

MARKET ACTION

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

MONTH IN REVIEW

Market Action Updated

Market Action has been updated to include data from all areas served by RMLS™, including Clark County, Washington, which joined RMLS™ on March 1, 2000. We hope that this additional information will be of interest to our readers and look forward to receiving comments and suggestions for continued improvement.

Metro Portland, Oregon

February Residential Highlights

A total of 3,855 homes were listed in the Portland, Oregon Metro area

in February, up 6.9% over the 3,605 listed in February 1999. Accepted offers lagged 5.9%, with 2,054 pending sales reported in the second month of 2000 compared to 2,183 in the comparable month last year. Closed sales were virtually identical at 1,440 and 1,438. At the end of February, unsold inventory was equivalent to 8.3 months of sales, compared to 8.0 months in February 1999. With sales identical, the difference can be attributed to more active listings on the market this year -- 12,013 compared to 11,545 last year.

February 2000 Reporting Period

Year-to-Date Trends

With two months into the new century, new listings in the Portland, OR Metro area are up 3.0%, while pending sales are down 7.1% and closed sales are down 4.3%. Comparing the most recent twelve months (March 1999-February 2000) with the twelve months before that shows an appreciation of 4.1% in the average sales price and 2.8% in the median sales price. Last year at this time, appreciation was running at 4.9% for both average and median.

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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	February 2000	3,855	2,054	1,440	193,300	160,000	91
	Year To Date	7,720	3,846	2,680	194,500	163,000	89
LAST YEAR	February 1999	3,605	2,183	1,438	182,900	158,200	84
	Year To Date	7,493	4,138	2,801	184,600	157,900	81

Clark County Washington		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	February 2000	805	462	370	171,400	145,000	91
	Year To Date	1,606	838	779	172,400	146,000	85
LAST YEAR	February 1999	799	446	284	161,600	139,000	93
	Year To Date	1,725	849	800	160,200	142,900	75

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

AREA REPORT • 2/2000

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	341	131	82	61	130,000	80	270	168	136	126,200	121,900	3.7%	6.0%	1	150,000	2	28,800	8	289,000
NE PORTLAND	797	346	215	154	164,500	66	668	395	272	164,400	146,500	-12.2%	4.1%	6	292,500	5	41,400	14	303,200
SE PORTAND	1,021	412	243	182	154,800	66	822	473	339	154,200	139,000	0.9%	6.6%	5	273,600	11	66,300	17	266,500
GRESHAM/TROUTDALE	1,054	350	130	88	163,800	85	664	233	165	163,900	155,800	-9.0%	4.6%	1	158,000	12	112,400	8	214,800
MILWAUKIE/CLACKAMAS	970	313	131	79	186,800	99	647	229	157	183,200	169,500	-19.1%	0.5%	1	154,000	11	110,600	4	296,000
OREGON CITY/CANBY	841	191	102	77	169,100	112	443	209	150	187,600	171,300	17.4%	2.2%	1	625,000	18	174,400	1	105,000
LAKE OSWEGO/WEST LINN	808	230	97	69	325,000	85	492	191	129	330,900	262,500	-25.1%	4.6%	0	NA	6	471,100	0	NA
WEST PORTLAND	982	314	208	125	288,200	106	606	366	231	291,100	222,500	-2.9%	6.7%	1	1,150,000	6	153,300	2	180,000
NORTHWEST WA. COUNTY	423	135	111	94	252,300	73	287	222	182	251,900	228,000	4.7%	3.3%	0	NA	2	254,800	1	185,000
BEAVERTON/ALOHA	930	337	217	137	172,200	88	665	389	245	171,200	158,000	-7.2%	1.8%	2	303,800	9	113,700	4	206,000
TIGARD/WILSONVILLE	1,050	373	189	144	199,700	93	701	366	249	212,900	191,000	-5.7%	3.9%	1	215,000	7	121,700	1	577,500
HILLSBORO/FOREST GROVE	737	259	154	99	188,700	118	500	272	177	181,000	154,900	-1.1%	2.1%	0	NA	5	230,300	8	190,900
MT. HOOD: GOV CAMP/WEMME	118	36	11	5	269,600	337	56	20	18	168,200	122,500	-23.1%	-2.5%	0	NA	7	47,300	0	NA
COLUMBIA COUNTY	518	132	37	42	164,200	129	256	90	74	154,500	140,000	-16.7%	6.3%	0	NA	8	47,400	0	NA
YAMHILL COUNTY	644	138	72	51	144,400	117	320	124	94	142,900	134,400	-20.5%	1.3%	4	61,600	17	236,800	4	184,700
MARION/POLK COUNTIES	425	86	38	27	168,700	106	188	70	44	162,700	135,500	-17.6%	7.7%	1	125,000	3	61,800	3	216,700
NO. COASTAL COUNTIES	354	72	17	6	230,100	173	135	29	18	291,200	242,800	-21.6%	12.7%	1	1,305,000	10	160,900	0	NA

