

# MARKET ACTION



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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

January 2006 Reporting Period

### January Residential Highlights

Market activity in the Portland Metro area seems to have slowed down for the month of January 2006. When compared with the month of January 2005 there were only 1.1% more new listings. In the meantime, the number of pending sales and closed sales both decreased 3.2% and 4.5%, respectively.

At the end of January 2006, there were 5,629 active residential listings in the Portland Metro area. Given the month's rate of sales they would last 3.2 months (see table to right).

### Average Price by County, 2005

	Average Sale Price	Change 2004-05
Clackamas	\$335,800	+16.5%
Columbia	\$199,600	+15.8%
Multnomah	\$271,700	+14%
Washington	\$282,000	+16.7%
Yamhill	\$223,800	+12.2%

### New Construction in 2005

The sale of properties listed as proposed, under construction, or new construction continues to rise. The number of homes listed as such that sold in 2005 (5,370) was 13% greater than those that sold in 2004 (4,754). The average sale price appreciated 16.8% (\$315,900 v. \$271,900) while median sale price increased 18.9% (\$259,100 v. \$217,900).

### Affordability

According to the formula used by NAR, the average Portland family household had 113% of the income needed to purchase the median price home (\$252,900) in the greater metro area. A family making the median annual income (\$67,900) would pay \$1248.35 a month for this home with a 20% down payment and a 30-year 6.27% (per Freddie Mac) fixed-rate mortgage.

### 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)

	2004	2005	2006
January	6.1	3.4	3.2
February	4.8	3.0	
March	3.4	1.8	
April	3.0	1.8	
May	2.8	1.6	
June	2.4	1.5	
July	2.5	1.7	
August	2.7	1.6	
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	January	3,692	2,601	1,760	297,700	245,800	44
	Year-to-Date	3,692	2,601	1,760	297,700	245,800	44
2005	January	3,653	2,687	1,843	254,800	210,000	57
	Year-to-Date	3,653	2,687	1,843	254,800	210,000	57

# AREA REPORT • 1/2006

## Metro Portland & Adjacent Regions, Oregon

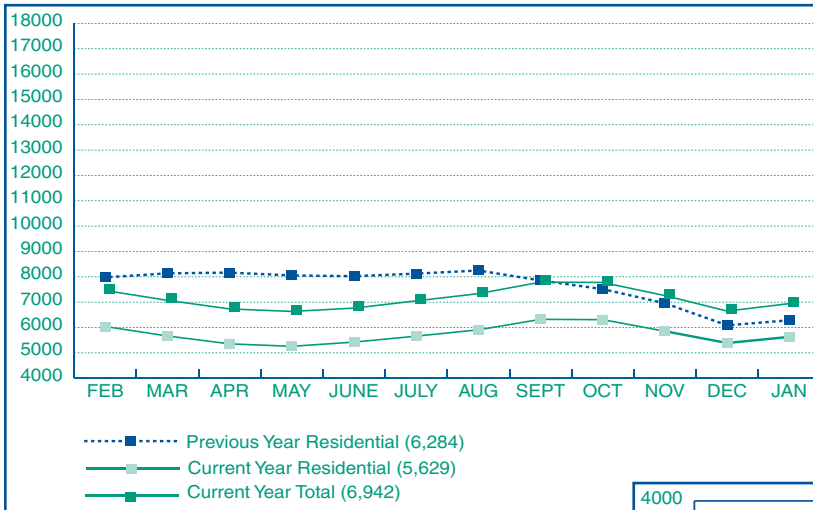
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	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	206	154	55	106	-7.0%	78	238,600	39	154	106	-7.0%	78	238,600	218,800	18.9%	0	N/A	4	131,600	4	410,100
142	Northeast Portland	447	336	153	229	-16.4%	169	275,100	36	336	229	-16.4%	169	275,100	236,000	16.0%	3	417,200	7	192,900	13	662,300
143	Southeast Portland	691	487	177	364	23.4%	271	230,500	39	487	364	23.4%	271	230,500	202,500	14.4%	4	353,500	16	128,100	24	385,200
144	Gresham/ Troutdale	400	227	69	162	-18.6%	161	243,400	47	227	162	-18.6%	161	243,400	231,600	12.9%	0	N/A	6	230,700	7	279,700
145	Milwaukie/ Clackamas	516	303	73	189	-1.0%	115	319,800	49	303	189	-1.0%	115	319,800	285,000	16.8%	0	N/A	14	326,000	2	255,000
146	Oregon City/ Canby	312	204	56	114	-1.7%	71	313,700	50	204	114	-1.7%	71	313,700	285,000	18.9%	1	115,000	6	183,400	2	367,500
147	Lake Oswego/West Linn	344	226	96	141	11.0%	81	542,100	51	226	141	11.0%	81	542,100	455,000	15.8%	0	N/A	4	715,000	0	N/A
148	West Portland	598	408	120	298	-3.9%	164	428,800	51	408	298	-3.9%	164	428,800	335,000	14.3%	0	N/A	9	361,300	5	397,600
149	Northwest Washington County	214	154	38	101	-7.3%	88	319,200	24	154	101	-7.3%	88	319,200	265,100	13.6%	0	N/A	4	371,400	2	357,500
150	Beaverton/Aloha	485	355	75	262	-3.3%	155	258,100	34	355	262	-3.3%	155	258,100	242,500	13.9%	0	N/A	1	350,000	3	653,300
151	Tigard/Wilsonville	459	307	73	250	13.6%	139	330,700	40	307	250	13.6%	139	330,700	310,600	25.0%	0	N/A	1	995,000	1	374,900
152	Hillsboro/ Forest Grove	349	246	45	167	-26.4%	111	278,700	49	246	167	-26.4%	111	278,700	230,000	17.4%	1	850,000	4	242,500	10	241,100
153	Mt. Hood: Govt. Camp/Wemme	58	19	6	14	-46.2%	21	332,300	94	19	14	-46.2%	21	332,300	305,200	36.3%	0	N/A	1	12,000	0	N/A
155	Columbia County	197	109	33	77	-4.9%	51	225,800	51	109	77	-4.9%	51	225,800	209,500	15.7%	3	310,000	8	115,700	1	133,000
156	Yamhill County	353	157	26	127	0.0%	85	240,200	71	157	127	0.0%	85	240,200	199,900	13.2%	3	173,300	10	272,900	2	274,100
170-172, 210	Marion/ Polk Counties	383	147	48	99	41.4%	88	214,200	51	147	99	41.4%	88	214,200	183,400	19.4%	1	250,000	4	61,700	3	360,300
180-200	North Coastal Counties	246	84	26	55	7.8%	41	333,900	97	84	55	7.8%	41	333,900	251,000	18.4%	1	215,000	14	139,600	3	635,000

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

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2006 with January 2005. The Year-To-Date section compares year-to-date statistics from January 2006 with year-to-date statistics from January 2005.

