

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

October 2005 Reporting Period

October Residential Highlights

Temperatures may be dropping outside, but inventory continues to climb in October. At the end of October, there were 6,308 active residential listings in the Portland Metro area's market. Given the month's rate of sales, they would last 2.2 months (see table to right).

New listings increased 13.9%, when comparing October 2005 to October 2004. Accepted offers and closed sales both grew 5.7% and 5.8%, respectively (see table below).

Year-To-Date Trends

Closed sales continue to show growth this year, up 14.7% 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 13.4%. New listings increased 6%.

Appreciation

Comparing the 12 months ending in October 2005 to the 12 months preceeding them, the appreciation rate is up 14.2%. The average sale price was \$276,700—up from the \$242,200 average for the twelve months prior. Using the same date range median sale price appreciated 15.0% (\$230,000 v. \$200,000).

Affordability

Per an NAR formula, a family making the area's median annual income (\$67,900 per HUD) was making 21% more than required to afford a median-priced home (\$249,000) (see graph on last page). Also required is that the family secured a 30-year fixed-rate mortgage at Freddie Mac's average rate (5.77%, at the time) and supplied a 20% down payment.

TABLE OF CONTENTS

Portland Metro Area.....	1-3
Portland Metro/Clark County	4-5
Clark County, WA	6-7
Lane County, OR.....	8-9
Douglas & Coos Co., OR.....	10-11

Inventory in Months

(Active Listings / Closed Sales)

	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	1.6
September	3.4	2.8	1.9
October	3.5	2.7	2.2
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	October	4,012	3,076	2,922	298,700	249,000	36
	Year-to-Date	42,960	33,933	31,855	280,600	235,000	43
2004	October	3,523	2,908	2,764	256,500	212,000	54
	Year-to-Date	40,515	29,935	27,773	244,600	202,400	57

AREA REPORT • 10/2005

Metro Portland & Adjacent Regions,

		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
141	North Portland	233	185	70	113	-21.5%	147	228,400	29	1,848	1,388	9.0%	1,347	206,000	194,900	17.1%	17	342,300	31	123,900	89	380,200
142	Northeast Portland	546	426	134	298	-4.5%	272	265,300	28	4,382	3,323	3.9%	3,246	259,400	229,900	15.0%	34	351,200	35	138,100	170	342,700
143	Southeast Portland	856	561	187	450	19.0%	400	244,800	32	6,060	4,468	21.8%	4,215	228,800	198,000	14.3%	41	334,000	104	142,100	314	359,100
144	Gresham/ Troutdale	457	318	74	242	13.1%	244	243,700	35	3,177	2,614	24.0%	2,396	228,500	210,000	12.5%	16	528,300	111	173,200	87	273,400
145	Milwaukie/ Clackamas	545	301	97	202	-5.6%	219	299,400	45	3,131	2,352	12.1%	2,189	290,800	252,400	15.6%	22	295,100	228	372,600	36	317,400
146	Oregon City/ Canby	333	164	42	124	-13.9%	123	278,500	36	1,989	1,518	6.2%	1,455	276,300	249,000	16.4%	17	293,800	76	216,600	49	306,600
147	Lake Oswego/West Linn	436	209	91	122	-12.2%	140	476,700	40	2,335	1,716	3.1%	1,649	451,700	370,000	14.9%	2	1,147,500	43	287,100	7	499,300
148	West Portland	696	403	158	267	-7.0%	254	465,800	44	4,153	3,158	10.3%	2,967	408,200	335,000	13.7%	23	421,000	97	226,700	65	709,400
149	Northwest Washington County	225	185	38	130	-3.0%	115	397,600	30	1,771	1,424	11.0%	1,354	367,900	332,200	12.1%	9	407,100	43	323,900	19	350,600
150	Beaverton/Aloha	533	426	90	334	22.8%	280	258,600	27	4,211	3,575	17.7%	3,373	244,100	215,000	13.5%	14	278,400	56	394,700	75	325,300
151	Tigard/Wilsonville	493	318	75	285	18.8%	250	368,200	35	3,636	3,035	12.8%	2,725	324,200	285,000	21.3%	11	351,400	47	478,100	30	424,400
152	Hillsboro/ Forest Grove	346	254	64	224	18.5%	220	259,800	33	2,861	2,488	12.5%	2,299	240,200	220,200	16.6%	24	329,400	60	283,700	101	279,100
153	Mt. Hood: Govt. Camp/Wemme	67	24	7	30	42.9%	23	213,800	52	319	233	-21.8%	267	220,400	218,000	29.2%	4	238,400	41	93,400	0	N/A
155	Columbia County	186	109	29	113	28.4%	91	198,000	43	1,234	1,066	21.7%	945	196,800	179,500	14.5%	10	254,900	112	97,000	14	165,400
156	Yamhill County	356	129	39	142	7.6%	144	240,000	59	1,853	1,575	27.6%	1,428	218,100	189,200	8.8%	22	306,600	153	214,500	55	281,800
103-110 111-117	Marion/ Polk Counties	426	143	48	94	19.0%	84	208,500	50	1,616	1,138	29.5%	1,029	197,700	171,000	12.3%	15	478,700	109	122,900	26	419,300
180-200	North Coastal Counties	273	89	37	52	2.0%	63	259,200	63	917	650	-1.8%	617	278,700	225,000	9.5%	9	270,300	302	120,200	24	291,400
103-110 111-117	Columbia Gorge	337	108	55	70	N/A	110	248,000	69	1,313	1,008	N/A	952	198,700	170,000	N/A	33	302,300	470	93,500	23	176,900

