

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

May 2005 Reporting Period

May Residential Highlights

Once again, May is witness to an inventory measure lower than any previously recorded for the Portland Metro Area, breaking the record set two months ago in March (see table to the right). The 5,257 active residential listings at month's end could sustain the market for a mere 1.6 months.

What is the explanation for this decrease in inventory? It's possible that it was the increase in closed sales for the month, which were 13.4% higher than in May 2004. But accepted offers also increased 7.1%. In the mean time, the number of new listings decreased 2.4% when we compare these numbers to May 2004, rounding out the likely causes for the continued drop in Inventory. See the table below for details.

Appreciation

The area's average sale price for the last twelve months was \$256,600—up 10.8% from the \$231,000 average for the twelve months prior. Using the same date range to compare median sale price we see a 12.3% appreciation rate (\$215,000 v. \$191,500).

Year-To-Date Trends

Going. Going. Gone! This year, so far, has generated remarkable growth in closed sales (see Year to Date Rows of the table below). Compared to what had been reported by this time in 2004, they are up 21.7%. The number of pending sales also shows healthy growth, reaching a total 16.6% higher. On the other hand, the number of new listings changed by growing only 0.3% from the end of May of 2004.

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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	
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	May	4,395	3,846	3,269	278,100	230,000	41
	Year-to-Date	19,904	16,975	13,942	264,400	220,900	51
2004	May	4,504	3,591	2,883	250,000	204,000	57
	Year-to-Date	19,838	14,557	11,455	235,700	195,000	64

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Metro Portland & Adjacent Regions, Oregon

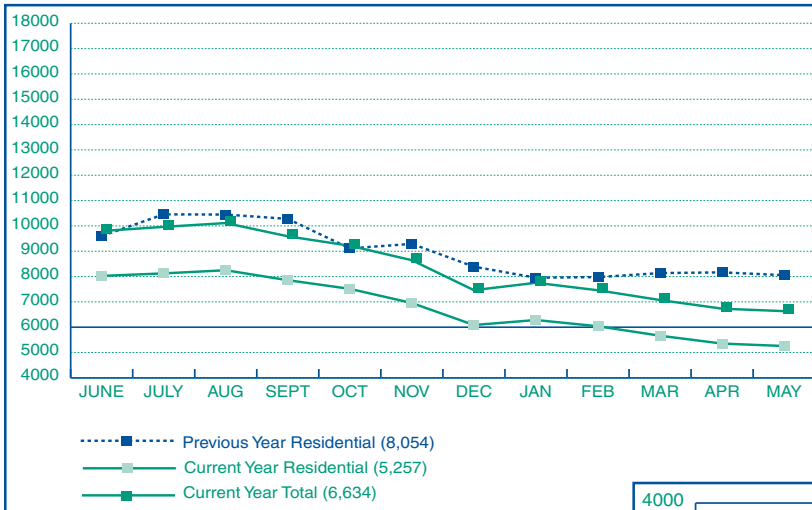
		RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market 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	189	214	42	166	6.4%	139	206,300	25	840	711	11.1%	604	195,000	185,000	13.3%	5	411,000	14	101,000	28	300,600	
142	Northeast Portland	373	454	92	389	1.0%	336	264,300	34	2,038	1,749	13.1%	1,454	248,100	218,600	10.8%	14	289,400	11	147,500	67	324,700	
143	Southeast Portland	671	587	120	488	5.2%	484	226,700	35	2,708	2,160	19.1%	1,854	214,600	186,000	12.1%	21	314,700	43	126,700	134	354,500	
144	Gresham/ Troutdale	430	349	60	277	16.9%	231	233,500	41	1,549	1,327	33.4%	1,033	218,300	200,000	10.3%	9	614,500	52	142,300	38	299,200	
145	Milwaukie/ Clackamas	466	319	70	253	9.5%	227	294,300	46	1,436	1,157	11.1%	957	271,300	231,000	16.5%	14	269,200	141	216,500	12	271,200	
146	Oregon City/ Canby	262	215	48	175	19.9%	139	263,000	48	913	749	11.1%	635	263,600	240,000	10.9%	4	190,300	28	230,800	19	328,600	
147	Lake Oswego/West Linn	344	237	30	202	-10.2%	171	476,500	56	1,057	853	0.9%	687	436,200	353,000	14.5%	0	N/A	20	246,600	2	422,500	
148	West Portland	508	386	92	371	8.2%	323	429,700	43	1,895	1,634	17.9%	1,345	388,700	315,500	13.1%	6	387,400	56	201,100	40	543,600	
149	Northwest Washington County	174	190	19	174	14.5%	114	334,600	32	847	740	29.1%	584	347,800	318,500	6.9%	4	358,600	23	352,800	14	347,000	
150	Beaverton/Aloha	374	445	50	407	9.7%	348	228,300	37	1,906	1,772	25.1%	1,495	232,600	201,500	9.3%	4	189,400	24	356,200	34	292,300	
151	Tigard/Wilsonville	496	382	46	358	4.4%	292	300,100	42	1,772	1,514	10.6%	1,188	288,900	259,900	9.6%	3	170,700	23	341,500	24	451,400	
152	Hillsboro/ Forest Grove	332	292	31	276	6.2%	220	230,400	34	1,344	1,231	10.9%	950	224,400	209,000	7.8%	12	295,200	29	326,700	37	255,300	
153	Mt. Hood: Govt. Camp/Wemme	70	33	5	16	-36.0%	33	232,100	49	144	105	-25.5%	152	217,300	223,200	19.0%	2	39,300	20	85,700	0	N/A	
155	Columbia County	212	104	22	107	3.9%	81	189,400	60	560	496	15.3%	398	187,500	170,300	10.4%	4	188,800	45	98,000	6	117,900	
156	Yamhill County	356	188	45	187	24.7%	131	195,000	72	895	777	34.9%	606	198,100	171,500	1.4%	9	216,600	66	171,000	24	239,300	
170-172, 210		Marion/ Polk Counties	408	222	41	142	29.1%	103	196,000	67	780	521	19.8%	406	179,700	164,000	3.0%	9	234,800	54	94,600	11	319,300
180-200		North Coastal Counties	285	111	18	78	23.8%	40	317,900	103	430	298	-0.3%	242	251,100	195,000	14.6%	3	266,200	89	134,400	13	276,600
200-201, 203-205, 207-209		Columbia Gorge	241	97	33	63	472.7%	52	184,200	104	446	348	569.2%	329	182,300	160,000	15.6%	8	226,900	157	81,700	7	190,400

