

MARKET ACTION

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

MONTH IN REVIEW: Metro Portland, Oregon

August Residential Highlights

The real estate market in the Portland, Oregon metro area perked up in August. With the exception of new listings, all measures improved compared to August 1999 figures. Area Realtors® listed 4,262 properties, only 1.0% fewer than in August 1999. Accepted offers were up 3.2%, with 2,629 pending sales reported in August 2000 versus 2,548 in the same month last year. Closed sales were up by 2.5% (2,226 v. 2,172.) Unsold inventory fell to 6.3 months, down from 7.4 months in July and similar to August 1999.

Year-to-Date Trends

With the favorable August numbers, the gap has closed somewhat between activity year-to-date in 2000 compared to the previous year. New listings lag by 1.7% (34,085 v. 34,673), accepted offers by 4.0% (18,373 v. 19,144) and closed sales by 5.7% (16,179 v. 17,152). Appreciation will be something to watch in upcoming months. Comparing the 12 months ending August 2000 with the 12 months ending August 1999, there has been a 5.6% increase in average sales price. A year ago, appreciation stood at 3.7%.

August 2000 Reporting Period

Available Inventory in Months

	1998	1999	2000
January	8.8	9.0	10.1
February	8.6	8.0	8.3
March	5.7	5.8	6.3
April	5.9	6.1	7.2
May	5.8	6.4	6.4
June	5.4	5.5	6.2
July	5.7	6.0	7.4
August	6.1	6.2	6.3
September	6.0	6.6	
October	6.0	6.8	
November	6.2	7.6	
December	5.4	6.8	

RESIDENTIAL MARKET HIGHLIGHTS

Metro Portland Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	August 2000	4,262	2,629	2,226	205,200	170,000	71
	Year To Date	34,085	18,373	16,179	198,900	166,000	76
LAST YEAR	August 1999	4,305	2,548	2,172	192,600	163,500	70
	Year To Date	34,673	19,144	17,152	188,200	161,500	74

Clark County Washington		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	August 2000	854	511	448	177,800	159,900	79
	Year To Date	7,329	3,922	3,484	177,300	152,000	88
LAST YEAR	August 1999	922	502	555	171,600	149,900	73
	Year To Date	7,764	3,964	3,784	167,300	146,000	77

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

AREA REPORT • 8/2000

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	Pending Sales 2000v1999**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2000v1999**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation ***-see note below	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
NORTH PORTLAND	382	166	95	-30.7%	78	120,000	50	1,185	748	0.4%	679	123,600	119,400	3.7%	9	151,600	10	64,700	26	223,000
NE PORTLAND	877	374	236	0.0%	218	162,200	54	3,003	1,805	-9.3%	1,639	169,200	148,000	4.5%	16	494,700	21	54,800	67	291,000
SE PORTLAND	1,281	456	305	-7.3%	257	155,400	52	3,889	2,204	-5.3%	1,988	152,800	140,000	3.0%	25	239,100	70	69,100	81	246,900
GRESHAM/TROUTDALE	1,230	362	155	-3.1%	138	185,200	75	2,668	1,133	-7.7%	1,017	173,000	160,000	4.0%	4	373,900	64	90,700	27	203,800
MILWAUKIE/CLACKAMAS	1,227	356	165	5.1%	146	197,700	69	2,738	1,120	-14.8%	1,014	188,700	170,700	1.2%	3	159,700	54	97,400	13	352,100
OREGON CITY/CANBY	806	172	108	-11.5%	89	196,600	93	1,779	861	-2.3%	789	191,900	175,000	4.4%	10	315,200	69	165,000	7	276,300
LAKE OSWEGO/WEST LINN	974	259	164	15.5%	141	324,000	79	2,191	1,088	-6.6%	921	331,800	265,000	14.4%	1	685,000	45	264,700	4	372,000
WEST PORTLAND	1,205	363	250	20.2%	213	313,500	75	2,948	1,751	7.8%	1,514	293,500	231,100	11.7%	5	425,000	58	129,100	15	299,200
NORTHWEST WA. COUNTY	471	234	184	85.9%	159	250,800	70	1,430	1,008	8.2%	898	262,700	233,000	4.6%	1	247,500	26	213,600	2	186,800
BEAVERTON/ALOHA	1,031	396	273	7.9%	211	190,300	62	3,055	1,839	-6.3%	1,572	182,500	162,000	4.4%	5	349,900	40	126,000	24	262,600
TIGARD/WILSONVILLE	1,168	357	242	-10.4%	209	210,500	70	3,056	1,751	0.5%	1,506	211,200	189,300	2.8%	5	505,600	59	153,900	6	247,400
HILLSBORO/FOREST GROVE	733	256	189	19.6%	153	182,900	59	2,091	1,301	1.6%	1,094	175,800	159,900	3.6%	5	177,800	41	126,400	21	182,300
MT. HOOD: GOV CAMP/WEMME	175	42	22	29.4%	15	143,400	216	284	113	24.2%	100	150,000	136,800	-5.8%	1	466,000	41	55,300	1	57,000
COLUMBIA COUNTY	572	122	63	14.5%	66	163,500	116	986	463	-3.5%	418	157,800	146,100	4.6%	6	95,400	67	66,500	9	117,400
YAMHILL COUNTY	836	170	88	-25.4%	77	180,500	97	1,449	613	-20.9%	555	159,100	140,000	2.1%	17	181,300	74	128,800	11	194,900
MARION/POLK COUNTIES	554	114	53	-11.7%	25	134,700	120	785	366	-10.5%	313	152,700	132,000	1.4%	7	217,000	26	52,800	7	290,400
NO. COASTAL COUNTIES	405	63	37	37.0%	31	177,900	142	548	209	9.4%	162	207,700	168,500	-0.4%	4	532,300	34	124,200	1	114,000