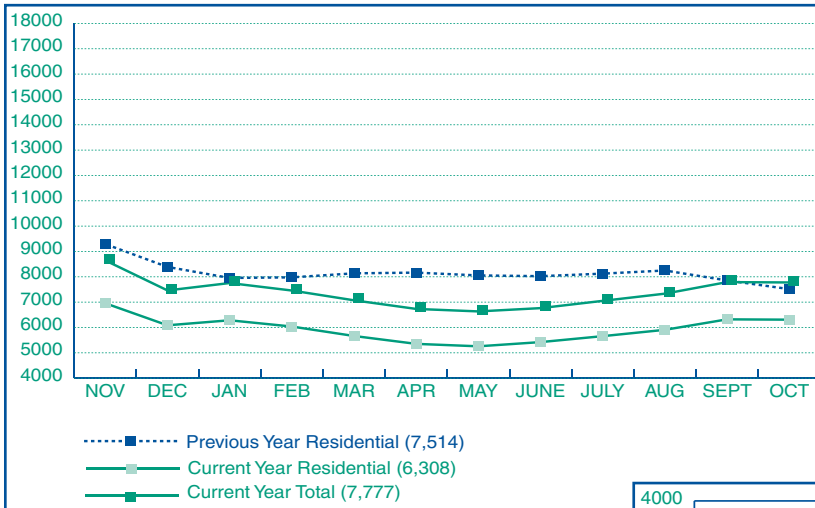
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

³ Appreciation percents based on a comparison of average price for the last 12 months (11/1/04-10/31/05) with 12 months before (11/1/03-10/31/04).

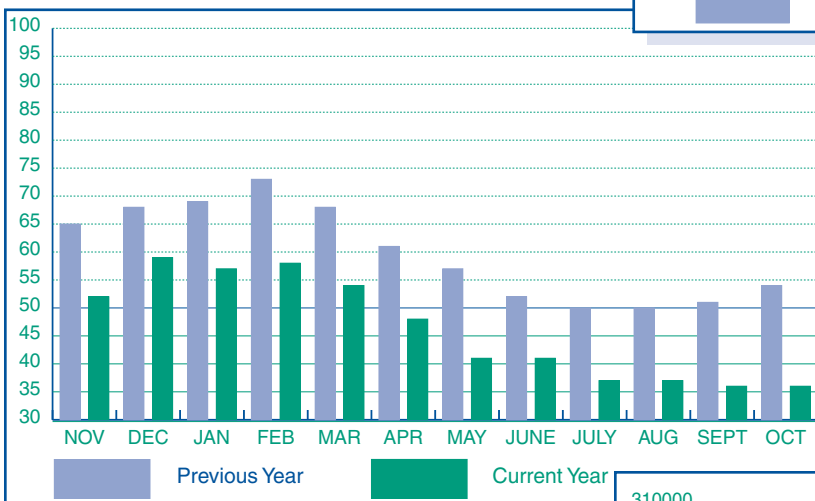
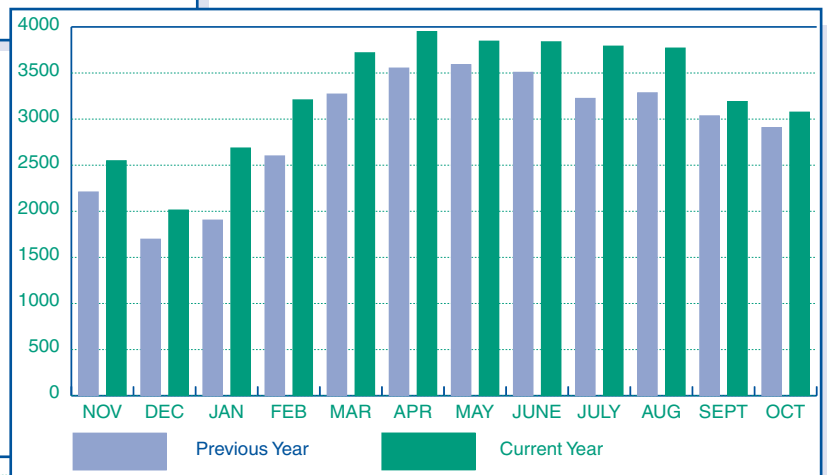
⁴ Due to a recent increase in membership, and subsequently listings, in the Columbia Gorge areas, comparable data for these areas is no longer accurate. We will expand our coverage of these areas in this newsletter as soon as possible.

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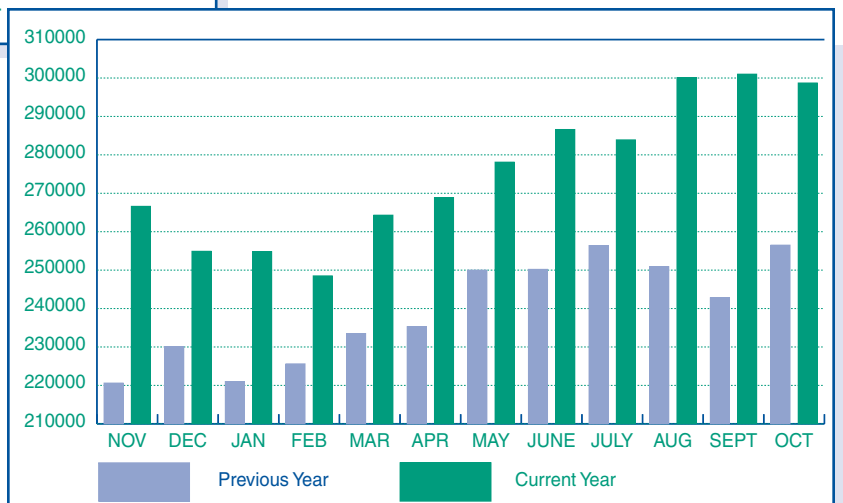
PENDING SALES Metro Portland, Oregon

