

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

June 2006 Reporting Period

June Residential Highlights

The number of new listings in the Portland Metro area continues to increase—up 21.3% when comparing June 2006 to June 2005. Further, the number of pending sales declined 17.1%. Closed sales also dropped 5.8%. As a result, there were 8,575 active listings at the end of June 2006. Given the month's rate of sales they would last 2.6 months.

Appreciation

The area's average sale price for the months of June 2005 through June 2006 was \$305,700—a 17.4% increase when compared with the \$260,400 average for the twelve months immediately prior. Also, using the same date range, the median sale price for the 12 months ending in June 2006 was \$257,200—up 17.6% from the \$218,800 median from the twelve months prior.

Year-To-Date

When comparing market activity for January–June 2006 to the same time period in 2005, new listings increased 11.8%. On the other hand, the number of pending and closed sales decreased 11.8% and 8%, respectively.

Second Quarter Report

Comparing the second quarters of 2005 and 2006, new listings are up 20.1% (15,769 v. 13,126), pending sales decreased 14% (9,819 v. 11,413) and closed sales dropped 9.3% (9,271 v. 10,225).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2006	230,900	12%
2005	205,900	17%
2004	175,300	7%
2003	164,100	N/A

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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	
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	June	5,530	3,184	3,352	331,900	280,000	39
	Year-to-Date	27,463	18,254	16,309	318,000	267,900	42
2005	June	4,558	3,839	3,557	286,600	239,000	41
	Year-to-Date	24,566	20,692	17,720	268,700	225,000	49

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Metro Portland & Adjacent Regions, Oregon

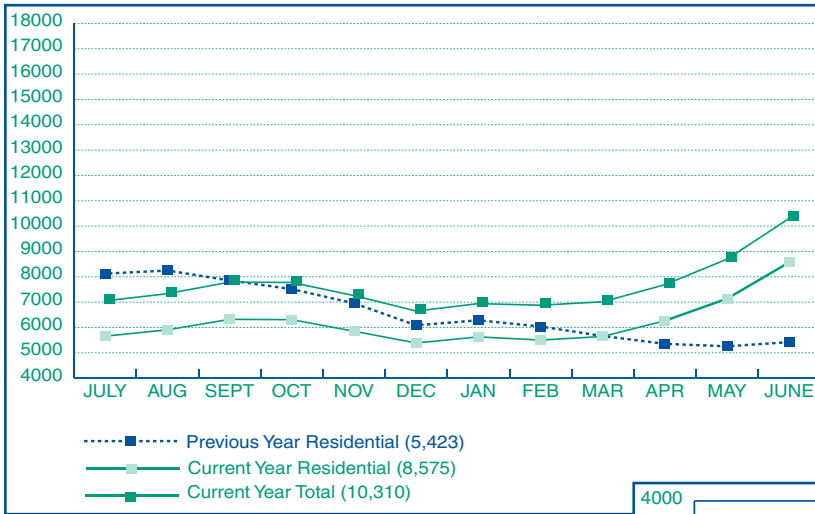
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market 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	358	239	38	143	-13.9%	160	238,500	25	1,294	853	-1.0%	725	242,300	234,000	22.2%	7	310,400	26	112,800	34	369,300	
142	Northeast Portland	661	570	123	324	-13.8%	294	319,500	29	2,588	1,764	-16.4%	1,573	302,700	264,200	17.8%	15	422,500	33	232,800	79	470,200	
143	Southeast Portland	993	752	159	420	-18.3%	466	271,500	37	3,594	2,423	-8.1%	2,223	261,600	229,900	17.8%	30	434,800	82	167,400	168	398,300	
144	Gresham/ Troutdale	563	356	86	240	-15.5%	204	287,400	43	1,789	1,231	-23.3%	1,150	255,300	240,000	15.2%	11	420,600	50	647,700	56	295,000	
145	Milwaukie/ Clackamas	801	420	143	216	-19.1%	256	346,700	44	2,201	1,303	-8.0%	1,140	342,400	302,000	19.4%	10	331,700	127	471,100	35	325,800	
146	Oregon City/ Canby	519	291	59	167	-4.6%	132	343,900	53	1,418	845	-8.2%	732	319,500	280,000	21.0%	15	268,200	54	351,500	22	264,400	
147	Lake Oswego/West Linn	569	345	116	165	-18.7%	186	549,700	41	1,569	894	-14.5%	804	519,300	440,000	14.5%	0	N/A	16	685,600	5	445,700	
148	West Portland	1,087	547	135	302	-11.7%	314	444,900	33	3,187	2,015	1.9%	1,562	450,100	375,000	14.1%	6	442,500	49	329,500	23	461,500	
149	Northwest Washington County	301	217	42	114	-18.6%	116	429,500	35	1,049	706	-19.6%	688	390,000	350,000	14.8%	2	300,000	29	374,600	8	341,700	
150	Beaverton/Aloha	735	571	114	305	-27.7%	369	292,300	36	2,648	1,865	-15.5%	1,769	279,000	248,000	17.2%	9	269,100	20	448,200	32	372,400	
151	Tigard/Wilsonville	666	438	85	276	-15.3%	338	353,700	48	2,264	1,589	-13.5%	1,447	351,500	317,900	26.1%	3	353,700	22	436,800	14	410,000	
152	Hillsboro/ Forest Grove	506	352	58	220	-26.7%	231	282,200	35	1,761	1,235	-18.3%	1,089	274,200	250,000	20.0%	17	464,100	29	347,400	45	301,000	
153	Mt. Hood: Govt. Camp/Wemme	75	37	10	19	-17.4%	23	277,500	47	159	107	-15.1%	135	277,800	267,500	28.9%	2	297,500	25	132,700	0	N/A	
155	Columbia County	301	143	30	114	0.9%	97	218,100	36	777	527	-12.5%	470	218,800	201,000	14.3%	11	343,100	73	123,500	18	240,400	
156	Yamhill County	440	252	36	159	-15.4%	166	296,300	54	1,165	897	-6.4%	802	255,300	222,200	24.1%	12	198,200	72	217,300	24	460,900	
170-172, 210	Marion/ Polk Counties	522	234	55	115	-21.8%	101	217,400	61	1,063	661	2.4%	605	220,100	194,900	21.5%	7	269,900	39	155,800	15	329,100	
180-200	North Coastal Counties	414	149	39	87	13.0%	69	358,300	100	682	373	-0.3%	311	323,200	260,000	15.2%	2	270,000	103	172,800	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 June 2006 with June 2005. The Year-To-Date section compares year-to-date statistics from June 2006 with year-to-date statistics from June 2005.

