

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

September 2005 Reporting Period

September Residential Highlights

With the largest increase in new listings recorded in 2005, boasting a 21.3% increase when comparing September 2005 to the same time in 2004, inventory is on the rise in September. Meanwhile, closed and pending sales were both up, 17.7% and 5.1% respectively. (See table below.)

At the end of September, there were 6,231 active residential listings in the Portland Metro area's market. Given the month's rate of sales, they would last only 1.9 months (see table to right).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2005	\$216,300	13%
2004	\$191,300	8%
2003	\$177,300	-7%
2002	\$191,700	N/A

Appreciation

The area's average sale price for the last twelve months was \$273,200—up 14.1% from the \$239,400 average for the twelve months prior. Using the same date range median sale price appreciated 15.7% (\$229,000 v. \$198,000).

Year-To-Date Trends

Closed sales continue to show growth this year, up 15.9% 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 14.4%. New listings increased 5.2%.

Third Quarter Report

Comparing the third quarters of 2004 and 2005, closed sales are up 12.8% (10,639 v. 9,435), pending sales increased 13.1% (10,579 v. 9,357) and new listings increased 14.8% (14,059 v. 12,243).

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Inventory in Months

	2003	2004	2005
January	5.8	6.1	3.4
February	5.5	4.8	3.0
March	4.3	3.4	1.8
April	4.1	3.0	1.8
May	3.8	2.8	1.6
June	3.6	2.4	1.5
July	3.6	2.5	1.7
August	3.3	2.7	1.6
September	3.4	2.8	1.9
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	September	4,451	3,191	3,291	301,000	250,000	36
	Year-to-Date	38,857	31,040	28,724	278,700	233,800	44
2004	September	3,670	3,036	2,797	242,800	204,000	51
	Year-to-Date	36,945	27,136	24,784	243,200	200,200	57

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Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY	
		Current Month									Year-To-Date						Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	231	202	52	132	11.9%	122	209,100	30	1,657	1,280	13.4%	1,189	202,900	192,800	16.2%	14	315,500	26	130,300	76	373,400	
142	Northeast Portland	572	455	126	279	-21.8%	299	266,400	32	3,938	3,037	4.6%	2,959	258,800	229,000	15.0%	30	344,900	33	136,000	148	339,200	
143	Southeast Portland	877	669	156	437	29.7%	434	244,500	33	5,482	4,041	22.4%	3,785	226,900	195,000	14.2%	33	317,000	90	142,100	280	359,900	
144	Gresham/ Troutdale	444	306	67	265	25.6%	276	235,000	39	2,857	2,395	25.6%	2,140	226,500	209,000	13.2%	15	533,900	106	172,100	75	274,600	
145	Milwaukie/ Clackamas	534	360	100	250	11.6%	234	308,100	34	2,829	2,169	14.2%	1,958	289,900	250,000	16.1%	22	295,100	211	374,600	36	317,300	
146	Oregon City/ Canby	334	204	57	129	-12.2%	142	290,800	43	1,826	1,400	8.2%	1,322	276,400	249,000	17.9%	13	277,400	72	219,000	41	317,600	
147	Lake Oswego/West Linn	426	232	74	148	-5.7%	166	482,400	46	2,122	1,602	4.8%	1,493	448,100	367,500	14.4%	2	1,147,500	41	284,000	7	499,300	
148	West Portland	695	407	106	280	-1.8%	280	435,400	37	3,731	2,896	11.8%	2,685	404,700	333,000	15.1%	22	410,600	87	220,700	62	699,000	
149	Northwest Washington County	208	155	40	117	-10.0%	139	419,100	27	1,576	1,294	12.1%	1,234	365,400	329,000	11.6%	9	407,100	36	314,500	18	352,600	
150	Beaverton/Aloha	469	467	77	344	15.4%	362	259,800	30	3,777	3,271	18.6%	3,069	242,900	214,000	13.6%	12	222,900	47	399,100	69	330,300	
151	Tigard/Wilsonville	529	352	75	285	14.5%	290	384,600	33	3,317	2,772	12.9%	2,459	318,300	280,000	19.0%	7	409,700	42	384,400	29	424,900	
152	Hillsboro/ Forest Grove	353	301	53	243	8.0%	266	260,600	34	2,602	2,277	12.1%	2,060	237,700	219,000	14.9%	18	313,200	53	292,300	82	267,400	
153	Mt. Hood: Govt. Camp/Wemme	81	27	9	23	-70.1%	28	251,500	74	296	204	-26.6%	243	221,100	219,000	29.2%	4	238,400	38	95,500	0	N/A	
155	Columbia County	200	136	25	114	25.3%	111	198,600	53	1,124	961	19.8%	851	196,800	179,000	12.5%	9	227,600	96	91,100	13	163,800	
156	Yamhill County	368	178	57	145	11.5%	142	258,700	54	1,723	1,441	30.6%	1,277	216,000	186,000	6.6%	19	310,500	122	228,400	47	265,200	
170/172-210	Marion/ Polk Counties	402	175	49	122	47.0%	108	210,900	60	1,469	1,047	29.9%	938	196,400	170,000	9.8%	14	373,600	92	127,600	24	435,200	
180-200	North Coastal Counties	259	82	32	64	-9.9%	71	320,400	71	826	609	0.0%	549	278,200	225,000	16.8%	8	298,400	271	124,200	23	292,800	
200/201/210-250	Columbia Gorge	348	128	39	116	N/A	74	214,700	62	1,198	935	N/A	838	191,900	165,800	N/A	30	306,000	434	91,900	17	167,400	