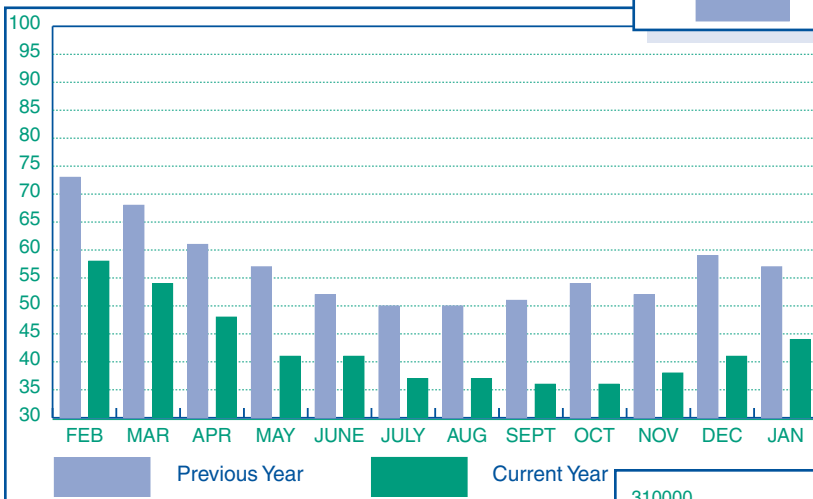
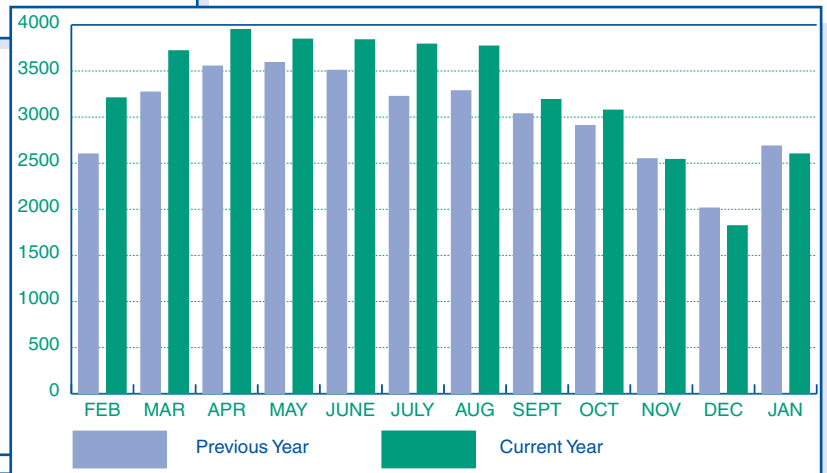
<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/05-1/31/06) with 12 months before (2/1/04-1/31/05).

# Market Action



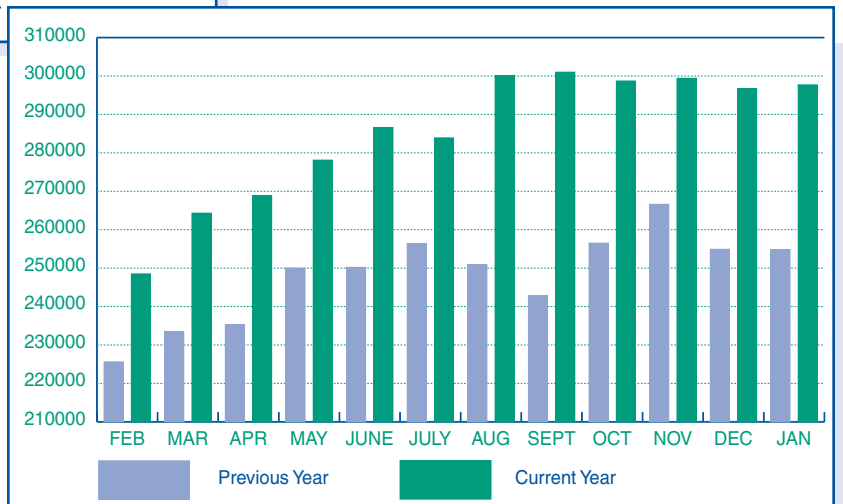
### PENDING SALES Metro Portland, Oregon

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



### DAYS ON MARKET Metro Portland, Oregon

This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)

