

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

March 2006 Reporting Period

March Residential Highlights

Market Activity in the Portland Metro Area seems to have slowed down when comparing March 2006 with March 2005. The number of new listings increased 6.2%. However, the number of accepted offers and closed sales both fell, 8.6% and 13.1% respectively. See table below.

At the end of March 2006, there were 5,645 active residential listings in the Portland Metro area. Given the month's rate of sales they would take approximately 2.0 months to sell (see table to right).

	Average Sale Price	Change from Prior Year
2006	\$242,800	15%
2005	\$210,600	21%
2004	\$173,600	2%
2003	\$169,900	N/A

First Quarter/Year-To-Date

When comparing market activity through March 2006 to the same time period in 2005, the first quarter in 2006 seems to be off to a slow start.

The number of closed sales decreased 6.7%. Pending sales also dropped 8.7%. However, new listings increased a slight 0.8%. See table below.

Appreciation

To calculate sale price appreciation, prices for the twelve months that ended with March 2006 are compared to prices for the twelve months ending in March 2005.

Using those time periods, the average sale price appreciated 16.4% (\$292,400 v. \$251,300). Using the same date range to compare median sale price we see a 16.7% appreciation rate (\$245,000 v. \$209,900).

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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	
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	March	4,240	3,399	2,797	307,400	262,000	45
	Year-to-Date	11,383	8,620	6,781	304,600	258,600	45
2005	March	3,991	3,720	3,220	264,300	223,000	54
	Year-to-Date	11,298	9,443	7,270	257,300	217,000	58

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Metro Portland & Adjacent Regions, Oregon

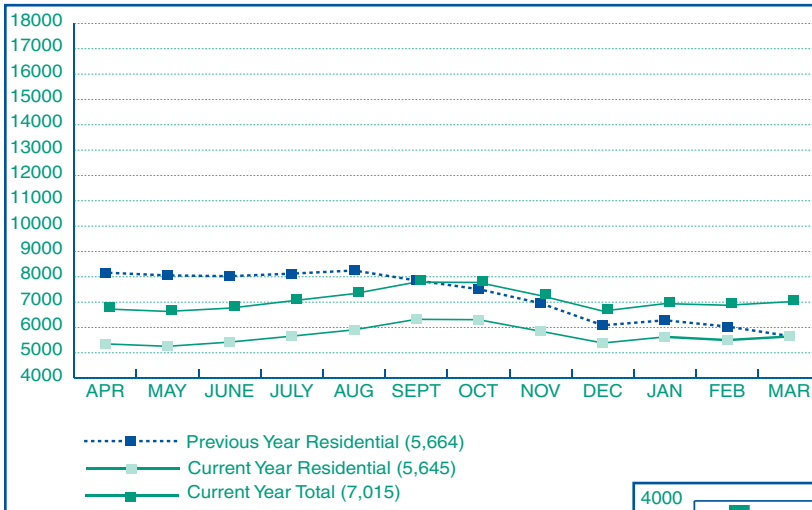
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005²	Closed Sales	Average Sale Price	Average Market 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	225	229	61	153	-3.2%	113	246,900	35	524	371	-8.6%	293	239,700	229,500	20.6%	3	181,000	16	112,300	20	312,900	
142	Northeast Portland	415	406	91	341	-19.0%	277	293,500	38	1,082	841	-16.3%	651	289,200	250,000	18.1%	7	547,400	18	220,200	32	508,300	
143	Southeast Portland	669	524	126	421	-18.4%	359	248,700	39	1,474	1,125	-3.1%	931	248,800	219,500	15.9%	8	297,900	40	166,900	77	378,500	
144	Gresham/ Troutdale	401	293	67	232	-21.1%	188	252,600	49	759	581	-22.4%	520	248,400	237,800	14.5%	5	384,400	15	239,300	20	291,900	
145	Milwaukie/ Clackamas	565	374	92	252	-1.2%	210	352,900	60	947	635	-4.7%	469	336,100	290,400	20.4%	2	280,500	59	334,100	10	252,800	
146	Oregon City/ Canby	362	233	53	164	2.5%	142	308,600	43	610	398	-5.7%	307	308,800	279,000	19.3%	5	195,000	22	255,100	7	248,400	
147	Lake Oswego/West Linn	360	212	55	158	-15.5%	130	506,300	47	624	426	-9.0%	318	505,400	438,900	15.6%	0	N/A	7	525,000	3	488,300	
148	West Portland	647	430	109	320	0.9%	237	417,400	43	1,234	897	-0.7%	610	426,500	350,500	13.8%	2	442,500	25	346,800	10	399,300	
149	Northwest Washington County	203	158	55	139	-4.1%	111	382,600	42	461	343	-16.7%	300	359,300	321,000	13.5%	0	N/A	15	338,300	4	335,800	
150	Beaverton/Aloha	447	396	86	381	0.0%	328	276,300	39	1,109	914	-5.4%	703	271,800	247,100	15.6%	3	220,100	9	670,700	13	390,600	
151	Tigard/Wilsonville	453	344	86	291	-0.7%	203	360,700	41	935	743	-5.8%	550	344,700	314,000	27.1%	0	N/A	11	605,500	5	304,300	
152	Hillsboro/ Forest Grove	303	310	45	273	-0.7%	213	272,600	45	728	607	-14.0%	491	269,300	240,500	19.5%	6	415,900	10	536,400	24	285,700	
153	Mt. Hood: Govt. Camp/Wemme	45	25	9	20	-13.0%	33	284,900	64	59	54	-15.6%	75	287,400	280,100	37.0%	1	45,000	14	126,800	0	N/A	
155	Columbia County	213	112	31	101	-21.1%	97	204,000	48	333	247	-16.3%	212	216,900	198,200	18.0%	6	351,500	33	139,600	7	213,500	
156	Yamhill County	337	194	30	153	-8.4%	156	241,600	68	504	438	1.6%	351	241,000	213,200	18.6%	9	226,600	38	190,200	9	337,500	
170-172, 210	Marion/ Polk Counties	387	188	45	128	37.6%	83	209,100	71	461	327	32.9%	264	208,600	188,900	20.6%	4	262,300	16	176,200	6	283,100	
180-200	North Coastal Counties	305	110	18	57	-13.6%	47	249,900	75	284	161	-6.4%	133	316,600	244,500	20.2%	1	215,000	37	148,800	7	437,800	