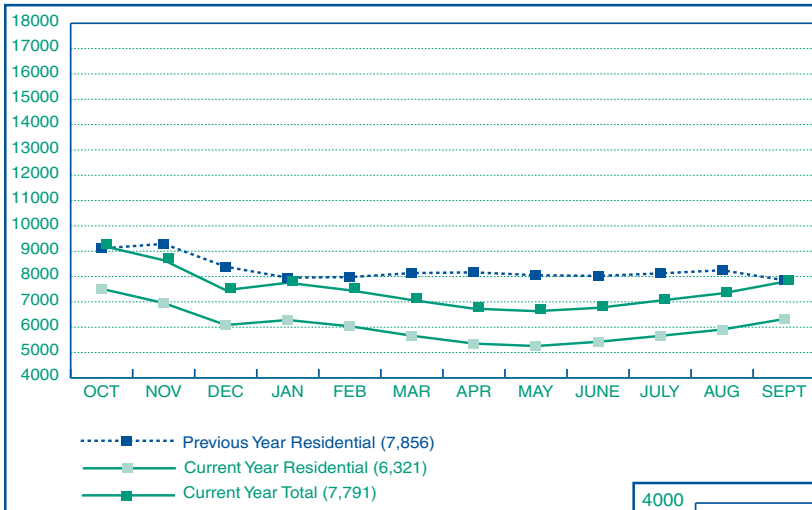
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

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

³ Appreciation percents based on a comparison of average price for the last 12 months (10/1/04-9/30/05) with 12 months before (10/1/03-9/30/04).

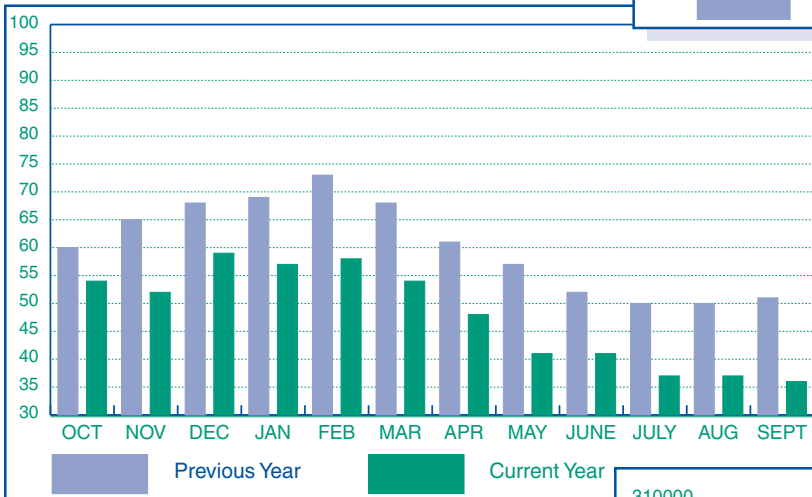
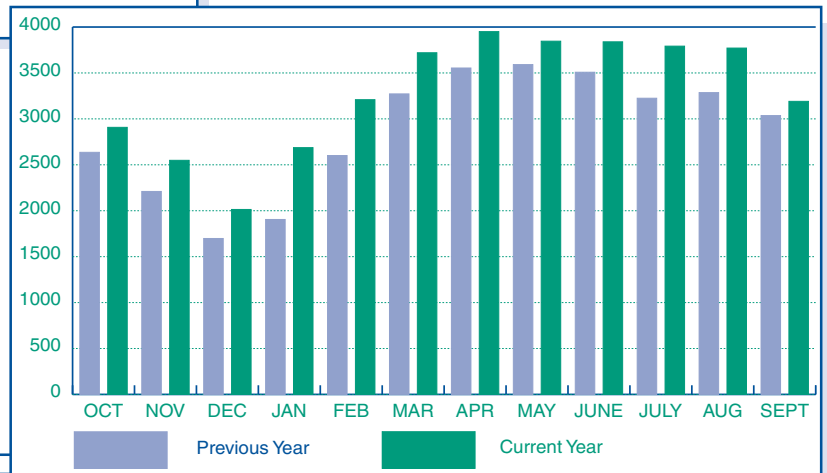
⁴ Due to a recent increase in membership, and subsequently listings, in the Columbia Gorge areas, comparable data for these areas is no longer accurate. We will expand our coverage of these areas in this newsletter as soon as possible.

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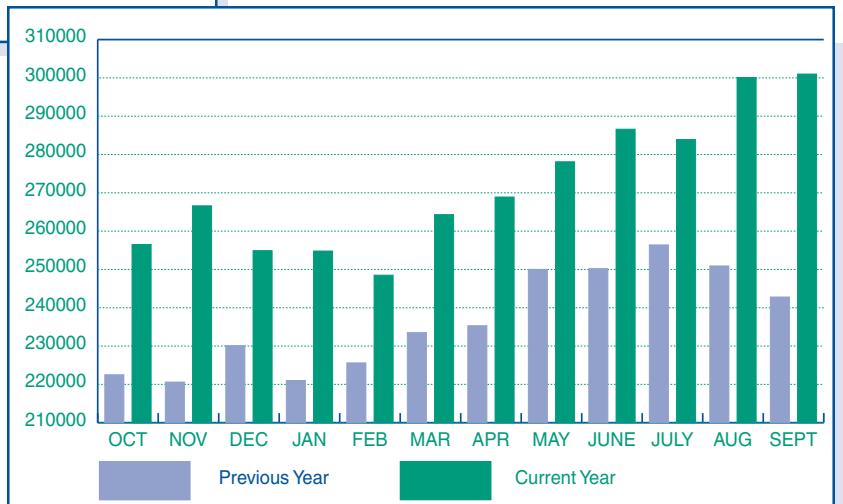
PENDING SALES Metro Portland, Oregon

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.)