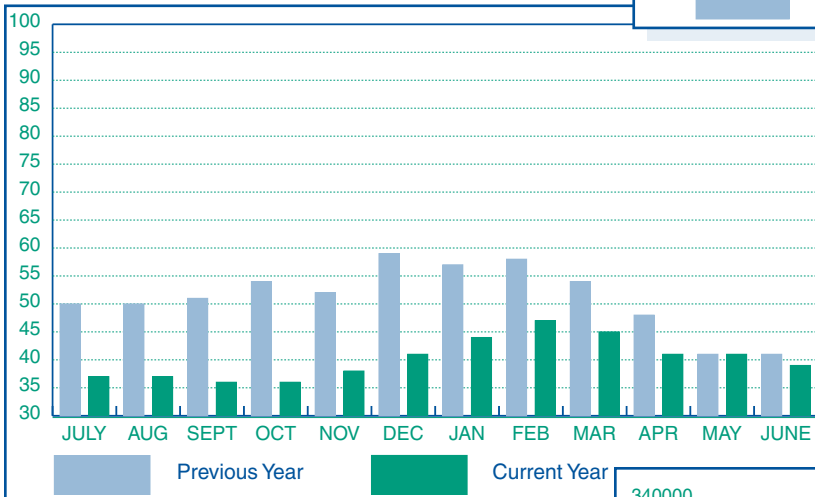
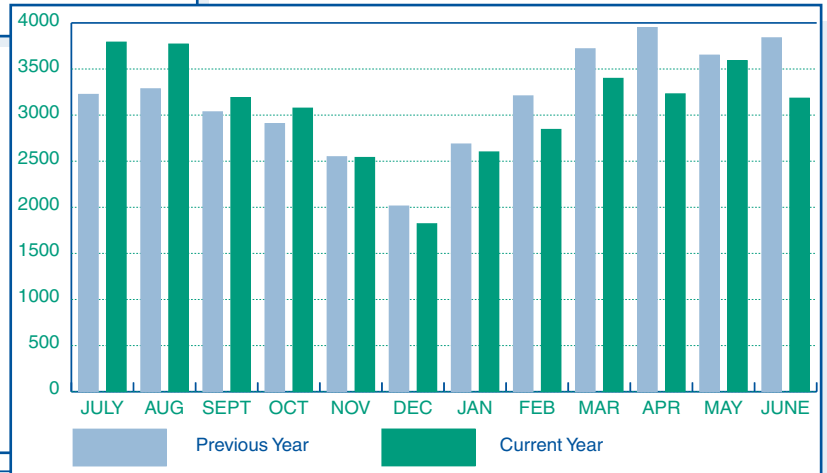
³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).

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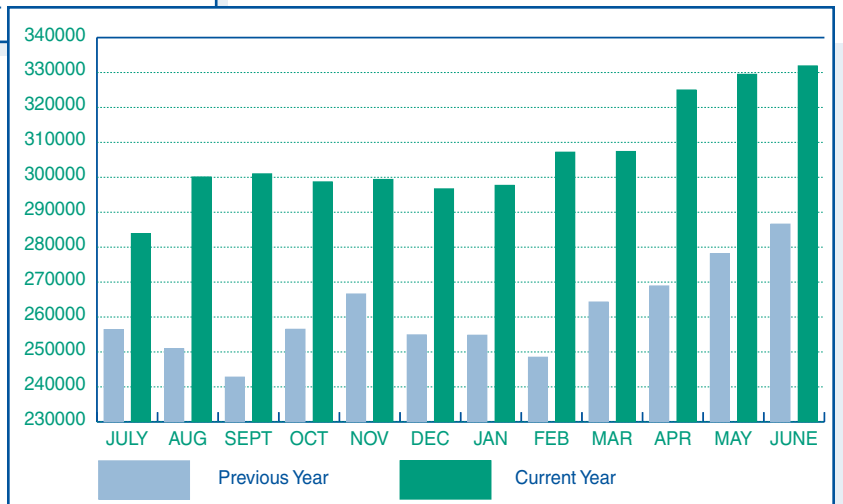
PENDING SALES Metro Portland, Oregon

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

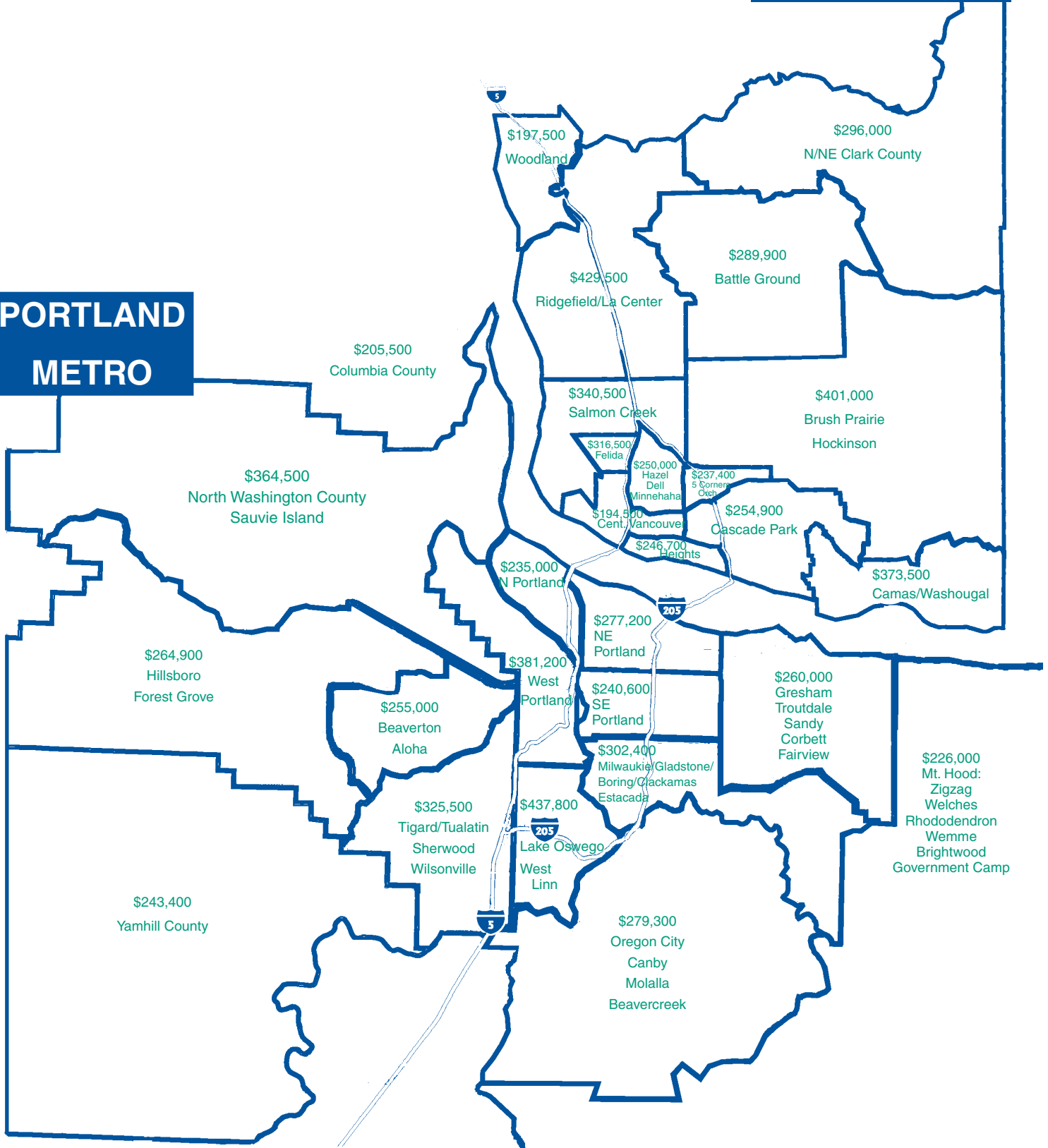
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