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

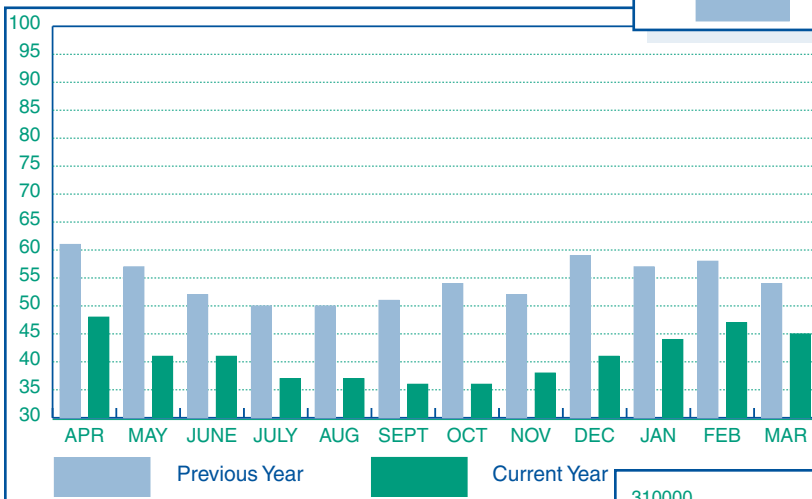
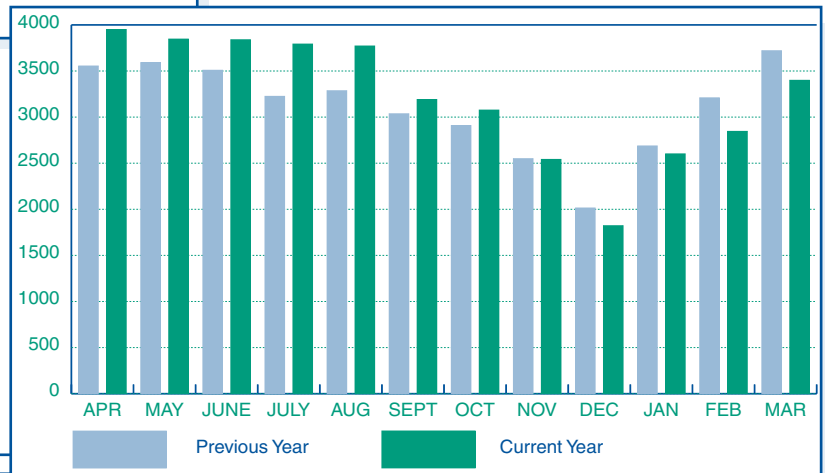
³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/05-3/31/06) with 12 months before (4/1/04-3/31/05).

Market Action



PENDING SALES Metro Portland, Oregon

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

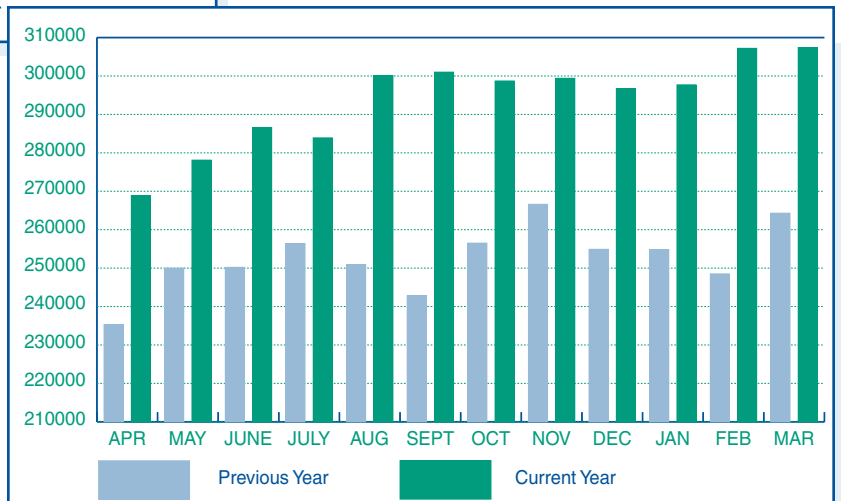


DAYS ON MARKET Metro Portland, Oregon

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.