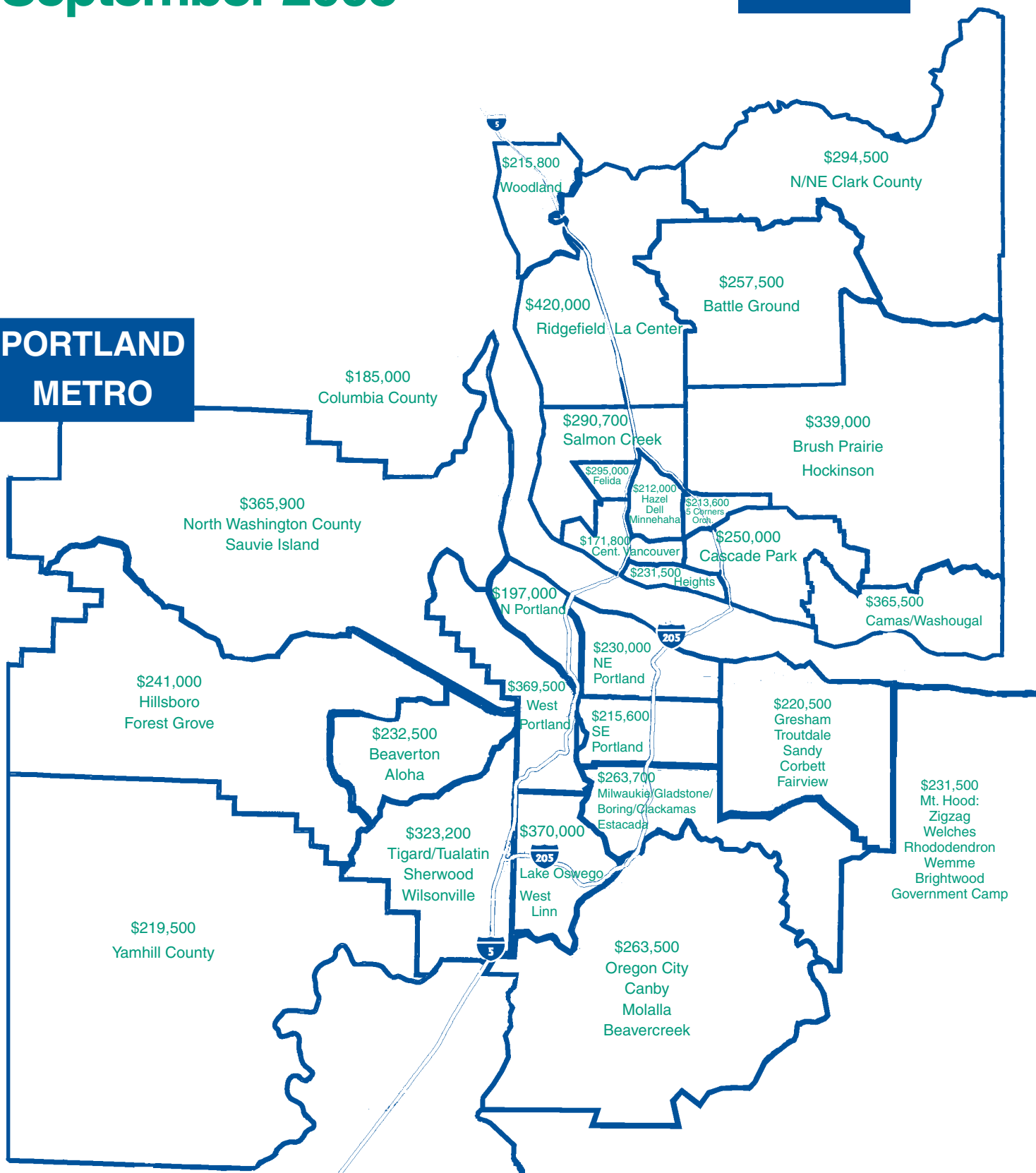


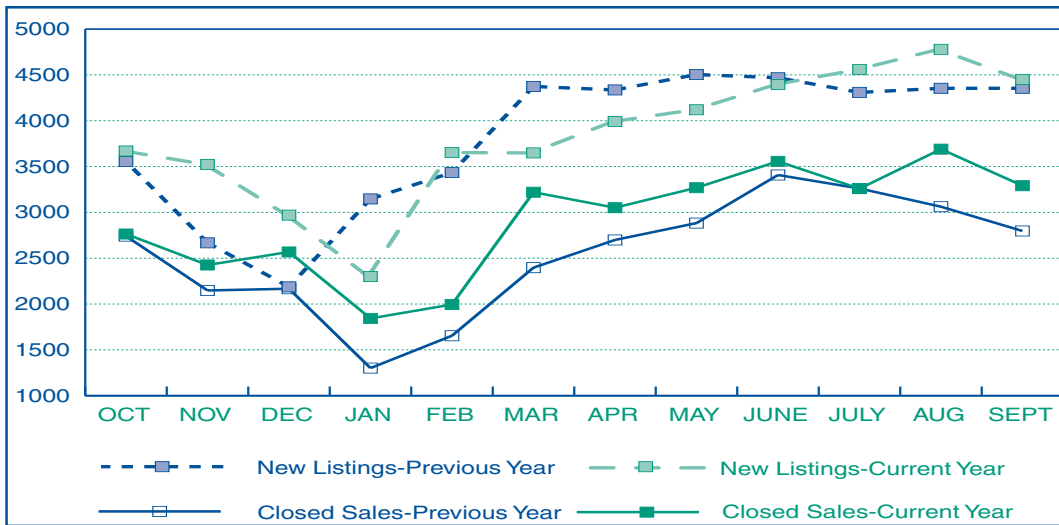
MEDIAN SALE PRICE

September 2005

**CLARK
COUNTY**

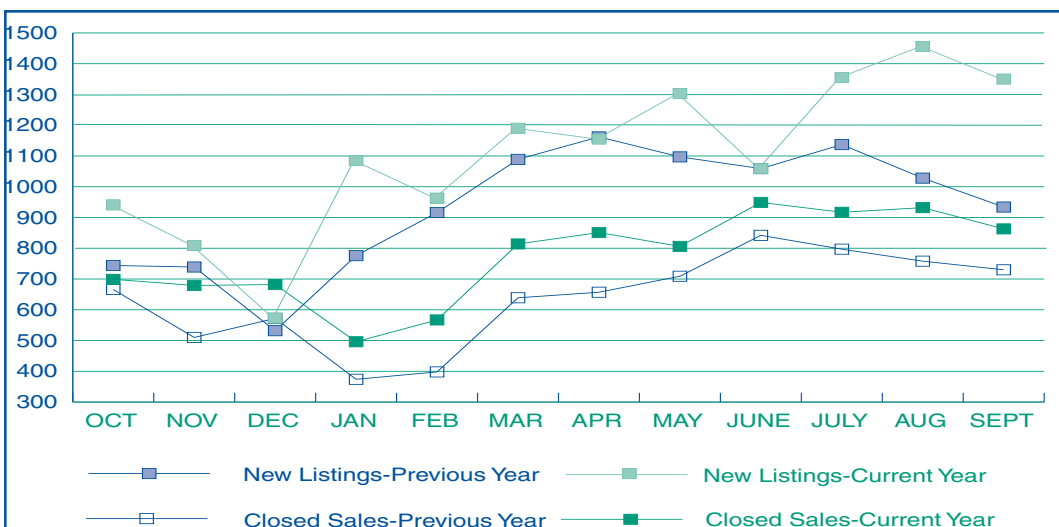
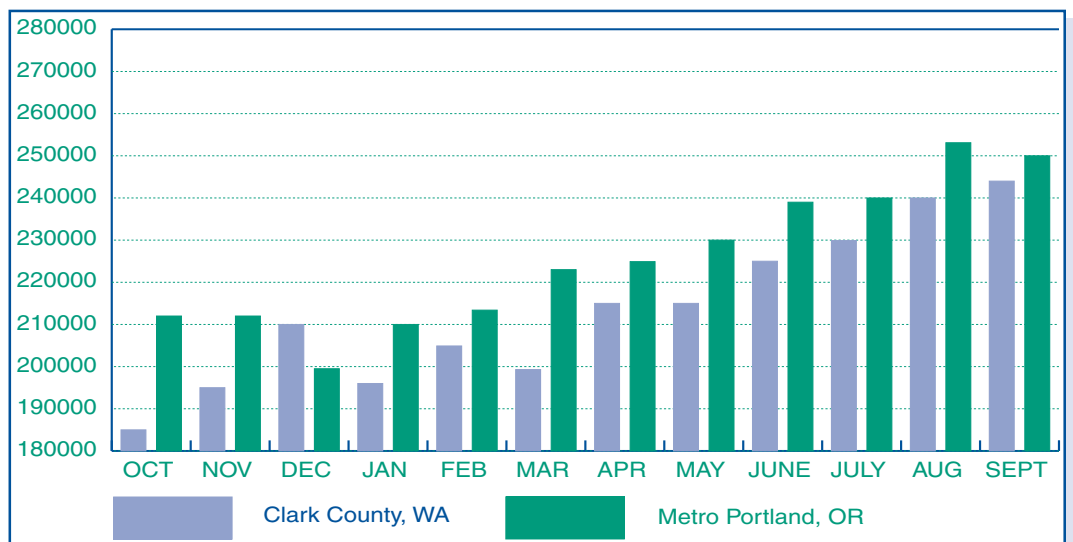
**PORTLAND
METRO**





**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

September 2005 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	September	1,350	918	863	279,000	244,000	41
	Year-to-Date	11,111	8,542	7,705	254,300	219,900	44
2004	September	934	755	730	226,300	195,000	48
	Year-to-Date	9,117	6,948	6,291	222,200	188,500	53

September Residential Highlights

With a 44.5% increase in new listings when comparing September 2005 to September 2004, inventory continues to climb in Southwest Washington (see tables above