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

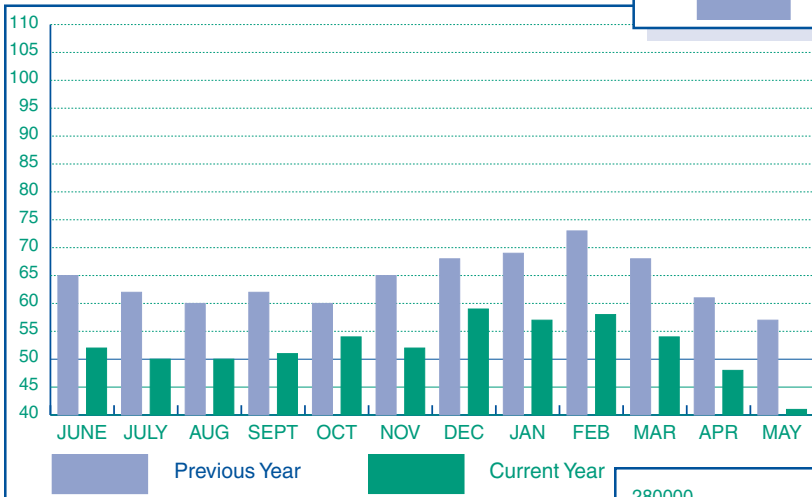
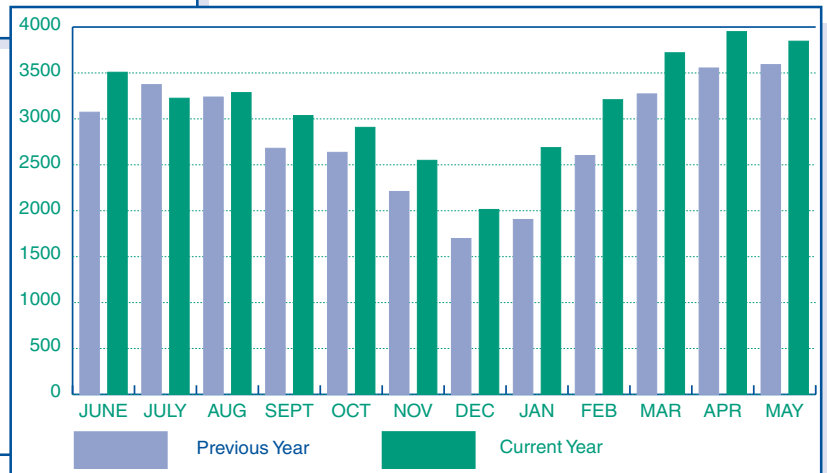
³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/04-5/31/05) with 12 months before (6/1/03-5/31/04).

Market Action



PENDING SALES Metro Portland, Oregon

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

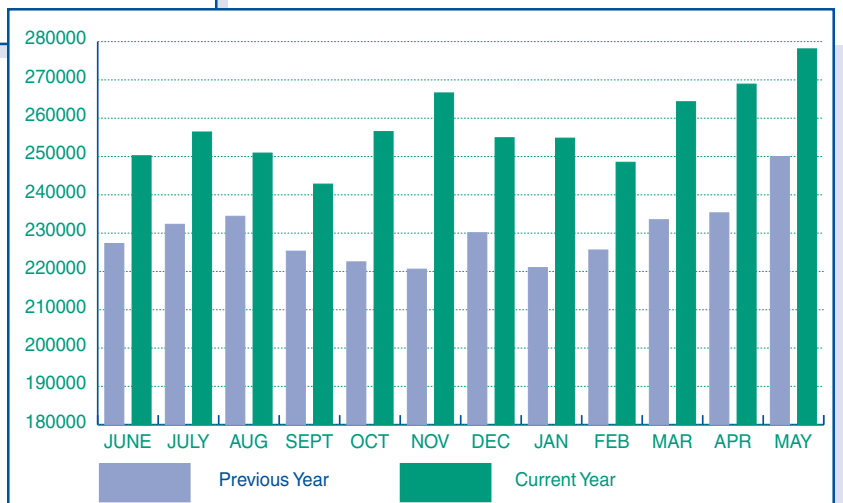


DAYS ON MARKET Metro Portland, Oregon

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.