* 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 (3/1/99-2/29/00 with 3/1/98-2/28/99.)

Market Action

AREA REPORT • 2/2000

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	190	63	35	28	111,000	102	119	62	52	116,300	115,500	-11.4%	1.2%	12	164,600	0	NA	1	50,000
THE HEIGHTS	85	30	13	8	219,600	131	53	26	25	240,300	185,000	-13.3%	13.2%	2	348,200	0	NA	0	NA
CASCADE PARK	610	218	139	101	165,100	77	423	236	237	162,600	149,800	-1.3%	6.0%	6	177,100	20	72,400	0	NA
5 CORNERS/ ORCHARDS	208	70	50	38	140,600	71	147	94	68	135,500	128,900	2.2%	0.5%	0	NA	0	NA	0	NA
HAZEL DELL	231	54	51	35	133,600	78	143	82	77	134,100	134,000	24.2%	-2.7%	1	275,000	3	93,300	0	NA
FELIDA	129	41	23	17	153,700	60	88	41	37	156,900	145,000	2.5%	1.2%	0	NA	3	61,300	0	NA
SALMON CREEK	279	60	37	39	209,300	131	116	72	70	218,300	207,000	-20.9%	3.6%	0	NA	53	74,200	0	NA
CAMAS / WASHOUGAL	324	81	44	38	230,400	117	155	86	72	212,600	165,000	24.6%	7.7%	1	112,200	9	120,400	0	NA
BRUSH PRARIE / HOCKINSON	216	56	19	14	228,500	92	94	36	28	294,200	217,000	24.1%	2.9%	0	NA	12	95,200	0	NA
RIDGEFIELD / LA CENTER	112	23	9	7	265,300	72	55	18	20	227,300	191,900	63.6%	7.7%	1	115,000	11	102,300	0	NA
BATTLEGROUND	196	52	18	24	162,700	77	100	39	56	160,500	147,000	-32.8%	7.2%	1	115,000	13	185,300	0	NA
NORTH / NE CLARK COUNTY	88	21	7	10	179,800	139	43	20	17	210,600	167,000	11.1%	6.1%	0	NA	9	76,000	0	NA
WOODLAND	46	9	2	1	113,600	28	22	4	2	181,800	250,000	-50.0%	4.2%	1	115,000	0	NA	0	NA
COWLITZ COUNTY	168	27	15	10	146,100	106	48	22	18	115,600	105,000	-21.4%	-9.8%	1	165,000	7	60,100	0	NA