and to the right for details). The 2,229 active residential listings at the end of September would last 2.6 months at the current rate of sales. The continued growth in inventory was undaunted by the increase in pending and closed sales, up 21.6% and 18.2% respectively.

Third Quarter Report

When compared to the third quarter of 2004, July-September of 2005 generated 19.5% more pending sales (2,833 v. 2,371), 18.4% more closed sales (2,815 v. 2,377), and 34.1% more new listings (4,086 v. 3,047).

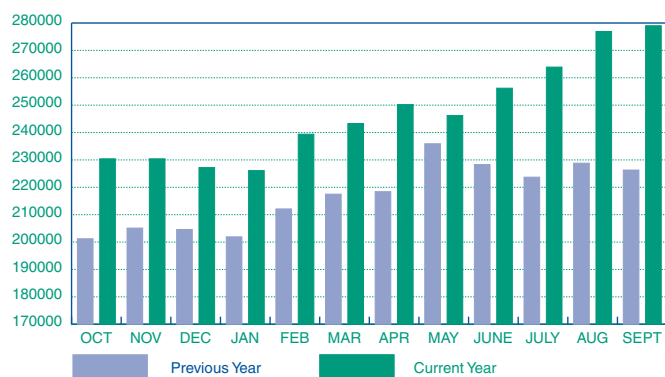
Appreciation

Comparing the 12 months ending with September to the 12 immediately prior, the average sale price climbed 14.7% (\$249,200 v. \$217,300). The median sale price rose 16.2% (\$214,900 v. \$185,000).

