

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

August 2006 Reporting Period

August Residential Highlights

Fall may be approaching and things may be cooling off, but don't pack away your shorts yet because the heat of the summer season has not disappeared completely.

Average sale price is up 9.6% when comparing August 2006 to August 2005. Meanwhile new listings continue to rise. Further, closed and pending sales have decreased when compared to this same time last year. As a result Inventory has climbed again.

At August's rate of closed sales (2,939), the 10,544 active residential listings at month's end would last approximately 3.6 months. The number of new listings increased 15.7% when comparing August 2006 to August 2005. However, pending sales decreased 20.8% and closed sales dropped 20.4%.

Year-To-Date

January-August 2006 brought with it an increase of new listings, up 13.7%, as well as a decrease in pending sales, down 13.5%. Further, the number of closed sales has decreased 11% when compared to the same time period in 2005. See Year-to-Date rows in the table below for more information.

Appreciation

Home values continue to appreciate at double digit rates. When comparing the average sale price for the months of September 2005 through August 2006 with the 12 immediately prior, the average sale price increased 16.4% (\$312,400 v. \$268,400). Also, using the same date range, the median sale price ending in August 2006 increased 16.9% (\$263,000 v. \$225,000) from the twelve months prior.

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Inventory in Months (Active Listings / Closed Sales)

	2004	2005	2006
January	6.1	3.4	3.2
February	4.8	3.0	2.7
March	3.4	1.8	2.0
April	3.0	1.8	2.4
May	2.8	1.6	2.3
June	2.4	1.5	2.6
July	2.5	1.7	3.5
August	2.7	1.6	3.6
September	2.8	1.9	
October	2.7	2.2	
November	2.9	2.2	
December	2.4	2.1	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	5,529	2,986	2,939	328,800	275,000	39
	Year-to-Date	38,972	24,175	22,424	320,600	269,900	41
2005	August	4,779	3,771	3,690	300,100	253,100	37
	Year-to-Date	34,263	27,957	25,185	275,700	230,000	45

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Metro Portland & Adjacent Regions, Oregon

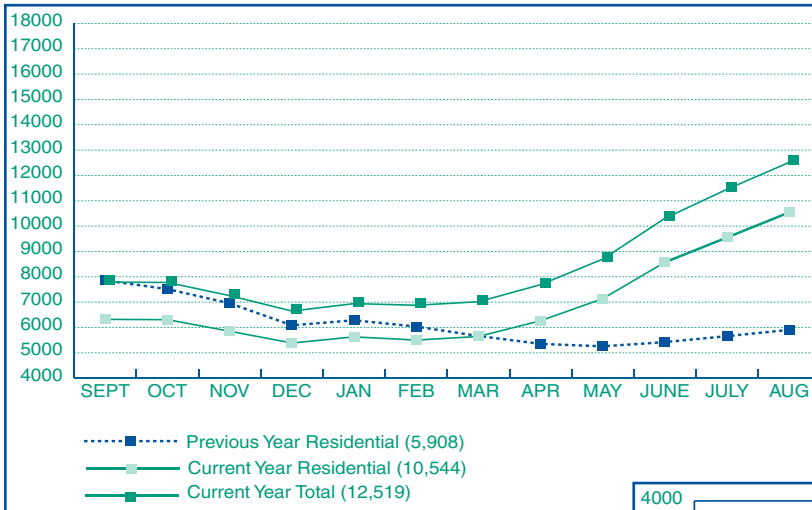
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month									Year-To-Date						Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	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	425	246	72	150	-1.3%	145	243,400	32	1,866	1,191	3.5%	1,040	245,100	234,600	21.4%	9	313,100	34	130,300	43	375,100	
142	Northeast Portland	850	509	168	270	-22.0%	258	308,700	32	3,609	2,268	-18.0%	2,126	305,200	265,300	17.3%	22	472,100	45	256,600	98	466,700	
143	Southeast Portland	1,213	724	220	426	-15.0%	406	264,500	30	5,106	3,224	-11.0%	3,052	263,300	230,000	16.6%	37	435,100	104	178,300	221	411,200	
144	Gresham/ Troutdale	750	382	97	209	-30.6%	186	287,700	38	2,544	1,591	-25.9%	1,552	260,500	245,000	13.9%	13	455,800	64	568,000	79	308,000	
145	Milwaukie/ Clackamas	939	418	148	203	-28.0%	206	376,800	49	3,063	1,688	-11.6%	1,570	348,000	305,000	19.7%	18	648,000	151	448,600	43	327,100	
146	Oregon City/ Canby	598	271	118	148	0.7%	150	316,900	46	1,954	1,106	-13.1%	1,049	318,500	280,000	16.4%	18	345,700	79	380,300	27	474,700	
147	Lake Oswego/West Linn	685	299	112	157	-19.9%	157	575,700	47	2,202	1,193	-17.7%	1,100	533,400	450,000	18.9%	0	N/A	23	573,700	6	428,700	
148	West Portland	1,309	615	240	296	-13.2%	255	433,100	38	4,680	2,802	6.6%	2,108	448,500	375,000	12.0%	11	376,700	62	316,400	32	485,400	
149	Northwest Washington County	426	282	71	120	-25.0%	130	440,100	37	1,539	926	-21.6%	930	403,000	365,000	14.9%	3	380,000	41	436,400	12	341,100	
150	Beaverton/Aloha	906	555	172	342	-14.5%	330	272,400	25	3,814	2,507	-14.8%	2,414	280,400	250,000	16.3%	14	331,200	28	570,400	46	359,100	
151	Tigard/Wilsonville	867	449	135	233	-25.1%	254	361,300	46	3,205	2,037	-18.4%	1,963	352,900	320,000	20.8%	4	337,800	28	448,100	22	434,800	
152	Hillsboro/ Forest Grove	677	387	84	191	-32.7%	191	293,500	38	2,514	1,637	-19.8%	1,545	277,000	254,700	18.6%	22	456,100	46	301,400	52	296,800	
153	Mt. Hood: Govt. Camp/Wemme	77	35	10	26	-18.8%	23	269,700	41	220	153	-16.4%	187	278,700	260,000	30.3%	3	243,300	28	142,000	0	N/A	
155	Columbia County	317	121	40	79	-41.9%	104	233,500	49	1,061	699	-18.9%	680	224,000	210,000	14.7%	14	302,700	103	128,400	20	239,400	
156	Yamhill County	505	236	64	136	-25.3%	144	271,400	63	1,595	1,153	-11.7%	1,108	258,900	228,500	25.2%	13	198,700	93	223,900	29	422,600	
170-172, 210	Marion/ Polk Counties	640	243	56	140	14.8%	131	242,800	65	1,582	959	3.5%	886	225,800	200,000	18.6%	9	237,700	61	141,900	17	331,600	
180-200	North Coastal Counties	554	196	62	81	-14.7%	78	331,500	106	1,047	519	-6.0%	463	333,200	260,000	15.9%	4	203,800	149	160,500	12	430,300	

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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

