

# MARKET ACTION

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

## MONTH IN REVIEW: Metro Portland, Oregon

April 2000 Reporting Period

### April Residential Highlights

Portland, Oregon metro area Realtors® stayed busy in April, with 4,544 new listings, 2,456 accepted offers, and 1,786 closed sales reported to RMLS™. New listings were within one percent of listings last April, when 4,583 homes came on the market. Pending sales lagged only 3.9% compared to the 2,555 offers accepted in April 1999. Closed sales, on the other hand, were 15.4% under the 2,111 logged the previous year. Since first quarter pending sales this year were only 4.6% under first quarter 1999

pending sales, it is unclear why closed sales dipped so sharply, and the drop is probably a single month anomaly. If so, closed sales should rebound next month. Average market time in April 2000 was 75 days. At the end of April, unsold inventory was equivalent to 7.2 months at the current rate of sales.

### Year-to-Date Trends

Residential activity in the Portland, Oregon metro area continues to trail last year's performance by a small margin. In the first four months, there have been 16,400 homes listed, down a negligible

1.3% from last year's 16,616 new listings. The 8,752 pending sales so far this year represent a 4.8% decline from the 9,195 offers accepted in the same time frame in 1999. Closed sales are off by 7.7% (6,703 v. 7,264.) Comparing the most recent twelve months (May 1999-April 2000) with the twelve months before that shows an increase of 3.8% in the average sales price, continuing a slow decline in the rate of appreciation. In the same comparison, the rate of increase in the median sales price held steady at 2.5%.

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## RESIDENTIAL MARKET HIGHLIGHTS

Metro Portland Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2000	4,544	2,456	1,786	190,700	164,900	75
	Year To Date	16,400	8,752	6,703	191,800	163,000	83
LAST YEAR	April 1999	4,583	2,555	2,111	186,000	159,500	77
	Year To Date	16,616	9,195	7,264	185,200	159,000	79

Clark County Washington		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2000	853	466	451	175,400	149,000	85
	Year To Date	3,490	1,837	1,672	172,500	148,000	89
LAST YEAR	April 1999	1,029	534	392	171,000	149,900	75
	Year To Date	3,734	1,925	1,671	162,000	144,900	75

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

# AREA REPORT • 4/2000

## Metro Portland, Oregon

	RESIDENTIAL													COMMERCIAL		LAND		MULTI-FAMILY	
	Monthly						Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Pending Sales 2000 v. 1999**	Appreciation ***see note below	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
NORTH PORTLAND	353	157	86	74	119,900	59	555	346	298	122,600	118,000	-0.9%	4.6%	1	150,000	3	30,800	13	254,500
NE PORTLAND	802	373	234	201	170,500	48	1,409	889	700	168,000	147,500	-12.4%	4.6%	10	243,000	12	63,700	31	299,800
SE PORTAND	1,151	542	296	245	145,800	55	1,874	1,089	858	149,400	137,000	-0.5%	4.4%	9	220,000	31	83,900	37	234,700
GRESHAM/TROUTDALE	1,125	321	152	106	184,900	74	1,298	535	413	171,200	157,000	-3.4%	4.4%	2	134,000	32	94,900	13	191,600
MILWAUKIE/CLACKAMAS	992	315	164	113	183,800	82	1,262	544	423	184,500	170,000	-13.9%	1.8%	1	154,000	25	124,500	10	404,600
OREGON CITY/CANBY	809	262	146	85	187,400	101	922	464	360	185,100	170,000	12.6%	1.3%	5	321,400	35	170,900	4	269,000
LAKE OSWEGO/WEST LINN	880	311	133	85	347,400	97	1,082	486	337	318,800	268,500	-10.8%	7.3%	0	NA	15	255,100	3	217,700
WEST PORTLAND	1,125	412	227	164	257,300	77	1,387	817	614	276,400	220,800	2.6%	7.2%	4	395,000	24	155,300	7	248,700
NORTHWEST WA. COUNTY	442	220	121	78	275,700	72	658	461	367	257,500	234,900	3.6%	1.9%	1	247,500	9	192,200	2	186,800
BEAVERTON/ALOHA	1,040	413	245	169	183,200	68	1,455	861	640	171,100	157,300	-6.1%	2.4%	3	291,400	23	140,600	6	185,700
TIGARD/WILSONVILLE	1,106	401	245	161	206,700	71	1,480	808	585	211,000	189,900	-4.6%	4.4%	1	215,000	28	110,400	1	577,500
HILLSBORO/FOREST GROVE	777	322	176	132	172,200	89	1,088	623	464	177,100	158,700	-6.0%	3.0%	1	50,000	18	132,100	9	188,300
MT. HOOD: GOV CAMP/WEMME	125	35	14	12	203,600	123	117	57	43	163,000	130,000	32.6%	-1.2%	0	NA	19	49,300	1	57,000
COLUMBIA COUNTY	551	130	70	58	131,800	130	497	234	181	147,200	140,000	5.9%	3.0%	4	90,600	27	56,100	5	113,000
YAMHILL COUNTY	715	171	84	54	126,700	103	671	275	219	144,600	133,500	-26.3%	-1.7%	8	114,100	39	151,300	7	182,800
MARION/POLK COUNTIES	423	100	38	34	140,100	68	364	185	145	148,200	131,000	-5.1%	3.0%	4	133,500	5	60,100	4	301,300
NO. COASTAL COUNTIES	370	59	25	15	238,700	145	281	78	56	234,700	192,500	-9.3%	5.4%	1	1,305,000	21	135,600	1	114,000