Inventory in Months (Active Listings / Closed Sales)

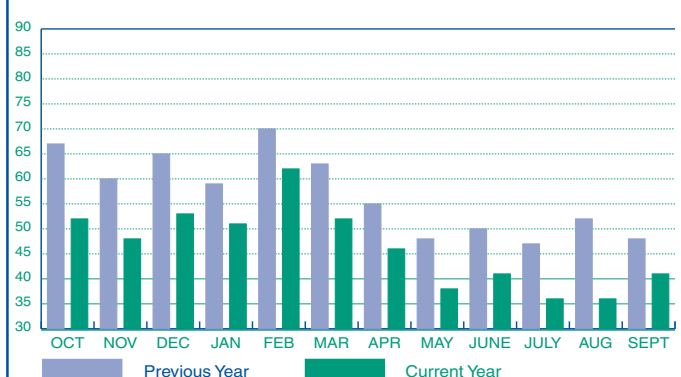
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	2.1
August	2.8	2.6	2.2
September	2.7	2.6	2.6
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

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.

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Southwest Washington

		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	
11	Downtown Vancouver	64	47	5	31	-17.6%	14	195,000	23	344	234	10.9%	221	188,000	163,000	11.4%	5	200,300	1	54,900	23	233,700	
12	NW Heights	47	30	5	25	0.0%	23	173,700	24	348	291	30.5%	276	153,200	150,000	16.3%	2	502,500	8	218,000	56	261,000	
13	SW Heights	33	18	2	9	-30.0%	7	315,200	91	142	98	30.7%	87	304,200	245,000	33.9%	1	135,000	2	550,100	1	149,000	
14	Lincoln/Hazel Dell	23	18	2	14	-47.1%	9	266,100	28	150	123	7.9%	120	213,400	207,000	25.9%	2	184,000	2	110,000	5	208,300	
15	E Hazel Dell	99	78	9	46	40.0%	56	194,900	38	564	437	55.0%	339	206,900	204,500	17.9%	1	129,900	13	323,900	11	349,300	
20	NE Heights	30	32	4	28	-26.7%	22	236,000	45	282	249	10.2%	235	202,700	179,900	13.9%	2	552,500	2	1,112,500	7	265,100	
21	Orchards	90	51	14	59	-15.8%	32	224,800	32	486	368	17.2%	330	206,400	193,500	17.0%	1	525,000	14	292,400	3	342,700	
22	Evergreen	124	113	13	87	-11.5%	69	209,400	19	904	768	15.0%	681	205,100	189,500	14.4%	6	358,200	11	198,300	18	252,200	
23	E Heights	25	22	5	20	50.0%	15	286,100	47	208	182	24.7%	170	259,600	201,500	35.9%	2	147,800	7	188,800	6	201,200	
24	Cascade Park	72	40	10	23	-29.0%	22	356,100	24	315	242	1.3%	228	289,500	239,900	17.0%	3	53,300	2	270,000	15	267,300	
25	Five Corners	55	47	10	28	24.1%	36	234,600	24	423	341	37.5%	327	201,900	193,500	18.9%	0	N/A	1	840,000	2	396,000	
26	E Orchards	62	56	5	36	122.2%	40	316,500	34	443	346	7.5%	308	272,100	257,500	17.4%	0	N/A	3	478,300	1	298,000	
27	Fisher's Landing	65	61	12	37	-25.0%	30	303,800	25	440	362	-0.8%	353	276,600	265,000	16.1%	0	N/A	2	344,300	1	302,000	
31	SE County	28	12	1	2	50.0%	6	517,800	39	85	57	16.3%	50	391,700	330,500	21.6%	0	N/A	21	166,800	0	N/A	
32	Camas City	200	126	20	47	20.0%	54	378,500	46	768	519	11.6%	459	359,800	325,000	14.3%	3	371,000	49	209,000	14	266,700	
33	Washougal	181	56	23	43	0.0%	34	435,200	80	600	392	24.1%	326	305,000	262,500	24.1%	2	177,500	75	185,300	13	276,800	
41	N Hazel Dell	68	39	11	28	22.6%	38	291,900	35	372	299	19.1%	277	275,000	258,000	18.1%	1	1,250,000	11	178,600	0	N/A	
42	S Salmon Creek	66	51	8	45	0.0%	36	234,900	26	445	350	25.9%	302	246,300	234,500	14.2%	3	453,300	9	400,800	3	366,600	
43	N Felida	69	43	8	37	27.3%	28	324,000	80	395	346	18.9%	322	327,500	296,500	21.8%	0	N/A	13	183,800	1	300,000	
44	N Salmon Creek	92	46	4	29	25.0%	30	328,700	50	283	246	-18.8%	249	289,000	239,900	24.9%	2	520,500	14	364,400	1	580,000	
50	Ridgefield	45	23	4	10	-33.3%	8	294,000	51	159	112	-24.8%	90	270,000	221,200	28.4%	0	N/A	11	140,200	0	N/A	
51	W of I-5 County	20	5	1	4	-25.0%	3	506,600	116	54	38	-33.3%	32	455,900	405,000	8.6%	0	N/A	20	262,600	0	N/A	
52	NW E of I-5 County	35	13	3	8	85.7%	13	459,100	26	134	104	33.3%	99	403,000	379,900	24.3%	0	N/A	32	193,200	0	N/A	
61	Battleground	118	99	18	51	67.5%	67	297,600	26	681	503	39.3%	467	260,000	233,500	28.0%	5	187,000	13	161,600	0	N/A	
62	Brush Prairie	100	48	13	35	-12.9%	27	349,500	29	376	273	-11.9%	248	347,700	304,300	10.8%	1	290,000	19	300,000	5	253,600	
63	East County	7	0	0	0	N/A	1	424,900	11	13	5	-37.5%	5	341,000	334,000	15.7%	0	N/A	1	85,000	0	N/A	
64	Central County	10	6	1	4	0.0%	4	466,100	68	43	42	20.0%	34	355,900	336,500	22.6%	0	N/A	4	216,300	0	N/A	
65	Mid-Central County	23	11	3	4	-22.2%	7	385,600	139	73	57	-16.2%	52	352,400	347,000	24.8%	0	N/A	14	165,600	0	N/A	
66	Yacolt	25	13	6	7	-28.6%	5	202,600	62	96	65	44.4%	57	239,500	192,000	-3.1%	0	N/A	16	174,300	1	140,000	
70	La Center	37	6	2	9	75.0%	7	323,000	177	107	81	39.7%	72	291,600	282,500	27.5%	0	N/A	18	114,100	0	N/A	
71	N Central	13	4	3	3	0.0%	2	429,500	82	50	33	-2.9%	31	294,300	272,500	19.5%	0	N/A	13	223,300	0	N/A	
72	NE Corner	13	11	1	6	-75.0%	2	266,200	14	49	38	-19.1%	37	218,000	176,900	17.2%	1	65,000	9	103,900	0	N/A	
80	Woodland City	14	11	3	11	650.0%	30	224,400	20	277	212	404.8%	195	211,900	208,400	28.8%	4	84,100	8	444,500	0	N/A	
81	Woodland Area	43	15	5	7	-18.2%	9	236,700	103	129	96	60.0%	91	252,700	218,000	1.2%	2	537,500	48	126,900	1	257,000	
82	Cowlitz County	233	99	28	85	120.0%	77	192,000	54	873	633	201.4%	535	175,100	155,000	2.0%	8	334,400	98	102,400	19	246,900	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (10/1/04-9/30/05) with 12 months before (10/1/03-9/30/04).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