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

**NEW!!! Monthly calculation added. Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is August 2000 with August 1999, and in Year-To-Date section, pending sale activity for the months January-August 2000 is compared with activity in January-August 1999.

*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (9/1/99-8/31/00 with 9/1/98-8/31/99.)

Market Action

AREA REPORT • 8/2000

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	Pending Sales 2000 v. 1999**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2000 v. 1999**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation *** see note opposite	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
CENTRAL VANCOUVER	223	69	53	51.4%	32	122,600	70	547	298	-3.6%	253	120,200	114,900	4.9%	23	139,500	3	70,000	1	50,000
THE HEIGHTS	114	34	16	-20.0%	9	170,200	65	261	137	-0.7%	123	231,900	142,000	29.0%	5	535,700	3	264,600	1	1,700
CASCADE PARK	669	218	143	-15.9%	133	167,400	73	1,839	1,111	-4.7%	1,002	165,300	151,500	6.5%	20	179,500	40	109,000	0	NA
5 CORNERS/ ORCHARDS	220	69	46	-2.1%	36	135,700	65	654	389	-5.8%	351	133,400	128,900	-2.4%	2	189,300	8	119,800	0	NA
HAZEL DELL	240	64	38	11.8%	42	157,600	89	587	336	6.3%	299	155,200	148,000	1.0%	6	166,400	13	223,100	0	NA
FELIDA	157	43	22	-29.0%	22	195,100	75	377	196	-9.7%	176	183,800	167,500	6.3%	2	137,300	5	81,200	0	NA
SALMON CREEK	305	73	45	36.4%	55	212,100	69	617	371	5.4%	337	225,100	209,900	8.0%	0	NA	30	88,500	0	NA
CAMAS / WASHOUGAL	387	79	41	7.9%	32	202,200	99	721	344	5.5%	313	215,100	183,000	6.6%	4	115,400	65	87,900	1	146,500
BRUSH PRARIE / HOCKINSON	219	44	32	28.0%	23	264,400	93	432	207	19.0%	174	253,700	222,500	0.9%	1	200,000	55	101,500	0	NA
RIDGEFIELD / LA CENTER	129	34	11	37.5%	6	175,800	73	258	99	4.2%	83	233,700	197,000	1.6%	2	212,500	22	102,100	0	NA
BATTLEGROUND	257	69	42	61.5%	36	201,800	84	522	232	0.9%	199	184,500	160,000	3.2%	1	115,000	28	149,600	0	NA
NORTH / NE CLARK COUNTY	106	20	7	-36.4%	8	190,800	83	183	73	-7.6%	66	169,600	164,900	-5.9%	1	35,000	25	87,600	0	NA
WOODLAND	77	17	4	-33.3%	4	110,500	39	112	24	-51.0%	20	133,500	128,500	3.3%	2	182,500	10	73,100	0	NA
COWLITZ COUNTY	130	21	11	-38.9%	10	162,300	157	219	105	5.0%	88	118,500	113,300	-3.3%	4	127,500	18	69,700	1	37,000

* For explanation of starred headings, see footnotes on opposite page.