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

\*\* Percent change in number of pending sales year to date this year compared to last year.

\*\*\* Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/99-4/30/00 with 5/1/98-4/30/99.)

# Market Action

# AREA REPORT • 4/2000

## Clark County, Washington

	RESIDENTIAL														COM/INCOME		LAND		BUSINESS	
	Monthly							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Pending Sales 2000 v. 1999**	Appreciation ***see note opposite	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	
CENTRAL VANCOUVER	191	60	32	34	108,200	101	242	133	113	110,400	112,500	-9.5%	-1.4%	15	155,500	2	50,000	1	50,000	
THE HEIGHTS	89	36	21	19	287,300	84	129	70	60	244,100	175,000	14.8%	16.8%	3	640,500	0	NA	0	NA	
CASCADE PARK	660	219	129	146	164,700	85	889	517	503	162,600	149,000	-4.1%	5.9%	13	188,200	32	92,700	0	NA	
5 CORNERS/ ORCHARDS	227	69	51	58	133,200	72	312	198	171	132,200	126,900	-10.8%	-1.4%	0	NA	2	45,000	0	NA	
HAZEL DELL	231	59	38	35	156,600	79	286	173	144	144,700	138,000	10.9%	-2.6%	3	222,500	7	102,800	0	NA	
FELIDA	158	59	25	25	177,600	91	200	97	88	173,900	158,000	-3.0%	3.7%	1	112,500	4	82,800	0	NA	
SALMON CREEK	278	89	45	43	232,200	72	286	165	157	219,400	199,900	-10.8%	6.9%	0	NA	67	76,400	0	NA	
CAMAS / WASHOUGAL	339	72	40	27	224,800	94	340	167	146	212,100	170,000	-0.6%	7.4%	2	105,600	28	131,400	1	146,500	
BRUSH PRARIE / HOCKINSON	212	41	26	16	249,600	113	193	89	62	268,000	217,000	12.7%	1.5%	0	NA	26	100,300	0	NA	
RIDGEFIELD / LA CENTER	112	28	15	11	225,400	114	113	46	44	230,400	186,000	0.0%	11.1%	2	212,500	16	115,600	0	NA	
BATTLEGROUND	238	57	21	22	171,400	76	251	88	101	165,700	154,900	-16.2%	4.9%	1	115,000	19	150,800	0	NA	
NORTH / NE CLARK COUNTY	97	22	10	8	161,500	51	97	41	37	178,200	151,500	-4.7%	0.1%	0	NA	15	87,300	0	NA	
WOODLAND	50	5	4	0	NA	NA	38	8	5	162,800	135,500	-61.9%	1.4%	1	115,000	7	81,900	0	NA	
COWLITZ COUNTY	142	37	9	7	98,800	95	114	45	41	110,300	109,000	-15.1%	-5.9%	1	165,000	10	55,100	0	NA	