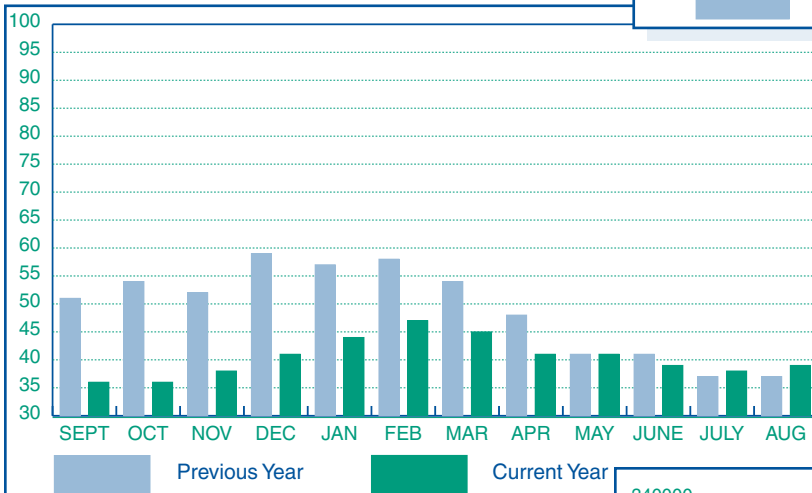
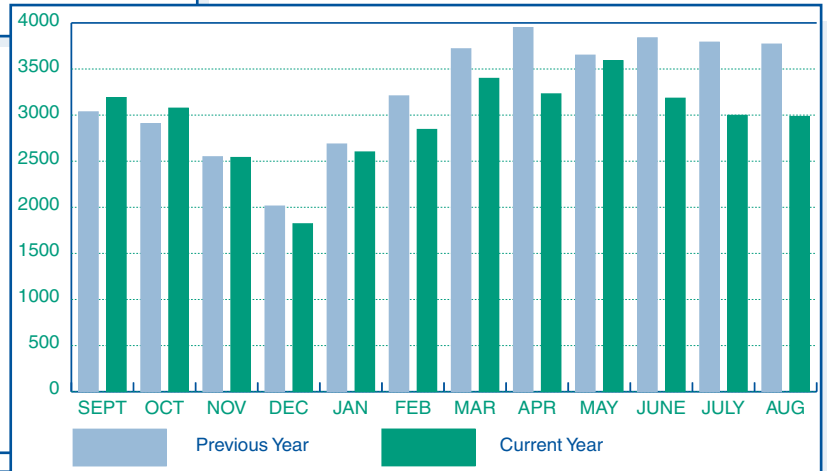
³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).

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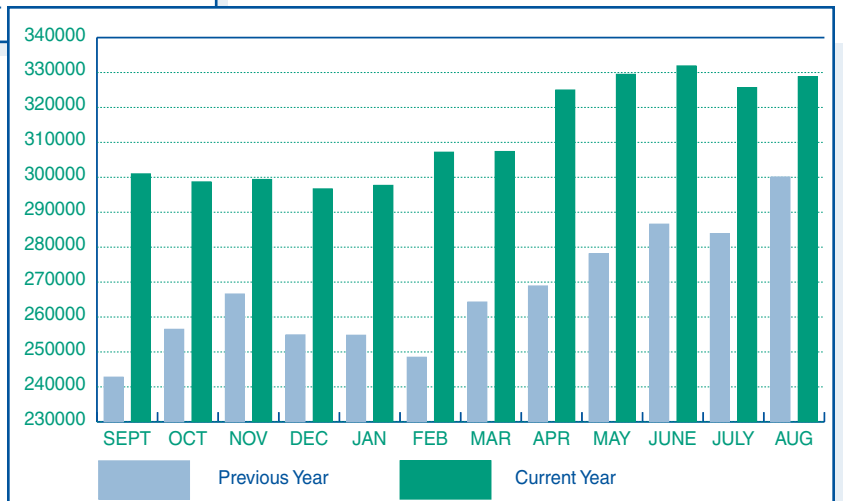
PENDING SALES Metro Portland, Oregon

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

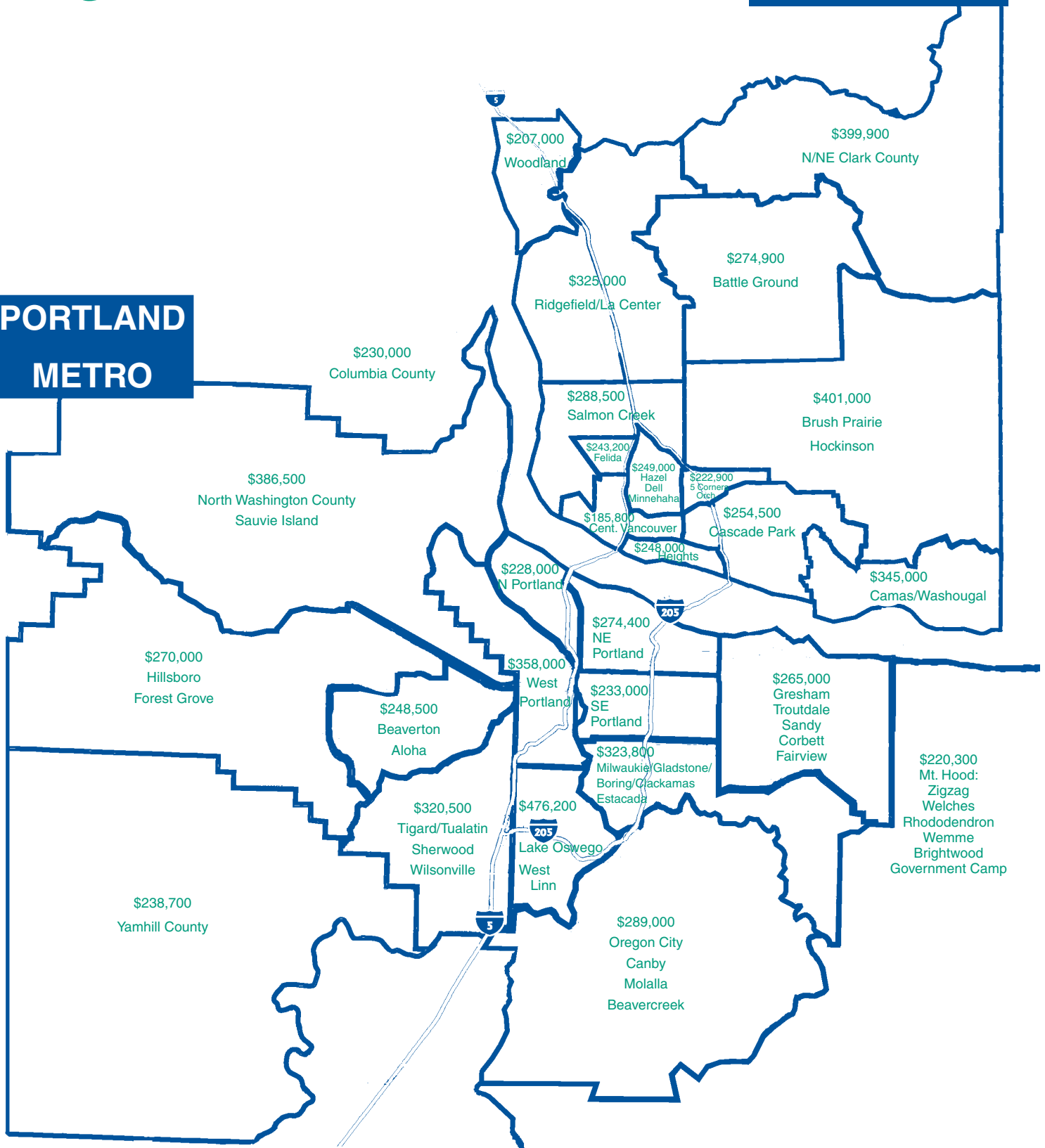
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