September 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	September	629	535	483	228,300	202,000	41
	Year-to-Date	5,487	4,355	3,983	222,200	190,000	46
2004	September	529	401	442	191,000	162,400	45
	Year-to-Date	5,210	4,101	3,819	183,500	159,100	53

September Residential Highlights

Lane County's inventory is still on the rise. The 1,101 active residential listings at the end of September would last 2.5 months at the current rate of sales (see table to the right). The county saw 18.9% new listings when compared to the number of new listings in September 2004. See table above for details. Pending sales also increased 33.4% and closed sales grew 9.3%.

Third Quarter Report

When comparing the third quarter of 2005 with July-September 2004 the number of new listings increased 16.9% (2,102 v. 1,798), and closed sales increased 7.1% (1,562 v. 1,459). Pending sales also increased 17.8% (1,640 v. 1,392).

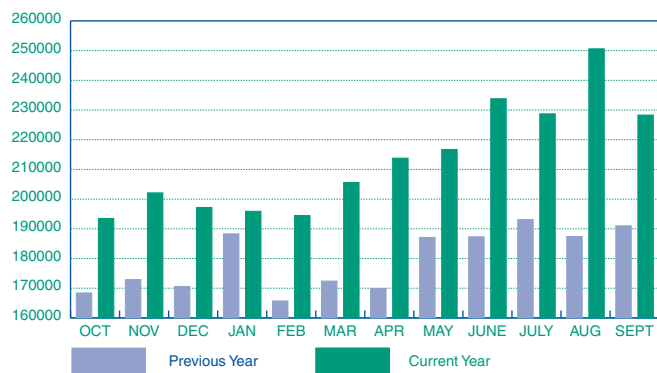
Appreciation

Average sale prices continues to appreciate. During the 12 months that ended with September 2005 it was up 20% from the prior twelve months (\$216,200 v. \$180,100). Median sale price rose 19.9% (\$187,000 v. \$156,000).

Inventory in Months (Active Listings / Closed Sales)

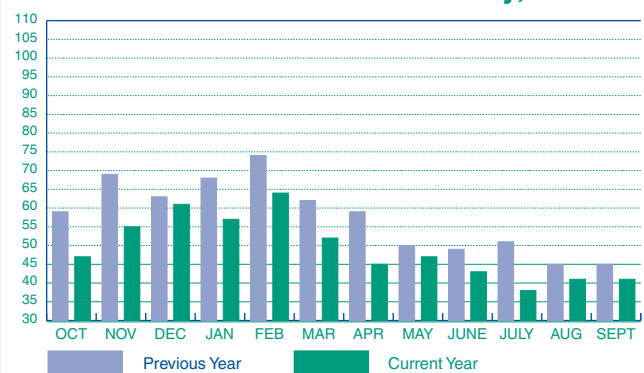
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	2.1
August	3.1	2.2	2.1
September	3.4	2.6	2.5
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

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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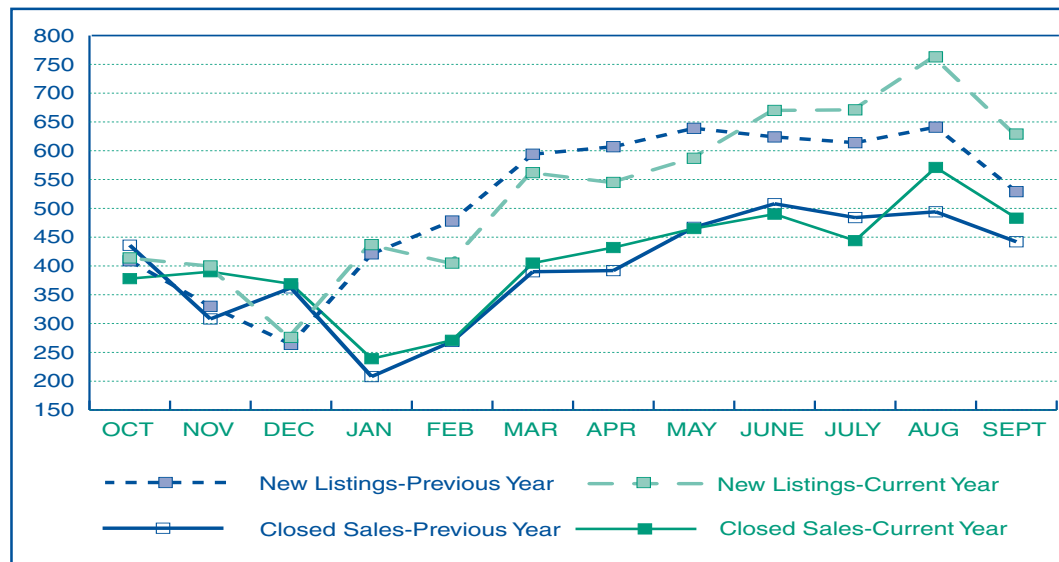
Lane County, Oregon