June 2006

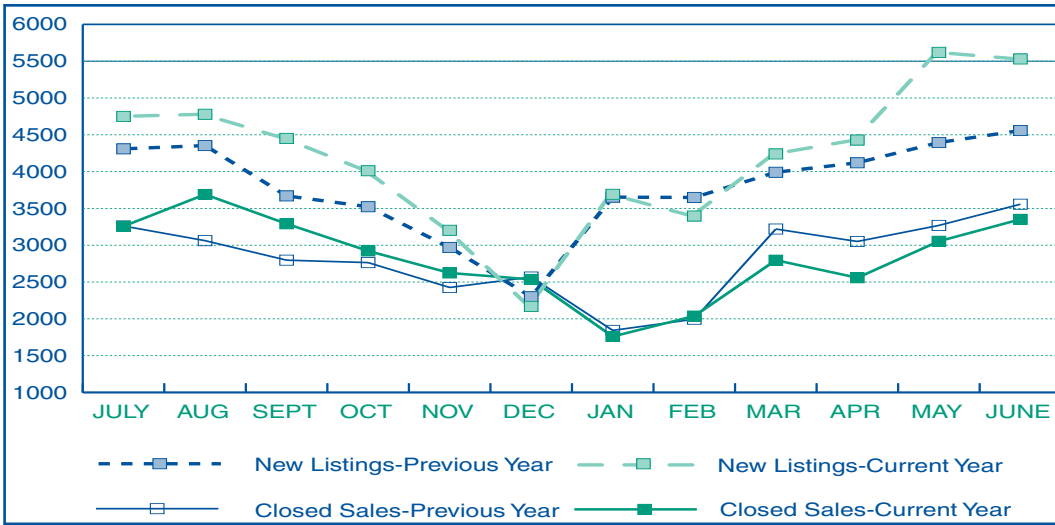
SW
WASHINGTON

PORTLAND
METRO



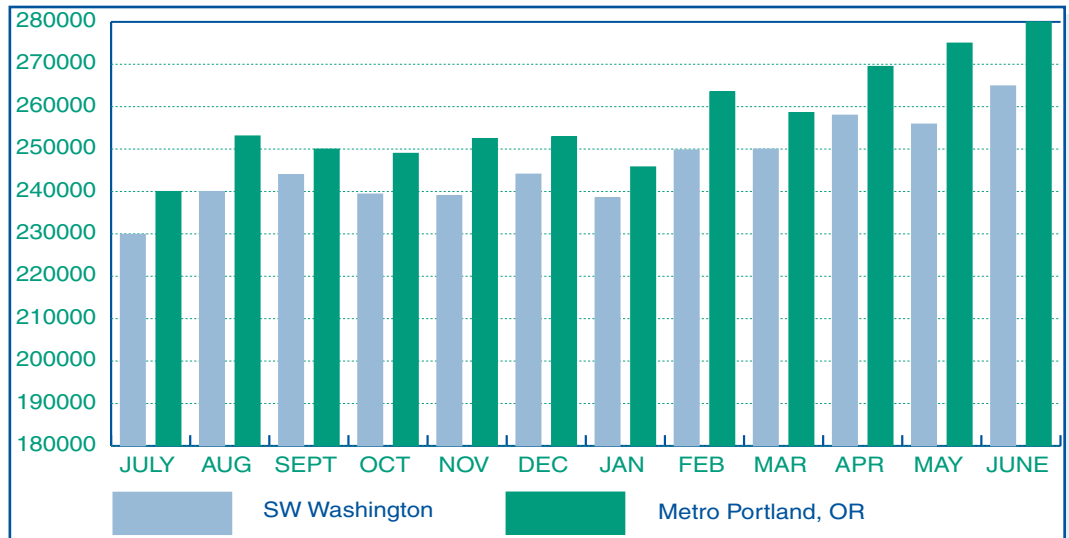
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



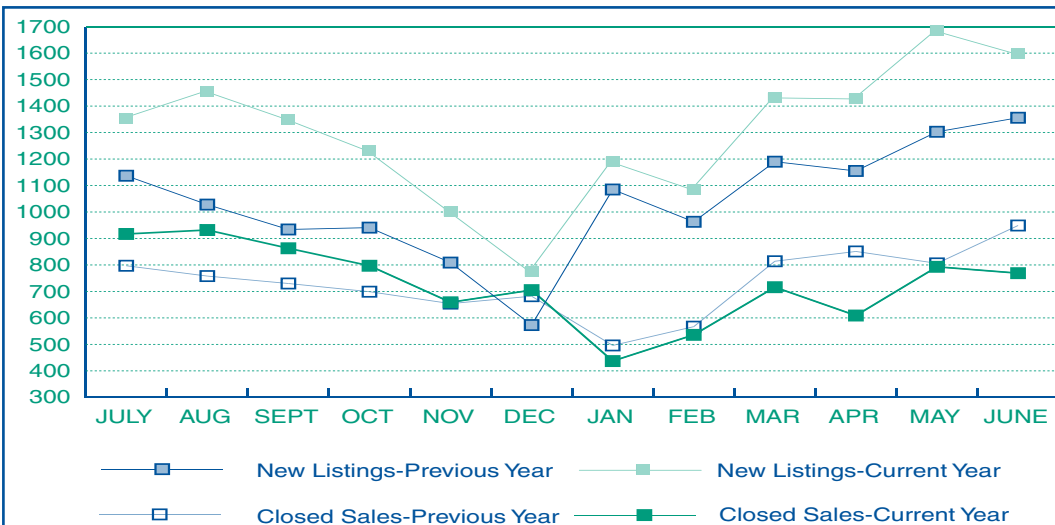
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

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

June 2006 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	June	1,597	782	769	306,100	264,900	57
	Year-to-Date	8,175	4,491	4,080	292,900	255,000	57
2005	June	1,356	1,117	949	256,200	225,000	41
	Year-to-Date	6,967	5,746	4,749	244,400	210,000	48

June Residential Highlights

The number of new listings continued to increase in June 2006 when compared with June 2005, climbing 17.8%. On the other hand, the number of accepted offers dropped 30%. Further, closed sales decreased 19%.

The 3,650 active residential listings at month's end would last 4.7 months at June's rate of sales.

Second Quarter Report

Comparing June 2006 to the same time period in 2005, new listings were up 22.2% (4,571 v. 3,741). Meanwhile, accepted offers and closed sales were both down, 24.4% (2,381 v. 3,151) and 17.3% (2,236 v. 2,702) respectively.

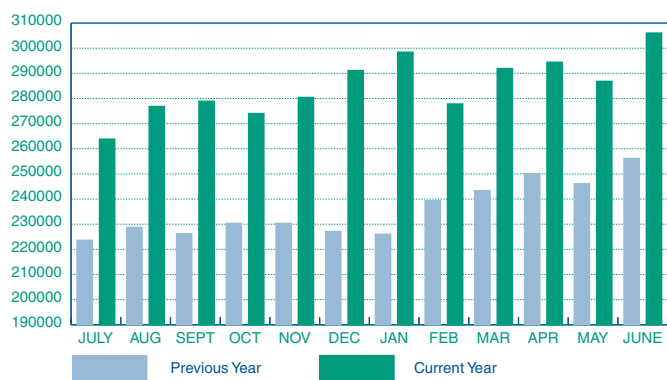
Appreciation

Comparing the 12 months ending with June 2006 to the 12 immediately prior, the average sale price climbed 20.2% (\$283,600 v. \$236,000). Using the same formula we can see that the median sale price increased 23.5% (\$246,900 v. \$200,000).

Inventory in Months (Active Listings / Closed Sales)

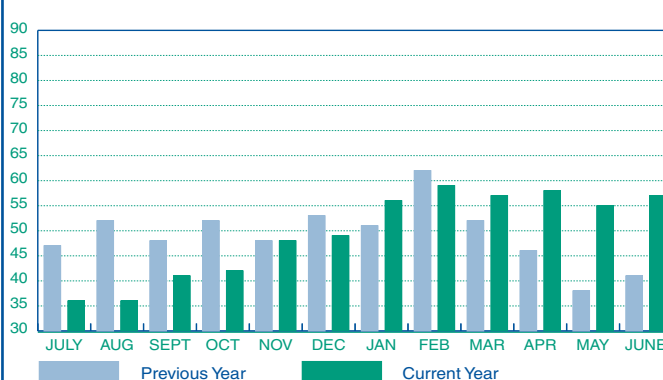
	2004	2005	2006
January	5.2	3.5	5.4
February	4.7	3.0	4.6
March	2.9	2.0	3.8
April	2.9	1.9	4.8
May	2.7	2.0	4.1
June	2.3	1.8	4.7
July	2.5	2.1	
August	2.6	2.2	
September	2.6	2.6	
October	2.6	3.0	
November	2.7	3.7	
December	2.5	3.3	

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.