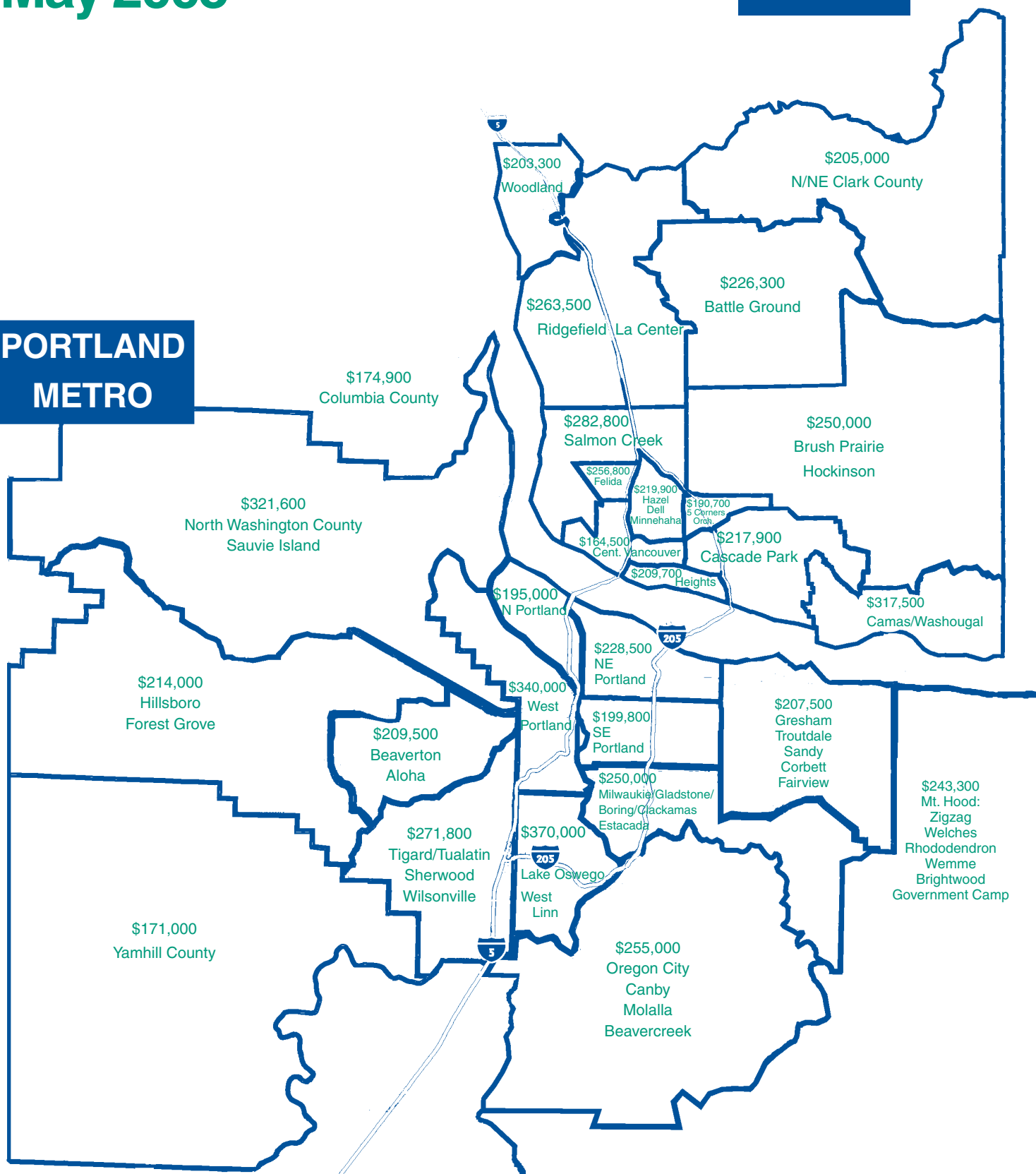


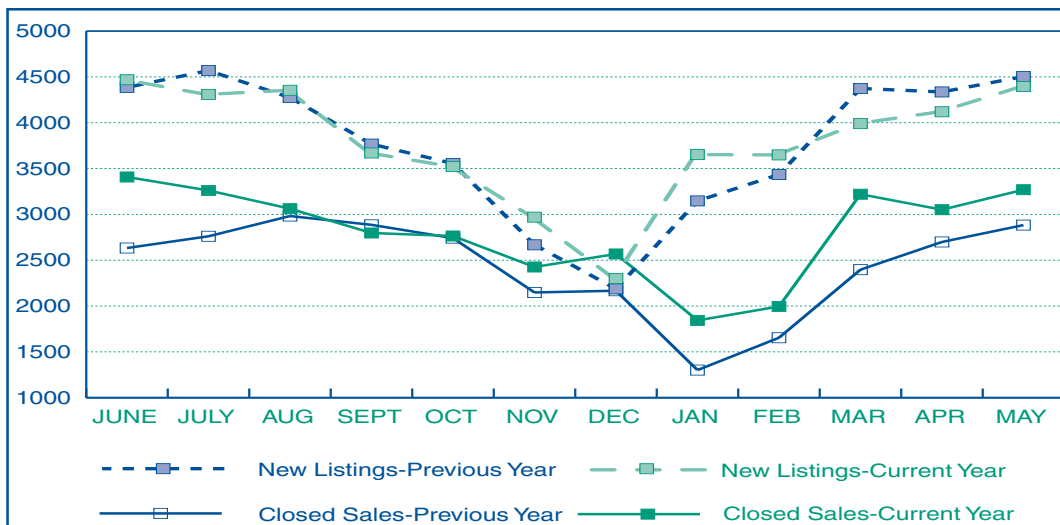
MEDIAN SALE PRICE

May 2005

**CLARK
COUNTY**

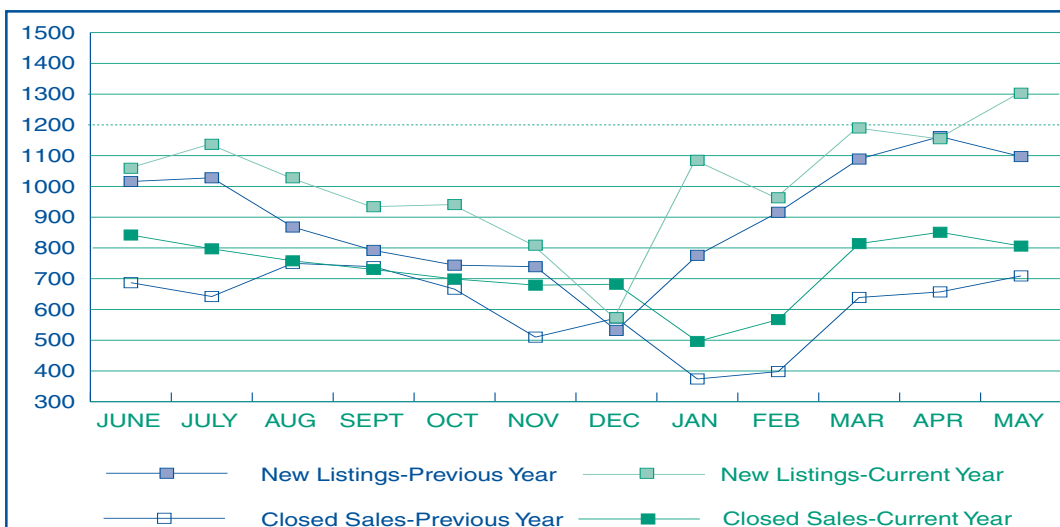
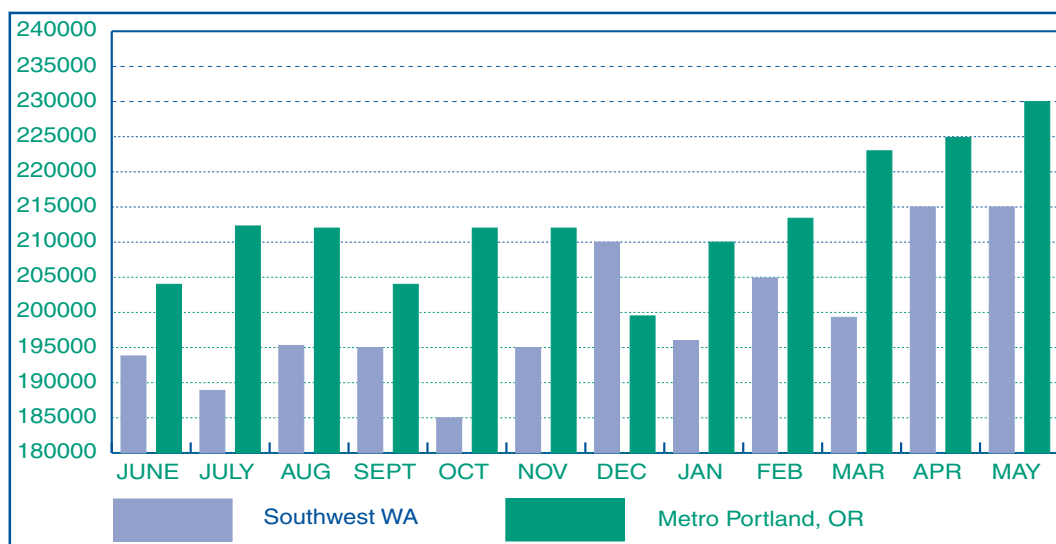
**PORTLAND
METRO**





**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



**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

May 2005 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	May	1,303	1,130	806	246,200	215,000	38
	Year-to-Date	5,627	4,682	3,737	241,400	205,000	49
2004	May	1,097	897	709	235,900	197,400	48
	Year-to-Date	4,972	3,802	2,924	218,000	184,000	58

May Residential Highlights

Inventory is back up in Southwest Washington in May. The 1,630 active residential listings at month's end, at May's rate of sales, would last 2 months (see