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

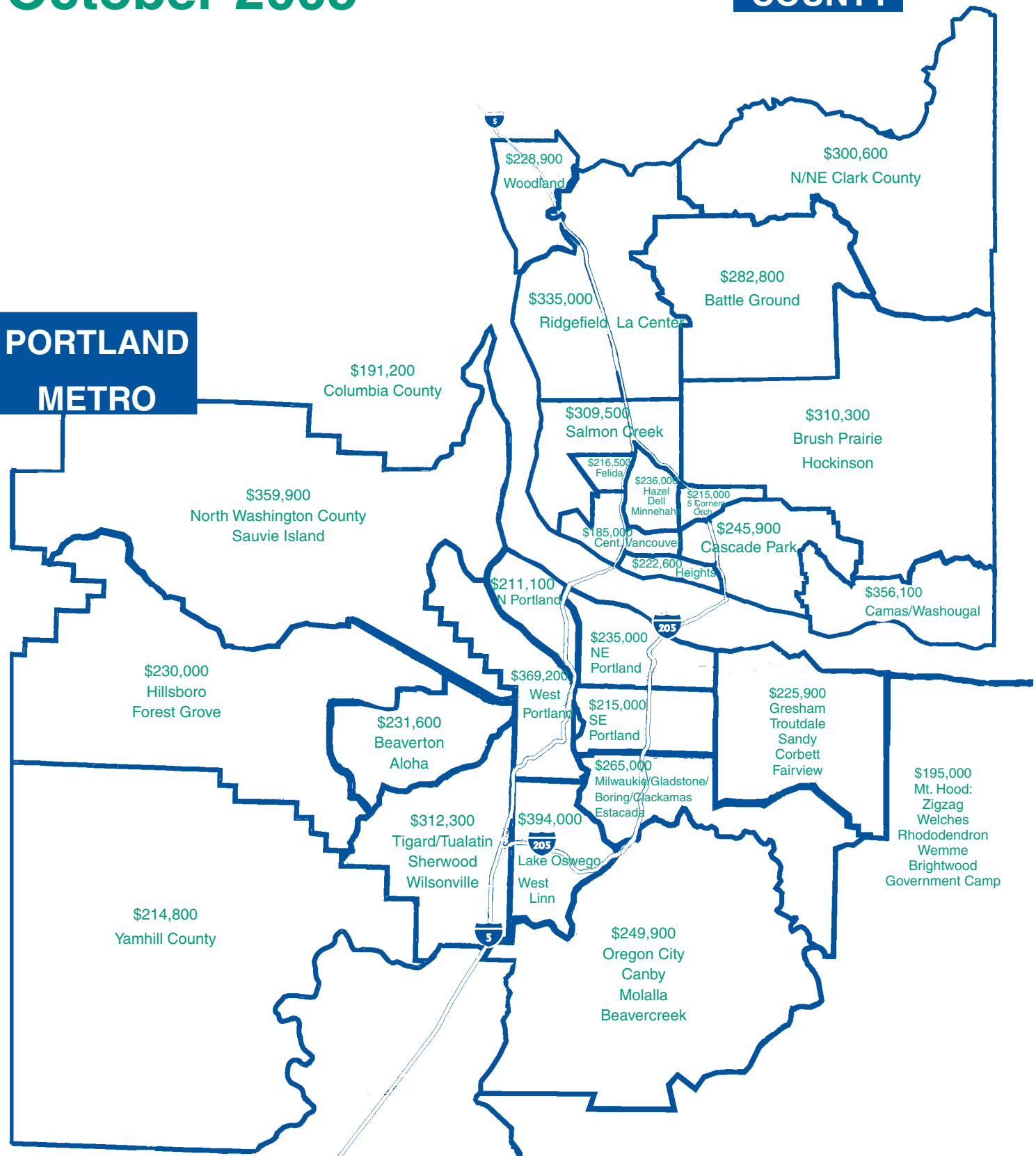
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