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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	55	31	5	18	18.2%	26	231,900	35	187	128	-16.3%	118	220,600	197,000	15.6%	6	381,200	2	287,500	14	307,300	
12	NW Heights	81	54	9	41	3.3%	31	177,400	32	262	189	-6.0%	168	175,900	172,000	17.7%	2	440,000	6	81,200	31	238,600	
13	SW Heights	49	33	5	12	22.2%	11	355,300	111	107	65	0.0%	61	318,100	257,400	5.9%	1	350,000	0	N/A	2	227,500	
14	Lincoln/Hazel Dell	43	21	5	11	-47.4%	10	263,100	48	117	72	-18.2%	67	248,200	230,100	30.8%	0	N/A	1	150,000	0	N/A	
15	E Hazel Dell	144	54	21	43	-63.9%	30	230,400	61	383	245	-18.3%	190	243,800	235,000	20.8%	5	141,400	6	647,300	1	399,900	
20	NE Heights	72	41	9	15	-38.2%	21	254,500	39	194	121	-30.1%	114	236,800	220,000	27.2%	1	50,000	3	336,000	6	297,100	
21	Orchards	156	86	24	50	-15.2%	39	260,500	50	459	258	7.9%	244	265,900	262,500	27.3%	1	220,000	4	153,800	3	316,500	
22	Evergreen	246	127	29	68	-31.3%	66	246,800	41	668	404	-20.8%	379	228,100	222,500	11.4%	0	N/A	5	986,500	19	279,000	
23	E Heights	44	22	7	10	-56.0%	11	266,100	53	122	80	-35.0%	76	282,000	212,600	6.6%	1	193,000	1	235,000	1	220,000	
24	Cascade Park	75	38	9	20	-37.1%	22	279,700	49	205	139	-14.7%	135	288,300	260,000	16.2%	3	217,700	1	180,000	9	310,400	
25	Five Corners	95	53	25	36	-12.0%	44	241,000	63	308	219	-7.6%	203	235,200	228,900	20.6%	0	N/A	3	280,000	2	191,200	
26	E Orchards	131	73	20	38	-14.6%	35	319,100	48	317	163	-24.5%	147	318,600	300,000	31.0%	0	N/A	2	257,500	0	N/A	
27	Fisher's Landing	108	58	12	26	0.0%	43	277,500	50	318	193	-22.8%	177	289,800	281,000	12.7%	0	N/A	4	318,800	1	311,700	
31	SE County	32	12	3	6	33.3%	8	416,600	102	53	34	-8.1%	29	462,900	396,000	44.5%	0	N/A	6	256,100	0	N/A	
32	Camas City	337	139	45	54	-8.2%	56	438,500	57	677	301	-16.4%	267	430,500	355,000	18.8%	1	180,000	14	278,600	7	258,800	
33	Washougal	305	91	44	48	-14.5%	47	359,000	93	525	254	0.0%	216	331,000	299,900	31.4%	4	232,900	68	168,200	6	336,000	
41	N Hazel Dell	129	69	11	20	-34.8%	30	332,900	38	246	138	-32.0%	130	290,500	271,800	26.6%	0	N/A	1	125,000	1	1,153,800	
42	S Salmon Creek	117	58	35	17	-33.3%	28	301,400	46	245	127	-45.0%	125	276,500	275,000	15.7%	3	205,500	4	665,800	0	N/A	
43	N Felida	132	64	13	46	-11.4%	39	373,600	52	350	201	-17.3%	169	341,900	303,000	7.4%	0	N/A	1	145,000	1	215,200	
44	N Salmon Creek	188	72	25	24	-21.9%	25	357,200	61	328	131	-24.3%	117	368,600	308,300	39.4%	1	865,000	7	679,700	0	N/A	
50	Ridgefield	168	35	17	18	-58.6%	12	386,100	118	265	76	-8.4%	70	352,300	333,500	49.0%	2	260,000	9	1,341,000	0	N/A	
51	W of I-5 County	33	16	12	3	-20.0%	4	356,600	97	50	21	-19.2%	19	573,700	476,000	6.7%	0	N/A	3	383,300	0	N/A	
52	NW E of I-5 County	37	10	5	8	-40.0%	6	549,800	75	81	46	-33.3%	40	399,400	347,700	21.9%	0	N/A	11	314,700	0	N/A	
61	Battleground	235	109	31	48	-38.8%	30	309,600	57	512	263	-17.6%	240	293,000	250,000	23.1%	2	412,500	12	391,000	3	366,600	
62	Brush Prairie	226	79	13	28	-34.1%	27	456,400	51	373	176	-1.1%	170	396,500	333,500	22.0%	3	328,600	19	328,100	1	330,000	
63	East County	7	5	0	0	-100.0%	0	N/A	N/A	8	1	-66.7%	1	249,900	249,900	-3.0%	0	N/A	0	N/A	0	N/A	
64	Central County	16	6	2	3	-88.9%	1	373,000	6	31	13	-53.6%	10	413,600	389,300	40.1%	0	N/A	3	237,200	0	N/A	
65	Mid-Central County	23	4	4	4	-11.1%	8	391,100	77	37	24	-41.5%	25	387,700	367,000	33.4%	0	N/A	6	277,900	0	N/A	
66	Yacolt	45	15	4	11	0.0%	8	302,500	97	78	45	4.7%	36	304,300	303,300	18.8%	0	N/A	6	256,300	0	N/A	
70	La Center	85	25	9	7	-83.3%	2	377,500	115	152	70	29.6%	68	324,700	316,400	19.5%	1	194,200	0	N/A	0	N/A	
71	N Central	21	6	4	5	20.0%	6	368,700	98	36	16	-38.5%	12	353,800	376,000	49.9%	0	N/A	5	209,400	0	N/A	
72	NE Corner	14	6	2	0	0.0%	1	295,000	29	21	9	-59.1%	10	261,900	244,500	40.0%	0	N/A	4	181,500	0	N/A	
80	Woodland City	20	8	1	9	-83.3%	4	193,300	37	52	41	-76.6%	33	265,200	227,000	19.4%	2	289,000	4	528,000	0	N/A	
81	Woodland Area	36	11	3	8	-55.6%	8	283,700	95	64	34	-54.1%	35	312,400	265,000	25.2%	1	269,300	20	160,200	0	N/A	
82	Cowlitz County	145	66	11	27	-60.5%	30	198,300	53	344	194	-49.7%	179	204,200	170,000	11.4%	2	142,500	58	102,800	6	157,600	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

June 2006 Reporting Period

Residential Market Highlights

Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	June	819	485	453	262,500	231,500	48
	Year-to-Date	3,804	2,540	2,288	246,900	219,000	52
2005	June	670	511	490	233,800	192,400	43
	Year-to-Date	3,312	2,740	2,374	212,500	184,900	49

June Residential Highlights

When comparing June 2006 to June 2005 in Lane County the number of new listings increased 22.2%. However, closed sales were down 7.6% and pending sales decreased 5.1%.

Second Quarter Report

When comparing the second quarter of 2006 with the April-June 2005 the number of new listings increased 17.3% (2,188 v. 1,865). On the other hand, the number of accepted offers fell 8.8% (1,368 v. 1,500) and the number of closed sales decreased 8.3% (1,297 v. 1,415).