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### Month in Review: Clark County, Washington

#### April Residential Highlights

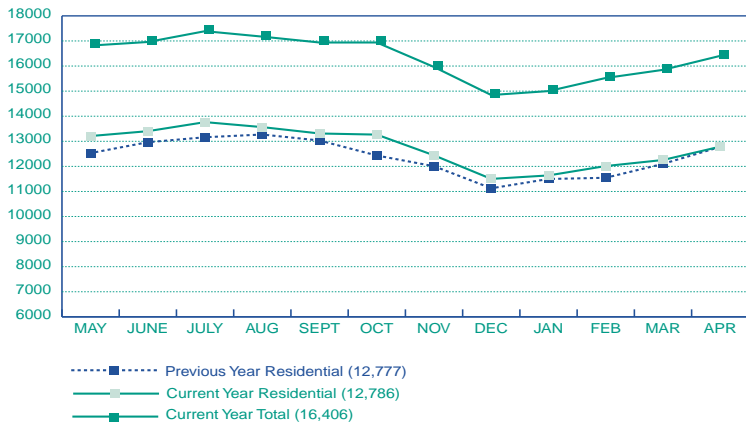
Indicators were mixed in Clark County in April. New listings totaled 853, 17.1% below the April 1999 tally of 1,029. Pending sales also dipped, with the 466 accepted offers reported in April 2000 dropping 12.7% compared to the 534 pendings the previous year. Closed sales, on the other hand, jumped 15.1% (451 v. 392). With 3,024 homes active on the market at the end of April, the available inventory was 6.7 months at the April rate of sales. Average market time was 85 days.

#### Year-to-Date Trends

So far this year, 3,490 homes have come onto the market in Clark County, Washington, 6.5% fewer than the 3,734 listed in the first four months of 1999. At 1,837, pending sales trail the 1,925 comparable accepted offers in 1999 by 4.6%. Closed sales are virtually identical at 1,672 and 1,671. Comparing the most recent twelve months (May 1999 through April 2000) with the 12 months previous shows an appreciation of 4.0% in the average sales price and 1.4% in the median sales price.

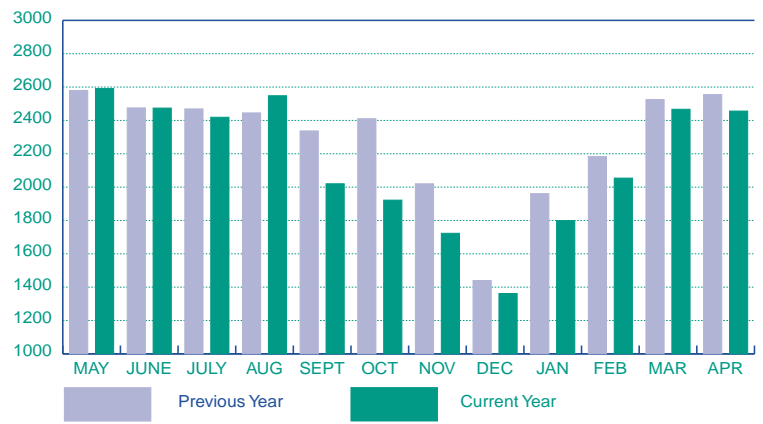
# Market Action

## ACTIVE LISTINGS - Metro Portland, Oregon



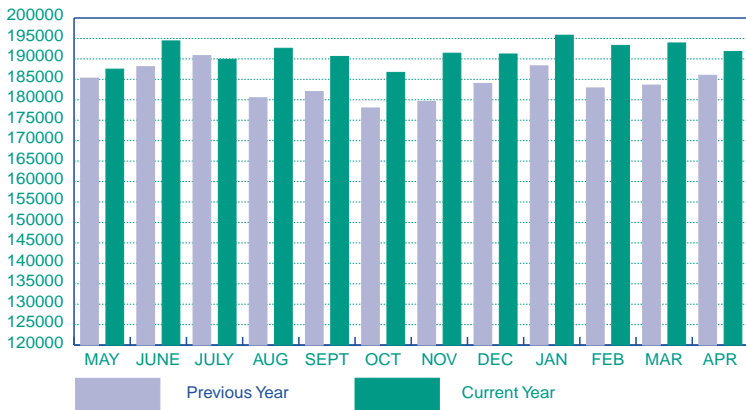
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