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Clark County, Washington

February Residential Highlights

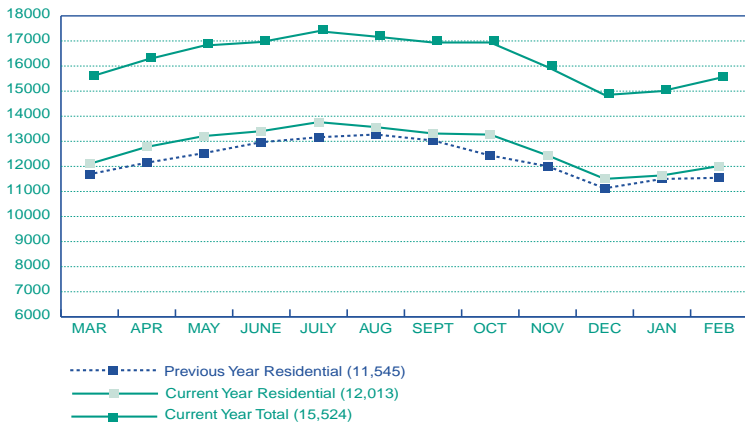
New homes listed in Clark County, Washington in February 2000 totalled 805, virtually identical to the 799 new listings posted in February last year. The 462 pending sales represent a 3.6% increase over the 446 accepted offers recorded in the same month of 1999. A total of 370 sales closed in the month, a jump of 30.3% over the 284 sales closing in the comparable period of the previous year. With 2,882 homes on the market at the end of February, the unsold inventory was equivalent to 7.8 months at February's rate of sales.

Year -To Date Trends

New listing activity so far in 2000 is approximately 6.9% under the pace set the previous year (1,606 v. 1,725.) Pending sales and closed sales are both very close to sales last year. The 838 accepted offers in the first two months of 2000 are only 1.3% under the 849 recorded during the same time period last year. The 779 closed sales represent a drop of 2.6% from the 800 in January-February 1999. Comparing the most recent twelve months (March 1999 through February 2000) with the 12 months previous shows an appreciation of 4.2% in the average sales price and 2.1% in the median sales price.

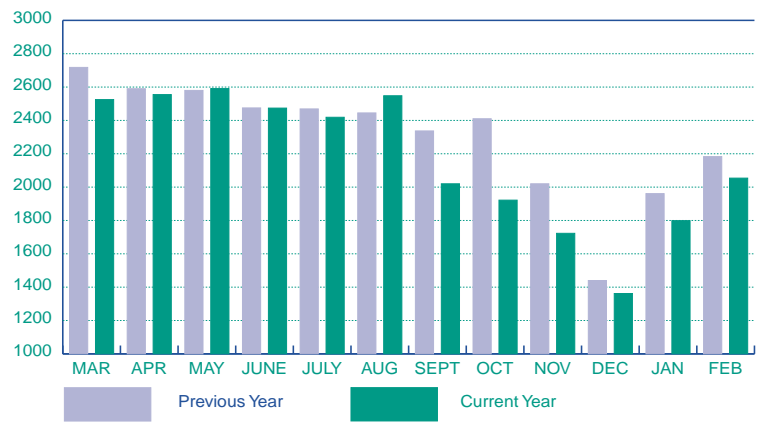
Market Action

ACTIVE LISTINGS - Metro Portland, Oregon



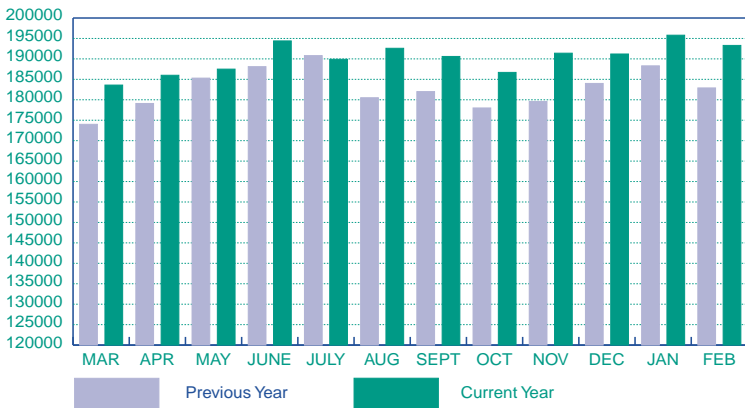
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