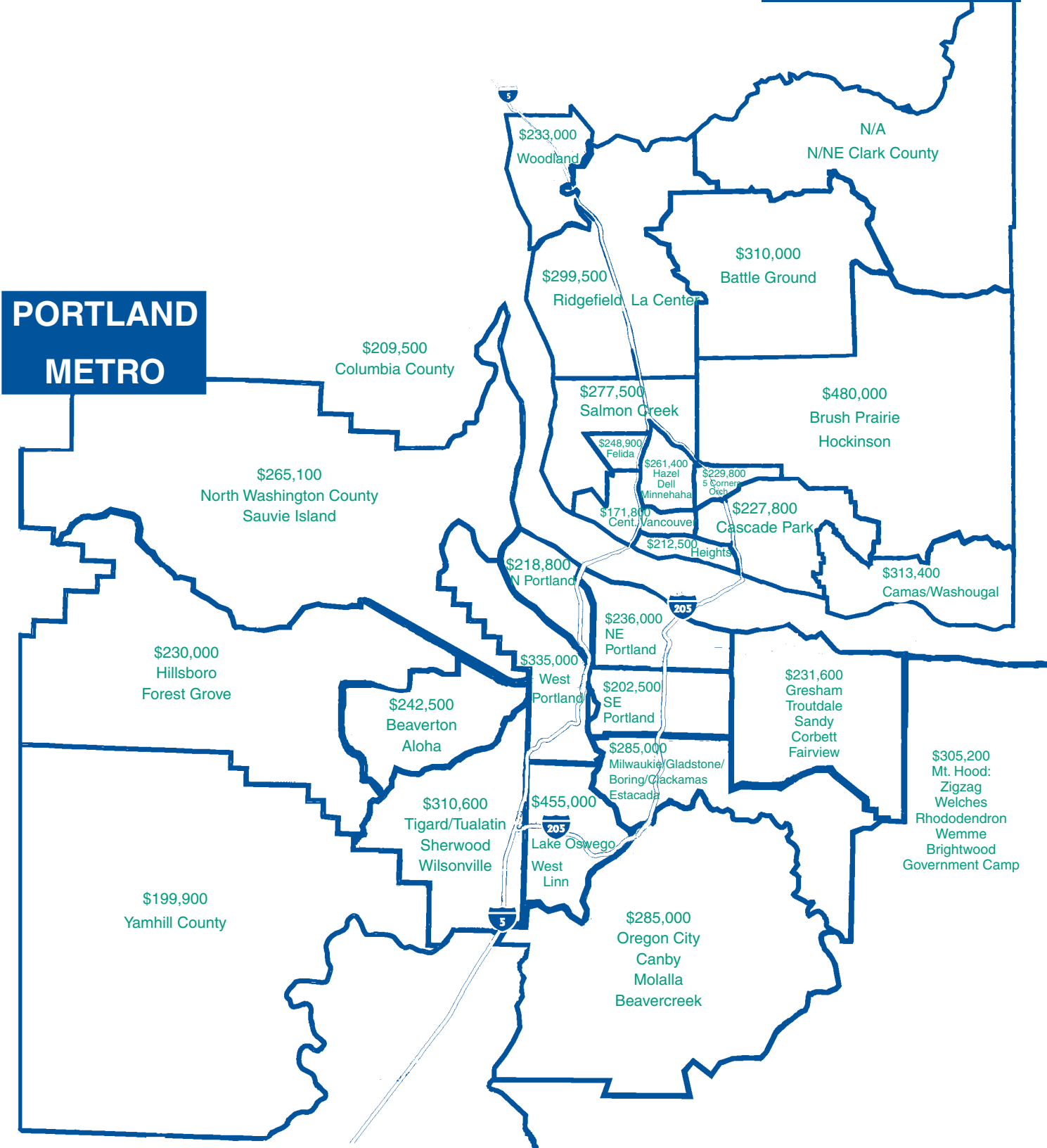


### AVERAGE SALE PRICE Metro Portland, Oregon

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

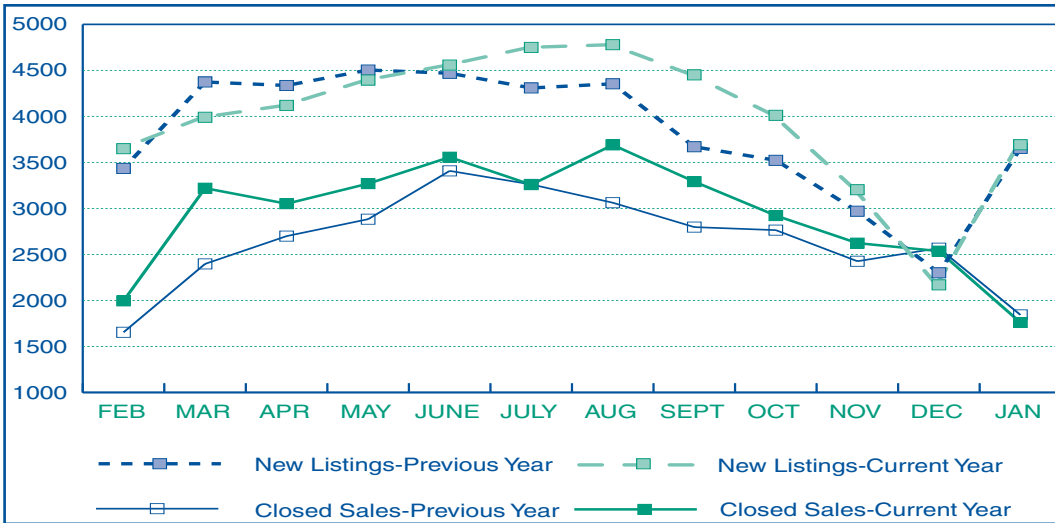
# MEDIAN SALE PRICE

## January 2005



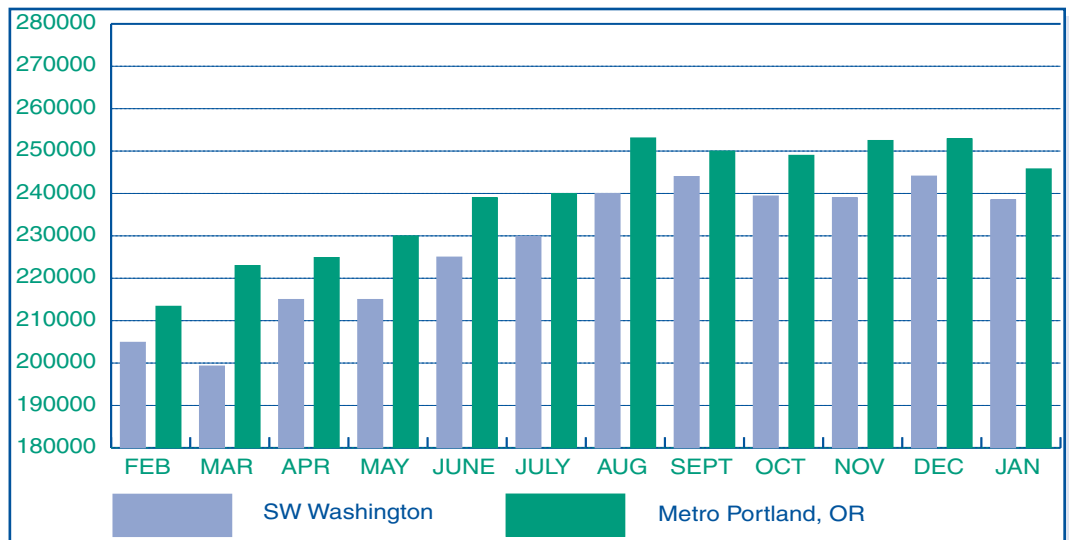
## PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



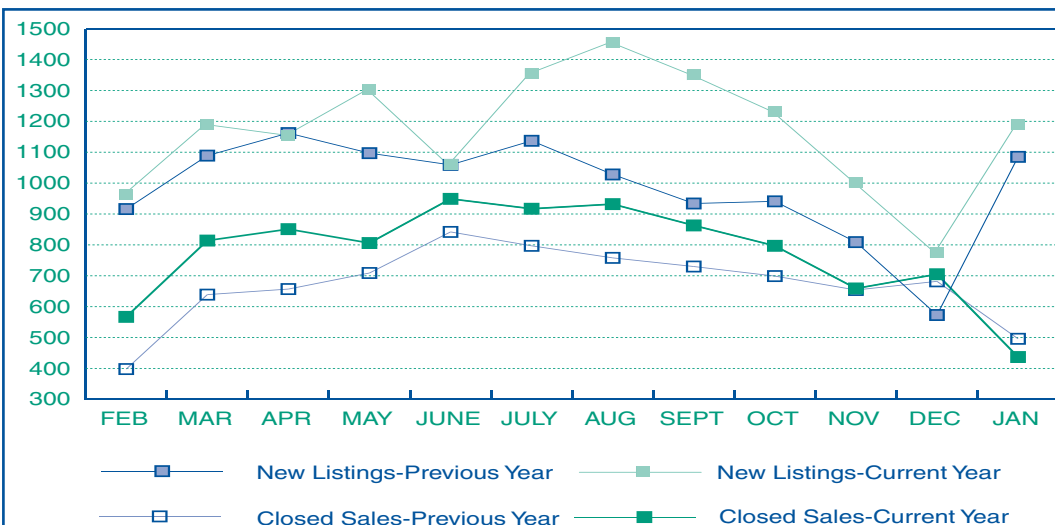
## PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

*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

January 2006 Reporting Period

## Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	January	1,189	715	437	298,500	238,500	56
	Year-to-Date	1,189	715	437	298,500	238,500	56
2005	January	1,085	776	496	226,100	196,000	51
	Year-to-Date	1,085	776	496	226,100	196,000	51

### January Residential Highlights

While we've been getting a little snow, rain and sun, Southwest Washington has also seen a mix of market activity in January 2006 when compared to January 2005. New listings increased 9.6%. However, closed sales and pending sales both decreased, 11.9% and 7.9% respectively. See table above. At January's rate of sales, Southwest Washington's 2,368 active residential listings would require approximately 5.4 months to sell (see table at right). That's the highest inventory has been for this area since February 2003.

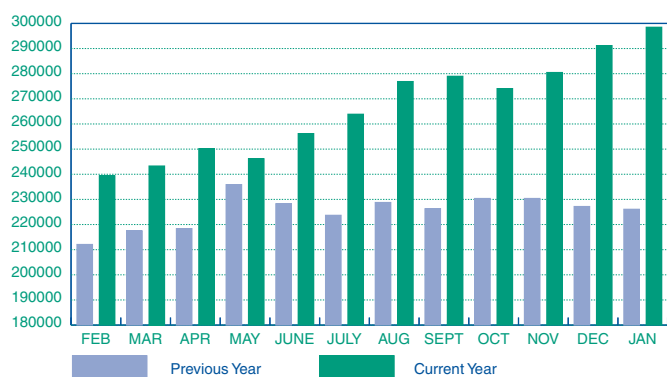
### New Construction in 2005

Of the 10,063 closed sales in 2005 in Southwest Washington 2,083 were labeled as proposed, under construction or new construction—constituting 20.6% of the total. That makes the number of listings that sold under these descriptions 15.8% more than the previous year (1,799). At the same time, those listings garnered higher sale prices. The average sale price for the group appreciated 18.1% (\$320,000 v. \$271,000). The median sale price of the group was \$282,500, up 20.7% from 2004's median of \$234,000.