August 2006

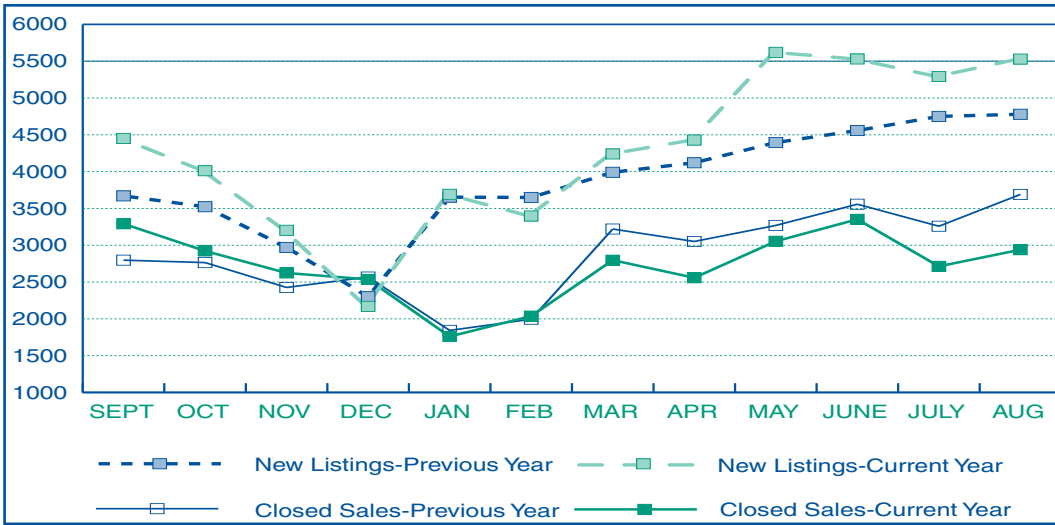
SW
WASHINGTON

PORTLAND
METRO



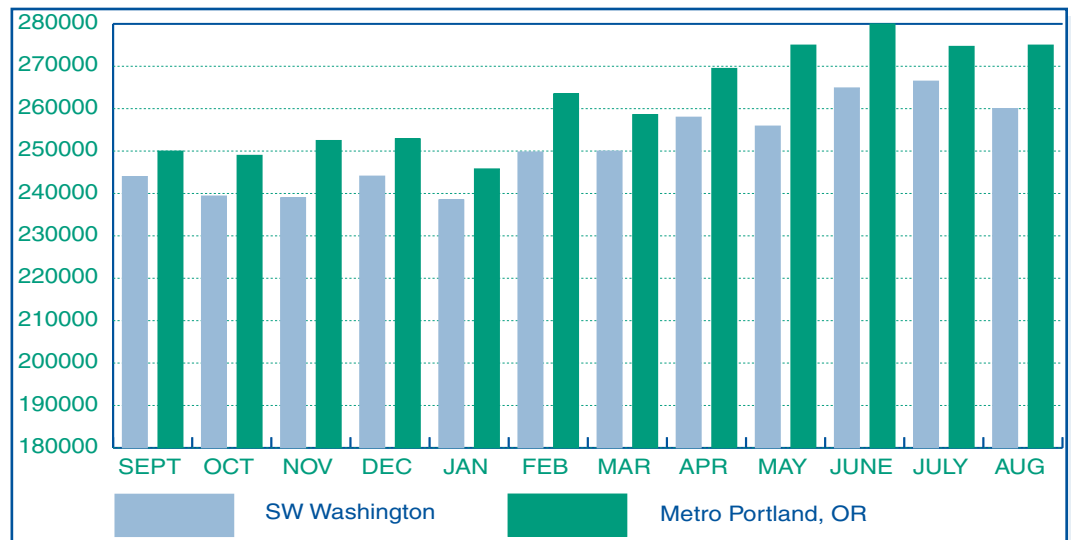
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



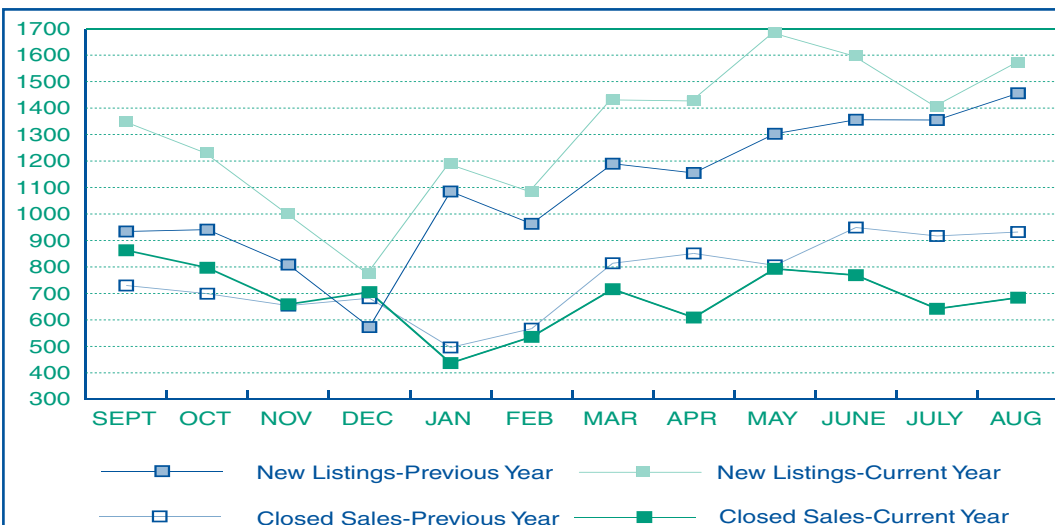
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

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

August 2006 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	1,571	759	684	294,300	260,000	55
	Year-to-Date	11,205	5,886	5,508	294,700	257,500	57
2005	August	1,456	1,052	932	276,900	240,000	36
	Year-to-Date	9,788	7,684	6,766	251,400	216,000	44

August Residential Highlights

While down slightly from last month, inventory is still up compared to this time last year. The 4,071 active residential listings at month's end would last approximately 6.0 months at August's rate of sales. When comparing August 2006 with August 2005, new listings increased 7.9% in August 2006. However, pending and closed sales decreased 27.9% and 26.6%, respectively. (See tables above and at right.)

Year-To-Date

Comparing market activity through August 2006 to the same time period in 2005, new listings were up 14.5%. Meanwhile, accepted offers and closed sales were both down, 23.4% and 18.6%, respectively.

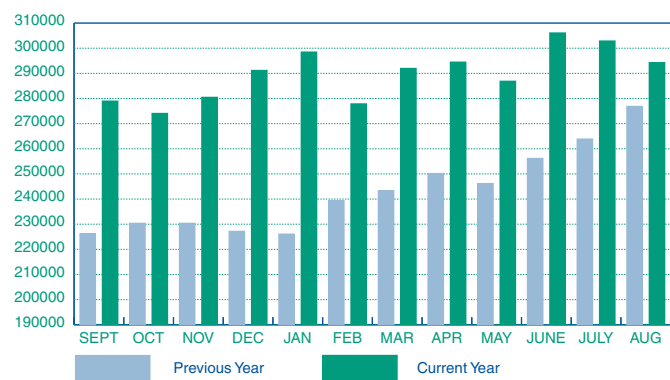
Appreciation

Comparing the 12 months ending with August 2006 to the 12 immediately prior, average sale price climbed 18.1% (\$289,300 v. \$244,900). Median sale price increased 19.1% (\$250,000 v. \$209,900).