MONTH IN REVIEW: Clark County, Washington

August Residential Highlights

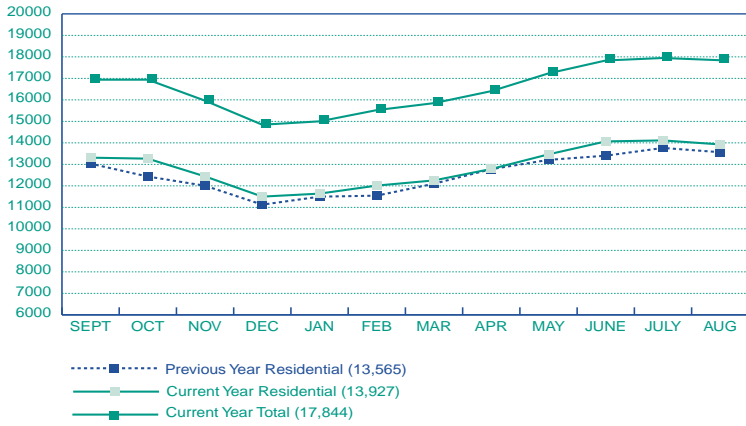
There were a total of 1,088 Realtor® broker and agent members of RMLS™ in Clark County, Washington at the end of August 2000. Clark County Realtors® listed 854 residential properties in August, a 7.4% drop from the 922 new listings in August 1999. There were 1.8% more pending sales this August with 511 reported compared to 502 last year. Closed sales dipped 19.3% (448 v. 555). With 3,233 homes active on the market at the end of August, the available inventory was 7.2 months at the August rate of sales.

Year-to-Date Trends

So far this year, 7,329 homes have come onto the market in Clark County, Washington, 5.6% fewer than the 7,764 listed in the first eight months of 1999. At 3,922, pending sales trail the 3,964 comparable accepted offers in 1999 by only 1.1%. Closed sales lag by 7.9% with 3,484 recorded so far in 2000 compared to 3,784 in 1999. Comparing the 12 months ending August 2000 with the 12 months ending August 1999 shows an appreciation of 5.6% in the average sales price and 3.4% in the median sales price.