### Inventory in Months (Active Listings / Closed Sales)

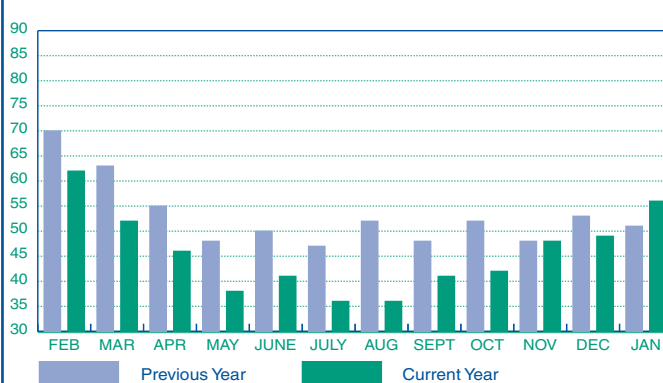
	2004	2005	2006
January	5.2	3.5	5.4
February	4.7	3.0	
March	2.9	2.0	
April	2.9	1.9	
May	2.7	2.0	
June	2.3	1.8	
July	2.5	2.1	
August	2.6	2.2	
September	2.6	2.6	
October	2.6	3.0	
November	2.7	3.7	
December	2.5	3.3	

### 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.

# Market Action

# AREA REPORT • 1/2006

## Southwest Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month									Year-To-Date						Appreciation <sup>3</sup>		Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	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	47	31	6	22	0.0%	13	184,400	29	31	22	69.2%	13	184,400	173,000	10.4%	0	N/A	0	N/A	2	305,500		
12	NW Heights	58	35	10	24	31.6%	25	172,800	49	35	24	26.3%	25	172,800	164,200	15.0%	0	N/A	0	N/A	5	247,100		
13	SW Heights	38	17	5	11	-30.0%	7	274,900	66	17	11	10.0%	7	274,900	233,000	8.0%	0	N/A	0	N/A	0	N/A		
14	Lincoln/Hazel Dell	27	20	5	15	14.3%	8	203,800	36	20	15	114.3%	8	203,800	220,000	26.0%	0	N/A	0	N/A	0	N/A		
15	E Hazel Dell	90	36	16	40	-26.5%	25	263,200	45	36	40	17.6%	25	263,200	244,100	24.6%	1	24,000	2	99,900	0	N/A		
20	NE Heights	34	24	8	20	-59.3%	11	213,200	28	24	20	-25.9%	11	213,200	200,000	20.5%	0	N/A	1	725,000	0	N/A		
21	Orchards	102	63	19	44	-20.0%	24	277,800	41	63	44	46.7%	24	277,800	268,800	20.9%	0	N/A	0	N/A	0	N/A		
22	Evergreen	131	98	28	66	-43.8%	45	211,000	53	98	66	-17.5%	45	211,000	193,900	12.7%	0	N/A	1	400,000	2	335,000		
23	E Heights	27	24	7	19	-53.3%	7	254,800	24	24	19	26.7%	7	254,800	193,000	18.2%	0	N/A	0	N/A	0	N/A		
24	Cascade Park	62	30	16	15	17.6%	20	310,800	44	30	15	-11.8%	20	310,800	246,300	15.8%	0	N/A	0	N/A	1	292,000		
25	Five Corners	88	56	11	27	-50.0%	18	222,800	40	56	27	-25.0%	18	222,800	221,000	19.4%	0	N/A	0	N/A	0	N/A		
26	E Orchards	82	52	28	23	-65.7%	12	312,900	93	52	23	-34.3%	12	312,900	267,500	25.6%	0	N/A	0	N/A	0	N/A		
27	Fisher's Landing	76	58	10	23	-69.7%	10	290,300	48	58	23	-30.3%	10	290,300	293,000	18.1%	0	N/A	1	300,000	0	N/A		
31	SE County	36	13	7	3	-33.3%	2	391,000	76	13	3	0.0%	2	391,000	391,000	38.0%	0	N/A	0	N/A	0	N/A		
32	Camas City	192	90	55	41	0.0%	35	606,600	73	90	41	17.1%	35	606,600	396,000	22.0%	0	N/A	1	260,000	0	N/A		
33	Washougal	249	80	26	43	-24.2%	25	293,900	58	80	43	30.3%	25	293,900	286,500	29.1%	0	N/A	9	185,400	1	590,000		
41	N Hazel Dell	52	24	5	23	-38.7%	19	264,400	50	24	23	-25.8%	19	264,400	248,900	24.6%	0	N/A	0	N/A	1	1,153,800		
42	S Salmon Creek	57	33	26	30	-63.2%	14	294,100	49	33	30	-21.1%	14	294,100	314,500	17.4%	0	N/A	0	N/A	0	N/A		
43	N Felida	88	49	13	25	-33.3%	18	320,800	54	49	25	-7.4%	18	320,800	299,200	16.4%	0	N/A	0	N/A	0	N/A		
44	N Salmon Creek	116	47	12	22	-82.9%	6	253,200	52	47	22	-37.1%	6	253,200	252,300	31.2%	0	N/A	0	N/A	0	N/A		
50	Ridgefield	61	24	5	8	12.5%	9	347,200	86	24	8	0.0%	9	347,200	292,000	30.0%	0	N/A	1	243,000	0	N/A		
51	W of I-5 County	24	9	3	2	-100.0%	0	N/A	N/A	9	2	-60.0%	0	N/A	N/A	7.5%	0	N/A	0	N/A	0	N/A		
52	NW E of I-5	28	13	5	9	-76.9%	3	405,500	106	13	9	-30.8%	3	405,500	338,500	33.1%	0	N/A	2	307,500	0	N/A		
61	Battleground	138	76	27	47	-55.0%	27	354,100	52	76	47	-21.7%	27	354,100	295,000	27.5%	0	N/A	2	301,500	0	N/A		
62	Brush Prairie	127	57	16	34	-38.1%	13	481,000	101	57	34	61.9%	13	481,000	480,000	17.1%	0	N/A	0	N/A	0	N/A		
63	East County	5	2	0	1	#DIV/0!	0	N/A	N/A	2	1	N/A	0	N/A	N/A	10.8%	0	N/A	0	N/A	0	N/A		
64	Central County	11	3	1	2	-80.0%	1	187,000	28	3	2	-60.0%	1	187,000	187,000	33.6%	0	N/A	3	237,200	0	N/A		
65	Mid-Central County	18	4	0	5	200.0%	3	590,000	70	4	5	400.0%	3	590,000	645,000	29.2%	0	N/A	0	N/A	0	N/A		
66	Yacolt	25	12	6	7	-33.3%	4	335,800	89	12	7	16.7%	4	335,800	345,500	6.8%	0	N/A	2	117,500	0	N/A		
70	La Center	50	28	5	15	-42.9%	4	310,100	84	28	15	114.3%	4	310,100	273,500	17.8%	0	N/A	0	N/A	0	N/A		
71	N Central	20	4	1	1	-100.0%	0	N/A	N/A	4	1	-75.0%	0	N/A	N/A	33.9%	0	N/A	0	N/A	0	N/A		
72	NE Corner	10	4	2	3	-100.0%	0	N/A	N/A	4	3	-40.0%	0	N/A	N/A	27.1%	0	N/A	0	N/A	0	N/A		
80	Woodland City	28	12	1	4	-95.2%	2	206,400	12	12	4	-90.5%	2	206,400	206,400	27.2%	0	N/A	3	437,300	0	N/A		
81	Woodland Area	36	13	4	5	-50.0%	5	279,200	124	13	5	-50.0%	5	279,200	283,000	9.7%	0	N/A	0	N/A	0	0		
82	Cowlitz County	135	48	101	36	-29.0%	22	187,100	78	48	36	16.1%	22	187,100	176,800	1.6%	0	N/A	7	90,400	2	183,300		

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

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2006 with January 2005. The Year-To-Date section compares year-to-date statistics from January 2006 with year-to-date statistics from January 2005.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/05-1/31/06) with 12 months before (2/1/04-1/31/05).



# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

January 2006 Reporting Period

## Residential Market Highlights

Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	January	510	364	257	236,600	201,400	55
	Year-to-Date	510	364	257	236,600	201,400	55
2004	January	437	348	239	195,900	167,000	57
	Year-to-Date	437	348	239	195,900	167,000	57

### January Residential Highlights

Lane County saw an increase in market activity across the board when comparing January 2006 with the same month in 2005. At the end of the month the total number of new listings was 16.7% greater than the previous year (see table above). There were also 7.5% more closed sales and 4.6% more accepted offers. Lane County's 979 active residential listings at month's end would last approximately 4.1 months at the current month's rate of sales (see table at right). This is the highest inventory has been since January 2004.