Inventory in Months (Active Listings / Closed Sales)

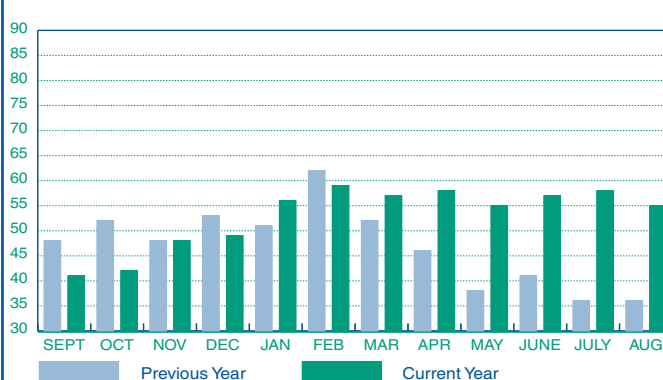
	2004	2005	2006
January	5.2	3.5	5.4
February	4.7	3.0	4.6
March	2.9	2.0	3.8
April	2.9	1.9	4.8
May	2.7	2.0	4.1
June	2.3	1.8	4.7
July	2.5	2.1	6.1
August	2.6	2.2	6.0
September	2.6	2.6	
October	2.6	3.0	
November	2.7	3.7	
December	2.5	3.3	

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						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 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	81	42	8	13	-38.9%	11	216,900	28	256	147	-28.6%	143	222,900	195,000	16.5%	7	333,100	3	216,800	16	291,900
12	NW Heights	86	44	9	22	-20.7%	23	193,800	43	346	238	-11.2%	230	179,700	173,300	18.9%	2	440,000	6	81,200	33	237,400
13	SW Heights	43	18	5	11	-25.0%	9	473,100	48	142	89	0.0%	82	329,800	260,000	-0.1%	1	350,000	0	N/A	2	227,500
14	Lincoln/Hazel Dell	46	29	8	17	157.1%	18	231,100	40	168	103	-5.5%	95	247,200	231,000	23.9%	1	650,000	4	518,000	1	199,900
15	E Hazel Dell	189	82	33	54	-38.3%	37	240,400	68	567	319	-20.1%	262	241,800	232,700	16.3%	7	138,500	7	708,400	3	313,300
20	NE Heights	81	39	11	20	-16.7%	25	261,900	47	269	167	-24.1%	159	242,000	223,000	25.7%	1	50,000	3	336,000	7	279,500
21	Orchards	186	88	37	51	-17.8%	37	237,000	61	631	342	9.6%	317	262,700	254,900	27.7%	1	220,000	9	1,163,700	3	316,500
22	Evergreen	265	117	35	69	-35.5%	60	227,200	44	888	528	-23.4%	505	229,500	223,500	10.7%	2	416,500	7	823,100	22	273,800
23	E Heights	56	30	9	12	-37.5%	10	257,400	35	176	105	-36.0%	93	281,400	218,000	9.3%	1	193,000	2	655,000	1	220,000
24	Cascade Park	88	34	14	18	-24.1%	22	266,200	51	278	177	-19.5%	180	286,200	260,000	7.0%	5	319,100	2	335,000	10	311,900
25	Five Corners	123	53	15	35	-34.8%	30	246,900	65	434	287	-9.2%	270	236,200	228,000	20.1%	1	687,000	5	288,000	2	191,200
26	E Orchards	134	48	24	29	-34.0%	33	291,500	63	408	211	-32.2%	204	316,500	300,000	25.1%	0	N/A	2	257,500	0	N/A
27	Fisher's Landing	132	51	15	27	-41.9%	18	328,800	44	433	248	-23.5%	231	293,200	283,000	11.1%	0	N/A	7	313,600	3	400,500
31	SE County	33	12	5	5	-70.0%	3	320,300	45	72	42	-25.0%	40	436,600	386,500	28.9%	0	N/A	10	272,700	0	N/A
32	Camas City	332	122	59	53	-5.9%	64	388,100	64	891	406	-14.9%	384	429,400	359,300	21.6%	2	190,000	19	257,800	9	275,200
33	Washougal	323	125	34	44	-33.3%	34	354,300	81	720	332	-5.1%	299	336,800	309,000	23.4%	4	232,900	90	163,600	6	336,000
41	N Hazel Dell	135	39	15	31	-43.6%	22	285,000	44	334	192	-29.4%	171	293,800	270,000	15.3%	1	125,000	1	125,000	1	1,153,800
42	S Salmon Creek	166	69	21	24	-55.6%	20	288,600	39	365	168	-45.5%	162	272,600	269,000	10.7%	3	205,500	14	328,200	0	N/A
43	N Felida	193	77	25	41	-13.5%	32	326,700	49	520	274	-12.2%	241	334,100	302,600	3.0%	0	N/A	4	185,000	1	215,200
44	N Salmon Creek	195	75	38	30	-33.3%	18	311,900	44	464	181	-16.6%	159	351,200	295,000	27.9%	1	865,000	8	726,000	0	N/A
50	Ridgefield	188	38	23	5	0.0%	10	335,100	47	351	85	-15.8%	96	341,600	319,000	31.3%	2	260,000	9	1,341,000	0	N/A
51	W of I-5 County	37	8	6	1	0.0%	4	443,200	82	71	25	-28.6%	23	551,000	465,000	22.2%	0	N/A	5	336,200	0	N/A
52	NW E of I-5 County	45	15	12	8	-77.3%	5	505,300	62	119	59	-38.5%	53	418,800	350,000	14.3%	0	N/A	12	294,300	0	N/A
61	Battleground	228	80	34	37	-30.4%	48	305,600	59	665	347	-23.4%	339	301,800	264,900	21.1%	4	395,100	16	367,900	4	325,000
62	Brush Prairie	199	46	33	28	-38.9%	22	434,200	67	463	229	-3.4%	222	404,400	346,400	17.4%	4	367,700	33	349,000	1	330,000
63	East County	3	1	1	2	100.0%	2	584,900	20	10	4	-20.0%	3	473,200	569,900	48.6%	0	N/A	0	0	0	N/A
64	Central County	19	9	3	3	-16.7%	5	415,900	44	48	22	-42.1%	19	427,700	420,000	35.1%	0	N/A	4	217,900	0	N/A
65	Mid-Central County	26	8	5	1	-100.0%	0	N/A	N/A	50	24	-55.6%	26	390,400	368,500	17.5%	0	N/A	6	277,900	0	N/A
66	Yacolt	46	16	9	7	-20.0%	8	263,300	45	105	57	-5.0%	53	303,100	300,000	27.6%	0	N/A	7	239,100	0	N/A
70	La Center	66	16	24	6	-11.1%	8	400,000	34	185	86	17.8%	86	333,200	323,800	15.8%	1	194,200	3	307,600	0	N/A
71	N Central	32	14	3	1	#DIV/0!	3	374,900	134	58	16	-46.7%	16	354,100	376,000	41.9%	0	N/A	6	253,700	0	N/A
72	NE Corner	16	6	3	6	-100.0%	0	N/A	N/A	34	15	-54.5%	11	253,100	210,000	36.4%	0	N/A	4	181,500	0	N/A
80	Woodland City	23	10	5	3	-58.8%	7	213,600	65	71	50	-75.1%	47	293,300	224,900	25.5%	2	289,000	4	528,000	0	N/A
81	Woodland Area	45	11	3	3	-66.7%	4	296,300	73	83	39	-57.1%	43	311,700	269,900	29.2%	1	269,300	33	167,500	0	N/A
82	Cowlitz County	211	99	32	42	-68.6%	32	208,000	50	530	272	-51.3%	244	208,700	178,000	12.1%	2	142,500	90	104,400	10	167,100

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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

August 2006 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	858	478	526	272,100	242,800	50
	Year-to-Date	5,463	3,471	3,284	254,600	223,300	51
2005	August	763	585	571	250,600	209,900	41
	Year-to-Date	4,795	3,826	3,452	221,100	189,900	47

August Residential Highlights

We are happy to announce the addition of Florence area statistics to the Area Report under Lane County (page 9). Because comparable data for the Florence areas (225-231) is not available we will only report on areas 232-250 (which we will refer to as Greater Lane County) in the Residential Review (page 8) until substantial comparable data is available.

When comparing August 2006 to August 2005 in the Greater Lane County area, the number of new listings increased 12.5%. However, closed sales were down 7.9% and pending sales decreased 18.3%. See table above.

