, Cape Ferrello, Whaleshead	17	6	1	3	N/A	1	250,000	92	14	7	N/A	7	311,100	255,000	N/A	0	N/A	2	355,000	0	N/A
273 Gold Beach	13	4	1	2	N/A	0	N/A	N/A	13	3	N/A	1	279,000	279,000	N/A	0	N/A	0	N/A	0	N/A
274 Port Orford, Langlois	13	2	1	0	N/A	1	215,000	20	10	1	N/A	1	215,000	215,000	N/A	0	N/A	0	N/A	0	N/A

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

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/04-3/31/05) with 12 months before (4/1/03-3/31/04).



MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Douglas Oregon

1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Southwest Washington

1514 Broadway, Suite 101
PO Box 61776
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

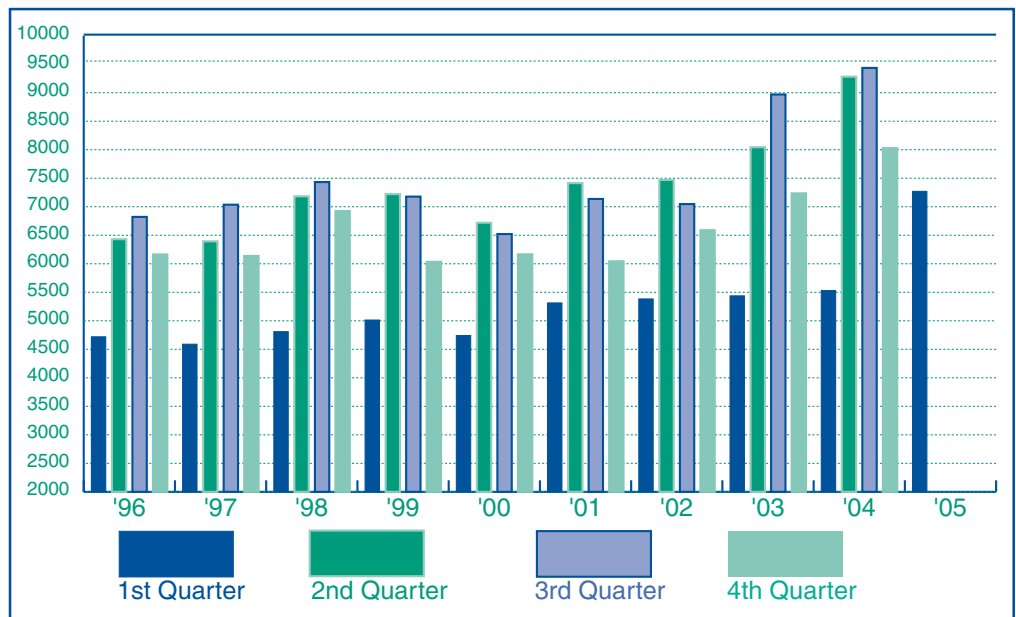
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-5416

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QUARTERLY CLOSINGS - Metro Portland, Oregon



This graph represents closed sales by quarter for the Portland, Oregon metropolitan area. (2003 statistics adjusted to account for removal of regions adjacent to the Portland metro area.)



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