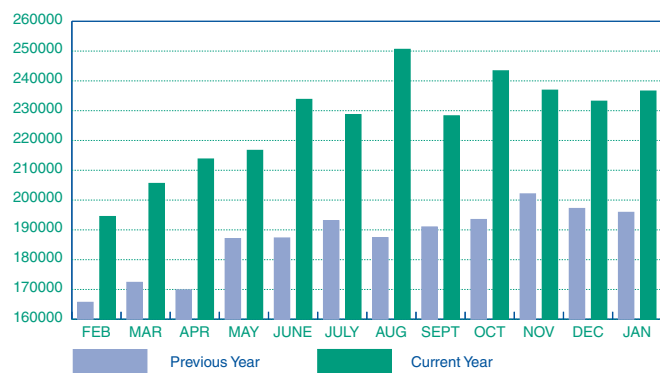
### New Construction in 2005

Lane County witnessed the sale of 359 properties listed as proposed, new or under construction in 2005, up 21.3% from 296 in 2004. Furthermore, the sale of these listings is not the only number that is growing. The price for these homes continues to climb. Average sale price increased 19.4% (\$259,800 v. \$217,600), and median sale price rose 19% (\$224,400 v. \$188,500).

### Inventory in Months (Active Listings / Closed Sales)

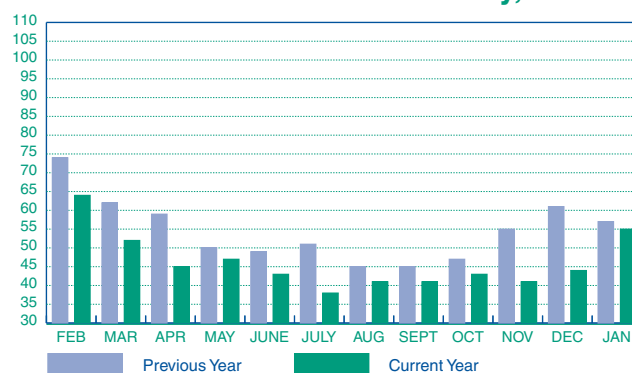
	2004	2005	2006
January	4.9	3.4	4.1
February	3.8	2.8	
March	2.6	1.8	
April	2.6	1.8	
May	2.3	1.7	
June	2.0	1.8	
July	2.2	2.1	
August	2.2	2.1	
September	2.6	2.5	
October	2.8	2.8	
November	2.5	2.6	
December	2.2	2.5	

### AVERAGE SALE PRICE - Lane County, OR



*This graph represents the average sale price for all homes sold in 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 • 1/2006

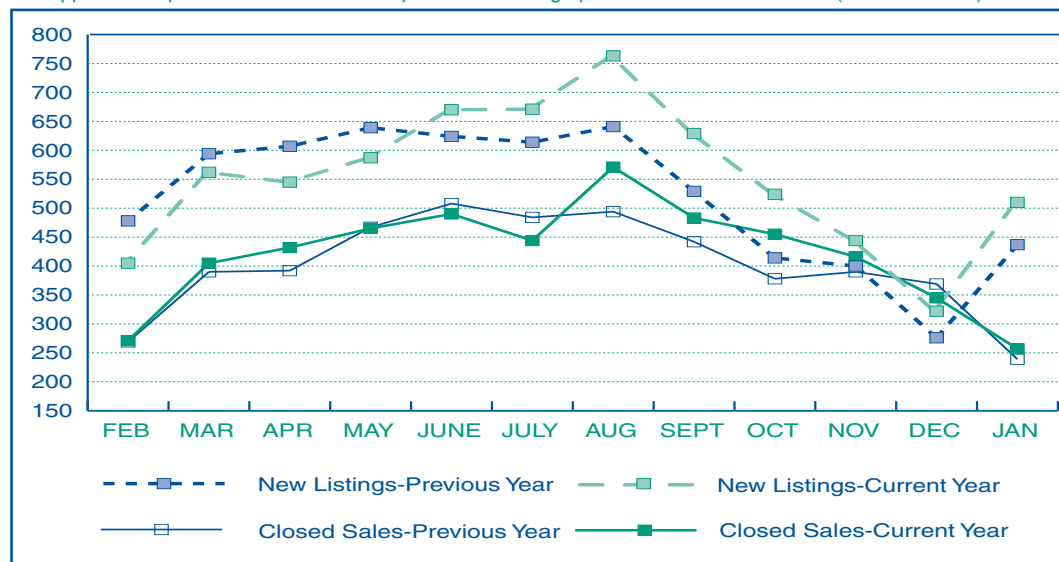
## Lane County, Oregon

	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 2006 v. 2005 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
232 Hayden Bridge	21	9	1	11	37.5%	12	238,600	57	9	11	37.5%	12	238,600	211,300	17.6%	0	N/A	0	N/A	0	N/A
233 McKenzie Valley	42	18	3	7	16.7%	4	292,400	75	18	7	16.7%	4	292,400	298,500	20.1%	1	300,000	2	227,500	0	N/A
234 Pleasant Hill/Oak	72	18	7	11	-47.6%	7	160,600	55	18	11	-47.6%	7	160,600	154,000	7.8%	2	87,500	2	92,500	0	N/A
235 Cottage Grove/ Creswell/Dorena	128	54	14	27	3.8%	23	179,900	73	54	27	3.8%	23	179,900	165,000	28.2%	2	177,500	3	67,200	0	N/A
236 Veneta/Elmira	59	36	10	27	50.0%	11	244,700	57	36	27	50.0%	11	244,700	190,900	10.7%	0	N/A	2	192,500	0	N/A
237 Junction City	36	21	8	13	-23.5%	9	139,500	49	21	13	-23.5%	9	139,500	151,900	6.1%	2	217,500	2	141,000	2	244,500
238 Florence	22	4	3	3	-25.0%	2	387,500	103	4	3	-25.0%	2	387,500	387,500	103.9%	0	N/A	0	N/A	0	N/A
239 Thurston	61	50	7	35	29.6%	26	200,400	36	50	35	29.6%	26	200,400	189,400	21.7%	0	N/A	1	55,000	3	212,700
240 Coburg I-5	16	6	3	3	0.0%	3	404,800	93	6	3	0.0%	3	404,800	174,300	38.7%	0	N/A	0	N/A	0	N/A
241 N Gilham	27	14	2	14	-33.3%	10	343,700	71	14	14	-33.3%	10	343,700	268,500	37.8%	0	N/A	0	N/A	0	N/A
242 Ferry Street Bridge	55	28	15	23	64.3%	15	318,300	65	28	23	64.3%	15	318,300	283,200	21.7%	0	N/A	0	N/A	1	235,000
243 E Eugene	65	38	18	26	52.9%	16	338,900	59	38	26	52.9%	16	338,900	274,000	29.5%	0	N/A	2	77,800	2	290,000
244 SW Eugene	83	52	19	45	21.6%	22	289,300	65	52	45	21.6%	22	289,300	300,000	15.7%	0	N/A	3	282,600	2	272,500
245 W Eugene	29	16	7	13	44.4%	9	177,400	40	16	13	44.4%	9	177,400	175,900	22.3%	0	N/A	0	N/A	2	400,000
246 Danebo	78	49	6	26	-33.3%	29	189,900	46	49	26	-33.3%	29	189,900	191,500	18.9%	0	N/A	1	55,000	1	247,500
247 River Road	25	15	3	10	-9.1%	9	210,000	47	15	10	-9.1%	9	210,000	205,000	21.4%	0	N/A	0	N/A	0	N/A
248 Santa Clara	57	31	3	31	6.9%	21	271,600	32	31	31	6.9%	21	271,600	220,000	22.6%	0	N/A	1	200,000	2	263,800
249 Springfield	85	45	18	37	12.1%	25	173,800	46	45	37	12.1%	25	173,800	163,000	22.6%	1	215,000	1	145,000	5	259,700
250 Mohawk Valley	18	6	0	2	-75.0%	4	328,700	178	6	2	-75.0%	4	328,700	280,000	25.4%	0	N/A	0	N/A	0	N/A

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

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2006 with January 2005. The Year-To-Date section compares year-to-date statistics from January 2006 with year-to-date statistics from January 2005.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/05-1/31/06) with 12 months before (2/1/04-1/31/05).