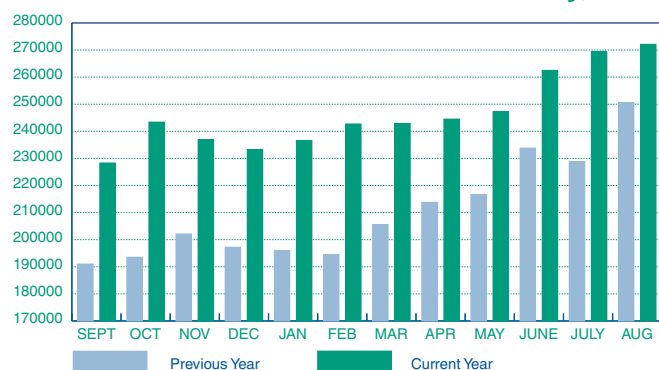
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with August 2006 to the 12 immediately prior. Using those time periods, the average sale price in the Greater Lane County area climbed 16.8% (\$247,800 v. \$212,100). Using the same formula we can see that the median sale price increased 19% (\$216,500 v. \$182,000).

Inventory in Months (Active Listings / Closed Sales)

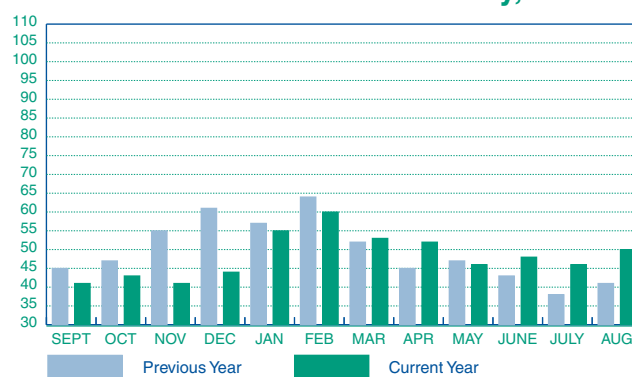
	2004	2005	2006
January	4.9	3.4	4.1
February	3.8	2.8	3.4
March	2.6	1.8	2.4
April	2.6	1.8	2.5
May	2.3	1.7	2.6
June	2.0	1.8	2.9
July	2.2	2.1	3.3
August	2.2	2.1	2.9
September	2.6	2.5	
October	2.8	2.8	
November	2.5	2.6	
December	2.2	2.5	

AVERAGE SALE PRICE - Lane County, OR



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

DAYS ON MARKET - Lane County, OR



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

Market Action

AREA REPORT • 8/2006

Lane County, 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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	17	7	4	0	N/A	2	103,500	134	23	5	N/A	5	116,600	130,000	N/A	0	N/A	3	54,700	0	N/A
226	Florence Green Trees	40	2	8	0	N/A	1	155,000	25	59	18	N/A	18	158,800	147,900	N/A	0	N/A	0	N/A	0	N/A
227	Florence Florentine	24	5	2	3	N/A	2	248,700	13	32	14	N/A	11	259,600	264,000	N/A	0	N/A	0	N/A	0	N/A
228	Florence Town	147	27	13	11	N/A	14	312,400	136	238	110	N/A	110	272,100	240,000	N/A	7	251,400	11	114,700	7	444,200
229	Florence Beach	60	17	5	1	N/A	2	527,500	213	92	24	N/A	27	305,600	309,000	N/A	0	N/A	11	135,300	0	N/A
230	Florence North	44	5	4	8	N/A	4	384,100	224	65	30	N/A	27	399,300	297,500	N/A	1	2,100,000	10	168,100	0	N/A
231	Florence South/ Dunes City	37	6	5	5	N/A	4	331,500	175	55	21	N/A	19	321,000	260,000	N/A	1	575,000	9	214,300	0	N/A
	Florence Total	369	69	41	28	N/A	29	315,500	146	564	222	N/A	217	282,700	245,900	N/A	9	492,700	44	148,200	7	444,200

232 Hayden Bridge	44	20	11	7	-53.3%	10	259,000	38		138	92	-15.6%	96	247,300	225,400	19.9%	0	N/A	0	N/A	6	297,800
233 McKenzie Valley	48	17	6	13	-18.8%	8	301,000	94		131	76	-15.6%	71	362,100	315,500	5.4%	1	300,000	10	189,000	0	N/A
234 Pleasant Hill/Oak	84	31	5	12	-61.3%	28	319,800	67		218	140	-15.2%	139	240,300	166,500	30.2%	7	61,900	17	113,100	3	125,000
235 Cottage Grove/ Creswell/Dorena	170	74	30	48	-12.7%	52	232,300	56		505	333	-9.5%	308	222,000	200,000	11.8%	4	168,300	51	131,400	13	242,500
236 Veneta/Elmira	86	44	17	19	-17.4%	22	234,100	26		319	206	16.4%	178	246,400	221,300	18.2%	2	240,900	14	204,300	1	960,000
237 Junction City	97	45	12	19	-13.6%	14	252,000	52		224	115	-26.3%	108	235,800	186,300	16.7%	5	203,000	15	147,700	3	579,700
238 Florence	25	4	4	2	-66.7%	1	140,000	209		37	10	-44.4%	10	275,000	272,500	62.9%	1	585,000	6	106,700	1	199,000
239 Thurston	122	68	19	43	2.4%	29	210,200	51		416	270	-1.8%	252	206,500	198,200	16.3%	6	1,013,700	35	102,400	16	222,100
240 Coburg I-5	20	10	2	5	-16.7%	5	384,600	22		62	42	10.5%	39	259,700	206,000	-7.2%	0	N/A	2	138,500	1	235,000
241 N Gilham	66	36	8	12	-36.8%	18	386,700	41		175	95	-24.0%	92	313,800	271,000	17.2%	0	N/A	0	N/A	6	2,413,300
242 Ferry Street Bridge	110	55	15	35	-22.2%	52	300,900	51		392	246	-7.2%	239	296,900	266,000	11.9%	1	72,500	12	172,400	3	284,700
243 E Eugene	116	65	12	39	30.0%	41	306,700	35		398	250	-2.3%	228	339,600	297,700	19.5%	1	887,500	19	165,400	7	282,300
244 SW Eugene	166	80	25	44	-44.3%	58	363,400	53		568	363	-22.6%	349	347,000	297,500	17.7%	0	N/A	31	182,600	9	311,900
245 W Eugene	50	23	9	16	14.3%	21	293,800	102		150	100	-7.4%	95	217,600	200,000	13.7%	6	455,900	2	176,500	14	282,300
246 Danebo	160	111	20	64	12.3%	57	188,800	49		600	386	-2.3%	357	191,100	193,900	17.4%	0	N/A	4	119,000	12	289,800
247 River Road	51	23	10	10	-50.0%	19	234,500	37		179	115	-22.3%	113	209,700	204,000	15.3%	0	N/A	3	97,000	3	226,300
248 Santa Clara	139	81	18	41	-8.9%	45	284,200	37		460	278	-0.7%	260	276,300	256,000	23.6%	1	1,800,000	11	127,600	6	305,000
249 Springfield	87	62	17	42	-17.6%	41	193,700	38		424	315	-6.0%	315	177,000	166,000	19.4%	9	443,300	7	143,400	37	264,400
250 Mohawk Valley	26	9	4	7	-22.2%	5	373,900	70		67	39	-20.4%	35	350,000	329,900	27.1%	0	N/A	5	243,700	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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

August 2006 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	273	144	127	226,700	190,000	90
	Year-to-Date	2,143	1,058	1,006	207,600	180,000	80
2005	August	238	201	153	198,600	165,000	54
	Year-to-Date	1,707	1,263	1,139	184,100	157,000	72

August Residential Highlights

The number of new listings in Douglas County increased 14.7%, when comparing August 2006 to August 2005. However, the number of pending sales dropped 28.4%. Further, closed sales decreased 17%.

Year-To-Date

When comparing market activity through August 2006 to the same time period in 2005, new listings were up 25.5%. On the other hand, the number of accepted offers decreased 16.2% and closed sales dropped 11.7%. See table above.