October 2005

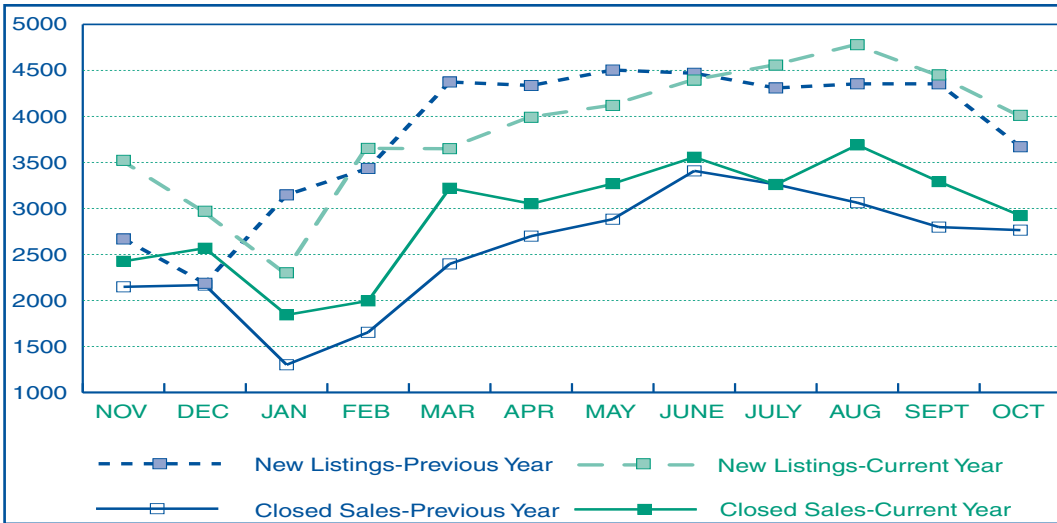
**CLARK
COUNTY**

**PORTLAND
METRO**



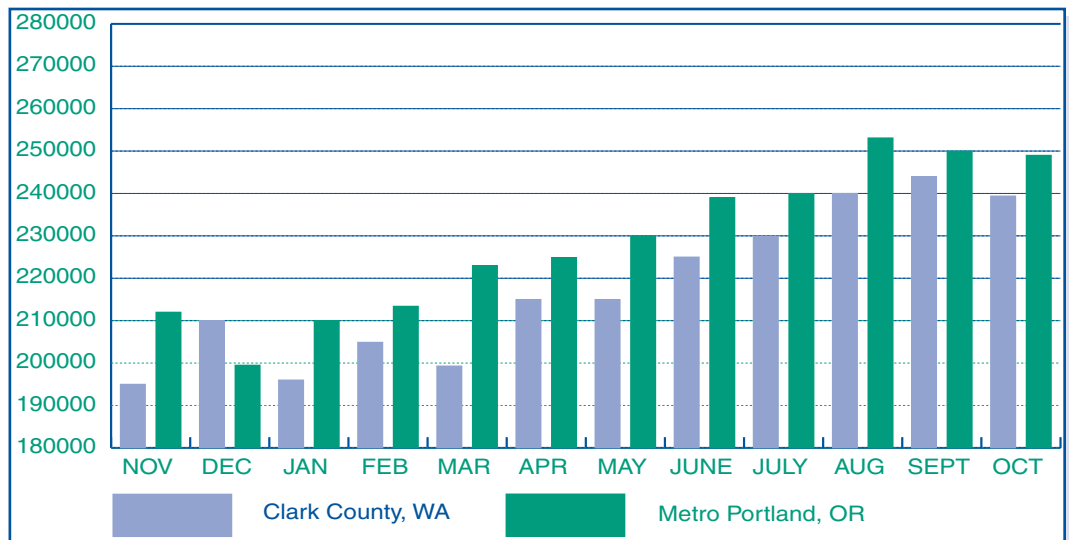
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



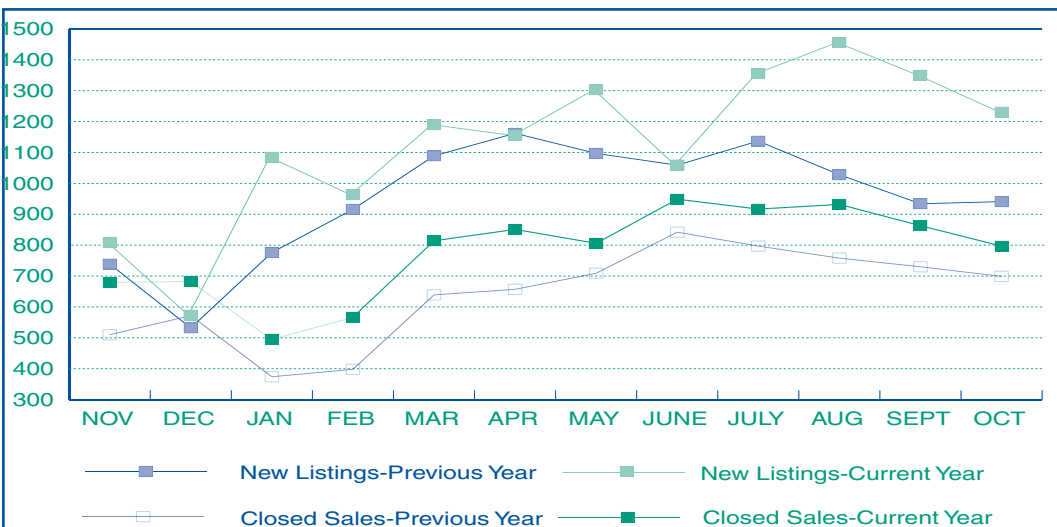
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

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

October 2005 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	October	1,231	823	797	274,100	239,400	42
	Year-to-Date	12,305	9,285	8,584	256,600	221,800	44
2004	October	941	768	699	230,400	188,000	52
	Year-to-Date	10,071	7,694	7,055	222,800	188,000	53

October Residential Highlights

With a 30.8% increase in new listings when comparing October 2005 with October 2004, inventory is still climbing. At month's end there were 2,404 active residential listings to last 3.0 months at October's rate of sales. Closed sales also increased 14% and so did the number of accepted offers, up 7.2%.

Year-to-Date Trends

Compared to the same time frame in 2004, January-October of 2005 has seen an increase in all market activity. This year has generated 22.2% more new listings, 21.7% more new sales and 20.7% pending sales. (See Year-to-Date rows in above table.)

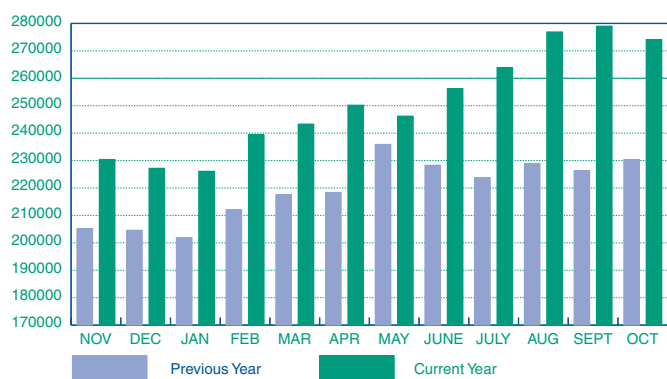
Appreciation

Comparing the 12 months ending with October 2005 to the 12 immediately prior, the average sale price climbed 14.9% (\$252,900 v. \$220,100). The median sale price rose 17.3% (\$218,000 v. \$185,900).