table to right). Perhaps due to the 18.8% increase in new listings compared to May 2004. Pending sales were also up 26% (see table above) and closed sales grew 13.7%.

NOTE: Due to the fact that this section of Market Action includes not only Clark County, but Cowlitz County as well, we decided to change the title to Southwest Washington for accuracy.

Year-To-Date Trends

The year to date, also shown in the table above, has produced 13.2% new listings, 23.2% more pending sales, and 27.8% more closed sales than at this time in 2004.

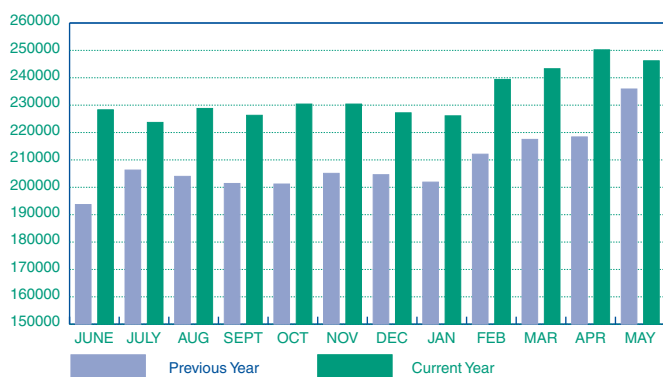
Appreciation

Comparing the 12 months ending with April to the 12 immediately prior the average sale price climbed 12.6% (\$233,200 v. \$207,100). The median sale price rose 11.6% (\$197,500 v. \$177,000).