### 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

January 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	January	225	138	93	190,500	157,500	89
	Year-to-Date	225	138	93	190,500	157,500	89
2005	January	151	124	104	160,600	135,000	96
	Year-to-Date	151	124	104	160,600	135,000	96

### January Residential Highlights

Douglas County experienced a significant rise in new listings as well as accepted offers, 49% and 11.3% respectively, when comparing January 2006 with the same month in 2005. However, closed sales dipped 10.6% (see table above).

At the current rate of sales, Douglas County's 609 active residential listings at month's end, would last 6.5 months. (See table at right.)

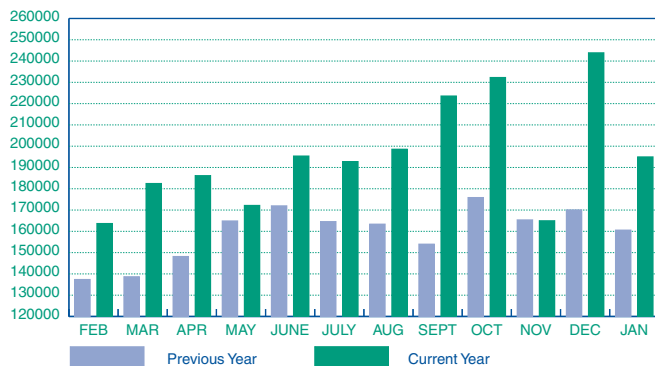
### New Construction in 2005

In Douglas County 289 listings described as new, proposed or under construction, were sold—totalling 17% of the overall number of closed sales in 2005. Compared with 218 in 2004, there was a 32.6% increase in this category of sales. Further, the average sale price appreciated 21.4% (\$245,800 v. \$202,400) and median sale price increased 22.3% (\$215,000 v. \$175,000).

### Inventory in Months (Active Listings / Closed Sales)

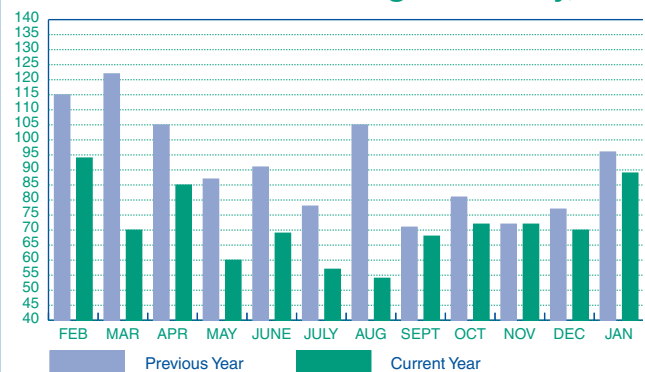
	2004	2005	2006
January	8.0	3.4	6.5
February	7.7	4.8	
March	4.4	3.3	
April	4.4	3.1	
May	3.5	3.0	
June	3.2	2.9	
July	3.2	3.0	
August	3.5	3.5	
September	3.7	3.5	
October	2.9	4.6	
November	3.2	4.7	
December	3.4	5.5	

### 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 • 1/2006

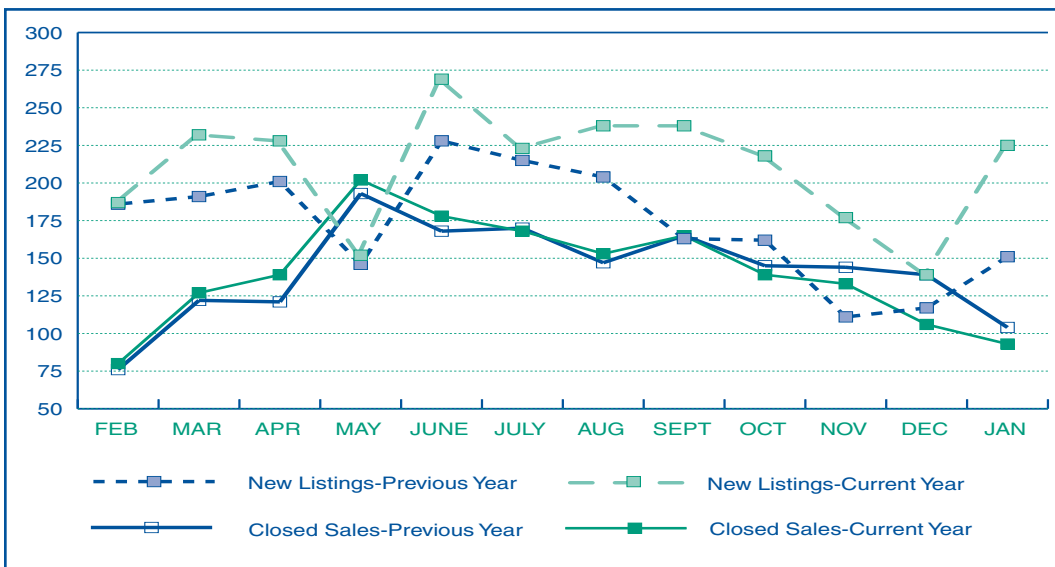
## Douglas County, Oregon

		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 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	
251	NE Roseburg	62	27	11	16	-15.8%	10	169,700	122	27	16	-15.8%	10	169,700	132,500	38.9%	0	N/A	7	126,900	0	N/A	
252	NW Roseburg	62	14	5	10	11.1%	12	291,600	121	14	10	11.1%	12	291,600	208,500	25.5%	0	N/A	3	119,300	0	N/A	
253	SE Roseburg	33	14	4	9	-25.0%	9	183,400	51	14	9	-25.0%	9	183,400	152,000	14.2%	1	80,000	2	53,000	0	N/A	
254	SW Roseburg	39	16	6	16	6.7%	6	320,300	63	16	16	6.7%	6	320,300	365,000	16.3%	0	N/A	3	110,000	1	157,500	
255	Glide & E of Roseburg	31	11	3	4	-20.0%	4	302,800	121	11	4	-20.0%	4	302,800	305,300	56.5%	0	N/A	2	450,000	0	N/A	
256	Sutherlin/ Oakland Area	78	37	9	17	41.7%	11	178,900	93	37	17	41.7%	11	178,900	162,500	20.5%	2	1,137,500	1	99,500	0	N/A	
257	Winston & SW of Roseburg	72	23	1	19	111.1%	7	156,800	38	23	19	111.1%	7	156,800	132,500	23.4%	0	N/A	2	141,500	0	N/A	
258	Myrtle Creek & S/SE of Roseburg	108	40	7	23	15.0%	13	163,800	93	40	23	15.0%	13	163,800	142,900	33.8%	1	45,000	1	79,900	0	N/A	
259	Green District	48	19	2	15	87.5%	8	134,800	49	19	15	87.5%	8	134,800	145,000	22.6%	0	N/A	0	N/A	0	N/A	
265	North Douglas County	76	24	7	9	-40.0%	13	112,600	105	24	9	-40.0%	13	112,600	115,000	10.0%	0	N/A	2	51,300	0	N/A	
	Douglas County Totals	609	225	55	138	11.3%	93	190,500	89	225	138	11.3%	93	190,500	157,500	24.2%	4	600,000	23	136,800	1	157,500	

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

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2006 with January 2005. The Year-To-Date section compares year-to-date statistics from January 2006 with year-to-date statistics from January 2005.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/05-1/31/06) with 12 months before (2/1/04-1/31/05).