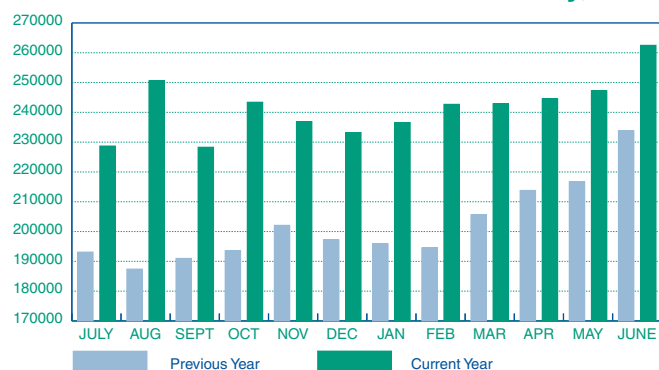
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with June 2006 to the 12 immediately prior. Using those time periods, the average sale price in Greater Lane County climbed 19.5% (\$241,300 v. \$201,900). Using the same formula we can see that the median sale price increased 20.3% (\$210,000 v. \$174,500).

Inventory in Months (Active Listings / Closed Sales)

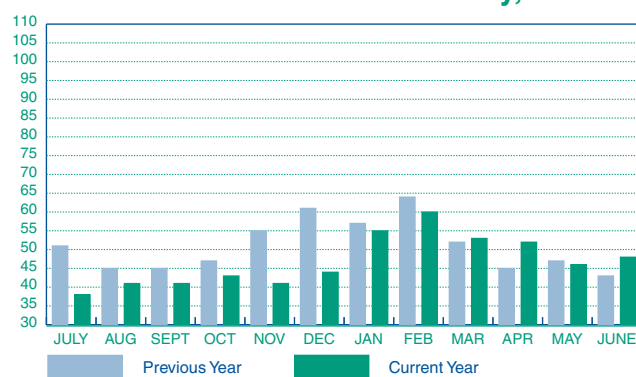
	2004	2005	2006
January	4.9	3.4	4.1
February	3.8	2.8	3.4
March	2.6	1.8	2.4
April	2.6	1.8	2.5
May	2.3	1.7	2.6
June	2.0	1.8	2.9
July	2.2	2.1	
August	2.2	2.1	
September	2.6	2.5	
October	2.8	2.8	
November	2.5	2.6	
December	2.2	2.5	

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.

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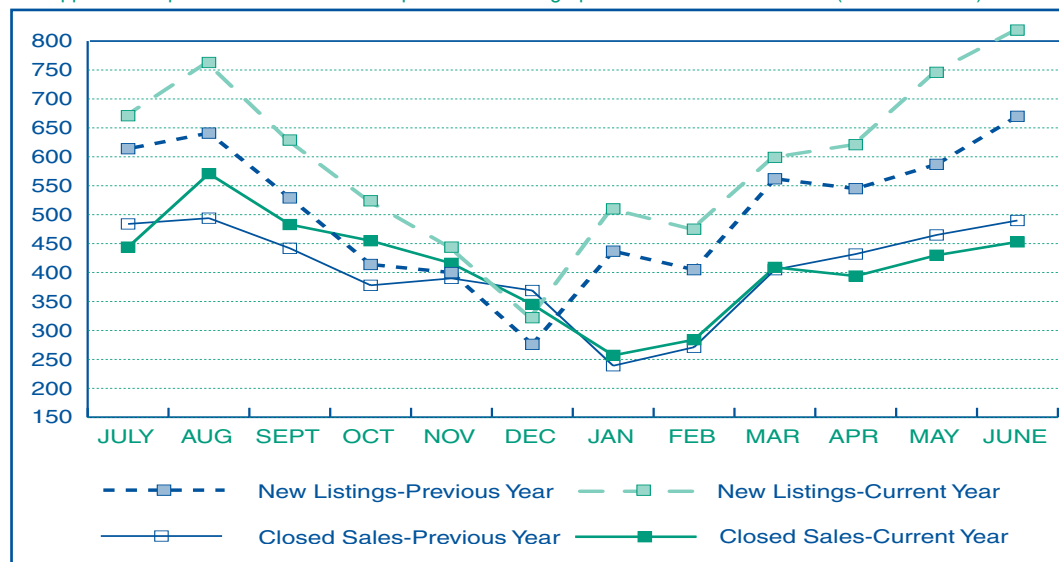
Lane County, Oregon

	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	
232	Hayden Bridge	32	20	4	14	-12.5%	17	247,800	30	98	78	-1.3%	76	244,900	225,200	19.1%	0	N/A	0	N/A	5	283,300
233	McKenzie Valley	57	22	9	14	16.7%	12	386,900	96	107	55	-8.3%	49	369,400	315,500	23.7%	1	300,000	8	215,600	0	N/A
234	Pleasant Hill/Oak	87	45	11	22	10.0%	22	249,300	67	168	102	-11.3%	93	217,000	165,000	14.3%	5	56,200	12	108,800	3	125,000
235	Cottage Grove/ Creswell/Dorena	176	82	19	46	-4.2%	40	221,600	74	360	230	-16.4%	194	214,500	191,200	14.4%	3	175,200	38	122,500	6	248,900
236	Veneta/Elmira	83	61	8	35	59.1%	27	289,300	62	234	161	23.8%	128	245,000	222,600	20.0%	2	240,900	8	198,200	1	960,000
237	Junction City	64	28	3	15	-31.8%	12	209,400	55	141	86	-26.5%	80	229,700	179,000	14.0%	3	225,000	10	149,600	3	579,700
238	Florence	26	5	2	1	0.0%	1	195,000	101	29	7	-22.2%	8	272,500	272,500	63.0%	1	585,000	5	113,000	1	199,000
239	Thurston	90	44	9	34	21.4%	34	189,500	59	275	194	-1.0%	190	203,900	196,500	21.5%	5	1,192,700	29	88,400	10	233,900
240	Coburg I-5	19	8	1	2	-66.7%	3	326,500	34	46	31	24.0%	27	232,200	195,000	9.3%	0	N/A	1	47,000	1	235,000
241	N Gilham	53	19	1	14	75.0%	13	306,400	45	112	72	-23.4%	66	305,700	271,000	29.0%	0	N/A	0	N/A	4	323,000
242	Ferry Street Bridge	90	52	12	33	-8.3%	31	280,700	51	263	172	-7.5%	150	288,600	262,500	13.4%	1	72,500	5	206,600	2	247,500
243	E Eugene	82	53	14	33	-8.3%	34	362,400	34	261	175	-4.4%	153	340,500	295,000	28.0%	1	887,500	14	164,400	6	301,100
244	SW Eugene	137	90	19	51	-30.1%	55	346,200	33	406	267	-18.1%	235	331,500	297,500	16.6%	0	N/A	27	187,000	6	307,300
245	W Eugene	48	21	4	14	16.7%	12	216,400	27	107	71	-9.0%	64	195,000	182,800	12.8%	3	492,100	1	168,000	10	269,200
246	Danebo	122	91	14	59	-13.2%	40	204,100	41	408	275	-2.5%	250	190,200	190,200	21.0%	0	N/A	4	119,000	10	269,100
247	River Road	40	32	10	12	-29.4%	10	208,200	27	128	87	-22.3%	81	205,100	196,500	17.5%	0	N/A	2	68,000	3	226,300
248	Santa Clara	111	81	14	37	-9.8%	35	290,300	42	316	198	-2.5%	178	274,900	251,500	24.6%	1	1,800,000	6	91,700	6	305,000
249	Springfield	67	51	10	43	16.2%	47	176,800	42	296	250	7.3%	241	172,800	165,000	22.9%	8	422,500	6	155,800	27	267,000
250	Mohawk Valley	23	14	3	6	-25.0%	8	298,700	42	49	29	-21.6%	25	351,900	275,000	25.4%	0	N/A	1	148,000	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 June 2006 with June 2005. The Year-To-Date section compares year-to-date statistics from June 2006 with year-to-date statistics from June 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).



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

June 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	June	353	154	124	212,800	185,000	77
	Year-to-Date	1,632	785	734	203,700	175,000	77
2005	June	269	198	178	195,400	171,100	69
	Year-to-Date	1,248	924	809	179,400	153,000	77

June Residential Highlights

The number of new listings in Douglas County increased 31.2%, when comparing June 2006 to June 2005. However, closed sales decreased 30.3%. Further, the number of pending sales dropped 22.2%.