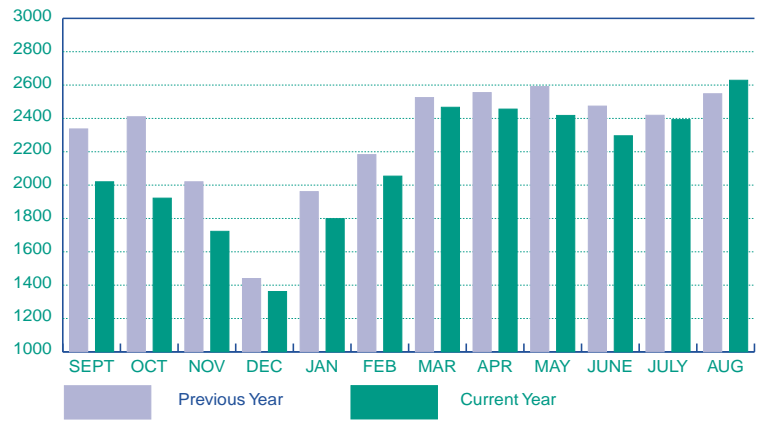
Market Action

ACTIVE LISTINGS - Metro Portland, Oregon



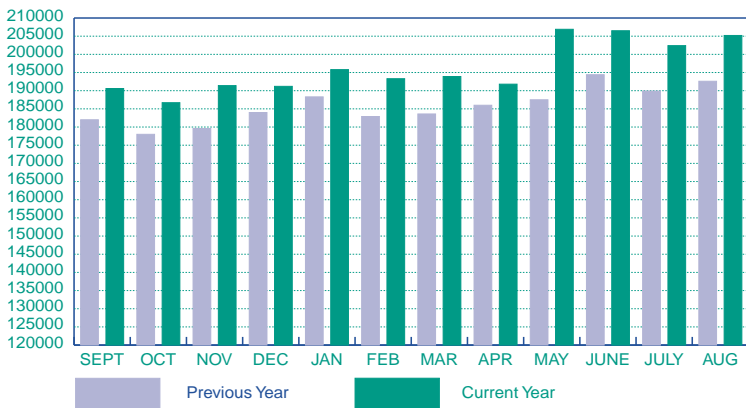
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

PENDING LISTINGS - Metro Portland Oregon



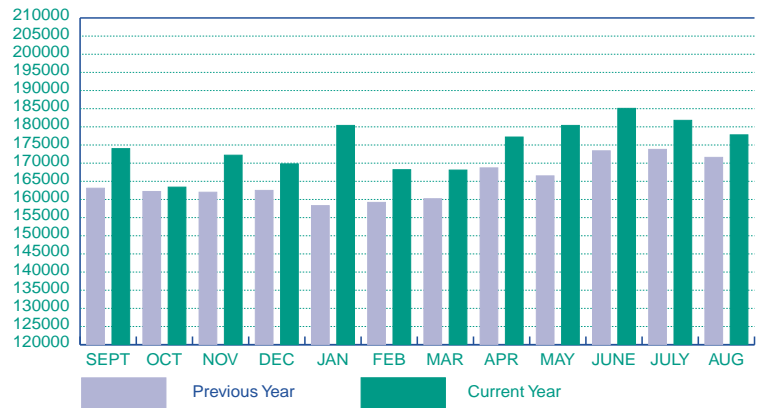
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years..

AVERAGE SALES PRICE - Metro Portland, OR



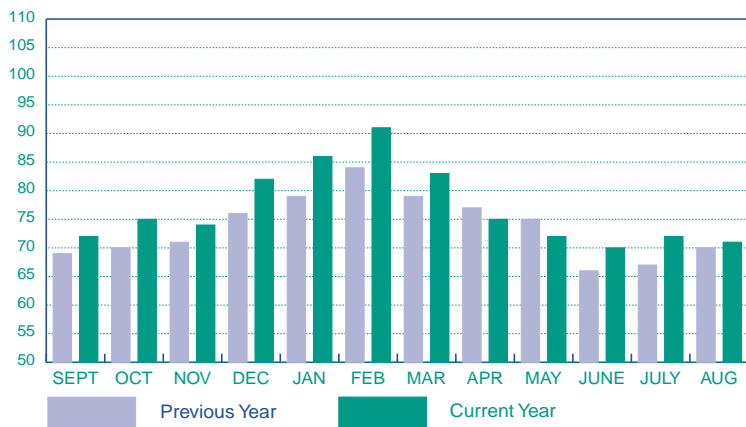
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

AVERAGE SALES PRICE - Clark County, WA



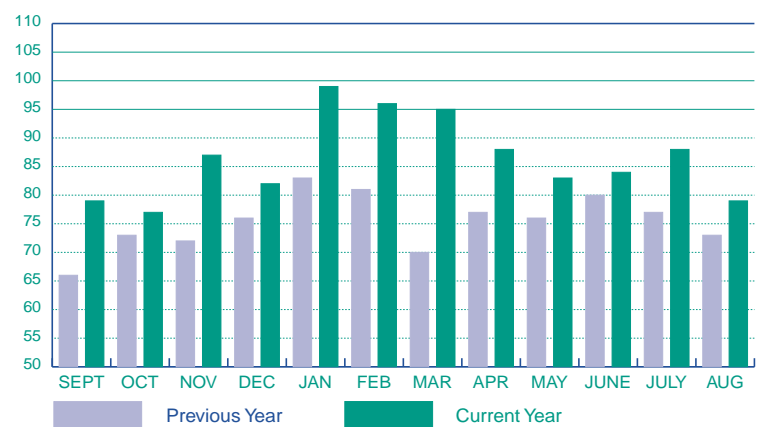
This graph represents the median sales price for all homes sold in Clark County, Washington. (Note: Figures have been revised from previous graph to reflect more accurate data gathering procedures.)