Inventory in Months (Active Listings / Closed Sales)

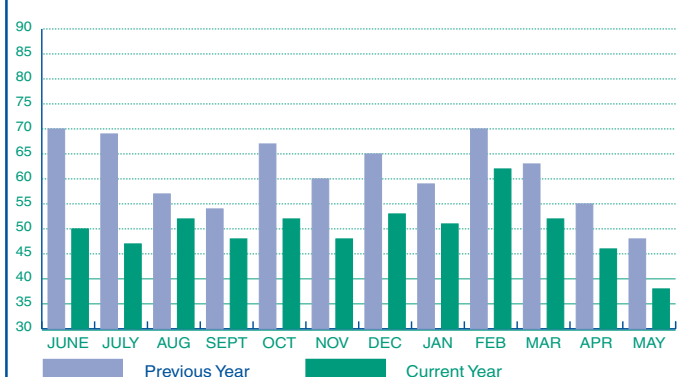
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	
July	3.3	2.5	
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

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 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	45	49	4	33	26.3%	24	188,600	22	180	130	3.2%	112	189,600	160,800	14.6%	1	267,000	0	N/A	10	182,400	
12	NW Heights	25	37	12	35	-36.1%	23	151,700	27	190	174	29.9%	143	148,200	144,900	16.3%	2	502,500	2	134,000	26	266,000	
13	SW Heights	30	19	1	13	12.5%	9	247,700	30	72	58	48.7%	46	287,500	246,300	35.3%	1	135,000	1	1,100,000	0	N/A	
14	Lincoln/Hazel Dell	11	14	5	13	16.7%	14	214,500	26	75	70	27.3%	62	196,500	194,300	17.9%	0	N/A	1	110,000	5	208,300	
15	E Hazel Dell	66	78	4	67	3.1%	33	193,600	29	272	223	36.8%	146	204,100	199,500	12.6%	0	N/A	7	400,600	5	277,000	
20	NE Heights	17	28	5	32	0.0%	24	198,900	42	142	141	33.0%	126	189,200	170,000	10.8%	1	355,000	2	1,112,500	4	177,000	
21	Orchards	31	53	9	44	-38.0%	31	208,600	36	214	194	2.1%	174	197,600	186,500	10.5%	1	525,000	6	312,200	1	315,700	
22	Evergreen	59	115	12	107	-21.8%	68	193,200	28	431	427	22.7%	330	199,900	178,800	14.2%	5	320,000	9	193,000	8	229,300	
23	E Heights	34	30	5	21	28.6%	18	224,200	39	121	100	22.0%	86	244,300	199,500	16.7%	0	N/A	2	102,800	4	205,600	
24	Cascade Park	41	43	1	36	-26.7%	22	383,500	30	152	128	-1.5%	99	279,900	230,000	9.4%	2	37,500	1	140,000	7	238,100	
25	Five Corners	31	56	3	40	-14.7%	29	202,600	15	214	188	35.3%	168	191,100	185,500	14.2%	0	N/A	0	N/A	1	327,000	
26	E Orchards	61	43	3	44	-13.5%	32	283,200	22	237	175	-5.4%	140	249,000	229,200	5.2%	0	N/A	3	478,300	1	298,000	
27	Fisher's Landing	28	47	6	42	2.0%	50	273,500	30	221	208	5.6%	191	267,100	250,000	15.4%	0	N/A	2	344,300	0	N/A	
31	SE County	14	8	1	10	-25.0%	6	317,000	99	37	32	18.5%	23	330,300	297,000	10.1%	0	N/A	12	147,600	0	N/A	
32	Camas City	128	72	17	69	-45.2%	40	363,100	50	367	300	5.3%	224	361,900	324,500	17.9%	1	399,000	29	169,400	6	242,800	
33	Washougal	170	71	13	62	-38.1%	26	289,500	55	329	204	25.9%	149	276,400	246,000	13.8%	2	177,500	36	141,400	5	185,600	
41	N Hazel Dell	59	42	4	34	-29.7%	26	265,100	42	196	159	12.8%	128	248,300	238,000	10.6%	1	1,250,000	2	475,000	0	N/A	
42	S Salmon Creek	47	62	12	48	18.8%	38	243,700	31	243	193	38.8%	153	233,700	218,000	16.6%	1	625,000	6	254,100	2	350,000	
43	N Felida	69	51	6	53	-28.9%	32	306,300	25	211	198	16.5%	150	319,600	289,400	21.0%	0	N/A	5	237,000	0	N/A	
44	N Salmon Creek	72	37	2	27	-18.8%	26	318,800	36	138	144	-7.1%	140	254,700	204,900	8.8%	1	150,000	6	187,900	1	580,000	
50	Ridgefield	25	14	3	12	-46.7%	8	266,800	37	67	54	-30.8%	60	234,500	213,000	6.6%	0	N/A	2	107,100	0	N/A	
51	W of I-5 County	8	3	3	7	-20.0%	4	426,300	76	18	21	-22.2%	17	459,500	426,200	40.9%	0	N/A	12	251,600	0	N/A	
52	NW E of I-5 County	31	13	4	15	-25.0%	9	553,200	102	69	61	24.5%	46	382,600	347,500	17.3%	0	N/A	21	186,000	0	N/A	
61	Battleground	65	64	15	58	4.2%	50	247,000	18	312	272	35.3%	219	242,800	209,000	24.2%	3	285,000	5	145,600	0	N/A	
62	Brush Prairie	78	47	9	36	-47.4%	20	292,300	23	183	137	-23.0%	119	317,200	274,000	10.1%	0	N/A	10	197,000	0	N/A	
63	East County	5	3	0	1	-100.0%	0	N/A	N/A	5	1	-83.3%	0	N/A	N/A	26.6%	0	N/A	1	85,000	0	N/A	
64	Central County	14	10	1	3	100.0%	2	239,700	72	25	18	125.0%	15	314,500	275,000	2.7%	0	N/A	3	226,700	0	N/A	
65	Mid-Central County	19	6	1	7	-81.8%	2	343,000	36	33	32	0.0%	22	291,700	290,200	6.9%	0	N/A	7	136,800	0	N/A	
66	Yacolt	20	15	2	10	-28.6%	5	223,200	44	51	38	100.0%	31	265,500	264,000	12.7%	0	N/A	8	178,200	1	140,000	
70	La Center	36	11	2	12	-36.4%	7	216,700	23	60	43	34.4%	36	279,800	261,100	31.7%	0	N/A	8	86,700	0	N/A	
71	N Central	17	4	0	3	-14.3%	6	284,400	106	32	21	-8.7%	17	262,400	250,000	3.7%	0	N/A	5	285,400	0	N/A	
72	NE Corner	8	4	3	4	0.0%	5	176,000	45	24	21	-16.0%	23	192,300	163,000	5.9%	1	65,000	4	73,600	0	N/A	
80	Woodland City	18	24	19	30	460.0%	28	199,300	17	214	153	466.7%	80	195,300	182,400	23.3%	2	69,300	5	668,000	0	N/A	
81	Woodland Area	38	17	2	6	180.0%	14	286,600	61	68	56	93.1%	53	249,400	215,000	16.1%	0	0	25	108,500	1	257,000	
82	Cowlitz County	210	113	17	96	200.0%	75	161,800	80	424	308	224.2%	209	168,400	144,000	5.0%	4	362,500	44	82,300	4	505,700	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/04-5/31/05) with 12 months before (6/1/03-5/31/04).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