PENDING LISTINGS - Metro Portland Oregon



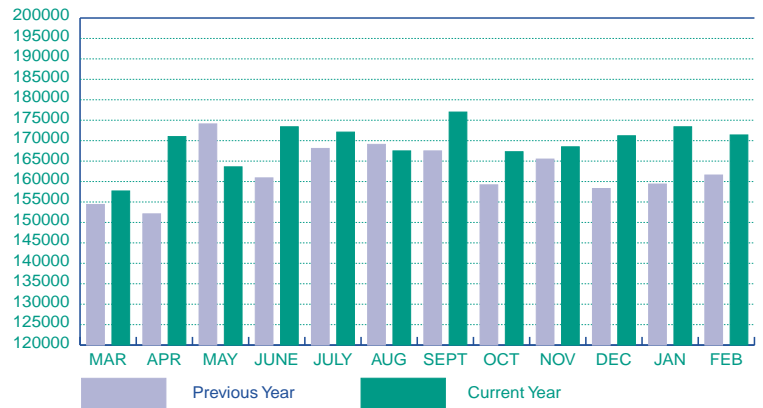
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years..

AVERAGE SALES PRICE - Metro Portland, OR



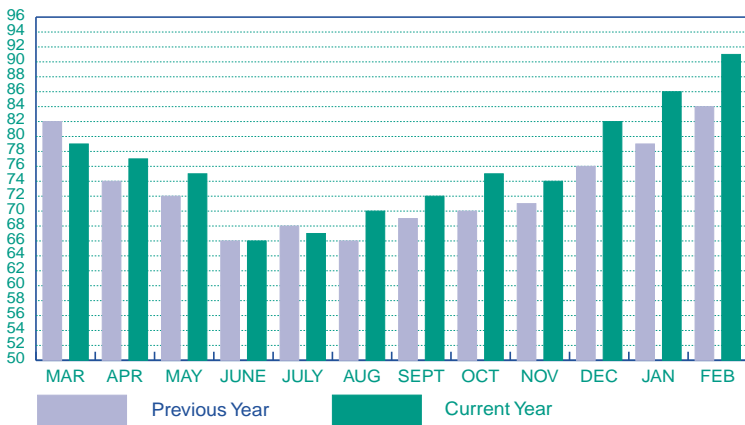
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

AVERAGE SALES PRICE - Clark County, WA



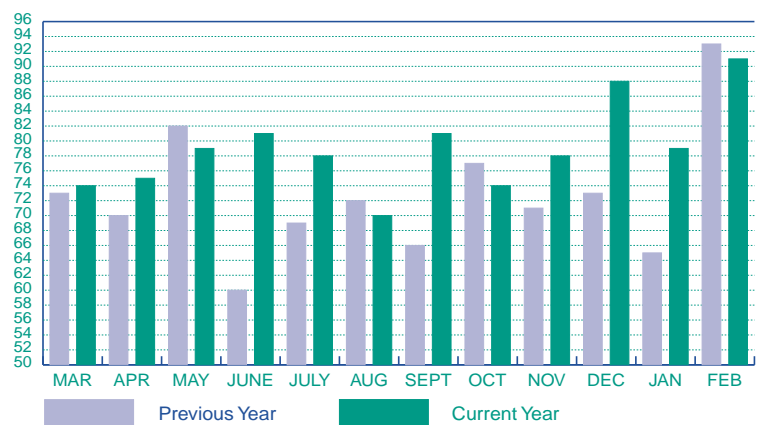
This graph represents the median sales price for all homes sold in Clark County, Washington.