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.)

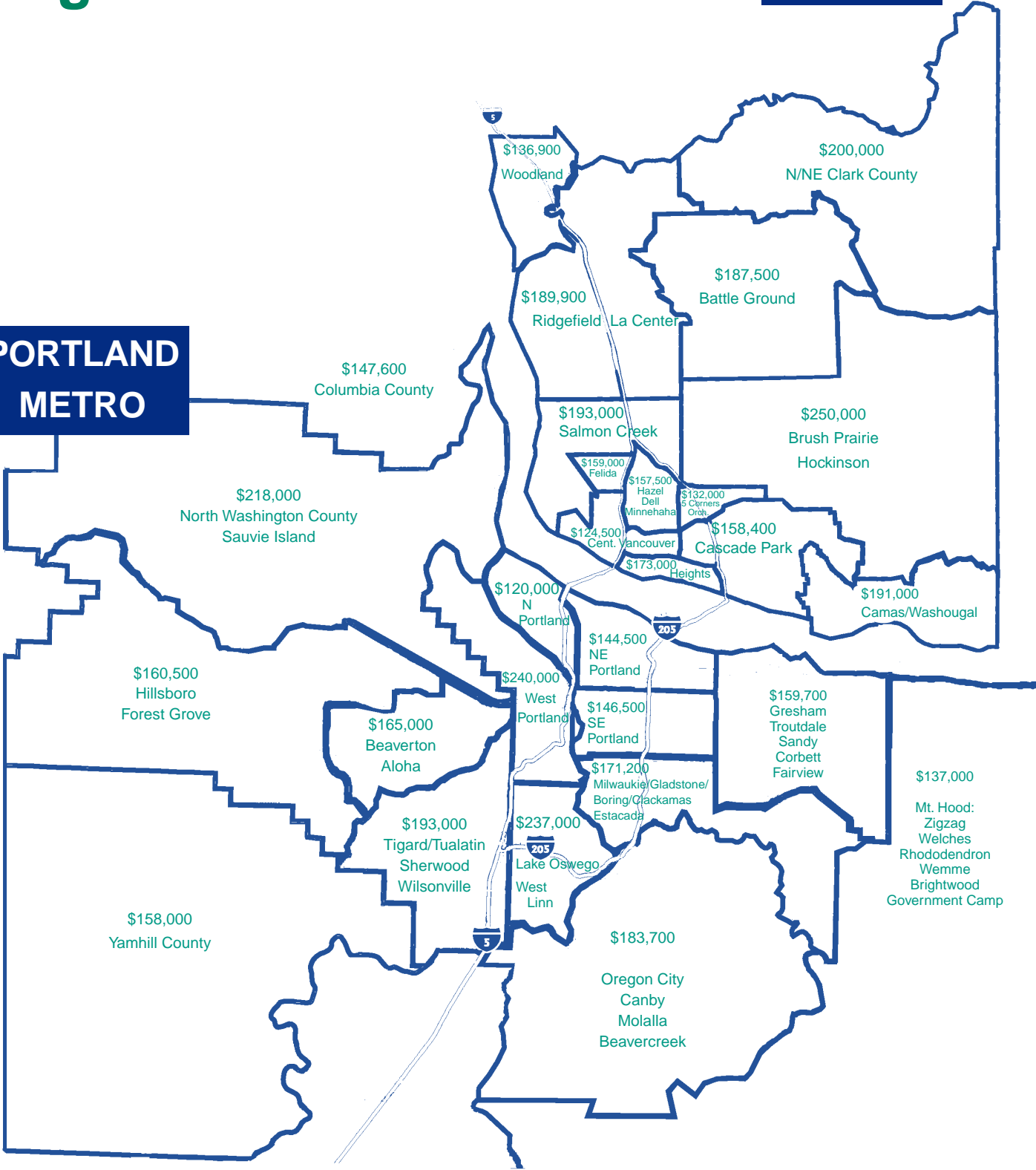
(Note: Figures have been revised from previous graph to reflect more accurate data gathering procedures.)