## PENDING LISTINGS - Metro Portland Oregon



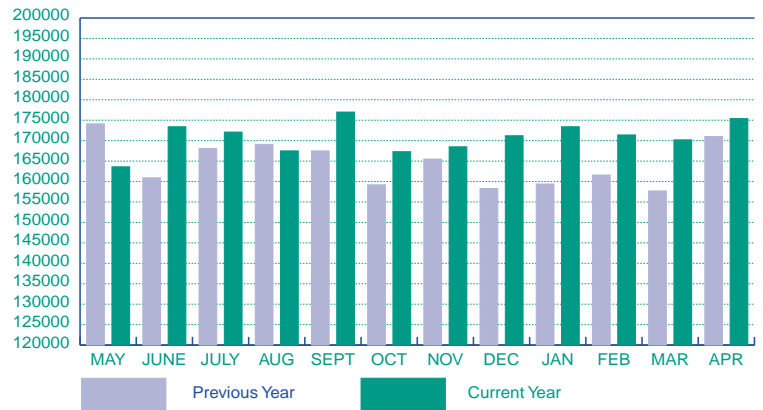
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years..

## AVERAGE SALES PRICE - Metro Portland, OR



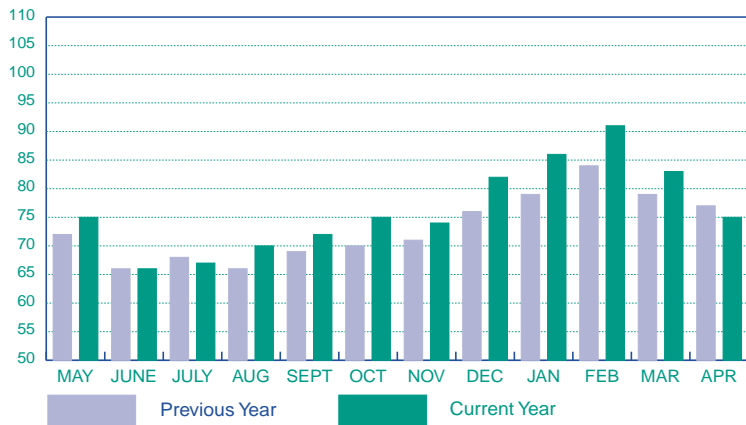
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

## AVERAGE SALES PRICE - Clark County, WA



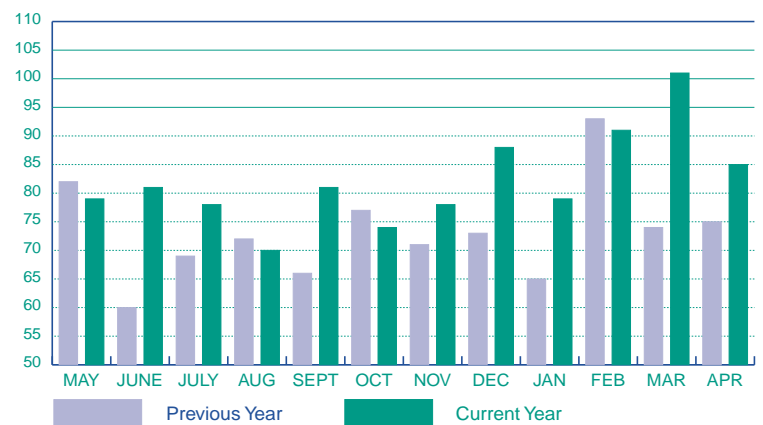
This graph represents the median sales price for all homes sold in Clark County, Washington.

## DAYS ON MARKET - Metro Portland, Oregon



This graph represents average days on market for Metro Portland, Oregon properties from listing to accepted offer. (See footnote on page 1.)