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



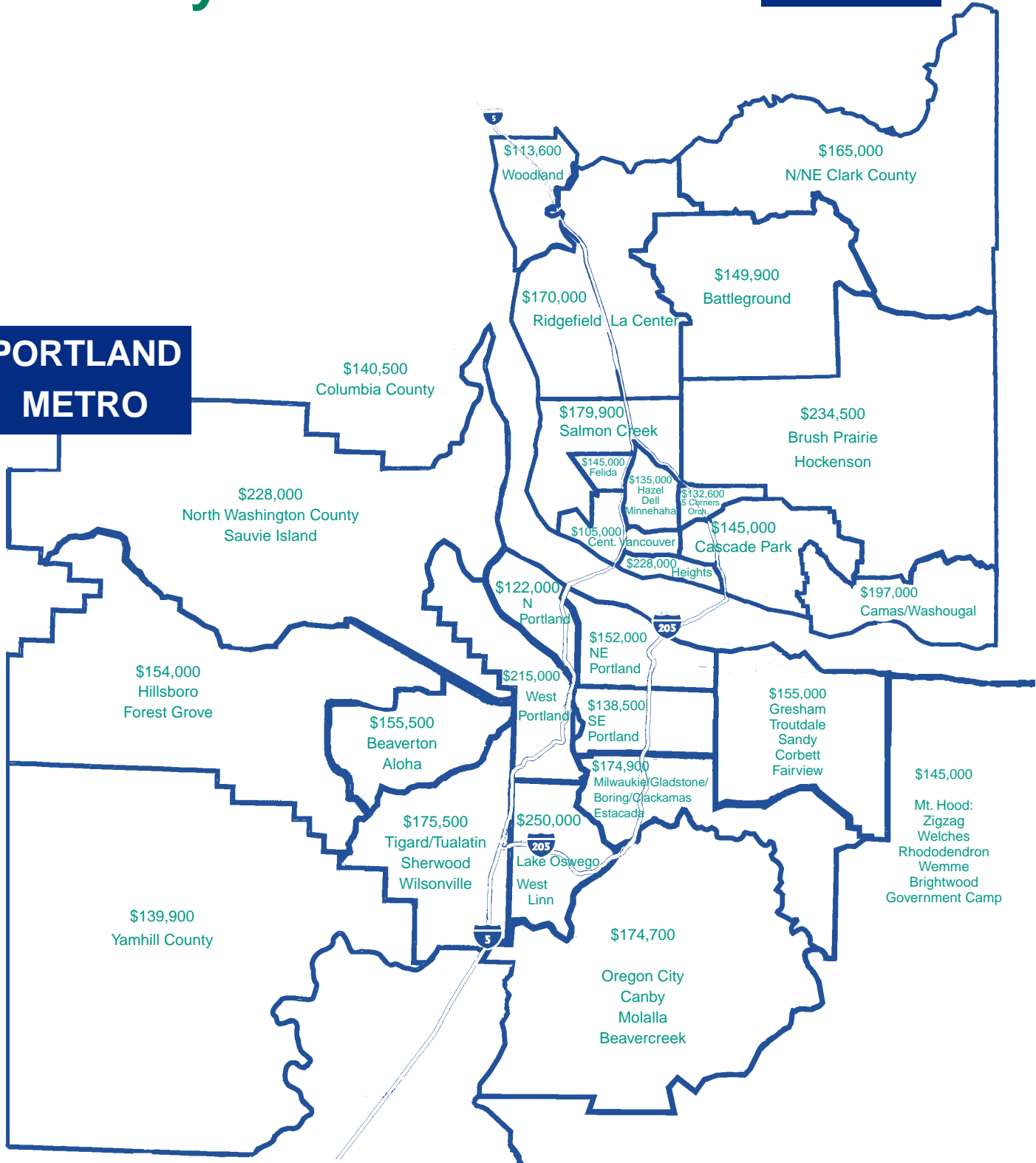
This graph shows average days on market for Clark Co., Washington properties from listing to accepted offer. (See footnote on page 1.)