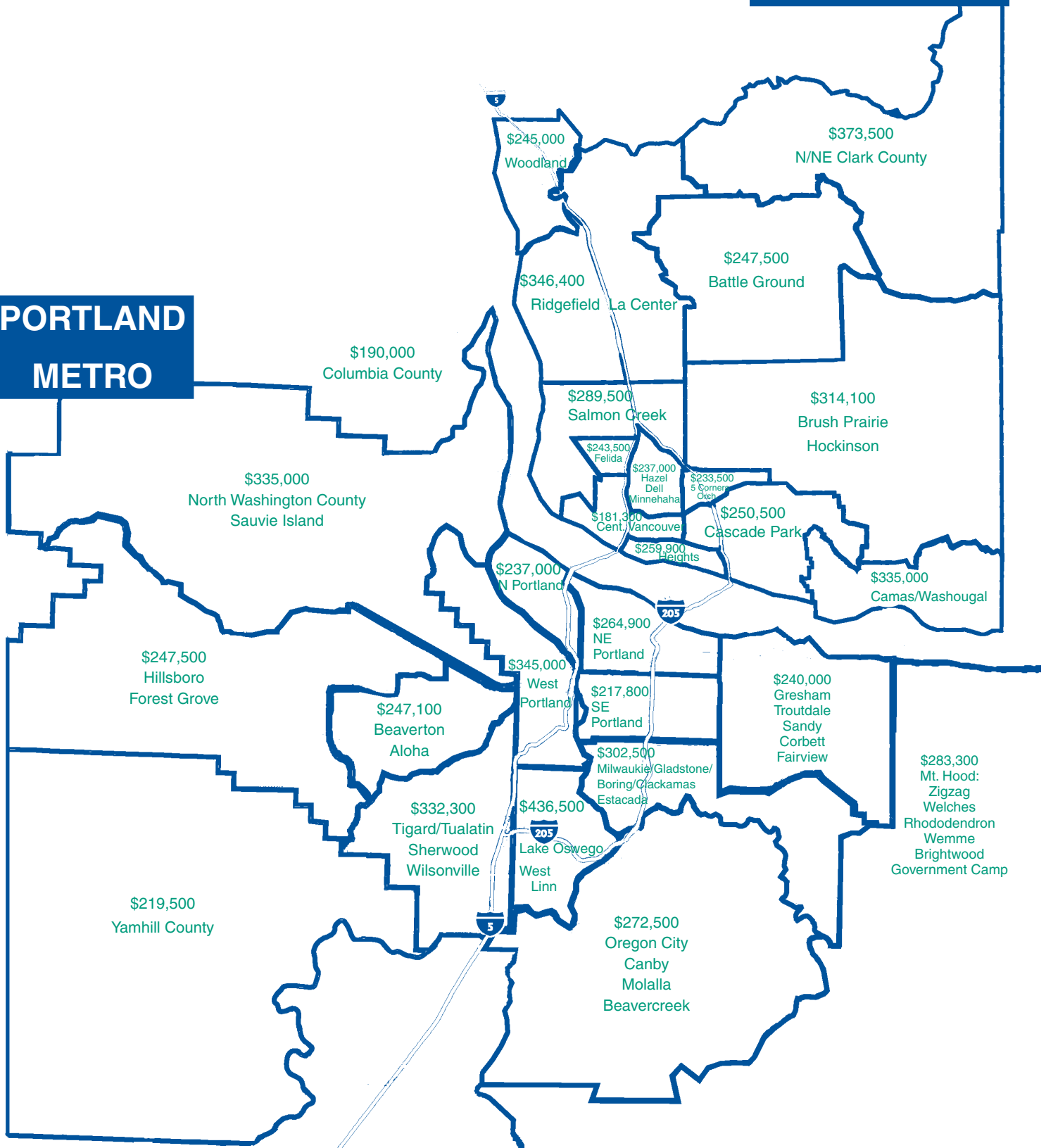


MEDIAN SALE PRICE

March 2006

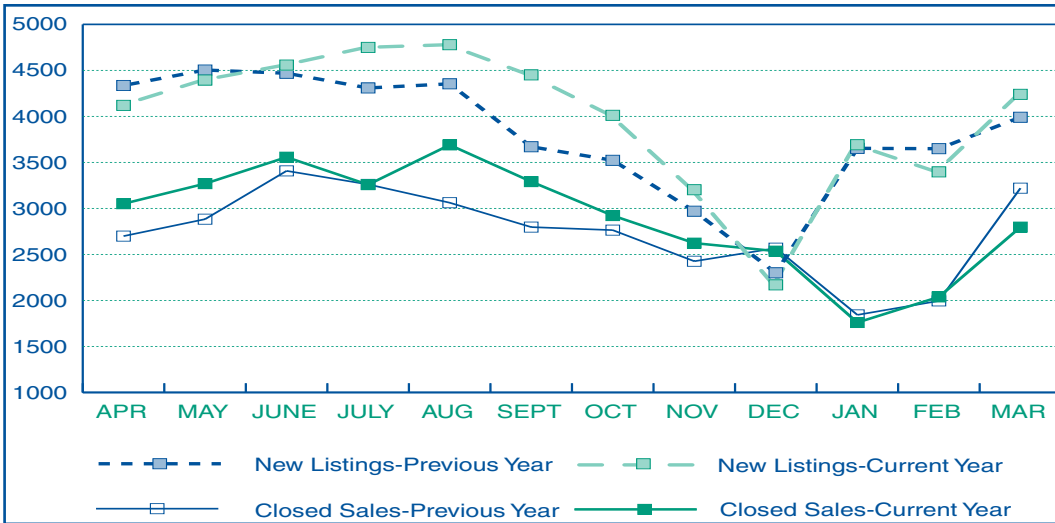
SW
WASHINGTON

PORTLAND
METRO



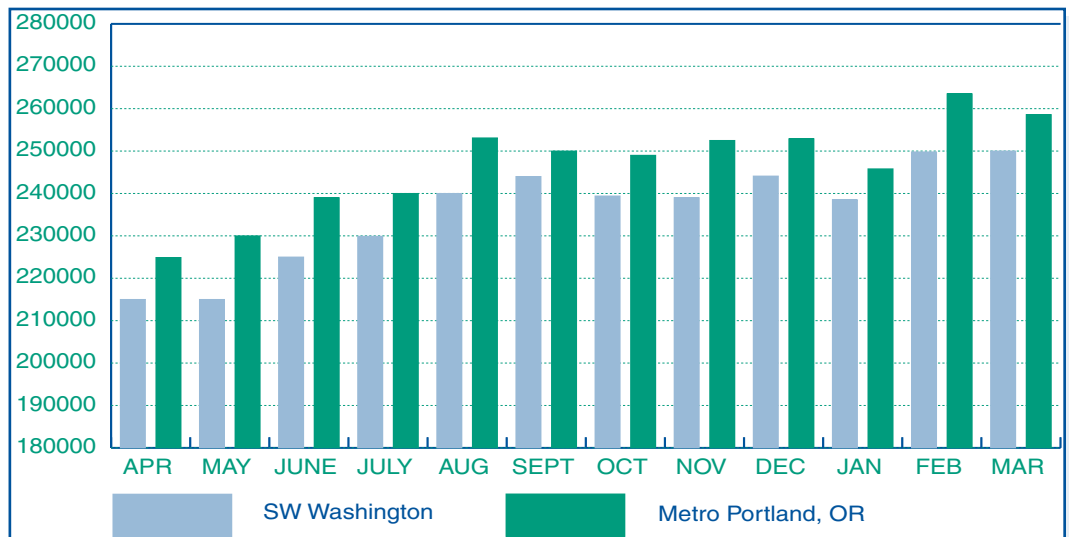
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



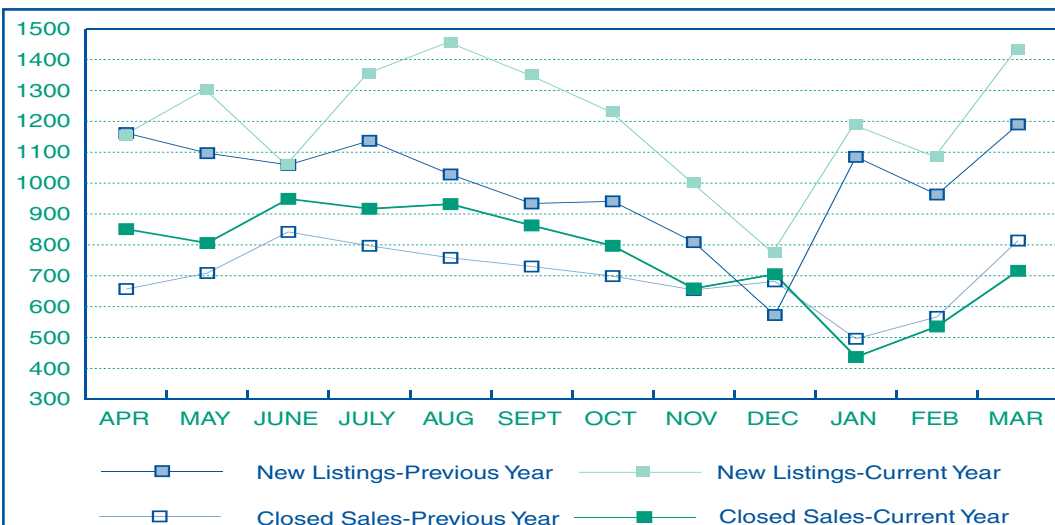
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

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

March 2006 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	March	1,431	817	716	292,000	253,100	57
	Year-to-Date	3,603	2,161	1,779	289,300	250,000	57
2005	March	1,190	1,104	814	243,300	199,300	52
	Year-to-Date	3,208	2,625	1,935	237,900	200,000	58

March Residential Highlights

New listings are flooding the market in SW Washington—the number is up 20.3% when comparing March 2006 and March 2005. Alternatively, the number of pending sales and closed sales are both down, 26% and 12% respectively. At March's rate of sales, the 2,704 active residential listings at month's end would last approximately 3.8 months.

First Quarter/Year-To-Date Trends

When comparing market activity through March 2006 to the same time period in 2005, new listings were up 12.3%. Meanwhile, accepted offers and closed sales were both down, 17.7% and 8.1% respectively.

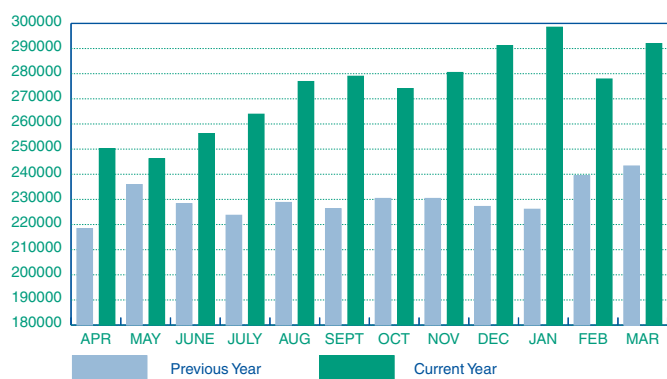
Appreciation

Comparing the 12 months ending with March 2006 to the 12 immediately prior the average sale price climbed 18.3% (\$271,100 v. \$229,100). Using the same formula we can see that the median sale price increased 21.8% (\$235,000 v. \$193,000).

Inventory in Months (Active Listings / Closed Sales)

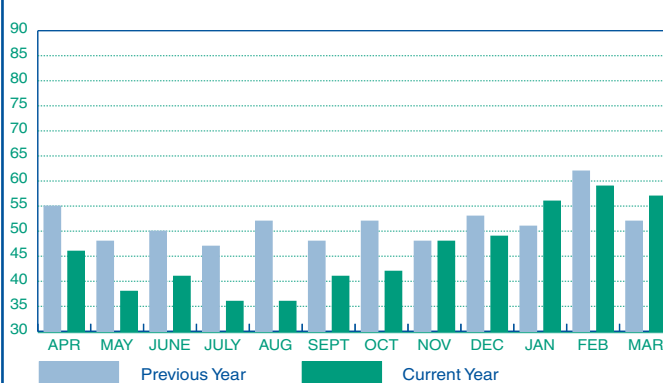
	2004	2005	2006
January	5.2	3.5	5.4
February	4.7	3.0	4.6
March	2.9	2.0	3.8
April	2.9	1.9	
May	2.7	2.0	
June	2.3	1.8	
July	2.5	2.1	
August	2.6	2.2	
September	2.6	2.6	
October	2.6	3.0	
November	2.7	3.7	
December	2.5	3.3	

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.