## DAYS ON MARKET - Clark County, Washington



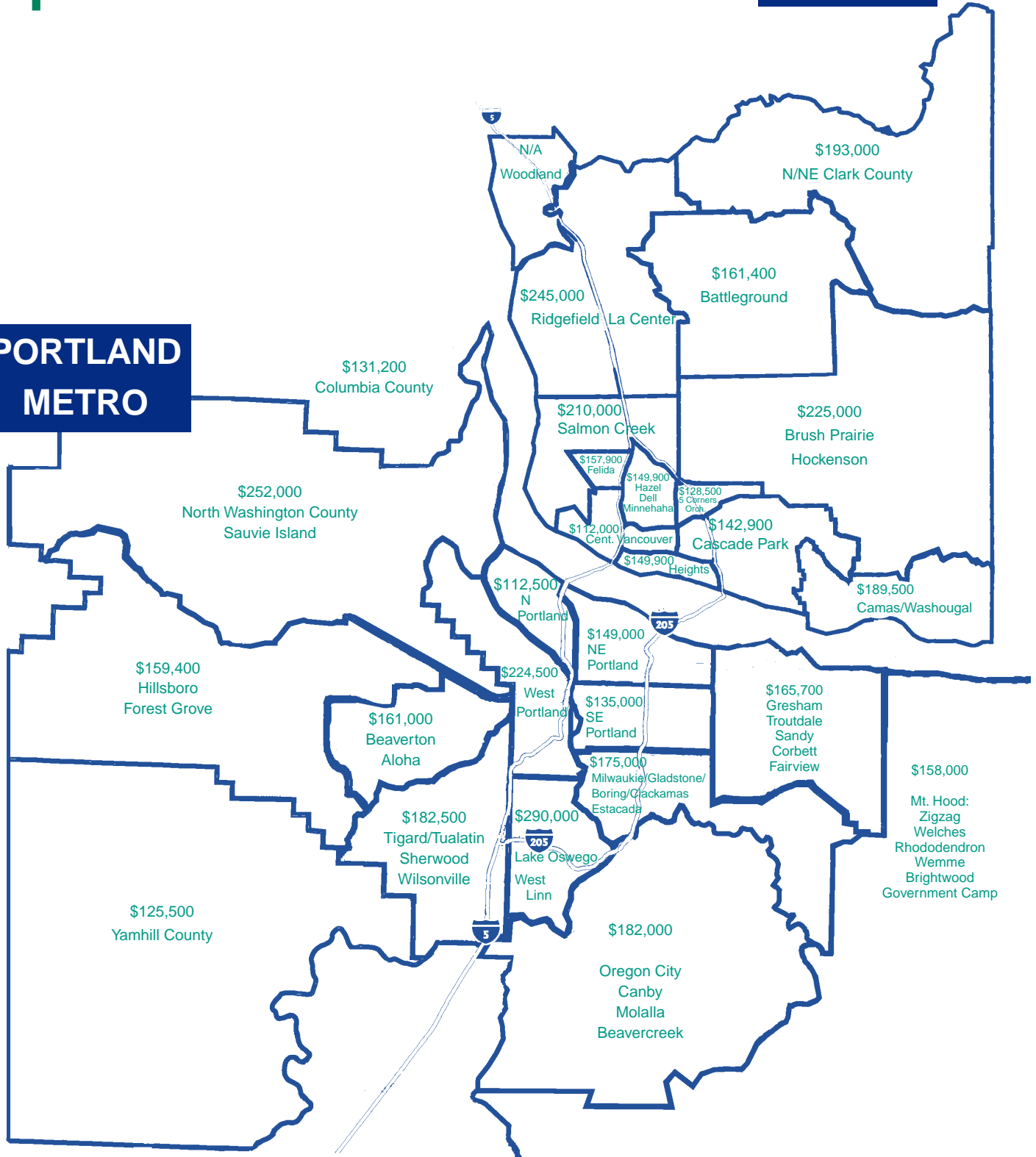
This graph shows average days on market for Clark Co., Washington properties from listing to accepted offer. (See footnote on page 1.)