May 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	May	587	501	465	216,700	193,000	47
	Year-to-Date	2,608	2,241	1,873	207,000	180,000	51
2004	May	639	493	467	187,100	168,000	50
	Year-to-Date	2,746	2,184	1,794	176,900	155,000	60

May Residential Highlights

Lane County's inventory dropped again in May 2005 and it's no wonder, with 8.1% fewer new listings compared to the number of new listings in May 2004. See table above for details. The number of pending sales increased slightly, up 1.6% from last May. Closed sales dropped 0.4%. The 788 active residential listings at May's end would last 1.7 months at the current rate of sales.

Year-To-Date Trends

So far, the year has generated 5% fewer new listings than it had at this point in 2004. Closed and pending sales, on the other hand, are up 4.4% and 2.6%, respectively.

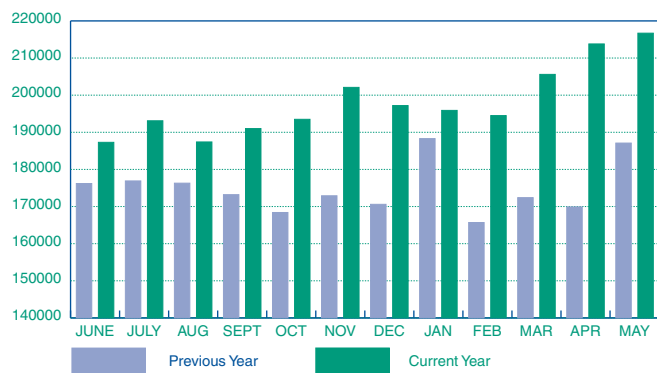
Appreciation

The average sale price continues to climb. During the 12 months that ended with May 2005 it was up 13.4% from the prior twelve months (\$197,500 v. \$174,100). Median sale price rose 10.4% (\$170,000 v. \$154,000).

Inventory in Months (Active Listings / Closed Sales)

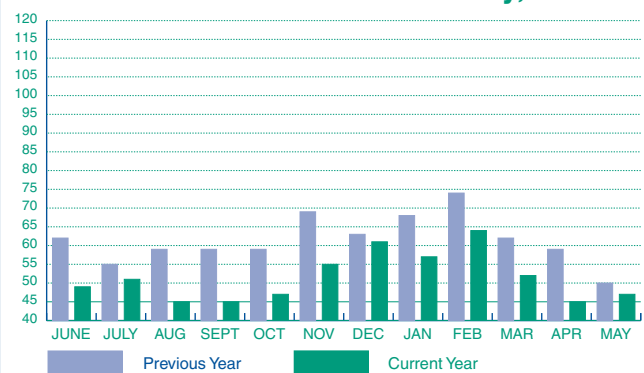
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January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	
July	3.4	2.2	
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

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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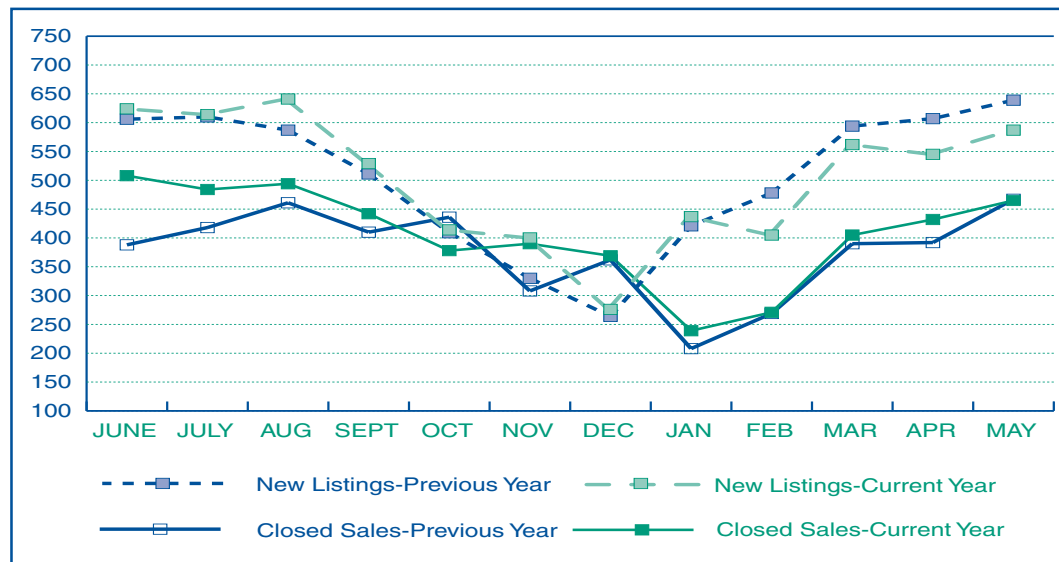
Lane County, Oregon