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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	32	4	20	-42.5%	23	189,500	32	88	57	-13.6%	52	207,200	186,000	11.7%	3	496,700	1	465,000	7	288,700	
12	NW Heights	57	42	8	37	-55.8%	23	166,500	42	113	88	-13.7%	68	174,600	167,300	17.9%	1	405,000	1	72,500	13	258,000	
13	SW Heights	42	22	5	11	-18.2%	9	335,800	46	49	29	-14.7%	22	316,000	247,500	9.1%	0	N/A	0	N/A	0	N/A	
14	Lincoln/Hazel Dell	26	16	6	9	-54.2%	11	203,500	23	49	33	-23.3%	28	214,800	220,500	27.1%	0	N/A	0	N/A	0	N/A	
15	E Hazel Dell	113	57	10	50	-31.8%	30	249,500	56	150	115	5.5%	79	248,700	237,000	19.7%	2	108,000	3	79,900	0	N/A	
20	NE Heights	35	27	7	25	-58.1%	13	270,200	37	78	61	-23.8%	45	226,400	211,000	23.0%	0	N/A	3	336,000	3	306,500	
21	Orchards	147	108	31	46	-12.8%	41	268,600	64	234	120	0.0%	111	266,600	267,500	27.0%	1	220,000	1	140,000	3	316,500	
22	Evergreen	174	125	24	71	-23.4%	72	236,100	52	311	199	-13.1%	175	225,400	214,600	12.5%	0	N/A	4	1,155,100	7	262,800	
23	E Heights	35	21	5	18	-64.7%	12	278,600	33	66	45	-22.4%	31	283,800	199,900	16.7%	1	193,000	0	N/A	1	220,000	
24	Cascade Park	69	40	9	24	-24.3%	28	298,300	56	92	65	-9.7%	63	300,800	254,000	23.3%	1	38,000	0	N/A	4	316,200	
25	Five Corners	93	56	8	45	-36.0%	32	227,600	33	149	107	-13.0%	78	230,400	225,500	20.7%	0	N/A	2	362,500	0	N/A	
26	E Orchards	96	53	12	27	-17.9%	32	351,700	79	137	71	-29.0%	61	332,200	300,000	32.0%	0	N/A	0	N/A	0	N/A	
27	Fisher's Landing	79	48	9	35	-36.7%	31	274,700	32	149	93	-26.2%	67	283,300	281,000	18.2%	0	N/A	4	318,800	0	N/A	
31	SE County	27	11	2	10	16.7%	7	674,800	93	26	17	30.8%	12	537,100	379,300	45.9%	0	N/A	3	229,200	0	N/A	
32	Camas City	235	124	29	66	-28.8%	52	399,200	43	301	150	-14.3%	116	452,800	370,800	16.3%	0	N/A	8	326,800	2	209,300	
33	Washougal	271	88	29	37	11.4%	39	322,200	88	226	117	14.7%	93	320,200	295,000	30.7%	0	N/A	35	168,700	1	590,000	
41	N Hazel Dell	53	43	10	28	-55.0%	18	251,700	78	84	67	-26.4%	53	267,500	252,700	23.3%	0	N/A	0	N/A	1	1,153,800	
42	S Salmon Creek	70	34	11	19	-71.4%	12	294,200	52	90	61	-41.9%	55	267,300	251,500	15.4%	2	165,500	1	140,000	0	N/A	
43	N Felida	107	53	15	28	-46.9%	26	342,500	44	153	82	-24.1%	75	324,700	288,100	10.7%	0	N/A	0	N/A	0	N/A	
44	N Salmon Creek	147	56	21	18	-12.9%	27	400,800	80	131	59	-37.2%	54	371,100	326,500	40.5%	0	N/A	3	341,600	0	N/A	
50	Ridgefield	96	48	11	5	200.0%	12	398,300	82	97	20	11.1%	30	370,300	330,500	41.6%	1	165,000	4	247,800	0	N/A	
51	W of I-5 County	25	11	3	8	-50.0%	2	367,000	160	23	13	0.0%	4	456,000	460,000	1.4%	0	N/A	1	490,000	0	N/A	
52	NW E of I-5 County	33	17	5	12	-40.0%	6	360,700	48	42	25	-26.5%	18	371,700	337,300	28.8%	0	N/A	6	369,200	0	N/A	
61	Battleground	161	89	30	48	-34.4%	42	256,600	47	231	140	-15.2%	114	291,700	249,100	23.0%	0	N/A	4	249,500	0	N/A	
62	Brush Prairie	141	70	17	30	20.0%	36	346,200	56	163	88	17.3%	83	368,400	308,300	16.5%	1	199,900	7	255,700	1	330,000	
63	East County	3	1	1	0	#DIV/0!	1	249,900	66	3	1	N/A	1	249,900	249,900	5.9%	0	N/A	0	N/A	0	N/A	
64	Central County	16	10	2	1	-75.0%	1	395,000	48	15	3	-78.6%	3	515,700	395,000	43.3%	0	N/A	3	237,200	0	N/A	
65	Mid-Central County	19	6	4	3	-12.5%	7	283,500	100	15	12	-36.8%	11	365,100	300,000	29.0%	0	N/A	2	242,500	0	N/A	
66	Yacolt	33	18	3	9	-62.5%	3	316,600	70	31	19	-24.0%	12	268,000	212,500	-2.9%	0	N/A	5	284,000	0	N/A	
70	La Center	43	20	5	13	30.8%	17	314,500	71	63	51	112.5%	45	325,000	313,900	22.1%	0	N/A	0	N/A	0	N/A	
71	N Central	23	8	0	6	-100.0%	0	N/A	N/A	16	8	-42.9%	2	387,000	387,000	49.3%	0	N/A	2	227,500	0	N/A	
72	NE Corner	9	5	2	3	100.0%	2	373,500	18	13	8	-33.3%	5	262,400	210,000	38.8%	0	N/A	3	172,000	0	N/A	
80	Woodland City	20	8	0	7	-69.4%	11	275,200	56	27	21	-76.9%	16	252,000	233,800	22.5%	1	263,000	3	437,300	0	N/A	
81	Woodland Area	34	7	4	10	-77.8%	4	260,500	167	25	14	-65.9%	11	265,300	233,000	17.2%	0	N/A	9	157,400	0	N/A	
82	Cowlitz County	117	57	48	38	-51.4%	34	216,800	79	163	102	-21.5%	86	198,100	169,000	5.4%	2	142,500	28	90,300	5	160,300	

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

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/05-3/31/06) with 12 months before (4/1/04-3/31/05).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

March 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	March	599	471	409	242,900	212,000	53
	Year-to-Date	1,564	1,203	965	241,100	210,000	56
2005	March	562	507	405	205,600	179,900	52
	Year-to-Date	1,414	1,249	933	199,500	175,000	59

March Residential Highlights

When comparing March 2006 to March 2005, market activity in Lane County is mixed. The number of new listings increased 6.6% and closed sales were up 1%. However, the pending sales decreased 7.1%.

First Quarter/Year-To-Date Trends

Market activity was mixed in Lane County when comparing January-March of 2006 to the same time frame last year. New listings were up 10.6%. The number of closed sales also grew 3.4%. However, the number of pending sales decreased 3.7%.