# MEDIAN SALES PRICE

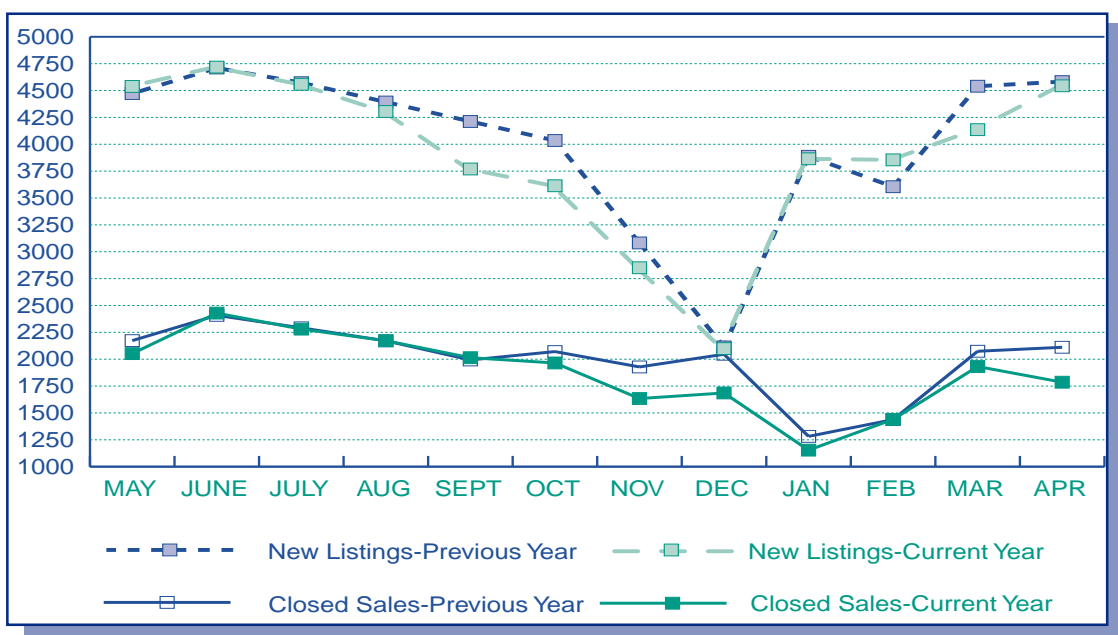
## April 2000

**CLARK COUNTY**

**PORTLAND METRO**



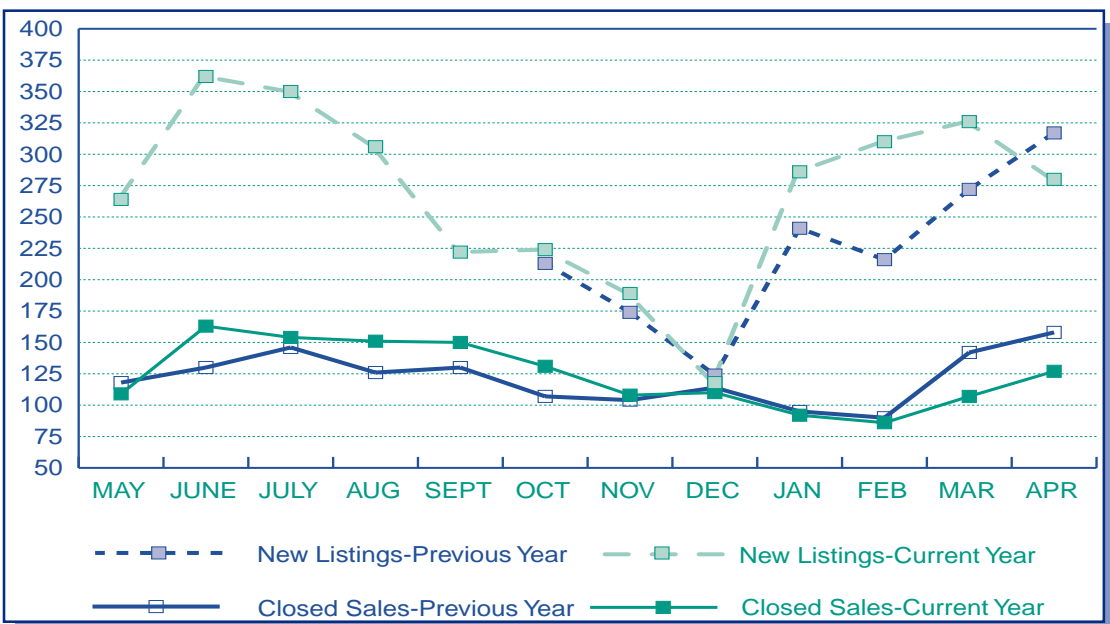
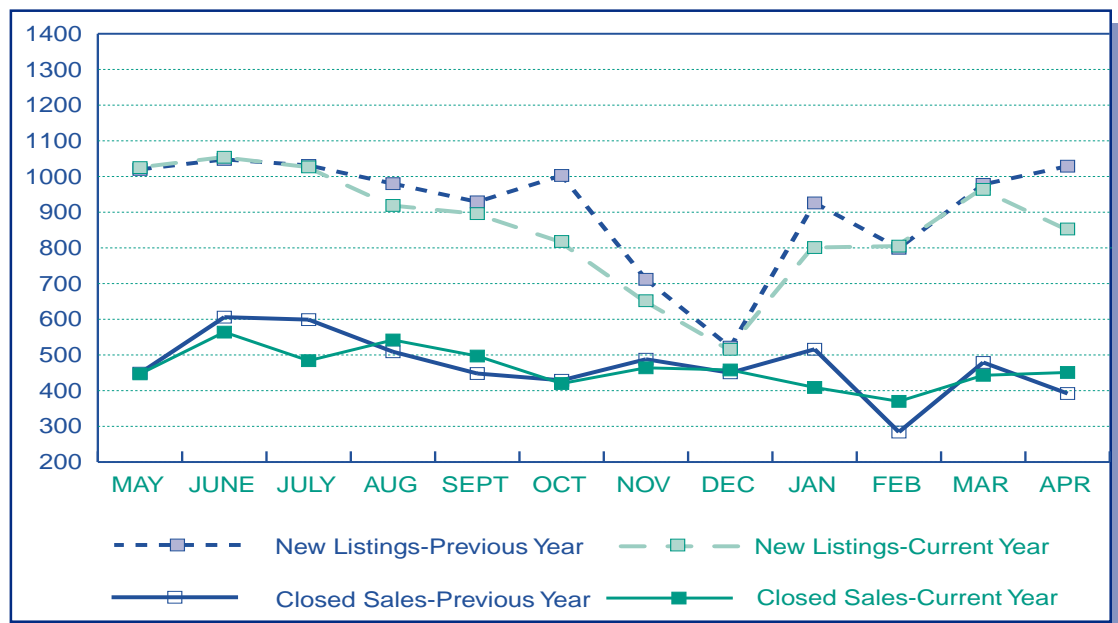
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**



*This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland Area*

**CLARK COUNTY, WA  
NEW LISTINGS &  
CLOSED SALES**

*This graph shows the new residential listings and closed sales over the past 24 months in Clark County Washington*



**SOUTHERN OREGON  
NEW LISTINGS &  
CLOSED SALES**

*This graph shows the new residential listings and closed sales in Douglas & Coos Counties*  
*(Note: New listing data prior to October 1998 is not included because accurate data is not available.)*



# Douglas & Coos Counties



April 2000 Reporting Period

## Residential Market Highlights

		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2000	280	142	127	110,000	96,000	122
	Year To Date	1233	526	423	108,200	92,500	131
LAST YEAR	April 1999	299	181	158	101,300	86,600	233
	Year To Date	983	552	487	103,500	90,000	204

There were 280 new residential properties listed, 142 offers accepted and 127 sales closed in Douglas and Coos Counties in April 2000.

At the end of April, there were 1,477 active residential listings, 766 lots and land listings, 189 commercial and 76 multifamily properties on the market. The unsold residential inventory is

equivalent to 11.6 months at the current rate of sales.

Comparing the most recent twelve months (May 1999 through April 2000) with the twelve months before that, the average sales price in Douglas and Coos Counties overall rose 8.2% and the median sales price rose 4.7%.