MEDIAN SALES PRICE

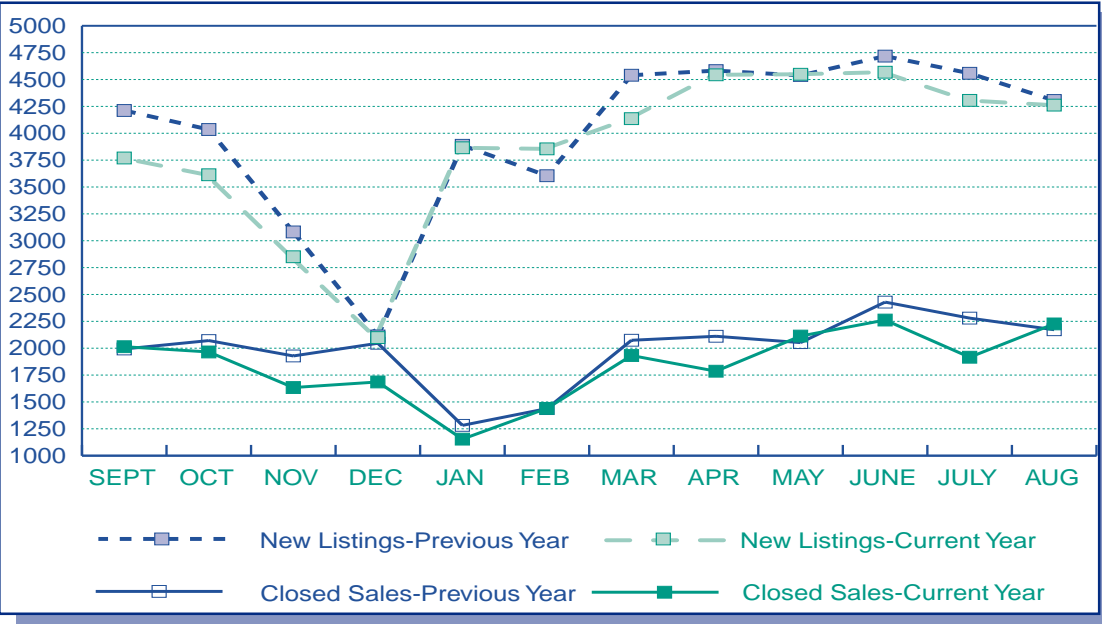
August 2000

CLARK COUNTY

PORTLAND METRO



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

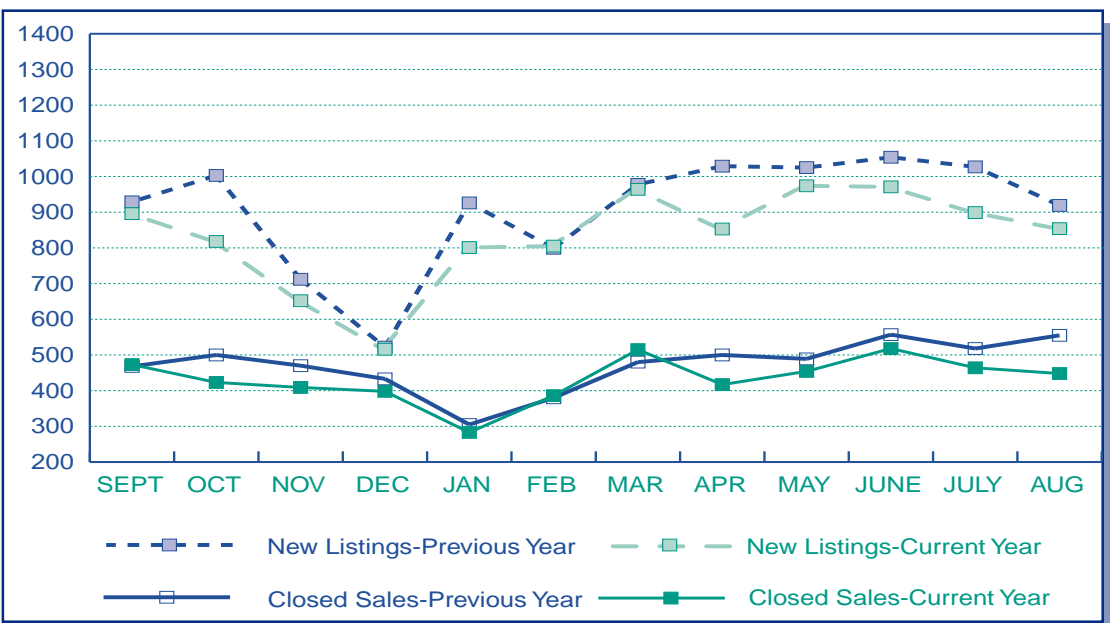


This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland, Oregon Metro Area

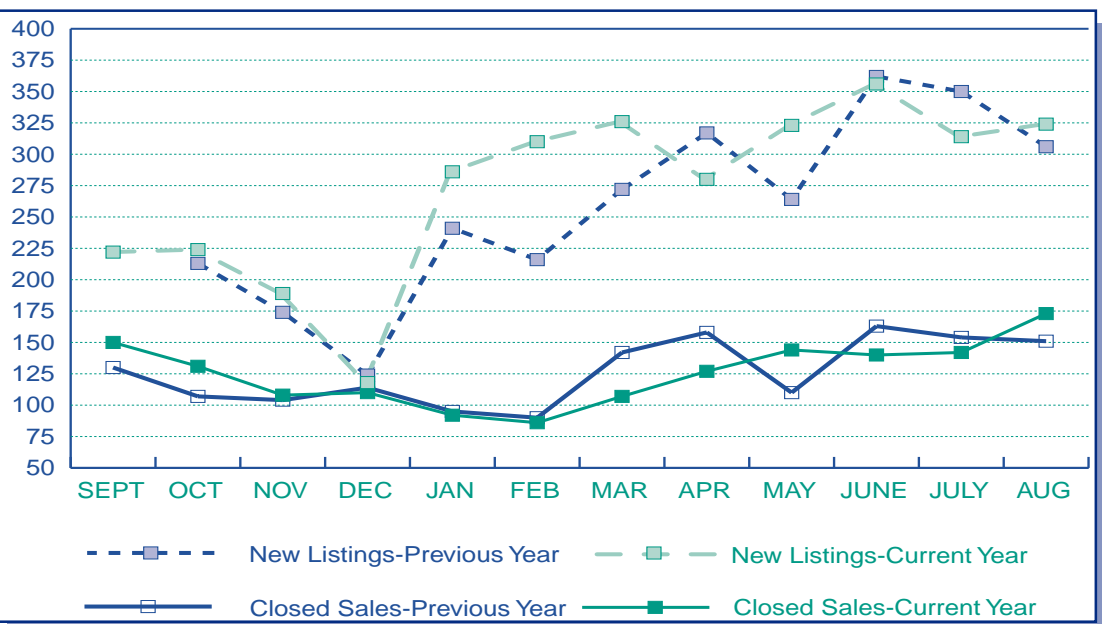
**CLARK COUNTY, WA
NEW LISTINGS &
CLOSED SALES**

This graph shows the new residential listings and closed sales in Clark Co., Washington

(Note: Sold figures have been revised from previous graph to reflect more accurate data gathering procedures.)



**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



August 2000 Reporting Period

Residential Market Highlights		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	August 2000	324	174	173	129,300	103,800	117
	Year To Date	2,557	1,187	1,056	114,800	96,000	127
LAST YEAR	August 1999	306	154	151	111,900	96,000	137
	Year To Date	2,058	1,149	1,065	113,200	96,000	175

There were 324 new residential properties listed, 174 offers accepted and 173 sales closed in Douglas and Coos Counties in August 2000.

At the end of August, there were 1,597 active residential listings, 843 lots and land listings, 192 commercial and 76 multifamily properties on the market. The unsold residential

inventory is equivalent to 9.2 months at the current rate of sales.

Comparing the most recent twelve months (September 1999 through August 2000) with the twelve months before that, the average sales price in Douglas and Coos Counties overall rose 2.7% and the median sales price rose .5%.