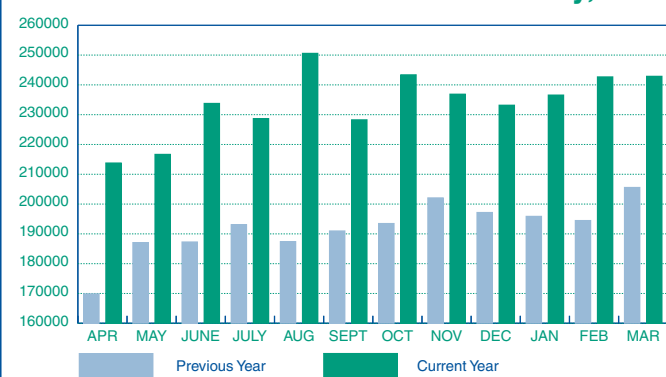
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with March 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 22% (\$232,900 v. \$190,900). Using the same formula we can see that the median sale price increased up 20.8% (\$200,000 v. \$165,600).

Inventory in Months (Active Listings / Closed Sales)

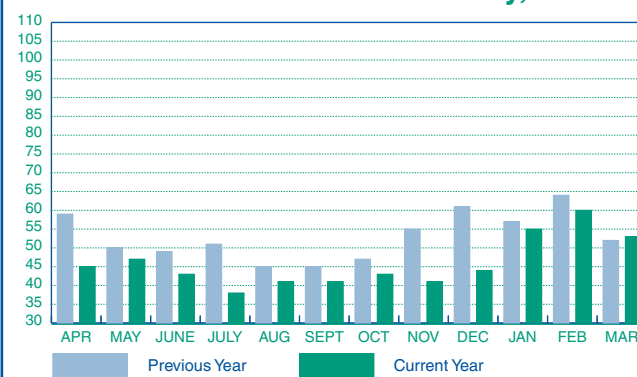
	2004	2005	2006
January	4.9	3.4	4.1
February	3.8	2.8	3.4
March	2.6	1.8	2.4
April	2.6	1.8	
May	2.3	1.7	
June	2.0	1.8	
July	2.2	2.1	
August	2.2	2.1	
September	2.6	2.5	
October	2.8	2.8	
November	2.5	2.6	
December	2.2	2.5	

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.

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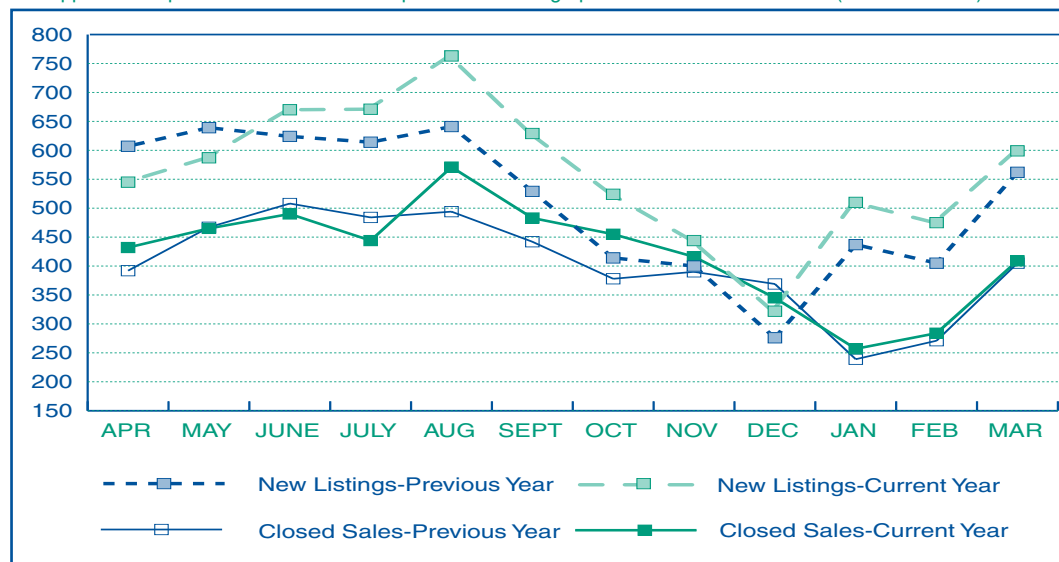
Lane County, Oregon

	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	27	19	1	18	80.0%	10	269,300	73	41	37	19.4%	29	245,500	219,000	18.3%	0	N/A	N/A	N/A	1	179,000
233	McKenzie Valley	40	16	5	8	33.3%	9	449,700	64	38	20	17.6%	19	377,900	340,000	22.5%	1	300,000	2	227,500	0	N/A
234	Pleasant Hill/Oak	69	31	7	19	0.0%	15	214,500	95	58	45	-16.7%	36	178,500	153,000	7.7%	2	87,500	4	163,800	0	N/A
235	Cottage Grove/ Creswell/Dorena	129	59	9	47	-11.3%	48	226,700	73	147	114	-14.9%	90	210,700	187,500	28.0%	2	177,500	13	113,800	3	271,700
236	Veneta/Elmira	54	32	5	30	36.4%	25	227,100	43	97	77	26.2%	52	229,800	203,700	14.1%	1	231,800	4	159,800	1	960,000
237	Junction City	43	29	4	16	-30.4%	20	220,800	83	61	44	-24.1%	40	224,600	166,500	13.5%	2	217,500	4	126,000	3	579,700
238	Florence	19	2	2	2	0.0%	2	213,000	70	12	5	-28.6%	5	222,000	143,000	35.6%	1	585,000	2	108,800	1	199,000
239	Thurston	66	49	4	43	7.5%	35	206,300	57	130	102	10.9%	91	205,000	198,400	22.6%	2	952,500	5	66,200	7	210,300
240	Coburg I-5	12	9	3	5	-16.7%	7	203,800	73	19	17	21.4%	13	257,200	208,500	26.3%	0	N/A	1	47,000	0	N/A
241	N Gilham	26	23	3	19	5.6%	15	291,400	62	49	44	-12.0%	31	305,600	266,000	36.8%	0	N/A	0	N/A	2	302,000
242	Ferry Street Bridge	57	39	12	23	-32.4%	16	264,400	37	103	74	-8.6%	55	275,400	255,000	16.8%	0	N/A	0	N/A	1	235,000
243	E Eugene	63	42	10	29	-14.7%	26	287,600	25	109	77	10.0%	61	349,100	292,500	32.3%	1	887,500	5	174,700	3	284,300
244	SW Eugene	79	55	13	45	-26.2%	40	392,800	47	148	122	-18.7%	98	339,900	303,800	18.9%	0	N/A	11	169,800	3	343,300
245	W Eugene	27	12	4	16	6.7%	5	190,900	29	38	35	0.0%	22	177,400	170,000	20.6%	1	470,000	1	168,000	4	288,400
246	Danebo	88	61	8	45	-13.5%	47	187,000	26	175	116	-8.7%	103	186,200	189,000	19.9%	0	N/A	1	55,000	3	317,500
247	River Road	25	18	3	18	-25.0%	19	188,800	52	54	46	-6.1%	39	197,600	185,000	18.9%	0	N/A	1	106,000	1	208,000
248	Santa Clara	79	46	11	31	-8.8%	27	258,300	49	130	92	4.5%	75	267,600	247,000	22.2%	1	1,800,000	5	92,000	4	329,100
249	Springfield	65	52	6	49	8.9%	43	168,400	51	139	126	13.5%	101	168,000	159,000	23.1%	3	305,000	1	145,000	14	242,300
250	Mohawk Valley	14	5	2	8	-11.1%	0	N/A	N/A	16	10	-50.0%	5	366,000	389,900	25.8%	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 March 2006 with March 2005. The Year-To-Date section compares year-to-date statistics from March 2006 with year-to-date statistics from March 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/05-3/31/06) with 12 months before (4/1/04-3/31/05).



