

# MARKET ACTION

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

## MONTH IN REVIEW: Metro Portland, Oregon

### June Residential Highlights

Real estate activity was steady, but off the blistering pace of the past two years. A total of 4,568 new listings were taken by area Realtors® in June 2000, 3.2% fewer than the 4,718 recorded in the same month of 1999. Pending sales were down by 7.2% with 2,296 offers accepted this year compared to 2,474 last year. Closed sales lagged 6.9% (2,262 v. to 2,429).

### Second Quarter Report

There were more new listings and closed sales in 2nd quarter 1999 than in any other quarter. Compared to those record numbers, second quarter 2000 was 1.3% under in the new listing category with 13,661 v. 13,839; 7.0% shy in pending

sales (7,093 v. 7,624); and also 7.0% down in closed sales (6,719 v. 7,222).

### Appreciation

The current rate of appreciation in the average sales price is 5.0%, up from 4.1% a year ago. The median sales price, on the other hand, is appreciating at 2.8%, down from 3.9% last year. The average sales price is the sum of all sold prices divided by the number of sales. The median is the point at which half the homes sold are priced above and half are priced below. The average price is more affected by an increase in sales of top end homes. Year to date in 2000, there have been 589 sales of homes priced over \$400,000. Last year there were 479.

## June 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	
August	6.1	6.2	
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*
<b>THIS YEAR</b>	June 2000	4,568	2,296	2,262	206,500	169,000	70
	Year To Date	25,517	13,423	11,460	197,300	165,000	78
<b>LAST YEAR</b>	June 1999	4,718	2,474	2,429	194,400	165,000	66
	Year To Date	25,872	14,262	12,235	187,100	160,000	76

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
<b>THIS YEAR</b>	June 2000	971	533	511	187,300	153,800	84
	Year To Date	5,500	2,917	2,665	175,800	150,000	87
<b>LAST YEAR</b>	June 1999	1,056	540	564	173,400	144,500	81
	Year To Date	5,814	2,978	2,682	164,700	144,500	77

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

# AREA REPORT • 6 /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	417	163	95	94	122,500	63	887	549	487	122,400	118,000	5.2%	5.6%	8	129,900	6	77,300	20	229,400
NE PORTLAND	880	420	230	231	167,400	46	2,268	1,360	1,166	169,300	148,000	-10.0%	3.8%	12	582,300	15	59,900	50	290,800
SE PORTAND	1,262	547	261	274	152,300	55	2,912	1,635	1,440	151,400	139,000	-4.6%	4.2%	17	221,100	54	68,300	54	254,500
GRESHAM/TROUTDALE	1,154	316	159	156	175,000	76	1,975	847	733	170,700	159,900	-3.1%	5.3%	2	134,000	55	90,700	19	188,900
MILWAUKIE/CLACKAMAS	1,114	340	148	128	187,700	74	1,981	824	717	187,500	172,000	-16.6%	1.4%	1	154,000	38	109,800	12	370,200
OREGON CITY/CANBY	818	233	98	111	205,900	98	1,385	660	591	191,200	171,900	3.0%	2.4%	8	339,600	54	159,300	6	295,600
LAKE OSWEGO/WEST LINN	961	304	126	144	369,100	91	1,649	765	631	338,900	269,900	-12.1%	11.3%	0	NA	35	275,600	3	217,700
WEST PORTLAND	1,282	394	221	200	313,200	67	2,221	1,259	1,050	288,800	227,000	3.5%	10.1%	4	395,000	41	143,800	12	290,100
NORTHWEST WA. COUNTY	484	181	90	109	278,400	60	1,011	674	608	263,600	234,900	-7.5%	4.2%	1	247,500	18	204,400	2	186,800
BEAVERTON/ALOHA	1,075	410	255	217	183,800	62	2,291	1,364	1,116	181,300	160,000	-8.1%	3.8%	3	291,400	31	120,000	15	201,100
TIGARD/WILSONVILLE	1,196	444	228	254	218,600	67	2,307	1,275	1,078	211,400	190,000	0.7%	4.0%	4	171,300	47	123,000	3	313,800
HILLSBORO/FOREST GROVE	792	262	159	158	173,900	66	1,615	943	782	174,100	159,700	-4.3%	4.0%	1	50,000	31	134,100	14	182,200
MT. HOOD: GOV CAMP/WEMME	161	38	17	10	126,700	65	200	82	70	157,600	139,800	22.4%	-1.5%	0	NA	26	56,300	1	57,000
COLUMBIA COUNTY	567	131	73	49	170,800	135	748	351	291	157,900	146,000	-1.1%	2.6%	5	87,500	49	67,600	6	124,200
YAMHILL COUNTY	804	230	81	82	184,900	84	1,105	439	390	157,900	136,500	-25.1%	0.3%	14	185,000	57	136,800	8	180,500
MARION/POLK COUNTIES	484	96	24	24	138,300	57	550	262	212	146,000	130,300	-14.1%	-1.0%	4	133,500	16	61,400	5	320,800
NO. COASTAL COUNTIES	405	59	31	21	186,300	195	412	134	98	206,500	164,000	0.8%	-2.7%	3	635,000	27	131,700	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 (7/1/99-6/30/00 with 7/1/98-6/30/99.)