Inventory in Months (Active Listings / Closed Sales)

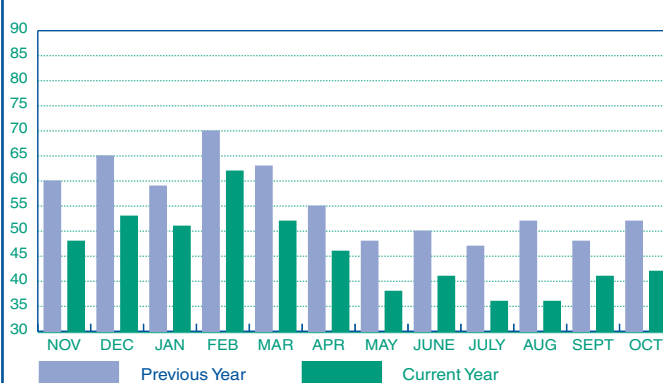
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	2.1
August	2.8	2.6	2.2
September	2.7	2.6	2.6
October	2.8	2.6	3.0
November	4.0	2.7	
December	3.2	2.5	

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

AREA REPORT • 10/2005

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	53	27	5	34	42.9%	30	217,000	30	371	267	15.6%	252	192,500	164,200	14.0%	5	200,300	2	86,500	30	239,100	
12	NW Heights	57	42	5	35	-17.9%	23	179,600	20	390	324	27.1%	301	155,400	150,200	14.9%	2	502,500	8	218,000	60	258,300	
13	SW Heights	44	18	6	9	-36.4%	7	290,600	29	161	106	26.2%	95	305,500	245,000	15.7%	1	135,000	3	476,700	1	149,000	
14	Lincoln/Hazel Dell	22	26	6	19	-13.3%	13	239,200	39	176	142	10.1%	133	216,000	209,000	25.8%	2	184,000	2	110,000	6	262,700	
15	E Hazel Dell	103	55	14	34	4.8%	44	227,600	28	616	464	44.1%	391	210,500	209,000	21.7%	1	129,900	15	300,500	12	330,400	
20	NE Heights	30	22	5	19	-13.8%	25	203,800	31	303	268	-2.9%	261	202,700	182,600	16.2%	3	451,000	4	657,300	7	265,100	
21	Orchards	116	56	20	32	-27.3%	32	205,200	23	544	397	11.5%	367	206,300	195,000	17.5%	1	525,000	15	278,800	4	316,000	
22	Evergreen	133	86	19	64	1.6%	63	223,000	28	992	824	12.9%	749	207,000	190,000	14.3%	6	358,200	12	191,600	20	256,800	
23	E Heights	32	18	5	11	36.4%	15	292,700	58	225	188	20.5%	188	261,500	204,500	26.5%	2	147,800	8	185,800	6	201,200	
24	Cascade Park	75	45	6	26	10.0%	22	277,400	33	356	267	3.5%	251	288,300	241,000	13.2%	3	53,300	4	395,000	16	265,400	
25	Five Corners	52	55	8	50	-22.2%	28	232,200	25	478	388	38.1%	356	204,200	196,000	19.7%	1	745,000	2	495,000	3	365,700	
26	E Orchards	63	33	5	19	-20.5%	35	320,100	50	470	362	-1.1%	343	277,800	263,900	21.0%	0	N/A	3	478,300	1	298,000	
27	Fisher's Landing	69	44	10	30	-22.2%	28	292,200	40	484	390	-2.3%	381	277,700	265,500	15.3%	0	N/A	3	646,200	1	302,000	
31	SE County	30	8	3	4	-12.5%	7	401,700	43	95	61	7.0%	57	392,900	336,000	29.8%	0	N/A	25	190,200	0	N/A	
32	Camas City	225	79	23	55	-18.0%	41	472,500	64	840	569	10.9%	510	368,500	329,100	17.5%	3	371,000	51	207,400	15	269,900	
33	Washougal	219	101	23	40	21.4%	34	323,100	57	701	424	26.6%	373	309,200	266,000	25.4%	3	348,300	79	190,100	13	276,800	
41	N Hazel Dell	57	27	8	34	14.3%	24	270,200	45	398	329	21.9%	303	275,400	255,000	17.3%	1	1,250,000	11	178,600	0	N/A	
42	S Salmon Creek	72	45	7	35	-13.2%	33	256,500	37	491	380	22.2%	340	246,800	236,000	15.7%	3	453,300	9	400,800	4	314,500	
43	N Felida	82	63	15	33	13.8%	33	297,300	34	454	380	18.4%	359	324,700	299,000	21.2%	0	N/A	14	179,200	1	300,000	
44	N Salmon Creek	95	38	12	23	-24.0%	19	317,700	93	317	269	-17.5%	268	291,000	247,500	26.1%	2	520,500	14	364,400	1	580,000	
50	Ridgefield	48	14	5	5	20.0%	12	267,200	42	171	117	-25.0%	104	271,800	221,600	26.5%	0	N/A	12	138,100	0	N/A	
51	W of I-5 County	21	6	2	4	133.3%	7	453,400	75	59	42	-28.8%	39	455,400	403,000	8.7%	0	N/A	21	256,700	0	N/A	
52	NW E of I-5 County	32	19	5	17	0.0%	9	353,700	60	149	119	43.4%	108	398,900	375,000	29.0%	0	N/A	32	193,200	0	N/A	
61	Battleground	139	80	20	48	-8.2%	45	294,200	28	756	548	33.3%	514	263,300	235,500	26.9%	5	187,000	15	170,100	0	N/A	
62	Brush Prairie	108	55	13	34	40.0%	35	345,600	47	434	304	-8.4%	287	347,000	300,000	11.7%	1	290,000	24	288,900	5	253,600	
63	East County	7	1	0	0	#DIV/0!	0	N/A	N/A	14	5	-37.5%	5	341,000	334,000	12.8%	0	N/A	2	182,000	0	N/A	
64	Central County	9	3	1	5	0.0%	4	391,000	51	46	45	18.4%	40	359,100	340,000	23.9%	0	N/A	4	216,300	0	N/A	
65	Mid-Central County	25	9	3	5	-20.0%	4	390,000	81	82	61	-15.3%	57	355,300	351,000	22.0%	0	N/A	15	155,300	0	N/A	
66	Yacolt	28	12	4	7	450.0%	11	355,900	94	106	70	52.2%	70	258,500	205,000	5.4%	0	N/A	19	185,700	1	140,000	
70	La Center	41	16	8	5	-22.2%	7	324,500	66	121	85	26.9%	80	292,800	287,000	21.8%	0	N/A	21	110,800	0	N/A	
71	N Central	21	6	1	1	#DIV/0!	2	406,500	49	56	34	0.0%	33	301,100	272,500	22.1%	0	N/A	14	210,500	0	N/A	
72	NE Corner	14	3	0	2	33.3%	4	306,300	61	52	38	-25.5%	41	226,600	182,500	24.0%	1	65,000	10	100,200	0	N/A	
80	Woodland City	15	8	2	3	27.3%	14	227,800	26	285	214	311.5%	213	212,800	209,700	21.7%	4	84,100	9	415,100	0	N/A	
81	Woodland Area	41	11	8	8	-33.3%	6	397,500	112	139	104	50.7%	97	261,600	218,000	-2.4%	2	537,500	52	129,500	1	257,000	
82	Cowlitz County	226	100	41	73	161.3%	81	182,400	49	973	700	191.7%	618	176,100	156,300	3.7%	8	334,400	107	100,400	22	256,000	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (11/1/04-10/31/05) with 12 months before (11/1/03-10/31/04).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