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

March 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	March	286	145	117	207,700	178,000	70
	Year-to-Date	709	375	323	199,600	175,000	79
2005	March	232	188	127	185,200	143,000	70
	Year-to-Date	569	438	319	172,100	139,900	96

March Residential Highlights

The number of new listings in Douglas County increased 23.3%, when comparing March 2006 to March 2005. However, the number of closed sales dropped 7.9%. Also, pending sales decreased 22.3%.

First Quarter/Year-To-Date Trends

When comparing market activity through March 2006 to the same time period in 2005, new listings were up 24.6% and the number of closed sales increased 1.3%. On the other hand, the number of accepted offers decreased 14.4%.

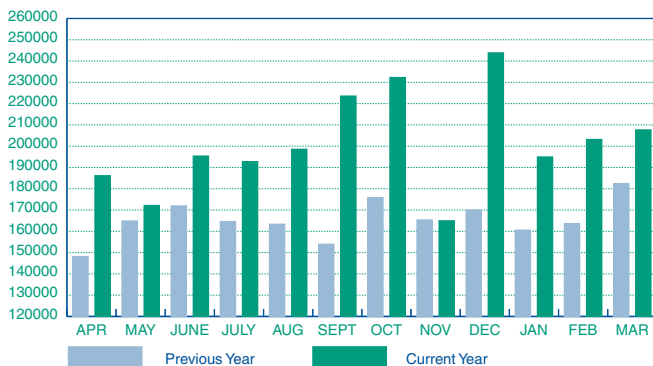
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with March 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 22.5% (\$202,900 v. \$165,800). Using the same formula we can see that the median sale price also increased—up 20.6% (\$168,800 v. \$140,000).

Inventory in Months (Active Listings / Closed Sales)

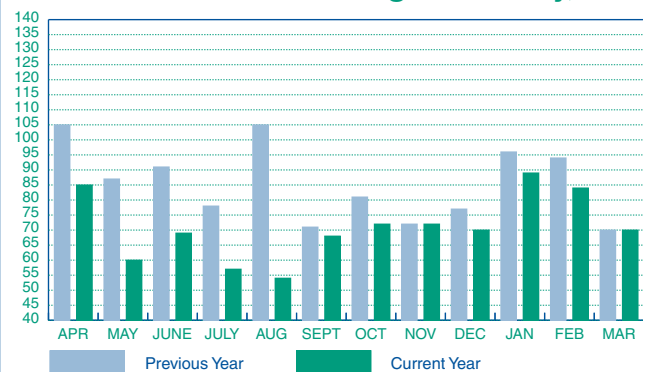
	2004	2005	2006
January	8.0	3.4	6.5
February	7.7	4.8	6.2
March	4.4	3.3	6.3
April	4.4	3.1	
May	3.5	3.0	
June	3.2	2.9	
July	3.2	3.0	
August	3.5	3.5	
September	3.7	3.5	
October	2.9	4.6	
November	3.2	4.7	
December	3.4	5.5	

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

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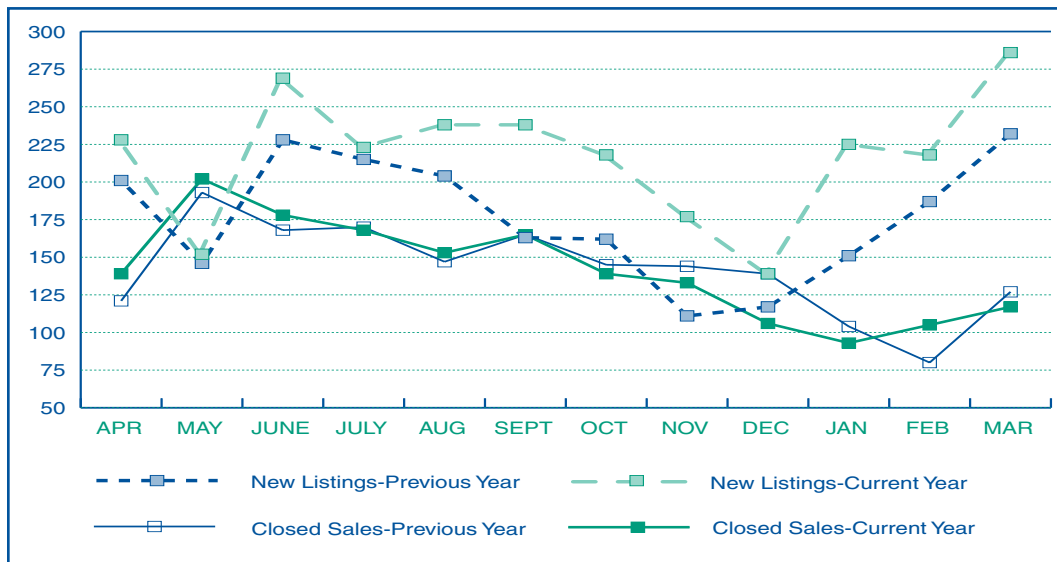
Douglas County, Oregon

		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	78	35	12	19	-9.5%	16	193,900	36	95	50	-12.3%	42	195,900	152,500	34.3%	1	250,000	18	103,200	0	N/A		
252	NW Roseburg	61	19	8	13	-13.3%	7	290,600	80	48	32	-13.5%	27	292,300	232,000	21.8%	0	N/A	9	175,900	0	N/A		
253	SE Roseburg	41	19	1	13	18.2%	7	185,400	55	50	28	-26.3%	21	184,600	183,500	15.2%	1	80,000	7	51,700	1	203,000		
254	SW Roseburg	47	23	3	12	-7.7%	15	206,300	69	51	35	-2.8%	30	229,800	211,500	11.3%	0	N/A	3	110,000	1	157,500		
255	Glide & E of Roseburg	32	8	2	6	-53.8%	4	414,300	29	26	16	-20.0%	12	329,800	281,300	53.2%	0	N/A	3	365,000	0	N/A		
256	Sutherlin/ Oakland Area	96	27	7	16	-20.0%	15	197,900	59	93	47	6.8%	42	192,700	177,800	16.3%	3	999,200	8	79,500	1	375,000		
257	Winston & SW of Roseburg	81	35	9	11	-54.2%	11	190,700	68	71	39	-13.3%	35	189,000	155,500	27.9%	3	163,200	8	275,800	0	N/A		
258	Myrtle Creek & S/SE of Roseburg	111	45	12	29	-3.3%	18	147,400	98	110	67	-1.5%	54	167,400	144,000	29.5%	3	138,700	6	94,700	0	N/A		
259	Green District	61	35	11	10	-47.4%	16	241,700	96	64	34	-12.8%	33	181,800	150,000	34.0%	0	N/A	2	302,500	2	302,000		
265	North Douglas County	126	40	15	16	-27.3%	8	190,400	71	101	27	-50.0%	27	144,300	117,500	13.1%	2	160,000	9	116,800	0	N/A		

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

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

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/05-3/31/06) with 12 months before (4/1/04-3/31/05).



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

March 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	March	141	80	60	198,400	164,500	101
	Year-to-Date	371	196	174	200,800	160,000	80
2005	March	126	82	95	162,700	135,000	86
	Year-to-Date	322	249	117	158,700	135,000	83

March Residential Highlights

Market Activity in Coos County appears mixed, when comparing March 2006 to March 2005. For example, the number of new listings increased 11.9%. However, closed sales dropped 36.8%. The number of pending sales fell 2.4%. See table above for more details.

First Quarter/Year-To-Date Trends

When comparing market activity through March 2006 to the same time period in 2005, new listings were up 15.2%. The number of closed sales also increased 48.7%. However, pending sales dropped 21.3%.