MEDIAN SALES PRICE

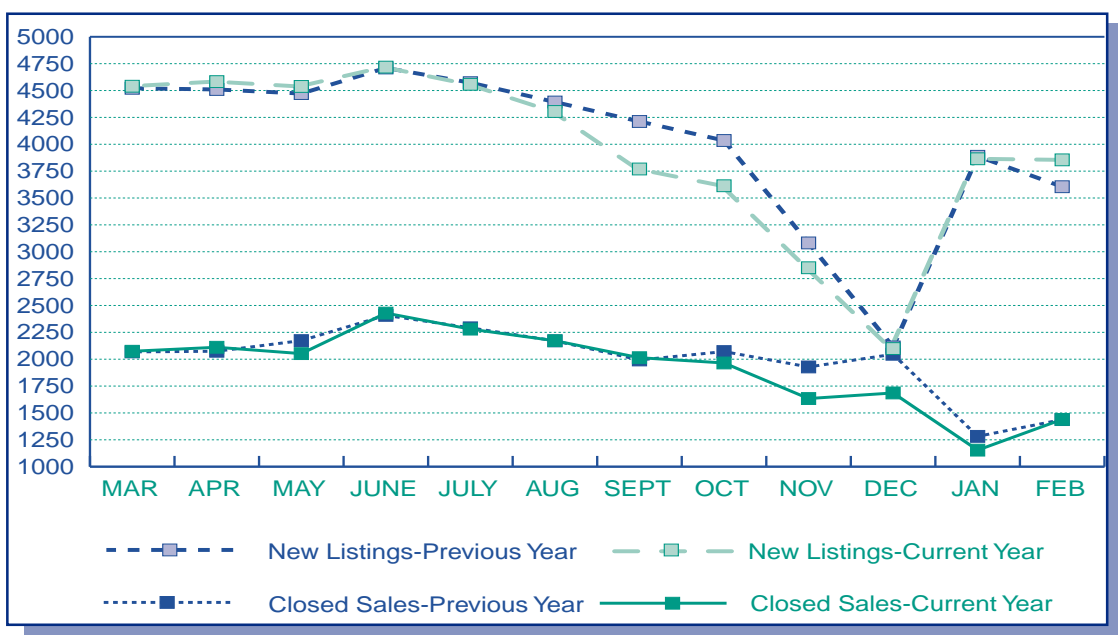
February 2000

CLARK COUNTY

PORTLAND METRO



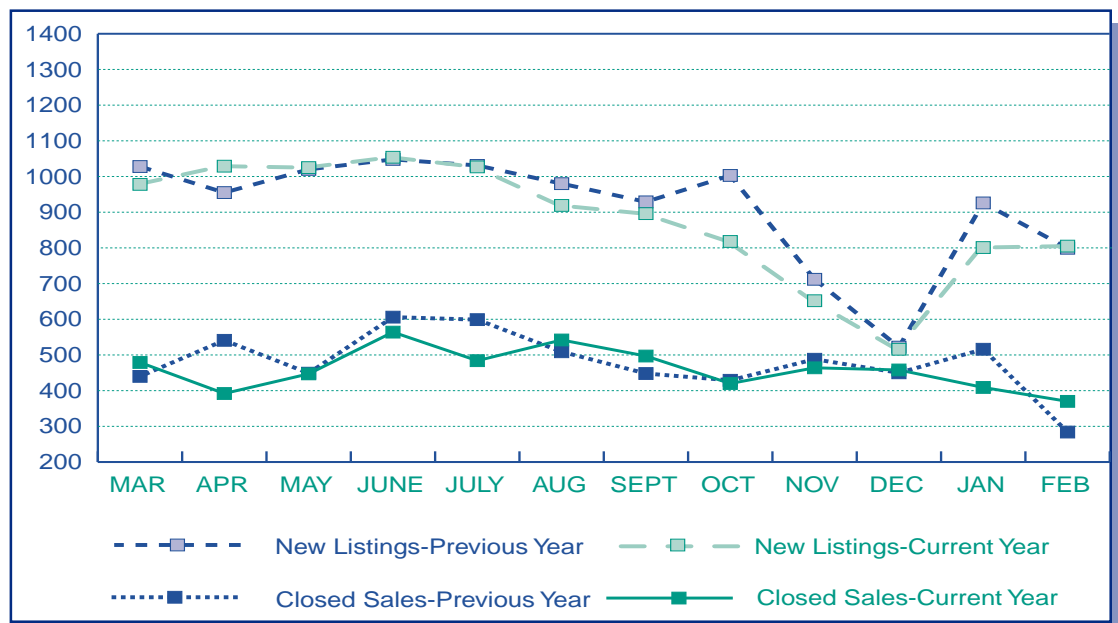
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**