**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

January 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	January	124	56	55	181,900	152,000	69
	Year-to-Date	124	56	55	181,900	152,000	69
2005	January	101	79	66	155,700	132,500	83
	Year-to-Date	101	79	66	155,700	132,500	83

### January Residential Highlights

Coos County experienced a significant 22.8% increase in new listings when comparing January 2006 to January 2005. However, the number of pending sales and closed sales both dropped dramatically, 29.1% and 16.7% respectively. (See table above.)

At the current month's rate of sales, Coos County's 430 active residential listings at month's end would last approximately 7.8 months (see table at right). This is the highest inventory index since February 2003.

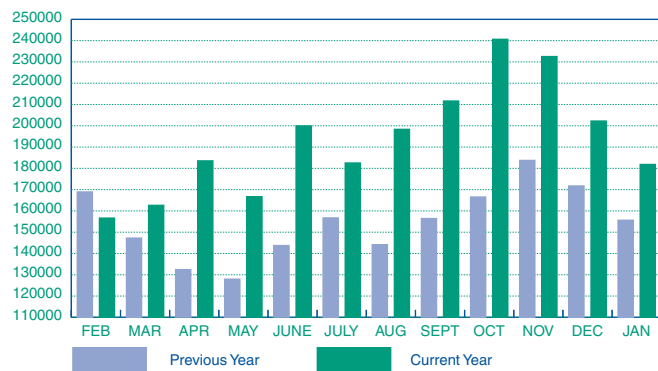
### New Construction in 2005

There was a 23.5% increase (121 v. 98) in the number of properties that were listed as new, proposed, or under construction and sold in 2005 compared with 2004 in Coos County. Further, the average sale price appreciated 20.9% (\$255,600 v. \$211,500) and median sale price increased 22.3% (\$225,000 v. \$184,000).

### Inventory in Months (Active Listings / Closed Sales)

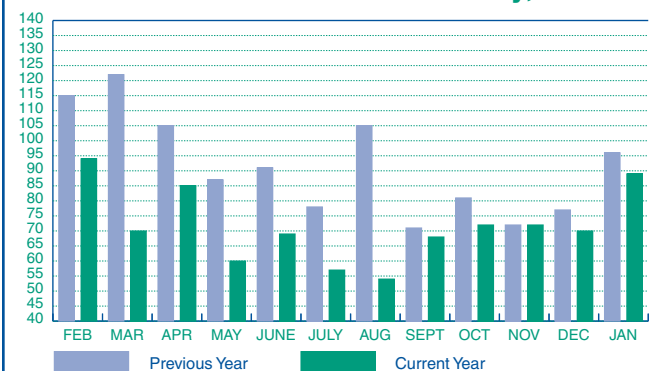
	2004	2005	2006
January	5.1	3.7	7.8
February	6.3	4.5	
March	4.1	2.6	
April	3.4	3.6	
May	4.7	3.2	
June	3.3	3.3	
July	2.3	4.1	
August	2.8	3.6	
September	2.8	3.7	
October	2.8	4.7	
November	2.9	4.9	
December	2.8	7.7	

### AVERAGE SALE PRICE - Coos County, OR



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

### DAYS ON MARKET - Coos County, OR



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

# Market Action



# Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

January 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	January	45	16	20	353,800	345,000	109
	Year-to-Date	45	16	20	353,800	345,000	109
2005	January	39	20	23	283,800	237,000	99
	Year-to-Date	39	20	23	283,800	237,000	99

## Curry County January Residential Highlights

We are happy to announce that comparable data for Curry County is now available. Curry County experienced an 15.4% increase in new listings, but also witnessed a drop in both accepted offers and closed sales, 20% and 13% respectively. Please see the table above for more information.

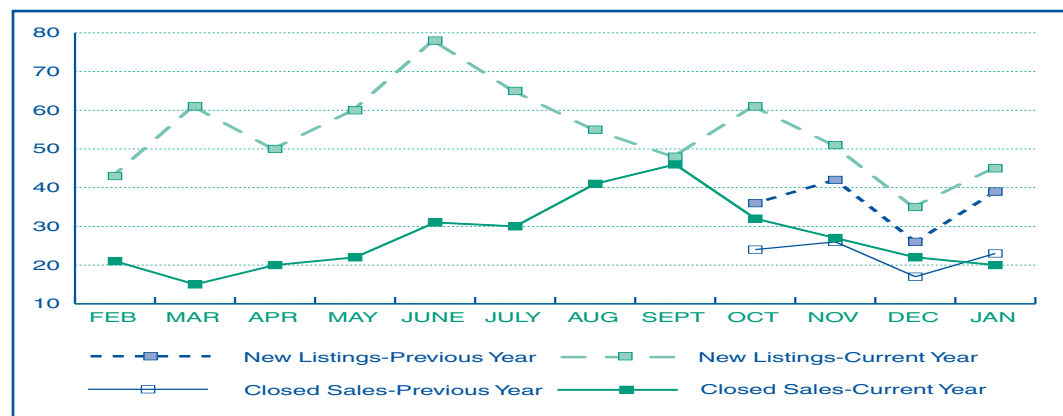
## AREA REPORT • 1/2006 • Coos & Curry Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	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	430	124	27	56	-29.1%	55	181,900	69	124	56	-29.1%	55	181,900	152,000	26.9%	3	546,700	13	188,800	1	255,000	
270	City, Airport, Marina Hts., NB	108	16	12	12	-7.7%	12	354,100	113	16	12	-7.7%	12	354,100	345,000	10.6%	2	255,000	4	281,400	1	340,000	
271	Harbor, Winchuck, SB Chetco	47	15	5	2	-60.0%	3	325,700	62	15	2	-60.0%	3	325,700	355,000	24.5%	0	N/A	0	N/A	0	N/A	
272	Carpenterville, Cape Ferrello, Whaleshead	20	9	3	1	0.0%	4	393,600	153	9	1	0.0%	4	393,600	340,300	31.7%	0	N/A	1	450,000	0	N/A	
273	Gold Beach	30	4	1	0	-100.0%	1	275,000	24	4	0	-100.0%	1	275,000	275,000	223.6%	1	3,850,000	0	N/A	0	N/A	
274	Port Orford, Langlois	20	1	0	1	N/A	0	N/A	N/A	1	1	N/A	0	N/A	N/A	111.1%	0	N/A	2	113,300	0	N/A	

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

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2006 with January 2005. The Year-To-Date section compares year-to-date statistics from January 2006 with year-to-date statistics from January 2005.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/05-1/31/06) with 12 months before (2/1/04-1/31/05).



## CURRY COUNTY NEW LISTINGS & CLOSED SALES

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



# Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

January 2006 Reporting Period

## Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	January	100	65	53	263,900	172,000	87
	Year-to-Date	100	65	53	263,900	172,000	87
2005	January	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

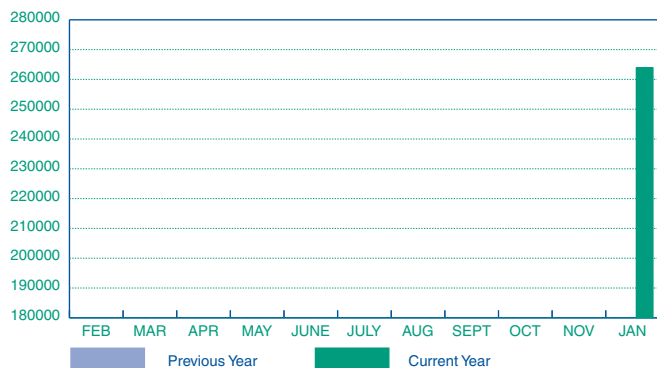
### January Residential Highlights

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 there were 100 new listings in January 2006 in Mid-Columbia. There were also 65 accepted offers and 53 closed sales. The average sale price was \$263,900, while the median sale price was \$172,000. The average listing was on the market for 87 days. However, due to possible reporting inconsistencies, average Market Time should be use to analyze trends only.