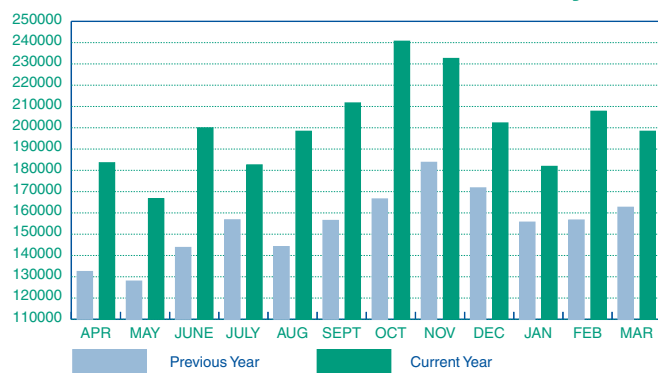
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with March 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 29.8% (\$203,100 v. \$155,300). Using the same formula we can see that the median sale price also increased—up 26.9% (\$170,000 v. \$134,000).

Inventory in Months (Active Listings / Closed Sales)

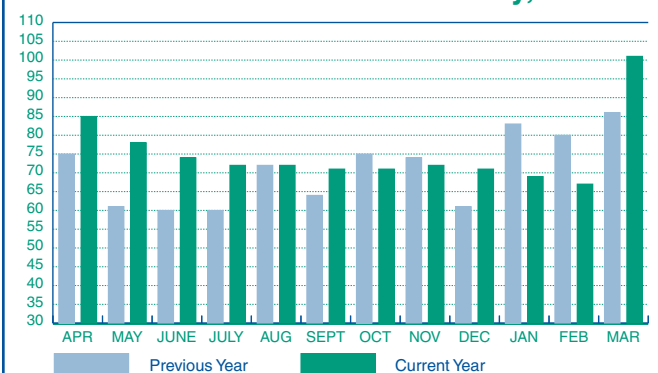
	2004	2005	2006
January	5.1	3.7	7.8
February	6.3	4.5	7.7
March	4.1	2.6	7.9
April	3.4	3.6	
May	4.7	3.2	
June	3.3	3.3	
July	2.3	4.1	
August	2.8	3.6	
September	2.8	3.7	
October	2.8	4.7	
November	2.9	4.9	
December	2.8	7.7	

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

March 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	March	85	35	23	289,800	275,000	101
	Year-to-Date	213	69	57	299,800	276,000	102
2005	March	61	28	15	272,400	250,000	77
	Year-to-Date	139	69	61	297,400	250,000	102

March Residential Highlights

Closed sales increased 53.3% when comparing March 2006 to March 2005. New listings in Curry County increased 39.3%. Further, the number of pending sales grew 53.2%.

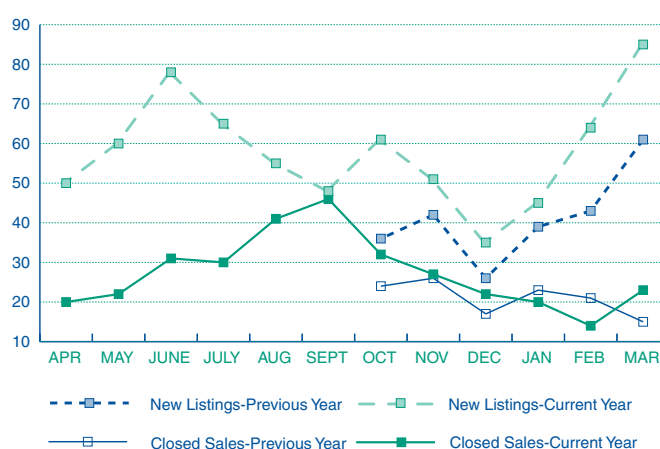
First Quarter/Year-To-Date Trends

Comparing January-March 2006 to the same time period in 2005, new listings were up 53.2%. Closed sales dropped 6.7% and the number of pending sales was exactly the same.

Appreciation

Comparing the 12 months ending with March 2006 to the 12 immediately prior, average sale price climbed 14.4% (\$335,900 v. \$293,500). Using the same formula we can see that the median sale price also increased—up 12.8% (\$303,900 v. \$270,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



AREA REPORT • 3/2006 • Coos & Curry Counties, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 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
260	Coos County	474	141	34	80	-2.4%	60	198,400	101	371	196	-21.3%	174	200,800	160,000	29.8%	9	394,800	35	242,600	7	253,300
270	City, Airport, Marina Hts., NB Chetco	116	34	4	12	-20.0%	15	310,600	106	74	35	-18.6%	36	313,900	297,500	9.1%	2	255,000	15	169,600	2	240,000
271	Harbor, Winchuck, SB Chetco	59	19	4	9	12.5%	1	46,900	50	45	15	0.0%	8	222,900	242,500	13.3%	1	415,000	3	214,000	1	349,900
272	Carpenterville, Cape Ferrello, Whaleshead	23	7	1	3	0.0%	4	325,000	85	19	5	-28.6%	8	359,300	317,800	27.0%	0	N/A	1	450,000	0	N/A
273	Gold Beach	79	16	6	11	450.0%	2	30,500	117	57	13	333.3%	4	132,800	113,000	145.2%	1	3,850,000	2	614,500	0	N/A
274	Port Orford, Langlois	34	9	0	0	N/A	1	600,000	123	18	1	0.0%	1	600,000	600,000	38.7%	0	N/A	3	117,200	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 March 2006 with March 2005. The Year-To-Date section compares year-to-date statistics from March 2006 with year-to-date statistics from March 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/05-3/31/06) with 12 months before (4/1/04-3/31/05).



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

March 2006 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	March	148	101	69	227,100	187,000	84
	Year-to-Date	352	227	175	257,900	191,500	86
2005	February	113	67	52	293,900	202,000	88
	Year-to-Date	208	130	106	278,000	194,400	87

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.

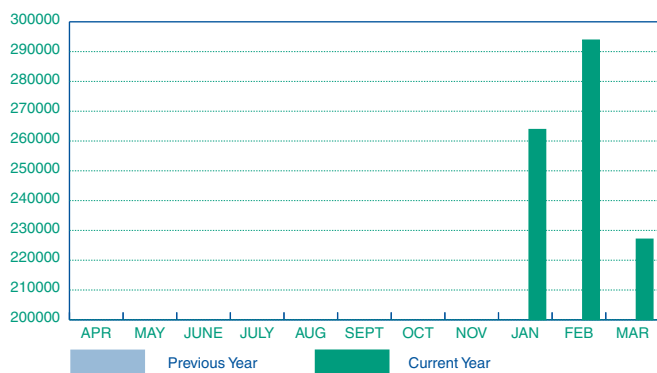
February Residential Highlights

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 148 new listings in March 2006 in Mid-Columbia—up 31% from the previous month (see table above). There was a 50.7% increase in pending sales (101 v. 67). Closed sales also increased 32.7% (69 v. 52). The average sale price decreased 22.5% (\$227,100 v. \$293,000) and the median sale price dropped 7.4% (\$187,000 v. \$202,000). The average listing was on the market for 84 days—down 4.5%. (Due to possible reporting inconsistencies, average Market Time should be use to analyze trends only.)