## Area Report

Area	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Appreciation **see note below	Closed Sales	Average Price	Closed Sales	Average Price	Closed Sales	Average Price		
ROSEBURG NORTHEAST	86	27	19	12	115,300	148	96	51	41	99,200	89,000	-1.3%	3	192,300	6	54,300	0	NA		
ROSEBURG NORTHWEST	107	16	12	12	167,600	86	94	43	32	161,800	148,500	12.8%	1	155,000	12	79,700	0	NA		
ROSEBURG SOUTHEAST	45	13	2	1	143,900	42	55	19	15	110,100	86,000	-8.7%	4	126,300	0	NA	0	NA		
ROSEBURG SOUTHWEST	85	17	8	7	145,100	45	66	29	26	127,600	121,300	20.6%	0	NA	6	72,800	2	123,300		
GLIDE & EAST of ROSEBURG	62	13	9	5	93,600	119	48	18	9	132,500	134,000	6.7%	1	215,000	10	77,500	0	NA		
SUTHERLIN & N of ROSEBURG	221	36	24	19	109,200	161	168	60	47	143,400	99,000	26.6%	4	1,800,300	11	80,500	0	NA		
WINSTON & SW of ROSEBURG	106	23	9	9	109,100	73	95	44	37	94,600	85,000	18.8%	1	50,000	5	88,000	0	NA		
MYRTLE CRK & S/SE of ROSEBURG	161	27	18	14	111,500	125	137	59	50	93,700	86,300	9.2%	1	65,000	5	63,900	2	129,000		
GREEN DISTRICT	50	7	2	8	90,600	92	54	26	24	93,200	93,000	NA	0	NA	3	23,700	0	NA		
COOS COUNTY	554	101	39	40	90,100	140	420	177	142	93,000	84,000	0.4%	4	665,100	20	63,800	6	141,300		
ALL AREAS	1,477	280	142	127	110,000	122	1233	526	423	108,200	92,500	8.2%	19	260,400	78	70,300	10	135,200		

\*Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. \*\*Percents based on a comparison of average price for the last 12 mos. with 12 mos. before (05/01/99-4/30/00 with 05/01/98-4/30/99.)

# Market Action



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Fax: (541) 673-6581

Clark County Office

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Vancouver, WA 98666  
(360) 696-0718  
Fax: (360) 696-9342

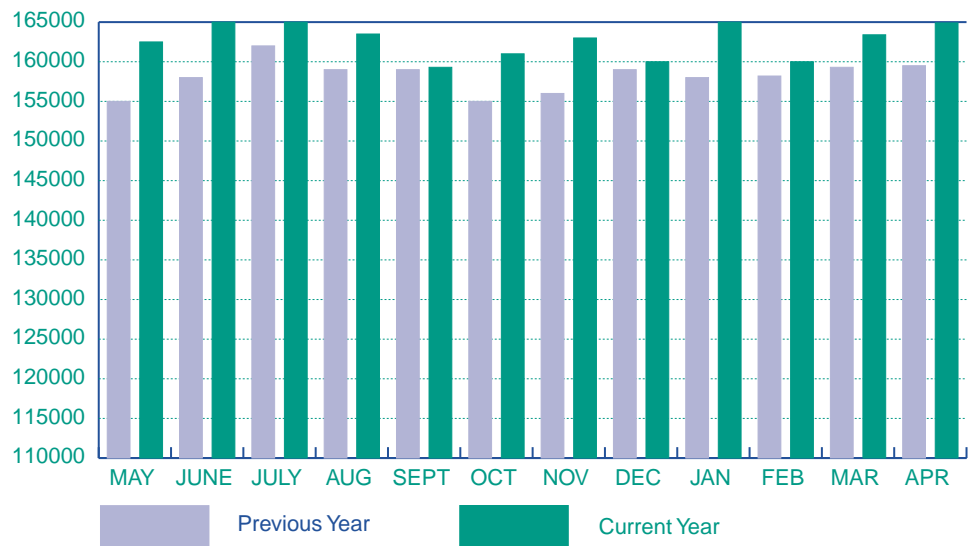
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest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

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**MEDIAN SALES PRICE - Metro Portland, Oregon**



*This graph shows the median price for closed sales over the past 24 months in the greater Portland, OR metro area*