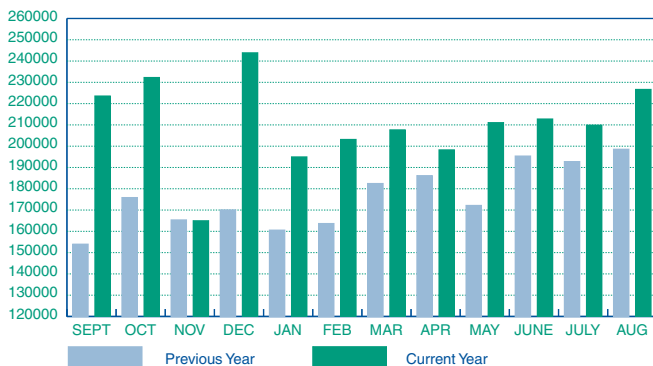
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with August 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 20.2% (\$213,600 v. \$177,700). Using the same formula we can see that the median sale price also increased 19.2% (\$180,000 v. \$151,000).

Inventory in Months (Active Listings / Closed Sales)

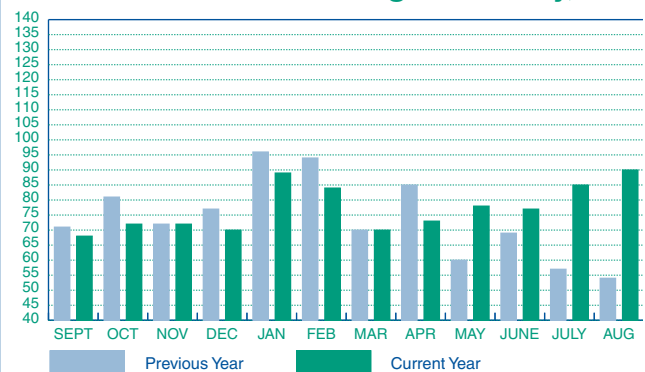
	2004	2005	2006
January	8.0	3.4	6.5
February	7.7	4.8	6.2
March	4.4	3.3	6.3
April	4.4	3.1	6.9
May	3.5	3.0	6.0
June	3.2	2.9	8.5
July	3.2	3.0	7.8
August	3.5	3.5	8.5
September	3.7	3.5	
October	2.9	4.6	
November	3.2	4.7	
December	3.4	5.5	

AVG. SALE PRICE - Douglas County, OR



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

DAYS ON MARKET - Douglas County, OR



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

Market Action

AREA REPORT • 8/2006

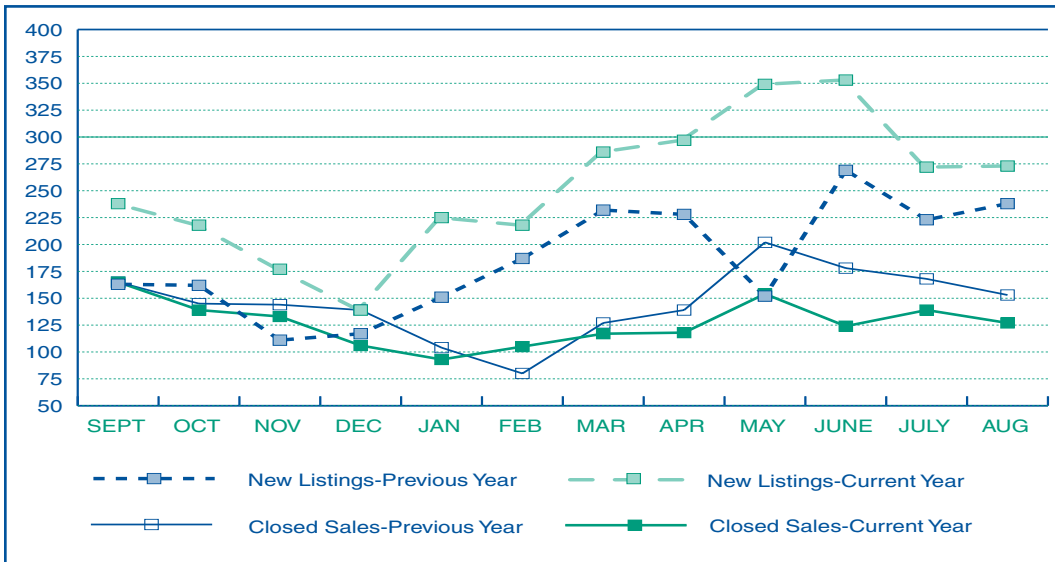
Douglas County, Oregon

		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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	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	133	40	20	14	-50.0%	18	218,500	48	276	128	-15.2%	129	187,400	155,000	21.7%	5	199,900	30	101,800	4	238,500	
252	NW Roseburg	105	27	11	8	-63.6%	18	309,500	104	183	93	-23.1%	96	315,300	262,500	18.0%	2	930,000	23	230,600	1	256,000	
253	SE Roseburg	69	13	8	10	-16.7%	12	199,200	119	142	78	-10.3%	83	187,900	183,500	17.4%	10	183,800	11	53,900	6	221,200	
254	SW Roseburg	83	22	3	14	7.7%	9	270,800	118	163	85	-15.0%	75	230,700	209,500	4.3%	3	221,700	13	132,500	2	138,800	
255	Glide & E of Roseburg	46	12	4	4	-63.6%	6	314,200	123	79	40	-43.7%	39	315,600	287,500	53.0%	2	387,500	9	214,900	0	N/A	
256	Sutherlin/ Oakland Area	131	35	14	14	-39.1%	18	148,500	80	266	130	-10.3%	125	194,300	175,000	15.9%	5	636,500	17	145,800	1	375,000	
257	Winston & SW of Roseburg	118	31	10	16	14.3%	7	225,900	134	225	120	-5.5%	102	213,000	180,000	33.0%	4	274,300	15	226,600	3	188,900	
258	Myrtle Creek & S/SE of Roseburg	163	40	18	20	-52.4%	17	194,000	41	328	162	-20.6%	157	174,100	158,000	23.1%	7	181,900	22	117,900	0	N/A	
259	Green District	77	27	15	16	0.0%	10	236,500	57	191	104	-3.7%	93	198,000	170,000	37.7%	0	N/A	6	186,900	5	287,600	
265	North Douglas County	154	26	19	28	40.0%	12	221,500	156	290	118	-20.8%	107	162,800	145,000	9.3%	8	297,900	22	126,500	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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).



DOUGLAS COUNTY
NEW LISTINGS &
CLOSED SALES

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



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

August 2006 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	190	105	94	192,100	177,000	94
	Year-to-Date	1,266	576	544	205,200	174,000	88
2005	August	169	121	104	198,400	171,000	72
	Year-to-Date	1,075	755	678	179,200	155,000	72

August Residential Highlights

Due to a 12.4% increase in new listings, a 13.2% decrease in pending sales and a 9.6% drop in closed sales, comparing August 2006 to August 2005, the Residential listings at month's end would last 7.6 months.

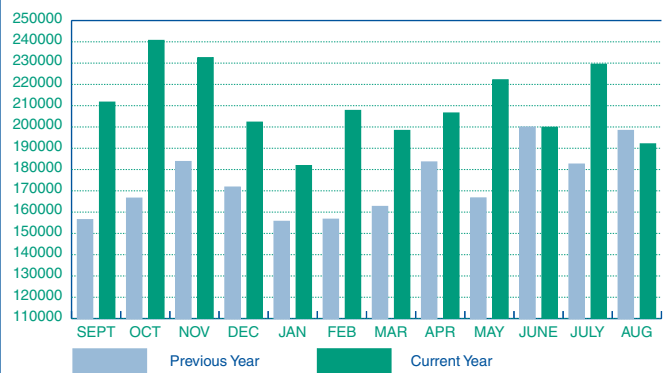
Year-To-Date

Comparing January-August 2006 to that of 2005, new listings grew 17.8%. However, pending and closed sales fell, 23.7% and 19.8% respectively.