October 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	October	524	427	455	243,400	207,500	43
	Year-to-Date	6,035	4,752	4,472	224,700	193,000	45
2004	October	414	421	378	193,500	165,000	47
	Year-to-Date	5,627	4,495	4,224	184,100	159,900	53

October Residential Highlights

Lane County's inventory is still on the rise. The 1,042 active residential listings at the end of October would last 2.8 months at the current rate of sales (see table to the right). The county saw 26.6% new listings when compared to the number of new listings in October 2004 (see table above for details). Closed sales also increased 20.4%. Pending sales grew 1.4%.

Year-to-Date Trends

When comparing the January-October 2005 to the same time period in 2004 the number of new listings increased 7.3%, closed sales increased 5.8%, and pending sales also increased 5.7%. (See Year-to-Date rows in table above.)

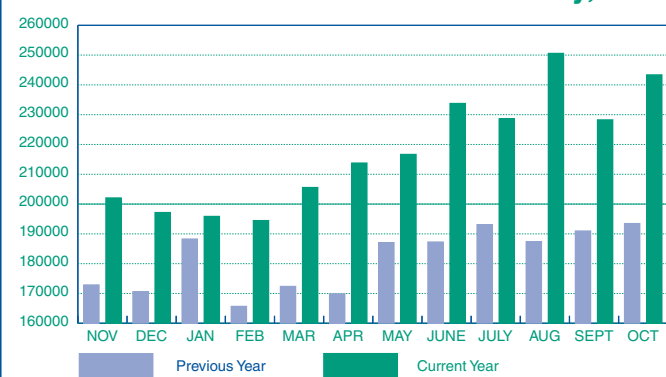
Appreciation

During the 12 months that ended with October 2005 average sale price was up 20.9% from the prior twelve months (\$220,600 v. \$182,400). Median sale price rose 19.6% (\$190,000 v. \$158,900).

Inventory in Months (Active Listings / Closed Sales)

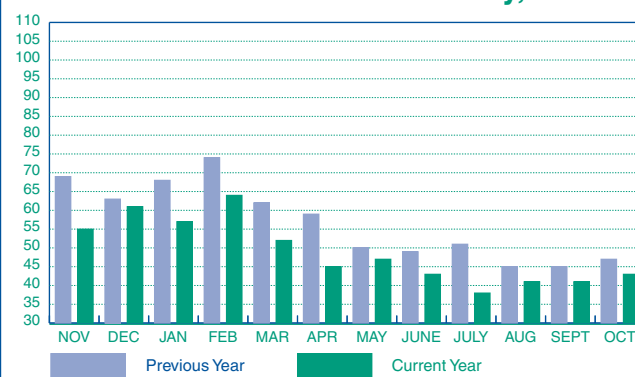
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	2.1
August	3.1	2.2	2.1
September	3.4	2.6	2.5
October	3.0	2.8	2.8
November	3.8	2.5	
December	2.8	2.2	