Second Quarter Report

When comparing market activity from the second quarter of 2006 to the same time period in 2005, new listings were up 40.4% (948 v. 675). On the other hand, the number of accepted offers decreased 14.1% (431 v. 502) and closed sales dropped 15.3% (404 v. 477).

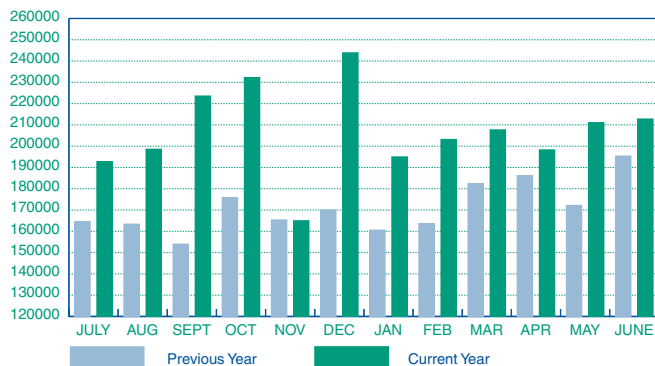
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with June 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 21.8% (\$209,100 v. \$171,700). Using the same formula we can see that the median sale price also increased 20.3% (\$174,500 v. \$145,000).

Inventory in Months (Active Listings / Closed Sales)

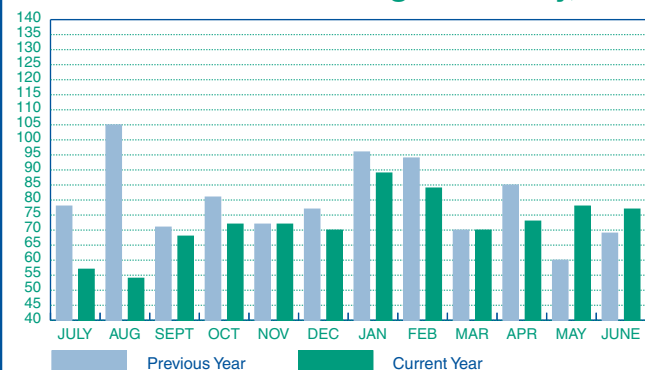
	2004	2005	2006
January	8.0	3.4	6.5
February	7.7	4.8	6.2
March	4.4	3.3	6.3
April	4.4	3.1	6.9
May	3.5	3.0	6.0
June	3.2	2.9	8.5
July	3.2	3.0	
August	3.5	3.5	
September	3.7	3.5	
October	2.9	4.6	
November	3.2	4.7	
December	3.4	5.5	

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 • 6/2006

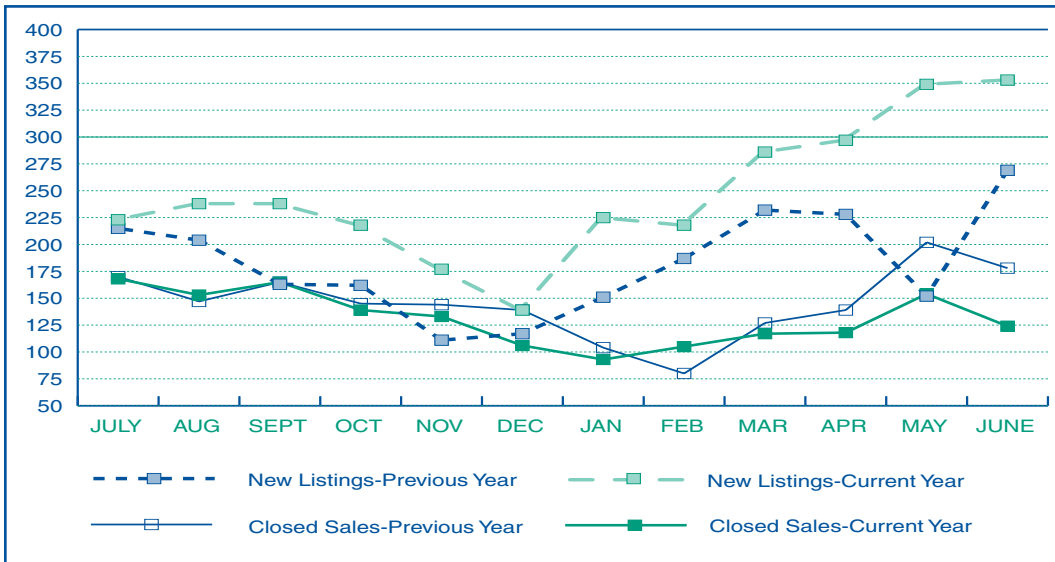
Douglas County, Oregon

		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	128	40	9	16	-11.1%	17	118,600	82	208	95	-8.7%	100	176,300	147,500	26.0%	4	149,900	27	100,500	4	238,500
252	NW Roseburg	89	26	5	15	-16.7%	9	326,800	93	134	73	-13.1%	64	319,700	262,500	15.3%	2	930,000	17	191,100	1	256,000
253	SE Roseburg	69	37	4	11	-8.3%	10	251,400	68	116	59	-15.7%	61	189,000	185,000	16.1%	5	144,100	11	53,900	2	177,800
254	SW Roseburg	74	23	12	14	-12.5%	9	196,600	66	120	64	-17.9%	56	220,200	208,000	11.7%	1	200,000	9	138,100	2	138,800
255	Glide & E of Roseburg	45	13	4	6	-57.1%	4	305,900	147	58	28	-45.1%	27	312,800	288,500	55.3%	2	387,500	6	250,400	0	N/A
256	Sutherlin/ Oakland Area	128	41	11	24	-17.2%	20	200,100	73	209	100	-4.8%	89	201,800	180,000	25.3%	4	774,400	11	104,600	1	375,000
257	Winston & SW of Roseburg	106	35	12	14	-22.2%	17	279,100	78	163	90	-10.9%	78	211,200	155,300	29.0%	3	163,200	13	216,600	2	188,500
258	Myrtle Creek & S/SE of Roseburg	160	65	13	22	-24.1%	13	173,900	77	248	121	-14.2%	118	166,900	146,300	22.4%	4	150,500	17	105,100	0	N/A
259	Green District	80	29	6	15	0.0%	13	213,600	51	146	79	5.3%	71	194,400	170,000	34.8%	0	N/A	5	214,800	4	307,000
265	North Douglas County	180	44	14	17	-41.4%	12	177,800	82	230	76	-33.9%	70	159,800	142,000	18.7%	6	280,800	17	119,100	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 June 2006 with June 2005. The Year-To-Date section compares year-to-date statistics from June 2006 with year-to-date statistics from June 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).



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

June 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	June	197	82	66	199,900	167,500	72
	Year-to-Date	925	408	378	204,500	169,000	84
2005	June	157	112	104	200,000	169,800	60
	Year-to-Date	747	537	483	173,600	150,000	74

June Residential Highlights

The number of new listings increased 25.5% when comparing June 2006 to June 2005. Conversely, closed sales fell 36.5% and pending sale dropped 26.8%.

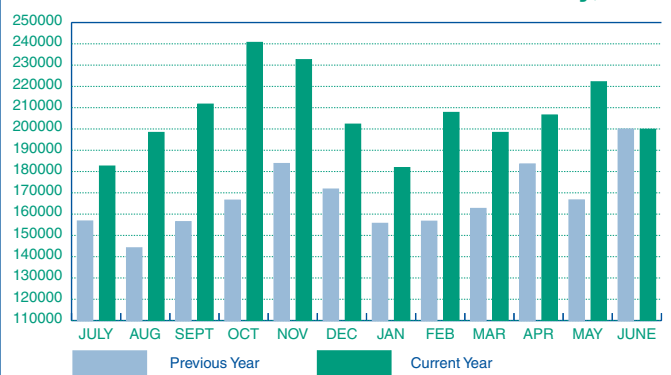
Second Quarter Report

When comparing the second quarter of 2006 to that of 2005, new listings grew 33% (556 v. 418). However, the number of closed sales decreased 23.3% (204 v. 266) and pending sales dropped 28.8% (218 v. 306).