	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 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	13	12	1	14	16.7%	13	211,800	37	60	63	0.0%	50	201,200	170,000	17.9%	0	N/A	0	N/A	2	177,500
233 McKenzie Valley	45	13	2	12	-14.3%	15	285,700	46	74	48	-5.9%	42	280,900	268,500	19.9%	5	333,200	6	49,100	0	N/A
234 Pleasant Hill/Oak	56	34	4	21	-22.2%	21	187,500	99	108	95	-12.0%	82	164,600	132,600	12.6%	1	135,000	14	112,100	1	179,900
235 Cottage Grove/Creswell/Dorena	103	63	10	57	21.3%	48	208,500	62	270	229	6.5%	190	185,900	158,000	14.5%	1	134,900	38	70,700	4	228,100
236 Veneta/Elmira	29	17	8	25	8.7%	20	203,300	58	106	109	16.0%	83	197,300	179,900	21.0%	1	135,000	8	280,200	3	167,800
237 Junction City	38	18	4	18	-14.3%	24	191,000	59	103	98	0.0%	90	180,800	170,300	10.6%	1	190,000	10	98,600	1	180,000
238 Florence	10	5	0	0	-100.0%	1	127,900	16	19	8	60.0%	9	184,600	149,900	33.4%	1	900,000	1	100,000	0	N/A
239 Thurston	35	44	2	43	43.3%	34	156,900	57	170	169	15.0%	131	164,200	162,000	7.9%	0	N/A	4	47,600	12	225,800
240 Coburg I-5	15	9	3	5	-37.5%	2	325,000	84	33	20	-39.4%	15	340,000	218,000	32.2%	0	N/A	6	199,000	1	212,500
241 N Gilham	20	12	3	11	-15.4%	20	271,800	34	87	86	45.8%	76	273,000	229,700	5.3%	0	N/A	1	230,000	1	197,000
242 Ferry Street Bridge	50	50	7	35	9.4%	27	236,200	44	192	151	2.0%	132	257,900	228,500	17.7%	2	925,000	1	75,000	5	249,000
243 E Eugene	60	38	8	36	-21.7%	44	256,600	35	193	148	-9.2%	116	257,600	230,500	8.8%	1	35,000	17	134,100	8	350,200
244 SW Eugene	91	76	3	55	19.6%	41	283,000	51	299	251	9.6%	203	269,900	235,000	18.4%	0	N/A	17	128,600	7	265,400
245 W Eugene	34	23	0	16	-11.1%	14	222,200	10	99	66	-7.0%	54	178,200	165,000	14.6%	3	488,500	1	50,000	8	281,600
246 Danebo	68	63	7	44	-2.2%	42	166,800	30	262	215	-3.6%	183	159,700	160,000	12.4%	0	N/A	5	90,500	14	201,700
247 River Road	20	28	1	28	40.0%	20	205,400	45	108	94	2.2%	70	182,600	167,000	13.4%	0	N/A	1	52,500	7	229,800
248 Santa Clara	41	36	6	31	14.8%	35	237,500	35	188	163	7.2%	146	219,100	207,000	12.1%	1	196,500	0	N/A	4	204,800
249 Springfield	42	39	4	45	-13.5%	39	167,300	34	209	199	-5.7%	174	146,700	140,500	8.4%	3	203,300	5	94,700	25	191,400
250 Mohawk Valley	18	7	0	5	-54.5%	5	254,500	100	28	29	31.8%	27	279,800	252,400	36.2%	0	N/A	8	122,200	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 May 2005 with May 2004. The Year-To-Date section compares year-to-date statistics from May 2005 with year-to-date statistics from May 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/04-5/31/05) with 12 months before (6/1/03-5/31/04).



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

May 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	May	202	168	152	172,200	153,000	60
	Year-to-Date	984	737	627	175,100	150,000	79
2004	May	193	174	146	164,900	149,900	87
	Year-to-Date	903	738	548	147,400	129,000	107

May Residential Highlights

When comparing the month of May 2005 with May 2004, the number of new homes on the market in Douglas county increased 4.7%. The number of closed sales also grew 4.1%. Pending sales dropped 3.5%.

Appreciation

When comparing the twelve months ending in May 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 18.7% (\$169,200 v. 142,600). According to the same formula the median sale price appreciated 15.1% (\$143,700 v. \$124,900).