Appreciation

The average sale price for the 12 months ending in August 2006 climbed 20.4% (\$212,200 v. \$176,300) compared to the previous 12 months. Median sale price also increased 18.3% (\$177,400 v. \$150,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 8/2006 • Coos County, 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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97411	Bandon	142	30	19	14	N/A	10	259,300	197	187	55	N/A	49	313,900	234,000	16.7%	8	614,800	53	230,500	0	N/A
97420	Coos Bay	272	78	31	43	N/A	47	172,100	71	512	249	N/A	242	190,700	170,000	14.5%	10	438,500	23	114,500	13	222,000
97423	Coquille	65	16	5	11	N/A	10	190,700	113	126	56	N/A	56	177,100	153,500	14.7%	4	152,500	7	131,400	2	307,500
97458	Myrtle Point	48	14	8	4	N/A	3	165,300	153	80	41	N/A	41	184,200	150,000	24.9%	1	175,000	2	75,000	1	160,000
97459	North Bend	138	37	13	23	N/A	20	202,600	82	267	131	N/A	116	219,900	191,500	26.7%	5	286,000	24	125,200	6	230,200
97449	Lakeside	41	10	3	6	N/A	3	280,500	80	63	30	N/A	28	216,900	176,900	25.1%	0	N/A	7	170,700	1	118,000
97466	Powers	12	5	3	4	N/A	1	74,000	103	24	13	N/A	11	86,400	90,000	1.4%	0	N/A	0	N/A	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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

August 2006 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	81	30	39	360,400	325,000	110
	Year-to-Date	698	216	207	308,800	275,000	113
2005	August	55	42	41	342,300	302,200	90
	Year-to-Date	440	244	213	336,200	309,000	91

August Residential Highlights

New listings increased 47.3% when comparing August 2006 to August 2005. The number of pending sales in Curry County dropped 28.6% and the number of closed sales fell 4.8%.

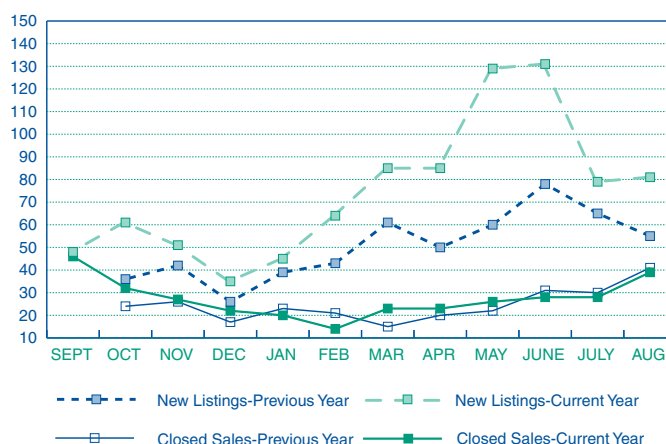
Year-To-Date

Comparing January-August 2006 to January-August 2005, new listings were up 58.6%. Pending sales fell 11.5% and the number of closed sales decreased 2.8%. See table above.

Appreciation

Comparing the 12 months ending with August 2006 to the 12 immediately prior, average sale price fell 2.3% (\$316,700 v. \$324,000). Using the same formula we can see that the median sale price also decreased 4.1% (\$283,500 v. \$295,500).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 8/2006 • Curry 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 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	194	29	14	13	-40.9%	16	375,200	131	262	94	-35.2%	98	338,500	301,500	-2.4%	3	255,000	23	216,300	5	261,000
271	Harbor, Winchuck, SB Chetco	94	16	14	7	-46.2%	6	165,700	52	144	47	-14.5%	46	219,500	202,000	-8.2%	1	415,000	8	208,100	1	349,900
272	Carpenterville, Cape Ferrello, Whaleshead	27	4	3	2	-60.0%	4	328,500	70	52	21	-30.0%	23	351,400	355,000	5.7%	0	N/A	1	450,000	0	N/A
273	Gold Beach	122	27	3	8	300.0%	11	340,400	124	177	46	411.1%	33	275,000	275,000	-29.2%	5	870,200	10	243,200	0	N/A
274	Port Orford, Langlois	52	5	8	0	N/A	2	999,300	122	63	8	60.0%	7	500,000	350,000	37.9%	0	N/A	8	418,300	1	249,000

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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

August 2006 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	August	177	94	113	210,400	167,000	67
	Year-to-Date	1,272	743	678	245,100	197,000	82
2006	July	169	115	93	283,400	220,000	73
	Year-to-Date	1,097	650	561	251,600	200,000	84

Traditionally the above chart compares the current month with the same month of the previous year. However, due to the recent conversion in the Mid-Columbia areas, comparable data for these areas is not available. We will include comparable data beginning with the January 2007 issue of Market Action. Until then we will include information for the current and previous month.

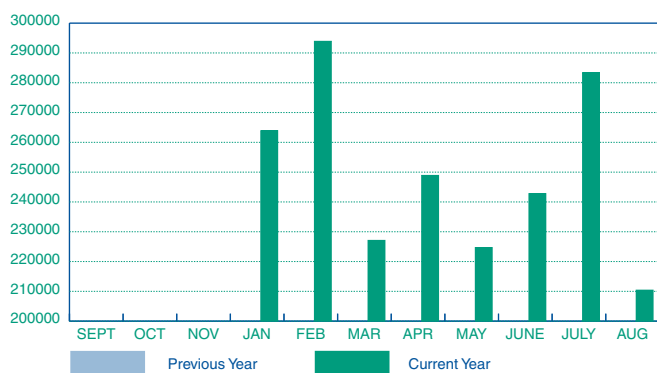
August Residential Highlights

We are happy to announce that Mid-Columbia statistics are now a regular feature in the Market Action Newsletter. However, because our historical data is severely limited due to their recent conversion we are unable to provide comparable statistics. We will include appreciation and percentage changes for all categories in January 2007 once we have compiled a reliable listings archive.

As you can see in the table above, closed sales in Mid-Columbia increased 21.5% (113 v. 93) when comparing August 2006 to July 2006. New listings also increased 4.7% (177 v. 169). However, the number of pending sales decreased 18.3 (94 v. 115). The average sale price decreased 25.8% (\$210,400 v. \$283,400) and the median sale price fell 24.1% (\$167,000 v. \$220,000). The average listing was on the market for 67 days—down 8.2%. (Due to possible reporting inconsistencies, average market time should be used to analyze trends only.)

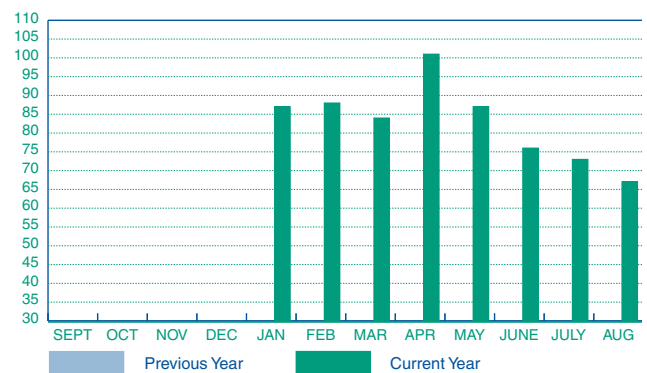
At August's rate of sales, the 590 active residential listings at month's end would take 5.2 months to sell.

AVG. SALE PRICE - Mid-Columbia



This graph represents the average sale price for all homes sold in Mid-Columbia..

DOM - Mid-Columbia



This graph shows average days on market for Mid-Columbia properties from listing to accepted offer.