Area Report

Area Report	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Pending Sales 2000 vs 1999**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2000 vs 1999**	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	80	20	14	100.0%	14	93,400	90	183	99	-1.0%	97	95,700	85,000	-0.7%	3	192,300	7	49,400	2	97,200
ROSEBURG NORTHWEST	112	25	21	90.9%	22	182,400	148	196	103	7.3%	89	163,700	148,000	6.8%	2	92,500	22	97,800	2	132,500
ROSEBURG SOUTHEAST	62	12	5	-28.6%	5	88,500	48	119	46	-29.2%	42	104,900	97,500	1.7%	4	126,300	4	87,900	1	79,900
ROSEBURG SOUTHWEST	96	19	12	-14.3%	9	152,300	72	153	68	-51.1%	62	130,200	123,700	21.4%	0	NA	15	61,600	3	113,000
GLIDE & EAST of ROSEBURG	67	12	3	-57.1%	6	171,900	119	93	38	-38.7%	33	157,900	148,000	-12.6%	1	215,000	15	64,200	0	NA
SUTHERLIN & N of ROSEBURG	240	42	24	0.0%	20	149,400	167	339	137	-6.2%	124	139,100	106,700	5.2%	5	164,200	29	65,400	2	157,500
WINSTON & SW of ROSEBURG	94	17	14	40.0%	9	140,400	185	183	95	2.2%	80	109,600	93,000	12.4%	1	50,000	18	191,300	2	146,300
MYRTLE CRK & S/SE of ROSEBURG	165	43	13	-27.8%	16	105,000	94	275	124	11.7%	112	95,400	85,000	6.4%	4	91,300	23	78,000	3	151,000
GREEN DISTRICT	62	11	6	100.0%	7	105,500	73	110	46	666.7%	44	97,100	93,000	13.2%	0	NA	7	23,600	1	159,700
DOUGLAS COUNTY TOTALS	978	201	112	10.9%	108	137,400	121	1,651	756	-7.6%	683	120,800	105,000	3.4%	20	135,900	140	85,900	16	131,200
COOS COUNTY	619	123	62	NA	65	116,000	111	906	431	NA	373	103,900	86,300	3.7%	7	412,200	44	47,100	13	127,100

*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 (9/01/99-8/31/00 with 9/01/98-8/31/99.) *** NEW!!! Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is August 2000 with August 1999, and in Year-To-Date section, pending sale activity for the months January-August 2000 are compared with activity in January-August 1999. Accurate data for Coos County not available.

Market Action



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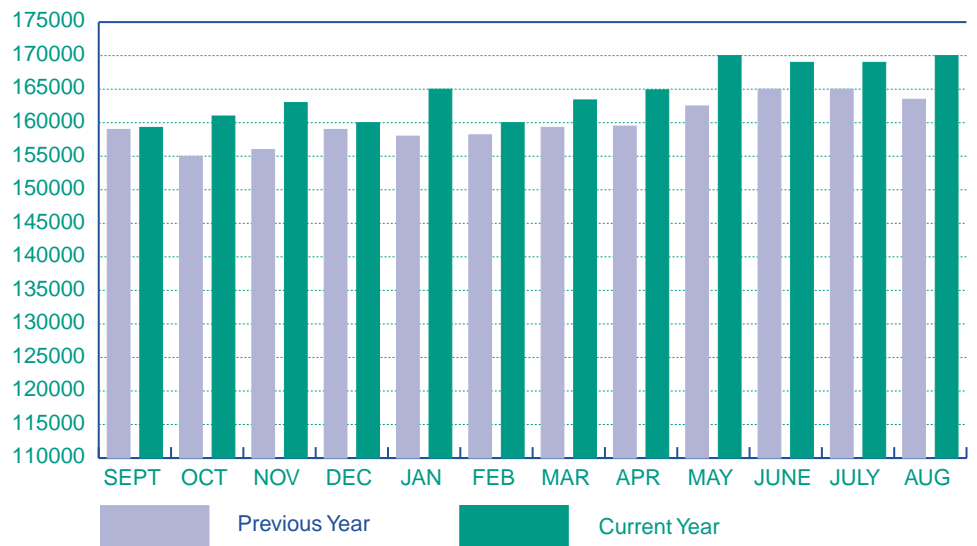
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest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