		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	21	16	6	13	44.4%	18	198,100	22	141	122	8.9%	119	204,000	187,000	13.5%	1	2,300,000	0	N/A	6	200,700	
233	McKenzie Valley	38	10	5	11	22.2%	15	288,800	55	145	101	6.3%	100	318,700	270,500	24.6%	9	404,400	19	109,600	0	N/A	
234	Pleasant Hill/Oak	80	33	12	21	10.5%	20	176,100	44	258	183	0.5%	165	172,400	137,000	6.6%	4	168,900	35	87,700	1	179,900	
235	Cottage Grove/ Creswell/Dorena	131	54	15	47	4.4%	47	202,700	65	532	413	1.0%	375	204,400	166,000	27.2%	2	133,700	55	76,700	5	211,600	
236	Veneta/Elmira	65	33	3	22	37.5%	18	235,100	25	255	202	23.9%	180	210,100	190,000	18.1%	3	383,800	13	224,100	3	167,800	
237	Junction City	59	22	4	19	26.7%	18	209,800	64	215	173	-1.1%	159	195,000	175,000	13.1%	3	523,300	18	160,000	3	215,300	
238	Florence	24	5	4	6	100.0%	3	479,300	82	53	24	41.2%	17	252,400	196,500	68.1%	1	900,000	7	117,800	0	N/A	
239	Thurston	73	48	8	39	44.4%	34	185,900	37	390	328	20.1%	294	180,800	173,700	16.6%	1	205,000	15	58,500	29	301,200	
240	Coburg I-5	11	8	0	9	50.0%	6	246,500	52	64	48	-27.3%	41	314,100	218,000	37.3%	1	141,000	16	264,500	1	212,500	
241	N Gilham	37	16	4	13	30.0%	17	301,800	53	164	138	16.0%	132	288,900	251,800	22.3%	0	0	1	230,000	1	197,000	
242	Ferry Street Bridge	76	51	9	39	44.4%	36	289,000	39	404	302	7.1%	279	274,900	242,500	19.6%	2	925,000	2	81,300	7	257,700	
243	E Eugene	92	53	13	42	55.6%	24	288,000	19	404	296	-6.3%	265	291,900	264,500	21.5%	3	181,700	41	127,100	19	318,800	
244	SW Eugene	101	73	20	61	29.8%	56	274,500	34	646	526	20.4%	470	283,200	255,000	22.3%	0	0	51	174,800	16	298,100	
245	W Eugene	47	18	3	20	66.7%	16	201,900	33	185	128	-8.6%	115	194,800	169,000	26.9%	9	435,600	2	120,000	23	297,400	
246	Danebo	73	49	8	68	44.7%	51	180,100	41	541	461	4.5%	413	167,900	170,000	17.3%	0	N/A	8	85,300	17	205,000	
247	River Road	26	29	5	22	57.1%	21	211,300	39	205	171	6.9%	154	191,100	180,700	17.8%	0	N/A	2	131,600	11	225,200	
248	Santa Clara	68	50	4	27	12.5%	36	246,200	33	385	306	8.9%	299	229,400	215,000	18.5%	1	196,500	7	98,800	10	234,400	
249	Springfield	61	54	7	52	23.8%	44	170,300	36	437	382	-2.3%	357	153,500	145,000	19.9%	5	167,400	7	97,200	37	200,900	
250	Mohawk Valley	18	7	3	4	100.0%	3	358,200	31	63	51	21.4%	49	305,000	309,000	7.3%	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 September 2005 with September 2004. The Year-To-Date section compares year-to-date statistics from September 2005 with year-to-date statistics from September 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (10/1/04-9/30/05) with 12 months before (10/1/03-9/30/04).



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

September 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	September	238	163	165	223,600	197,000	68
	Year-to-Date	1,936	1,397	1,309	189,500	160,000	71
2004	September	163	176	165	154,100	128,500	71
	Year-to-Date	1,685	1,361	1,216	156,300	135,000	96

September Residential Highlights

Douglas County saw a generous increase of new listings, up 46% when comparing the month of September 2005 with September 2004. Pending sales decreased 7.4% and the number of closed sales was exactly the same.

Appreciation

When comparing the twelve months ending in September 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 21.7% (\$184,500 v. 151,600). According to the same formula the median sale price appreciated 19% (\$155,000 v. \$130,300).