Market Action

AREA REPORT • 8/2006

Mid-Columbia

		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 2006 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/Bingen	43	3	1	1	N/A	7	304,400	91	74	47	N/A	50	301,100	235,500	N/A	3	272,700	15	194,900	2	296,000
101	Snowden	9	3	0	0	N/A	1	395,000	131	18	9	N/A	10	406,000	384,500	N/A	0	N/A	5	210,400	0	N/A
102	Trout Lake/Glenwood	9	4	1	1	N/A	0	N/A	N/A	17	7	N/A	8	402,000	301,800	N/A	0	N/A	6	152,200	0	N/A
103	Husum/BZ Corner	12	5	2	1	N/A	1	492,500	0	17	6	N/A	6	286,800	252,500	N/A	0	N/A	10	157,400	0	N/A
104	Lyle	14	4	0	4	N/A	1	110,000	140	28	13	N/A	9	261,800	190,500	N/A	1	475,000	23	117,600	0	N/A
105	Dallesport/Murdock	9	6	2	1	N/A	1	99,000	215	16	12	N/A	13	171,000	180,300	N/A	0	N/A	7	130,600	0	N/A
106	Appleton/Timber Valley	4	0	1	0	N/A	1	145,000	275	6	7	N/A	7	130,400	125,000	N/A	0	N/A	4	107,500	0	N/A
107	Centerville/High Prairie	2	0	0	1	N/A	1	185,000	0	7	5	N/A	4	165,800	175,000	N/A	0	N/A	11	78,300	0	N/A
108	Goldendale	49	12	4	14	N/A	18	104,800	43	132	86	N/A	78	118,200	107,500	N/A	5	166,500	65	86,900	2	106,600
109	Bickleton/East County	9	2	0	0	N/A	0	N/A	N/A	11	4	N/A	4	84,300	78,300	N/A	0	N/A	3	51,000	0	N/A
110	Klickitat	2	0	0	0	N/A	0	N/A	N/A	6	3	N/A	3	97,800	93,500	N/A	0	N/A	3	45,000	0	N/A
111	Skamania	5	1	2	0	N/A	0	N/A	N/A	8	3	N/A	5	240,200	229,900	N/A	1	149,000	4	113,800	0	N/A
112	North Bonneville	12	7	0	3	N/A	1	73,000	206	17	9	N/A	6	254,200	218,500	N/A	1	26,500	3	160,000	0	N/A
113	Stevenson	20	7	0	3	N/A	3	416,000	35	37	22	N/A	19	386,600	349,900	N/A	2	307,500	10	108,900	0	N/A
114	Carson	12	4	3	3	N/A	2	382,500	6	28	14	N/A	10	231,700	176,000	N/A	0	N/A	5	75,400	0	N/A
115	Home Valley	2	0	0	0	N/A	0	N/A	N/A	2	1	N/A	1	220,000	220,000	N/A	0	N/A	0	N/A	0	N/A
116	Cook, Underwood, Mill A, Willard	10	2	2	1	N/A	0	N/A	N/A	19	9	N/A	10	303,500	290,500	N/A	0	N/A	4	134,500	0	N/A
117	Unincorporated North	10	4	1	8	N/A	0	N/A	N/A	18	9	N/A	3	160,700	157,500	N/A	0	N/A	15	117,200	0	N/A

351	The Dalles	135	47	9	22	N/A	31	179,700	36	330	213	N/A	208	179,400	168,500	N/A	3	264,700	13	76,300	8	211,300
352	Dufur	1	1	0	2	N/A	0	N/A	N/A	5	4	N/A	2	329,400	329,400	N/A	0	N/A	5	40,700	0	N/A
353	Tygh Valley	6	0	0	0	N/A	0	N/A	N/A	6	2	N/A	3	102,700	110,000	N/A	0	N/A	0	0	0	N/A
354	Wamie/Pine Hollow	21	8	2	2	N/A	3	161,100	28	33	19	N/A	18	187,300	130,800	N/A	0	N/A	3	387,700	0	N/A
355	Maupin/Pine Grove	9	2	0	1	N/A	1	147,900	316	13	6	N/A	5	140,100	155,000	N/A	1	250,000	7	96,600	0	N/A
356	Rowena	1	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	0	0	N/A
357	Mosier	5	1	2	1	N/A	1	300,000	96	9	7	N/A	5	472,000	300,000	N/A	0	N/A	5	244,200	0	N/A
361	Cascade Locks	28	5	1	3	N/A	1	167,000	56	46	16	N/A	9	175,200	182,500	N/A	0	N/A	5	78,000	0	N/A
362	Hood River City	83	29	5	12	N/A	30	236,000	61	215	117	N/A	98	336,000	306,000	N/A	3	625,000	31	146,600	3	333,300
363	Hood River-Westside	27	10	2	3	N/A	2	330,500	72	57	33	N/A	32	463,200	397,500	N/A	1	2,000,000	6	234,700	0	N/A
364	Hood River-Eastside	9	3	0	0	N/A	1	444,800	150	9	4	N/A	4	661,200	659,900	N/A	1	525,000	0	0	0	N/A
366	Odell	9	2	0	2	N/A	3	306,000	179	27	16	N/A	13	259,800	263,000	N/A	0	N/A	1	395,800	0	N/A
367	Parkdale/Mt. Hood	16	3	4	1	N/A	1	287,000	114	47	28	N/A	27	334,300	310,000	N/A	0	N/A	1	159,000	0	N/A
370	Sherman County	7	2	0	4	N/A	2	95,800	319	14	12	N/A	8	113,400	93,000	N/A	1	41,000	2	22,000	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 August 2006 with August 2005. The Year-To-Date section compares year-to-date statistics from August 2006 with year-to-date statistics from August 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/05-8/31/06) with 12 months before (9/1/04-8/31/05).

⁴ Due to a recent increase in membership, and subsequently listings, in the Mid-Columbia areas, comparable data for these areas is not available. We will include comparable data beginning with the January 2007 issue of Market Action.



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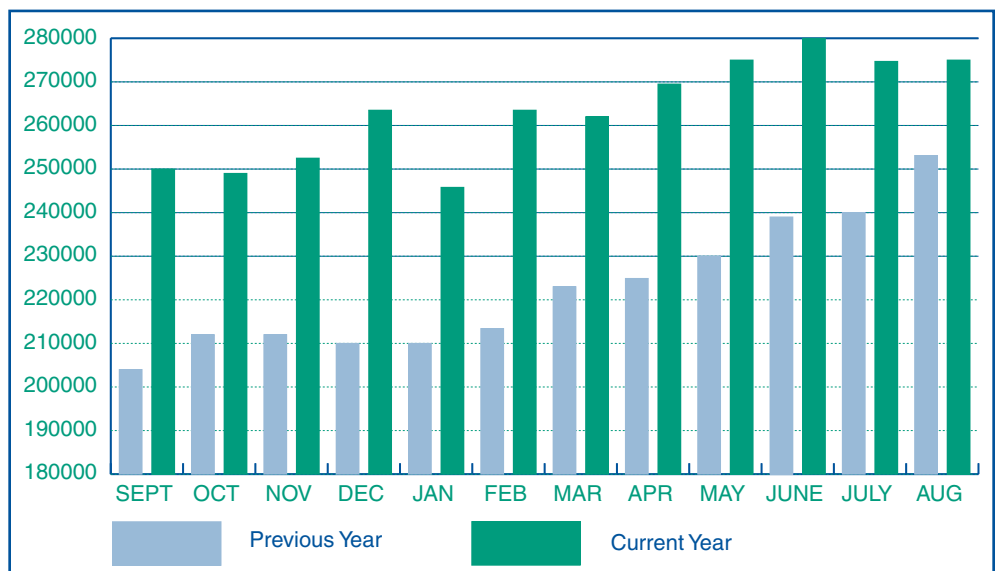
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MEDIAN SALES PRICE - Metro Portland, Oregon



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