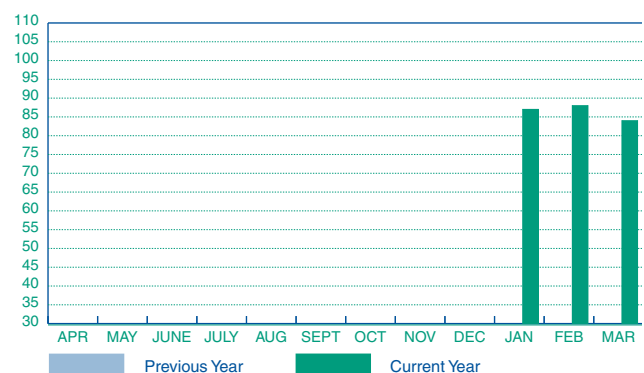
At months end there were 377 active residential listings that would last 5.5 months at March's rate of sales.

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

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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	28	9	2	7	N/A	5	329,900	64	25	19	N/A	16	309,800	277,500	N/A	2	325,000	3	200,000	0	N/A
101	Snowden	8	0	0	1	N/A	1	239,000	100	5	2	N/A	2	417,000	417,000	N/A	0	N/A	2	211,000	0	N/A
102	Trout Lake/Glenwood	8	1	1	0	N/A	0	N/A	N/A	5	1	N/A	3	541,500	470,000	N/A	0	N/A	0	N/A	0	N/A
103	Husum/BZ Corner	5	1	1	3	N/A	0	N/A	N/A	4	3	N/A	1	140,000	140,000	N/A	0	N/A	3	134,000	0	N/A
104	Lyle	10	5	0	4	N/A	0	N/A	N/A	9	4	N/A	0	N/A	N/A	N/A	1	475,000	4	204,500	0	N/A
105	Dallesport/Murdock	9	0	1	2	N/A	2	102,100	143	2	4	N/A	2	102,100	102,100	N/A	0	N/A	2	60,500	0	N/A
106	Appleton/Timber Valley	2	1	0	0	N/A	2	97,000	124	1	4	N/A	2	97,000	97,000	N/A	0	N/A	1	120,000	0	N/A
107	Centerville/High Prairie	3	1	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	N/A	0	N/A	3	87,300	0	N/A
108	Goldendale	40	25	8	19	N/A	7	153,400	123	48	31	N/A	17	122,900	110,000	N/A	2	152,500	22	125,700	0	N/A
109	Bickleton/East County	7	1	0	1	N/A	0	N/A	N/A	4	1	N/A	0	N/A	N/A	N/A	0	N/A	2	19,000	0	N/A
110	Klickitat	4	2	0	1	N/A	0	N/A	N/A	3	1	N/A	0	N/A	N/A	N/A	0	N/A	1	75,000	0	N/A
111	Skamania	6	1	1	1	N/A	0	N/A	N/A	3	1	N/A	1	146,000	146,000	N/A	1	149,000	2	102,500	0	N/A
112	North Bonneville	7	2	0	0	N/A	2	218,500	101	3	4	N/A	4	281,800	218,500	N/A	0	N/A	0	N/A	0	N/A
113	Stevenson	24	2	2	2	N/A	1	324,000	62	7	5	N/A	4	396,900	302,300	N/A	1	405,000	5	87,800	0	N/A
114	Carson	7	2	2	1	N/A	2	257,300	123	9	3	N/A	4	231,300	205,300	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	5	3	2	2	N/A	1	299,000	28	6	3	N/A	3	371,300	400,000	N/A	0	N/A	2	92,000	0	N/A
117	Unincorporated North	4	0	1	0	N/A	1	157,500	101	0	1	N/A	2	137,300	137,300	N/A	0	N/A	2	164,000	0	N/A

351	The Dalles	82	43	9	28	N/A	21	157,400	49	98	66	N/A	58	163,600	152,000	N/A	1	212,000	2	76,300	4	278,400
352	Dufur	2	1	0	0	N/A	0	N/A	N/A	2	1	N/A	1	490,000	490,000	N/A	0	N/A	3	48,000	0	N/A
353	Tygh Valley	3	0	0	0	N/A	1	110,000	275	2	1	N/A	1	110,000	110,000	N/A	0	N/A	0	N/A	0	N/A
354	Wamic/Pine Hollow	15	5	3	3	N/A	0	N/A	N/A	10	4	N/A	1	52,000	52,000	N/A	0	N/A	1	385,000	0	N/A
355	Maupin/Pine Grove	4	0	1	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	3	114,500	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	4	1	1	2	N/A	0	N/A	N/A	2	3	N/A	2	290,000	290,000	N/A	0	N/A	0	N/A	0	N/A
361	Cascade Locks	5	0	3	0	N/A	2	199,500	212	7	4	N/A	2	199,500	199,500	N/A	0	N/A	0	N/A	0	N/A
362	Hood River City	32	26	4	15	N/A	13	279,200	56	52	36	N/A	28	366,000	312,500	N/A	0	N/A	2	127,500	1	280,000
363	Hood River-Westside	15	6	1	5	N/A	3	502,700	84	15	8	N/A	10	520,200	442,500	N/A	0	N/A	2	200,000	0	N/A
364	Hood River-Eastside	6	1	0	0	N/A	0	N/A	N/A	2	1	N/A	0	N/A	N/A	N/A	1	525,000	0	N/A	0	N/A
366	Odell	6	2	0	0	N/A	1	390,500	1	5	4	N/A	4	245,800	227,800	N/A	0	N/A	0	N/A	0	N/A
367	Parkdale/Mt. Hood	15	7	2	4	N/A	3	384,500	159	17	10	N/A	5	437,500	404,500	N/A	0	N/A	0	N/A	0	N/A
370	Sherman County	8	0	1	0	N/A	1	82,000	124	2	2	N/A	2	93,000	93,000	N/A	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 March 2006 with March 2005. The Year-To-Date section compares year-to-date statistics from March 2006 with year-to-date statistics from March 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/05-3/31/06) with 12 months before (4/1/04-3/31/05).

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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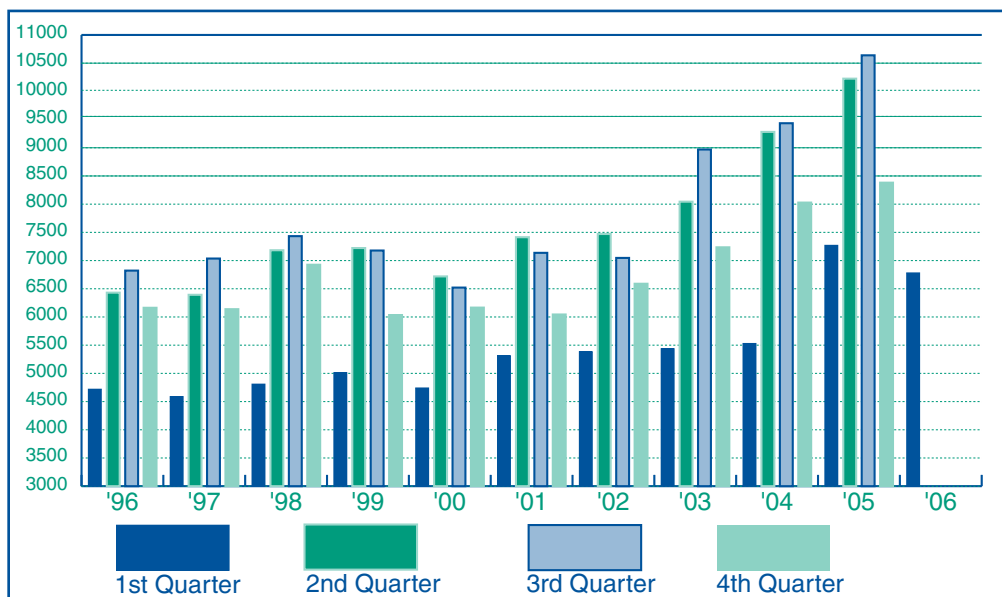
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