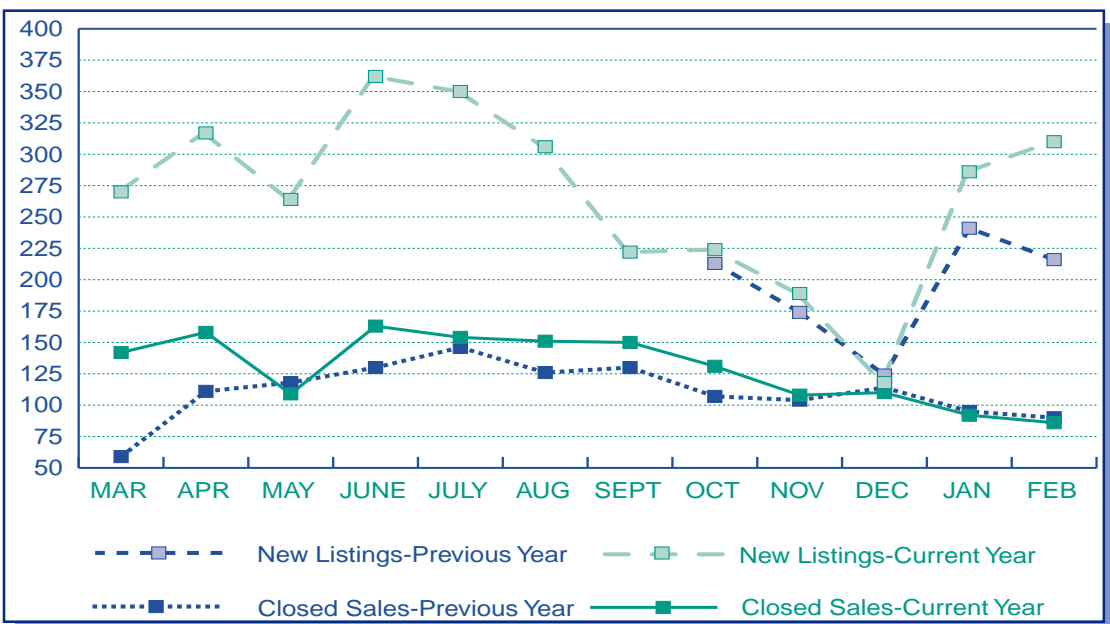
This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland Area

**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



February 2000 Reporting Period

Residential Market Highlights

		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	February 2000	310	112	86	108,000	91,300	147
	Year To Date	606	221	180	112,400	91,700	137
LAST YEAR	February 1999	216	109	90	109,300	93,000	213
	Year To Date	452	204	187	102,500	87,500	203

There were 310 new residential properties listed, 112 offers accepted and 86 sales closed in Douglas and Coos Counties in February 2000.

At the end of February, there were 1,402 active residential listings, 722 lots and land listings, 178 commercial and 61 multifamily properties on the market.

Comparing the most recent twelve months (March 1999 through February 2000) with the twelve months before that (March 1998 through February 1999), the average sales price in Douglas and Coos Counties overall rose 7.8% and the median sales price rose 5.8%.