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 • 10/2005

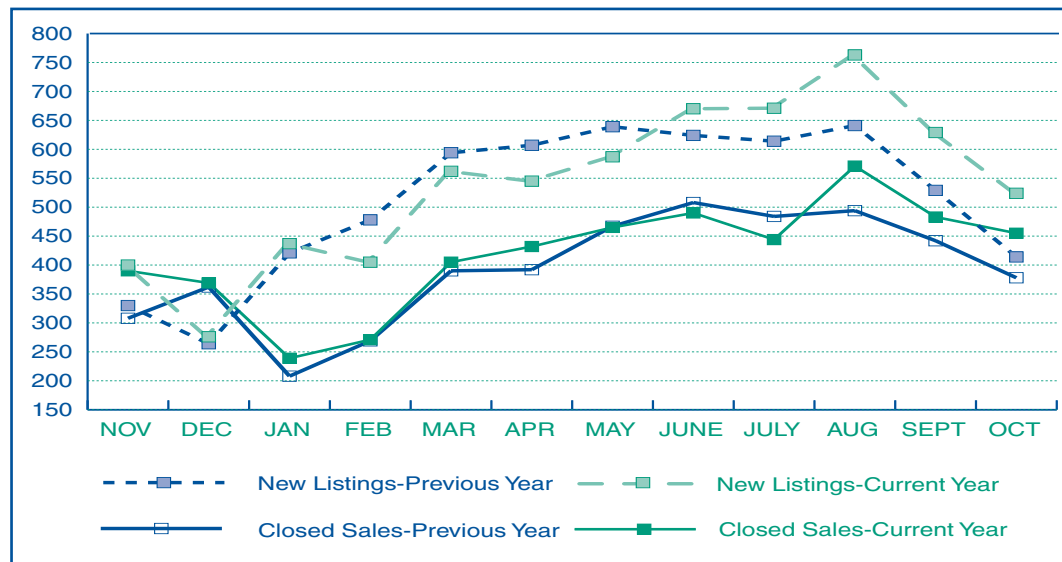
Lane County, Oregon

	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. 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		Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
232	Hayden Bridge	26	18	1	10	11.1%	9	227,800	33	159	132	10.0%	128	205,700	187,300	10.9%	1	2,300,000	1	535,000	7	198,200
233	McKenzie Valley	35	13	3	13	30.0%	8	344,100	87	157	112	10.9%	109	321,600	272,000	32.4%	9	404,400	20	106,100	0	N/A
234	Pleasant Hill/Oak	77	26	10	20	-25.9%	17	183,800	72	284	200	-3.4%	184	176,900	134,800	7.0%	7	140,800	37	91,200	2	134,700
235	Cottage Grove/ Creswell/Dorena	119	44	17	39	-4.9%	47	233,100	45	577	449	0.4%	423	207,700	169,900	25.6%	4	478,100	55	76,700	5	211,600
236	Veneta/Elmira	54	18	6	22	15.8%	16	224,400	50	274	224	24.4%	196	211,200	194,800	16.3%	3	383,800	17	191,200	3	167,800
237	Junction City	54	22	7	14	-22.2%	19	233,400	40	237	184	-4.7%	179	199,200	175,000	6.5%	3	523,300	18	160,000	3	215,300
238	Florence	29	5	6	0	#DIV/0!	5	548,900	122	59	22	29.4%	22	319,800	232,500	105.6%	1	900,000	7	117,800	0	N/A
239	Thurston	69	37	6	36	24.1%	40	177,000	37	430	363	20.6%	343	180,800	174,300	15.7%	1	205,000	16	61,300	30	302,800
240	Coburg I-5	15	10	1	5	66.7%	6	176,100	62	74	53	-23.2%	47	296,500	215,000	42.1%	1	141,000	18	271,400	1	212,500
241	N Gilham	26	19	3	21	200.0%	10	335,100	54	184	158	26.4%	142	292,200	251,000	30.7%	0	N/A	1	230,000	1	197,000
242	Ferry Street Bridge	72	36	11	35	45.8%	26	305,900	32	442	336	10.2%	308	279,300	245,500	22.7%	2	925,000	2	81,300	7	257,700
243	E Eugene	81	47	13	30	-18.9%	35	336,800	55	454	326	-7.6%	303	296,200	269,900	22.6%	3	181,700	44	134,200	24	319,000
244	SW Eugene	108	53	18	35	-7.9%	69	292,400	39	702	557	18.3%	542	284,200	259,000	19.7%	0	N/A	61	185,300	16	298,100
245	W Eugene	39	25	10	20	42.9%	10	202,200	28	211	145	-7.1%	126	195,200	170,000	27.7%	9	435,600	2	120,000	26	296,800
246	Danebo	66	53	14	45	4.7%	55	183,300	34	598	503	5.2%	471	170,000	172,100	16.6%	0	N/A	9	87,500	19	205,400
247	River Road	29	17	6	12	-14.3%	19	195,000	31	224	183	5.8%	176	192,800	185,000	19.4%	0	N/A	2	131,600	13	237,400
248	Santa Clara	47	20	9	29	0.0%	25	253,900	32	404	336	8.4%	326	231,600	217,300	20.6%	1	196,500	7	98,800	12	248,600
249	Springfield	78	57	11	37	-24.5%	34	168,900	32	498	415	-5.0%	393	154,700	145,000	21.6%	6	175,200	9	87,800	46	213,000
250	Mohawk Valley	18	4	3	4	-60.0%	5	354,000	128	67	54	3.8%	54	309,600	316,800	7.0%	0	N/A	9	120,800	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 October 2005 with October 2004. The Year-To-Date section compares year-to-date statistics from October 2005 with year-to-date statistics from October 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (11/1/04-10/31/05) with 12 months before (11/1/03-10/31/04).



LANE COUNTY NEW LISTINGS & CLOSED SALES

*This graph shows the
new residential list-
ings and closed sales in
Lane County, Oregon*



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

October 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	October	218	140	139	232,300	170,000	72
	Year-to-Date	2,152	1,521	1,456	193,700	160,000	71
2004	October	162	156	145	175,900	151,000	81
	Year-to-Date	1,839	1,507	1,368	158,400	138,100	94

October Residential Highlights

When comparing the month of October 2005 with October 2004, Douglas County saw a generous increase of new listings, up 34.6%. Pending sales decreased 10.3% and the number of closed sales dropped 4.1%.

Appreciation

When comparing the twelve months ending in October 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 21.8% (\$189,300 v. \$155,400). According to the same formula the median sale price appreciated 16.3% (\$157,000 v. \$135,000).