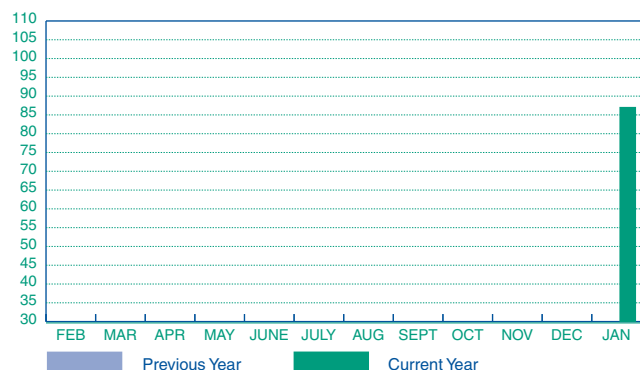
Mid-Columbia's 335 active residential listings at month's end would last 6.3 months at the current rate of sales.

### 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 • 1/2006

## Mid-Columbia

		Current Month								Year-To-Date						Appreciation <sup>3</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2006 v. 2005 <sup>2</sup>	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	26	3	0	3	N/A	3	245,300	161	3	3	N/A	3	245,300	182,500	N/A	0	N/A	0	N/A	0	N/A
101	Snowden	7	2	0	0	N/A	1	595,000	33	2	0	N/A	1	595,000	595,000	N/A	0	N/A	1	200,000	0	N/A
102	Trout Lake/Glenwood	8	4	0	1	N/A	1	980,000	184	4	1	N/A	1	980,000	980,000	N/A	0	N/A	0	N/A	0	N/A
103	Husum/BZ Corner	6	3	0	0	N/A	1	140,000	319	3	0	N/A	1	140,000	140,000	N/A	0	N/A	3	134,000	0	N/A
104	Lyle	6	3	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	N/A	1	475,000	2	374,500	0	N/A
105	Dallesport/Murdock	9	1	0	3	N/A	0	N/A	N/A	1	3	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
106	Appleton/Timber Valley	4	0	0	1	N/A	0	N/A	N/A	0	1	N/A	0	N/A	N/A	N/A	0	N/A	1	120,000	0	N/A
107	Centerville/High Prairie	1	1	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
108	Goldendale	41	10	5	4	N/A	8	115,200	106	10	4	N/A	8	115,200	110,500	N/A	0	N/A	6	94,200	0	N/A
109	Bickleton/East County	5	1	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
110	Klickitat	3	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	N/A	0	N/A
111	Skamania	6	1	0	0	N/A	1	146,000	N/A	1	0	N/A	1	146,000	146,000	N/A	1	149,000	1	140,000	0	N/A
112	North Bonneville	5	1	0	3	N/A	0	N/A	N/A	1	3	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
113	Stevenson	20	1	1	0	N/A	3	421,100	136	1	0	N/A	3	421,100	280,500	N/A	1	405,000	3	91,700	0	N/A
114	Carson	6	3	1	1	N/A	0	N/A	N/A	3	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
115	Home Valley	2	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	N/A	0	N/A
116	Cook, Underwood, Mill A, Willard	6	1	0	0	N/A	2	407,500	117	1	0	N/A	2	407,500	407,500	N/A	0	N/A	1	89,000	0	N/A
117	Unincorporated North	4	0	0	1	N/A	0	N/A	N/A	0	1	N/A	0	0	N/A	N/A	0	N/A	0	N/A	0	N/A

351	The Dalles	66	27	6	24	N/A	20	153,500	68	27	24	N/A	20	153,500	147,500	N/A	1	212,000	1	17,500	1	164,500
352	Dufur	1	1	0	1	N/A	0	N/A	N/A	1	1	N/A	0	N/A	N/A	N/A	0	N/A	1	54,500	0	N/A
353	Tygh Valley	1	0	0	1	N/A	0	N/A	N/A	0	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
354	Wamie/Pine Hollow	13	2	2	1	N/A	0	N/A	N/A	2	1	N/A	0	N/A	N/A	N/A	0	N/A	1	385,000	0	N/A
355	Maupin/Pine Grove	6	0	1	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	1	170,000	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	N/A	0	N/A
357	Mosier	6	0	0	2	N/A	1	320,000	87	0	2	N/A	1	320,000	320,000	N/A	0	N/A	0	N/A	0	N/A
361	Cascade Locks	8	7	1	2	N/A	0	N/A	N/A	7	2	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
362	Hood River City	24	12	1	8	N/A	8	381,300	53	12	8	N/A	8	381,300	333,800	N/A	0	N/A	0	N/A	0	N/A
363	Hood River-Westside	15	4	1	1	N/A	3	433,000	48	4	1	N/A	3	433,000	539,000	N/A	0	N/A	1	310,000	0	N/A
364	Hood River-Eastside	7	2	1	0	N/A	0	N/A	N/A	2	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
366	Odell	2	2	0	3	N/A	0	N/A	N/A	2	3	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
367	Parkdale/Mt. Hood	14	7	0	3	N/A	1	650,000	68	7	3	N/A	1	650,000	650,000	N/A	0	N/A	0	N/A	0	N/A
370	Sherman County	6	1	0	2	N/A	0	N/A	N/A	1	2	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A

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

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2006 with January 2005. The Year-To-Date section compares year-to-date statistics from January 2006 with year-to-date statistics from January 2005.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (2/1/05-1/31/06) with 12 months before (2/1/04-1/31/05).

<sup>4</sup> Due to a recent increase in membership, and subsequently listings, in the Mid0Columbia 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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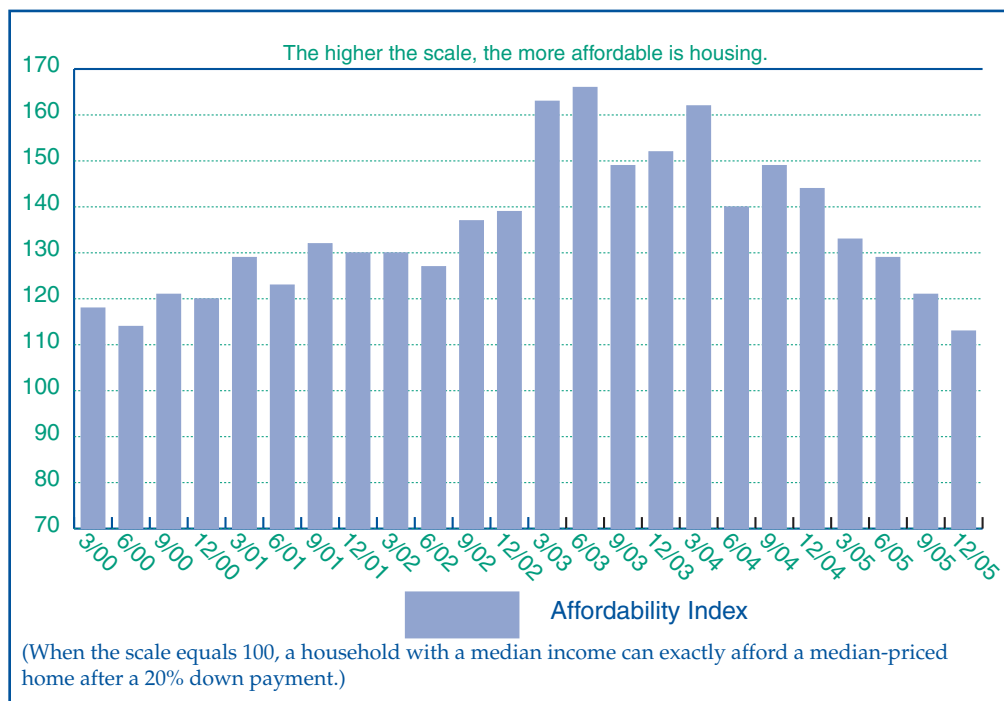
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