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	87	22	10	8	111,100	122	46	19	15	87,900	89,000	-6.7%	1	105,000	2	22,300	0	NA	
ROSEBURG NORTHWEST	104	27	8	1	127,000	258	46	13	8	178,100	137,300	11.1%	1	155,000	7	78,700	0	NA	
ROSEBURG SOUTHEAST	40	11	3	4	87,300	56	25	7	9	95,000	85,000	-8.9%	3	105,000	0	NA	0	NA	
ROSEBURG SOUTHWEST	77	14	5	2	121,800	72	26	11	12	131,400	138,800	17.1%	0	NA	2	26,800	2	123,300	
GLIDE & EAST of ROSEBURG	60	9	3	2	122,000	492	21	3	2	122,000	122,000	7.9%	0	NA	6	100,900	0	NA	
SUTHERLIN & N of ROSEBURG	199	50	6	7	211,700	211	87	18	18	221,800	136,300	27.3%	0	NA	7	108,500	0	NA	
WINSTON & SW of ROSEBURG	108	30	17	7	102,600	209	52	25	17	99,000	92,000	17.0%	1	50,000	2	32,500	0	NA	
MYRTLE CRK & S/SE of ROSEBURG	159	29	8	15	78,800	144	66	26	27	85,300	80,000	8.4%	0	NA	3	86,800	1	98,000	
GREEN DISTRICT	61	21	10	6	88,700	98	34	15	8	98,100	105,300	NA	0	NA	2	29,300	0	NA	
COOS COUNTY	507	97	42	34	103,500	129	203	84	64	94,500	83,800	-0.8%	1	76,000	6	84,900	3	143,300	
ALL AREAS	1,402	310	112	86	108,000	147	606	221	180	112,400	91,700	7.8%	7	100,100	37	78,600	6	129,100	

*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 (03/01/99-2/29/00 with 03/01/98-2/29/99.)

Market Action



MULTIPLE LISTING SERVICE

Corporate Office

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southern Oregon Office

1604 NE Vine Street #2
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Clark County Office

1514 Broadway, Suite 101
Vancouver, WA 98666
(360) 696-0718
Fax: (360) 696-9342

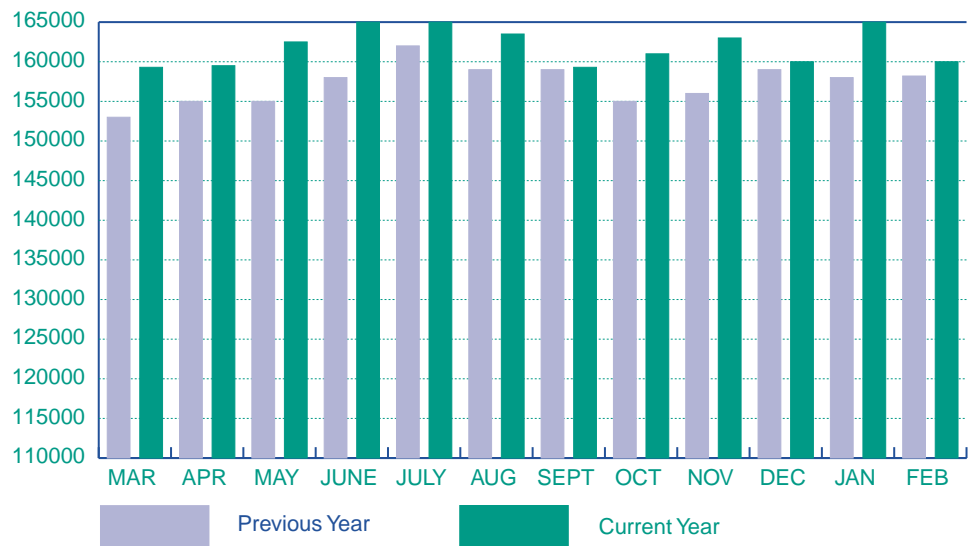
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest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