AREA REPORT • 5/2005 • 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	45	27	2	19	26.7%	13	168,400	15	111	86	1.2%	65	165,600	137,000	8.6%	4	256,300	23	118,000	10	480,700	
252	NW Roseburg	43	17	3	17	-32.0%	8	296,100	87	95	66	-26.7%	52	263,500	269,000	28.3%	1	500,000	16	108,800	0	N/A	
253	SE Roseburg	17	8	1	12	20.0%	18	158,700	30	62	58	52.6%	54	153,400	164,400	20.5%	6	234,500	7	162,000	6	150,400	
254	SW Roseburg	34	11	3	12	-50.0%	12	240,800	46	78	62	-3.1%	54	235,800	189,000	35.5%	0	N/A	12	107,400	0	N/A	
255	Glide & E of Roseburg	32	13	1	6	20.0%	5	212,500	87	54	38	8.6%	29	213,400	190,000	34.4%	2	190,000	23	83,900	1	149,000	
256	Sutherlin/ Oakland Area	57	29	1	17	-45.2%	18	148,400	85	117	77	-28.7%	69	174,300	139,000	12.7%	1	75,000	15	105,300	2	177,500	
257	Winston & SW of Roseburg	40	14	6	22	10.0%	20	179,400	41	114	84	1.2%	69	161,200	150,000	15.3%	4	667,300	13	81,000	2	142,000	
258	Myrtle Creek & S/SE of Roseburg	82	43	6	30	25.0%	20	140,600	102	154	115	3.6%	100	149,500	130,000	14.4%	2	98,800	29	42,600	5	220,700	
259	Green District	38	13	2	12	-7.7%	18	155,000	56	78	61	-18.7%	53	133,100	129,000	17.5%	1	316,000	24	40,300	0	N/A	
265	North Douglas County	69	27	1	21	200.0%	20	147,400	68	121	90	83.7%	82	157,800	134,500	5.2%	2	161,000	8	127,800	1	123,500	
	Douglas County Totals	457	202	26	168	-3.4%	152	172,200	60	984	737	-0.1%	627	175,100	150,000	18.7%	23	299,600	170	86,300	27	286,100	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/04-5/31/05) with 12 months before (6/1/03-5/31/04).



Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

May 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	May	135	101	89	166,700	151,500	61
	Year-to-Date	584	437	377	166,200	142,000	78
2004	May	134	87	66	128,000	125,000	75
	Year-to-Date	564	420	320	137,600	117,700	104

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	May	60	34	22	323,300	275,000	100
	Year-to-Date	241	129	104	317,200	277,000	90
2004	May	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 May Residential Highlights

Closed sales rose 34.9% in May 2005 (see table above), when compared to May 2004. Similarly, pending sales increased 16.1% and new listings increased 0.8%.

Appreciation

Comparing the twelve months ending in May 2005 to the twelve prior, the sale price of Coos County homes appreciated 25.1% (\$161,800 v. \$129,300).

Curry County May 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 • 5/2005 • Coos & Curry Counties, 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 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	
260	Coos County	282	135	21	101	16.1%	89	166,700	61	584	437	4.0%	377	166,200	142,000	25.1%	18	297,700	94	118,900	15	218,700	
270	City, Airport, Marina Hts., NB Chetco	93	37	3	21	N/A	11	408,900	88	133	76	N/A	64	338,800	297,800	N/A	3	545,000	32	210,300	5	316,500	
271	Harbor, Winchuck, SB Chetco	33	11	2	9	N/A	7	225,700	116	52	31	N/A	24	261,400	241,000	N/A	2	268,000	11	198,800	1	237,000	
272	Carpenterville, Cape Ferrello, Whaleshead	22	8	0	3	N/A	2	343,800	82	27	14	N/A	11	333,200	317,500	N/A	0	N/A	2	355,000	0	N/A	
273	Gold Beach	8	1	1	0	N/A	0	N/A	N/A	15	4	N/A	2	404,500	404,500	N/A	0	N/A	0	0	0	N/A	
274	Port Orford, Langlois	14	3	1	1	N/A	2	173,800	124	14	4	N/A	3	187,500	175,000	N/A	0	N/A	3	240,800	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 May 2005 with May 2004. The Year-To-Date section compares year-to-date statistics from May 2005 with year-to-date statistics from May 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (6/1/04-5/31/05) with 12 months before (6/1/03-5/31/04).



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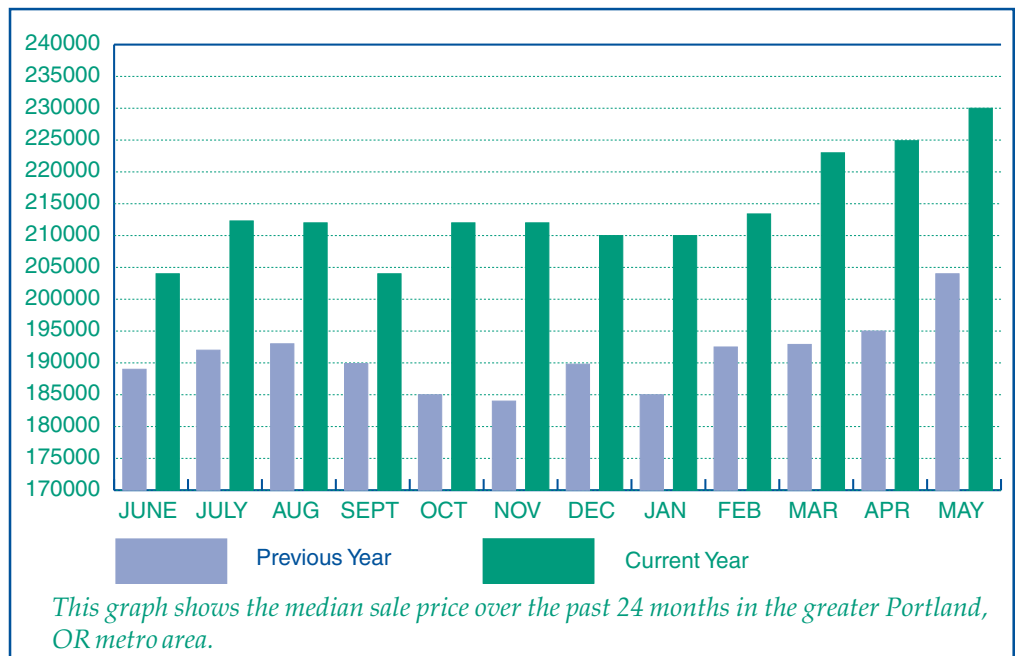
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