Appreciation

The average sale price for the 12 months ending in June 2006 climbed 25% (\$209,400 v. \$167,500) when compared to the previous 12 months. Median sale price also increased 22% (\$175,000 v. \$143,500).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 6/2006 • Coos 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
97411	Bandon	138	35	11	8	N/A	3	476,700	93	136	36	N/A	30	331,700	229,500	24.4%	5	308,700	37	261,500	0	N/A
97420	Coos Bay	249	75	14	36	N/A	23	160,800	46	374	179	N/A	160	194,400	164,800	24.9%	7	417,900	18	99,200	10	217,200
97423	Coquille	52	16	8	7	N/A	4	214,800	68	86	38	N/A	41	171,800	145,000	19.7%	2	122,500	5	105,000	2	307,500
97458	Myrtle Point	43	11	1	6	N/A	6	146,400	149	58	33	N/A	33	190,300	150,000	23.7%	1	175,000	1	120,000	1	160,000
97459	North Bend	134	47	8	22	N/A	25	223,400	70	202	93	N/A	84	214,800	184,800	18.9%	2	452,500	21	127,800	5	243,200
97449	Lakeside	37	9	0	2	N/A	2	213,600	85	45	20	N/A	20	201,800	162,300	19.4%	0	N/A	4	240,500	1	118,000
97466	Powers	16	4	1	1	N/A	2	108,000	131	18	8	N/A	9	82,900	90,000	6.5%	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 June 2006 with June 2005. The Year-To-Date section compares year-to-date statistics from June 2006 with year-to-date statistics from June 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

June 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	June	131	35	28	265,800	245,000	128
	Year-to-Date	543	158	136	296,600	262,800	113
2005	June	78	34	31	335,000	335,000	94
	Year-to-Date	321	158	141	322,000	290,000	96

June Residential Highlights

New listings increased 68% when comparing June 2006 to June 2005. The number of pending sales in Curry County increased 2.9%. However, the number of closed sales decreased 9.7%.

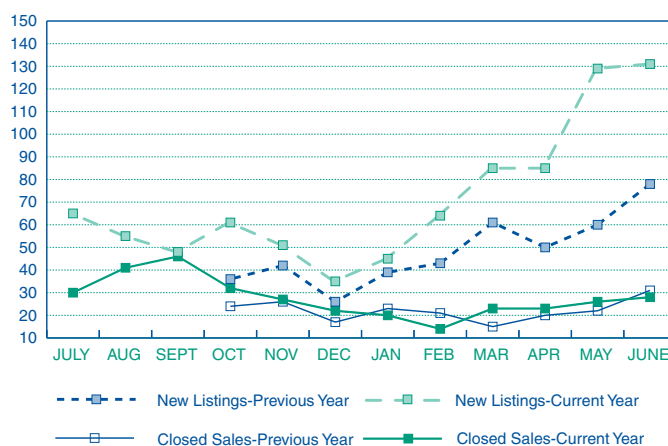
Second Quarter Report

Comparing April-June 2006 to April-June 2005, new listings were up 80.9% (331 v. 183). Pending sales grew 2.2% (93 v. 91), but the number of closed sales was the same (79 v. 79).

Appreciation

Comparing the 12 months ending with June 2006 to the 12 immediately prior, average sale price climbed 4.7% (\$323,800 v. \$309,200). Using the same formula we can see that the median sale price also increased—up 3.5% (\$289,000 v. \$279,300).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 6/2006 • 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. 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	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	191	55	15	12	-47.8%	14	330,200	117	205	70	-27.8%	69	337,400	280,000	2.6%	3	255,000	21	222,500	3	248,300
271	Harbor, Winchuck, SB Chetco	92	21	5	6	50.0%	7	181,100	125	111	38	15.2%	34	218,400	214,500	1.6%	1	415,000	6	200,800	1	349,900
272	Carpenterville, Cape Ferrello, Whaleshead	29	12	3	5	0.0%	1	436,000	130	42	15	-21.1%	13	343,600	355,000	17.3%	0	N/A	1	450,000	0	N/A
273	Gold Beach	126	31	7	9	350.0%	4	170,000	119	138	28	366.7%	17	242,900	245,000	-4.2%	2	2,045,000	6	291,300	0	N/A
274	Port Orford, Langlois	46	12	5	3	#DIV/0!	2	218,200	226	47	7	133.3%	3	345,400	245,000	65.0%	0	N/A	4	227,900	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 June 2006 with June 2005. The Year-To-Date section compares year-to-date statistics from June 2006 with year-to-date statistics from June 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

June 2006 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	June	233	115	100	242,800	201,000	76
	Year-to-Date	926	539	461	245,500	197,000	87
2005	May	192	107	98	224,700	196,000	87
	Year-to-Date	691	424	358	246,500	196,000	90

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.

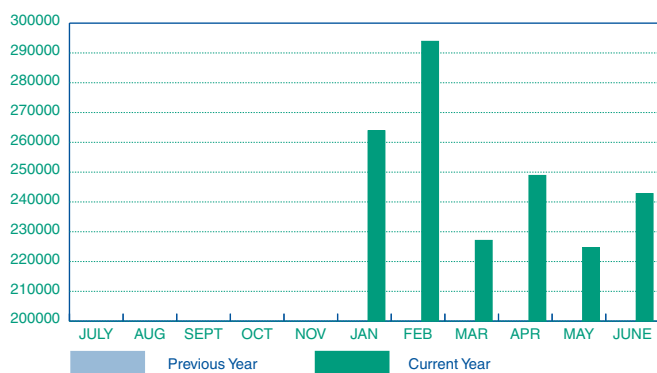
June Residential Highlights

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 233 new listings in June 2006 in Mid-Columbia—up 21.4% from the previous month (see table above). The number of pending sales also increased 7.5% (115 v. 107) and closed sales were up 2% (100 v. 98). The average sale price increased 8.1% (\$242,800 v. \$224,700) and the median sale price rose 2.6% (\$201,000 v. \$196,000). The average listing was on the market for 76 days—down 12.6%. (Due to possible reporting inconsistencies, average market time should be used to analyze trends only.)

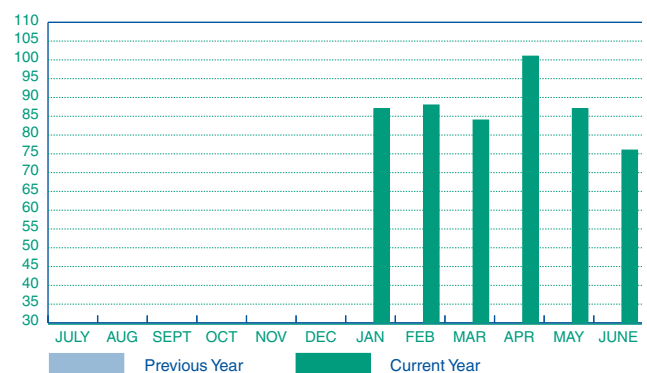
At June's rate of sales, the 540 active residential listings at month's end would take 5.4 months to sell.