AREA REPORT • 10/2005 • 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	64	17	6	17	54.5%	16	219,900	38	258	184	8.2%	158	184,900	152,300	34.5%	10	667,700	50	133,400	15	393,500		
252	NW Roseburg	60	22	2	16	-11.1%	17	315,700	46	216	153	-19.0%	145	275,400	257,500	31.5%	5	481,000	31	190,200	0	N/A		
253	SE Roseburg	38	26	2	15	0.0%	8	160,200	94	144	105	12.9%	108	162,900	170,000	14.7%	9	571,900	13	160,800	9	983,600		
254	SW Roseburg	42	21	6	11	22.2%	5	327,300	112	159	116	0.0%	111	256,000	219,500	10.6%	3	529,000	21	116,900	0	N/A		
255	Glide & E of Roseburg	40	12	1	4	-42.9%	7	578,700	124	104	79	5.3%	78	281,900	249,500	55.2%	7	172,700	33	85,800	1	149,000		
256	Sutherlin/ Oakland Area	86	30	7	18	-25.0%	18	149,400	84	273	180	-10.0%	172	181,200	152,000	12.8%	3	188,300	30	91,600	4	160,000		
257	Winston & SW of Roseburg	59	13	2	13	8.3%	10	212,400	67	219	152	-0.7%	147	171,600	150,000	13.9%	5	586,800	25	78,900	4	141,000		
258	Myrtle Creek & S/SE of Roseburg	113	38	19	20	-31.0%	31	206,100	84	349	241	-2.4%	237	163,100	143,000	29.9%	10	185,200	60	67,800	7	196,000		
259	Green District	50	16	0	9	-30.8%	7	234,200	68	165	132	-8.3%	122	165,000	140,000	26.9%	3	292,000	37	54,600	0	N/A		
265	North Douglas County	85	23	8	17	-5.6%	20	179,900	58	265	179	49.2%	178	167,100	143,500	10.3%	5	188,400	29	93,000	2	133,100		
	Douglas County Totals	637	218	53	140	-10.3%	139	232,300	72	2,152	1,521	0.9%	1,456	193,700	160,000	21.8%	60	403,200	329	101,700	42	422,500		

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

³ Appreciation percents based on a comparison of average price for the last 12 months (11/1/04-10/31/05) with 12 months before (11/1/03-10/31/04).



Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

October 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	October	125	102	86	240,700	200,000	75
	Year-to-Date	1,339	916	874	190,100	160,000	71
2004	October	71	83	87	166,600	141,500	81
	Year-to-Date	1,135	926	858	146,700	129,000	84

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	October	61	35	32	307,700	285,000	89
	Year-to-Date	552	303	291	331,300	300,000	91
2004	October	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 October Residential Highlights

Coos County welcomed 76.6% new listings, when comparing October 2005 with October 2004. Pending sales also grew 22.9%. Closed sales dropped 1.2%.

Appreciation

Comparing the twelve months ending in October 2005 to the twelve prior, the sale price of Coos County homes appreciated 30.4% (\$188,200 v. \$144,300).

Curry County October Residential Highlights

The number of new listings increased in October 2005 when compared with September 2005 (61 v. 48). Pending sales also increased (35 v. 31). Closed sales decreased (32 v. 46).

We are continuing to compile data and will include appreciation and percentage changes for all categories beginning with the January 2006 edition.

AREA REPORT • 10/2005 • Coos & Curry Counties, 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
260	Coos County	408	125	40	102	22.9%	86	240,700	75	1,339	916	-1.1%	874	190,100	160,000	30.4%	37	351,200	212	128,000	37	220,500
270	City, Airport, Marina Hts., NB	108	32	13	22	N/A	18	298,000	83	301	178	N/A	173	332,600	302,200	N/A	3	545,000	52	215,500	10	285,000
271	Harbor, Winchuck, SB Chetco	43	13	5	7	N/A	9	335,600	62	118	70	N/A	69	317,300	275,000	N/A	4	220,500	21	205,900	1	237,000
272	Carpenterville, Cape Ferrello, Whaleshead	14	6	4	3	N/A	4	310,600	140	56	38	N/A	36	352,600	352,500	N/A	0	N/A	7	256,700	0	N/A
273	Gold Beach	23	7	3	1	N/A	0	N/A	N/A	43	9	N/A	7	395,300	300,000	N/A	2	2,524,500	2	277,500	0	N/A
274	Port Orford, Langlois	15	3	2	2	N/A	1	220,000	228	34	8	N/A	6	252,900	195,000	N/A	1	179,500	8	147,600	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 October 2005 with October 2004. The Year-To-Date section compares year-to-date statistics from October 2005 with year-to-date statistics from October 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (11/1/04-10/31/05) with 12 months before (11/1/03-10/31/04).



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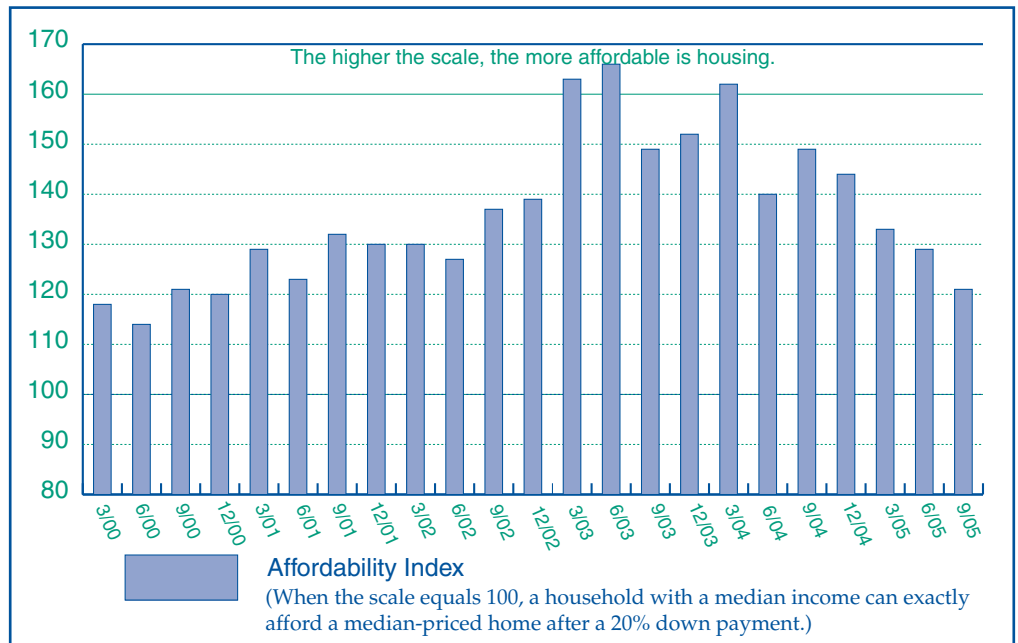
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