AREA REPORT • 9/2005 • 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	69	31	7	21	-8.7%	17	214,100	59	242	169	6.3%	140	181,500	152,800	30.7%	9	723,200	46	138,600	15	393,500	
252	NW Roseburg	51	27	7	18	-35.7%	24	276,600	49	191	139	-18.7%	128	270,000	256,300	25.3%	3	683,300	30	190,100	0	N/A	
253	SE Roseburg	29	9	2	6	-45.5%	8	203,300	29	118	91	15.2%	100	163,200	170,000	23.5%	9	571,900	11	150,100	9	983,600	
254	SW Roseburg	35	19	5	6	20.0%	12	320,000	85	140	105	-0.9%	105	250,900	215,000	20.7%	3	529,000	20	117,300	0	N/A	
255	Glide & E of Roseburg	29	11	1	8	-38.5%	5	414,600	116	93	76	11.8%	70	252,000	225,000	39.0%	4	207,200	29	83,700	1	149,000	
256	Sutherlin/ Oakland Area	74	32	8	25	66.7%	16	215,100	72	244	165	-7.3%	153	183,700	154,000	15.7%	3	188,300	25	89,500	3	168,300	
257	Winston & SW of Roseburg	59	27	8	14	-22.2%	16	168,100	36	206	140	-3.4%	137	168,600	150,000	14.7%	5	586,800	25	78,900	4	141,000	
258	Myrtle Creek & S/SE of Roseburg	107	35	10	25	-21.9%	29	170,900	82	310	223	1.4%	205	156,900	139,900	27.9%	8	194,000	48	71,800	7	196,000	
259	Green District	38	21	3	17	0.0%	20	242,900	67	151	124	-6.8%	114	161,100	139,500	26.7%	3	292,000	37	54,600	0	N/A	
265	North Douglas County	81	26	11	23	64.3%	18	174,200	93	241	165	61.8%	157	165,600	140,000	9.5%	4	138,000	28	91,700	1	123,500	
	Douglas County Totals	572	238	62	163	-7.4%	165	223,600	68	1,936	1,397	2.6%	1,309	189,500	160,000	21.7%	51	443,200	299	102,800	40	436,700	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (10/1/04-9/30/05) with 12 months before (10/1/03-9/30/04).



Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

September 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	September	146	74	105	211,700	190,000	64
	Year-to-Date	1,216	826	786	183,600	159,900	71
2004	September	101	115	101	156,500	139,100	81
	Year-to-Date	1,064	857	771	145,000	129,000	85

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	September	48	31	46	325,000	299,000	91
	Year-to-Date	490	272	259	334,200	305,500	91
2004	September	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 September Residential Highlights

Coos County welcomed 44.6% new listings, comparing September 2005 with September 2004. Closed sales grew 4%. Meanwhile, pending sales dropped 35.7%.

Appreciation

Comparing the twelve months ending in August 2005 to the twelve prior, the sale price of Coos County homes appreciated 28.9% (\$181,400 v. \$140,700).

Curry County September Residential Highlights

The number of closed sales in September 2005 increased when compared with August 2005 (46 v. 41). Meanwhile pending sales and new listings both decreased (31 v. 42 and 46 v. 55, respectively).

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

AREA REPORT • 9/2005 • 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	391	146	45	74	-35.7%	105	211,700	64	1,216	826	-3.6%	786	183,600	159,900	28.9%	33	289,900	192	119,400	31	216,600
270 City, Airport, Marina Hts., NB Chetco	117	26	8	18	N/A	22	315,700	85	270	160	N/A	155	336,600	309,900	N/A	3	545,000	47	216,300	10	285,000
271 Harbor, Winchuck, SB Chetco	38	11	3	8	N/A	13	352,000	110	104	63	N/A	60	314,500	275,000	N/A	4	220,500	20	206,200	1	237,000
272 Carpenterville, Cape Ferrello, Whaleshead	16	5	2	5	N/A	8	346,900	57	50	35	N/A	32	357,900	357,500	N/A	0	N/A	3	327,300	0	N/A
273 Gold Beach	22	4	1	0	N/A	2	251,500	208	36	9	N/A	7	395,300	300,000	N/A	1	2,549,000	1	260,000	0	N/A
274 Port Orford, Langlois	15	2	1	0	N/A	1	149,900	23	30	5	N/A	5	259,500	175,000	N/A	1	179,500	8	147,600	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 September 2005 with September 2004. The Year-To-Date section compares year-to-date statistics from September 2005 with year-to-date statistics from September 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (10/1/04-9/30/05) with 12 months before (10/1/03-9/30/04).



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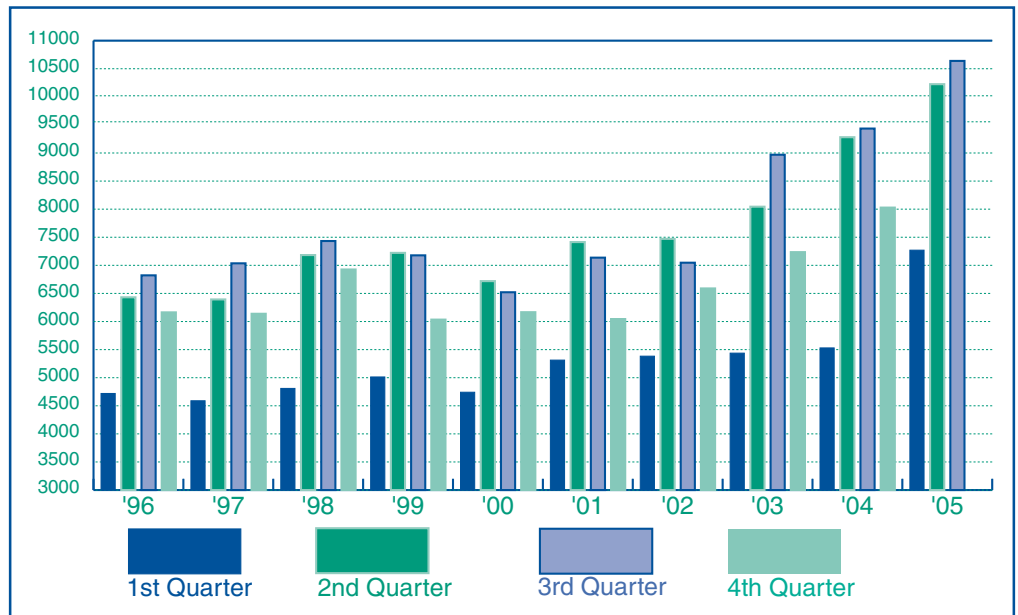
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