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 • 6/2006

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. 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	
100	White Salmon/Bingen	48	11	2	6	N/A	6	376,300	166	64	38	N/A	37	300,700	233,000	N/A	3	272,700	9	158,400	0	N/A	
101	Snowden	8	2	2	3	N/A	0	N/A	N/A	15	9	N/A	6	456,300	388,500	N/A	0	N/A	3	182,300	0	N/A	
102	Trout Lake/Glenwood	8	3	0	3	N/A	1	223,500	8	11	6	N/A	5	410,800	223,500	N/A	0	N/A	5	154,700	0	N/A	
103	Husum/BZ Corner	7	1	1	1	N/A	0	N/A	N/A	10	5	N/A	4	194,800	185,000	N/A	0	N/A	7	152,900	0	N/A	
104	Lyle	12	1	0	3	N/A	0	N/A	N/A	20	9	N/A	4	269,100	222,800	N/A	1	475,000	14	141,800	0	N/A	
105	Dallesport/Murdock	5	1	0	2	N/A	1	55,000	11	7	11	N/A	9	171,900	180,300	N/A	0	N/A	4	140,300	0	N/A	
106	Appleton/Timber Valley	4	0	0	1	N/A	1	163,000	35	4	6	N/A	5	128,600	110,000	N/A	0	N/A	3	121,700	0	N/A	
107	Centerville/High Prairie	3	2	0	0	N/A	1	170,000	26	6	3	N/A	3	159,300	170,000	N/A	0	N/A	11	78,300	0	N/A	
108	Goldendale	45	26	4	19	N/A	10	121,600	90	98	61	N/A	52	117,700	106,000	N/A	2	152,500	47	95,600	1	115,000	
109	Bickleton/East County	5	3	1	0	N/A	2	102,500	172	8	4	N/A	3	87,500	82,000	N/A	0	N/A	3	51,000	0	N/A	
110	Klickitat	3	0	0	1	N/A	1	110,000	44	6	3	N/A	2	101,800	101,800	N/A	0	N/A	2	52,500	0	N/A	
111	Skamania	7	1	0	0	N/A	1	369,900	159	6	3	N/A	4	242,700	227,500	N/A	1	149,000	4	113,800	0	N/A	
112	North Bonneville	4	1	1	0	N/A	0	N/A	N/A	6	5	N/A	5	290,400	234,000	N/A	1	26,500	2	230,000	0	N/A	
113	Stevenson	17	5	1	5	N/A	4	477,800	49	27	16	N/A	12	398,700	344,500	N/A	2	307,500	8	102,400	0	N/A	
114	Carson	18	9	0	1	N/A	2	149,300	32	22	6	N/A	7	194,700	163,000	N/A	0	N/A	2	41,300	0	N/A	
115	Home Valley	2	1	1	0	N/A	0	N/A	N/A	2	1	N/A	0	N/A	N/A	N/A	0	N/A	0	0	0	N/A	
116	Cook, Underwood, Mill A. Willard	10	6	1	0	N/A	2	154,000	53	15	8	N/A	10	303,500	290,500	N/A	0	N/A	4	134,500	0	N/A	
117	Unincorporated North	14	8	2	0	N/A	0	N/A	N/A	12	1	N/A	3	160,700	157,500	N/A	0	N/A	10	131,500	0	N/A	

351	The Dalles	105	49	8	30	N/A	37	202,300	63	236	164	N/A	148	178,100	168,000	N/A	1	212,000	8	87,800	5	258,000
352	Dufur	3	1	0	0	N/A	0	N/A	N/A	4	2	N/A	2	329,400	329,400	N/A	0	N/A	4	45,900	0	N/A
353	Tygh Valley	4	1	0	0	N/A	0	N/A	N/A	4	2	N/A	3	102,700	110,000	N/A	0	N/A	0	N/A	0	N/A
354	Wamic/Pine Hollow	22	4	0	1	N/A	7	294,600	81	26	14	N/A	13	206,700	131,500	N/A	0	N/A	2	560,000	0	N/A
355	Maupin/Pine Grove	7	5	1	0	N/A	1	162,900	6	9	3	N/A	3	132,500	162,900	N/A	0	N/A	5	82,200	0	N/A
356	Rowena	0	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	7	1	1	1	N/A	0	N/A	N/A	6	4	N/A	4	515,000	290,000	N/A	0	N/A	5	244,200	0	N/A
361	Cascade Locks	18	6	3	1	N/A	1	182,500	5	27	9	N/A	6	187,600	184,000	N/A	0	N/A	2	60,000	0	N/A
362	Hood River City	94	61	6	16	N/A	12	338,300	45	160	69	N/A	56	361,400	322,000	N/A	3	625,000	29	141,300	2	300,000
363	Hood River-Westside	23	11	1	7	N/A	3	446,300	50	41	25	N/A	21	449,700	425,000	N/A	1	2,000,000	5	231,600	0	N/A
364	Hood River-Eastside	7	4	1	1	N/A	0	N/A	N/A	6	3	N/A	2	652,500	652,500	N/A	1	525,000	0	N/A	0	N/A
366	Odell	5	2	1	5	N/A	1	320,000	7	19	14	N/A	7	271,100	265,000	N/A	0	N/A	0	N/A	0	N/A
367	Parkdale/Mt. Hood	17	5	2	6	N/A	4	296,800	128	40	27	N/A	20	345,900	321,000	N/A	0	N/A	0	N/A	0	N/A
370	Sherman County	8	2	0	2	N/A	2	94,800	282	9	8	N/A	5	127,100	104,000	N/A	1	41,000	1	25,000	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 June 2006 with June 2005. The Year-To-Date section compares year-to-date statistics from June 2006 with year-to-date statistics from June 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (7/1/05-6/30/06) with 12 months before (7/1/04-6/30/05).

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.



MULTIPLE LISTING SERVICE

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Fax: (503) 230-0689

Southwest Washington

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Vancouver, WA 98666
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Fax: (360) 696-9342

Lane County: Eugene

2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
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Lane County: Florence

1525 12th Street, Suite 10
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1299 NW Ellan, Suite 3
Roseburg, OR 97470
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Curry County

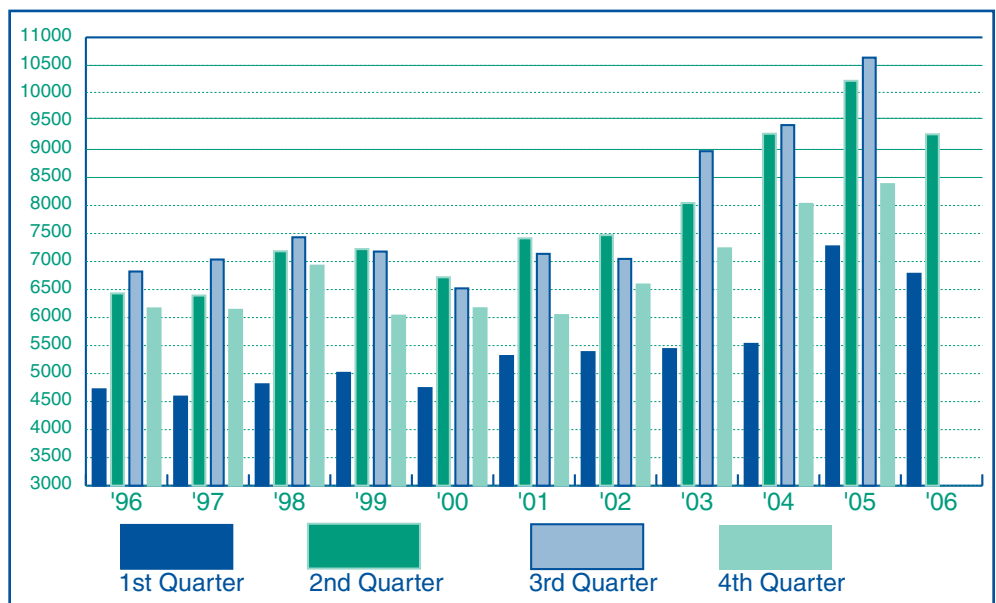
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark and Cowlitz Counties in Washington.

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