Market Action

# AREA REPORT • 6 /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	218	91	36	41	136,500	57	400	216	185	119,200	115,000	-10.0%	2.1%	24	155,100	3	70,000	1	50,000
THE HEIGHTS	107	35	17	22	230,600	42	198	106	102	243,600	150,500	3.9%	24.0%	5	527,900	1	109,000	0	NA
CASCADE PARK	643	215	152	119	176,000	80	1,359	825	778	164,800	151,000	-1.6%	7.7%	20	183,800	46	89,100	0	NA
5 CORNERS/ ORCHARDS	226	80	50	46	128,100	56	495	301	269	131,700	126,900	-6.5%	-1.6%	2	189,300	3	113,300	0	NA
HAZEL DELL	256	67	50	32	135,500	70	462	251	223	144,800	138,000	4.1%	-2.9%	5	182,500	10	125,400	0	NA
FELIDA	156	37	30	21	189,900	71	284	151	130	179,100	160,000	-5.0%	7.0%	2	137,300	4	82,800	1	70,000
SALMON CREEK	296	84	50	60	238,800	122	462	278	251	226,100	209,900	1.1%	4.9%	0	NA	71	76,700	0	NA
CAMAS / WASHOUGAL	383	109	51	62	240,600	112	555	254	241	217,100	175,000	1.2%	11.2%	3	91,400	45	106,300	1	146,500
BRUSH PRARIE / HOCKINSON	222	63	26	32	253,600	107	323	144	121	254,700	219,900	11.6%	0.0%	0	NA	41	103,000	0	NA
RIDGEFIELD / LA CENTER	119	35	12	14	220,700	66	180	74	72	228,000	209,900	4.2%	9.5%	2	212,500	20	106,900	0	NA
BATTLE GROUND	246	74	29	28	190,200	87	392	155	156	175,700	155,500	-11.4%	2.6%	1	115,000	29	136,700	0	NA
NORTH / NE CLARK COUNTY	110	34	8	11	144,400	77	147	60	56	166,800	154,900	3.4%	-1.6%	1	35,000	23	85,100	0	NA
WOODLAND	63	18	2	6	133,500	75	76	16	13	143,100	128,900	-59.0%	-5.9%	1	115,000	9	74,500	0	NA
COWLITZ COUNTY	133	29	20	17	100,900	98	167	86	68	110,800	109,000	10.3%	-6.0%	1	165,000	15	47,600	1	37,000

### MONTH IN REVIEW: Clark County, Washington

#### June Residential Highlights

June 2000 activity in Clark County was down somewhat compared to the comparable month last year. There were 971 new listings taken by Clark County Realtors® this year, 8.1% fewer than the 1,056 recorded in June 1999. Just over 1% separates pending sales with 533 offers accepted this June compared to 540 last. Closed sales declined 9.4% (511 versus 564).

With 3,178 homes active on the market, the available inventory was 6.2 months at the June rate of sales. Average market time was 84 days.

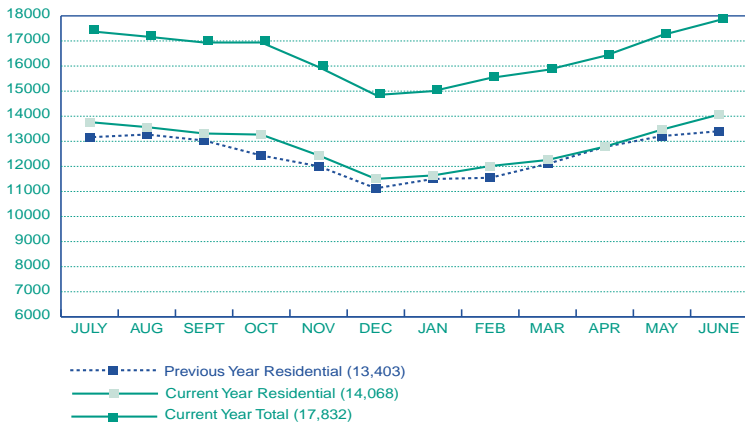
#### Year-to-Date Trends

The Clark County residential real estate market this year is very similar to that of last year. New listings in 2000 lag by 5.4% compared to the first half of 1999 (5,500 v. 5,814), while pending sales trail by 2.1% (2,917 v. 2,978) and less than 1% separates closed sales (2,665 v. 2,682).

Comparing the most recent twelve months (July 1999 through June 2000) with the twelve months previous (July 1998-June 1999), appreciation in the average sales price is 5.0% in Clark County, while the median price is rising at the rate of 3.0%.

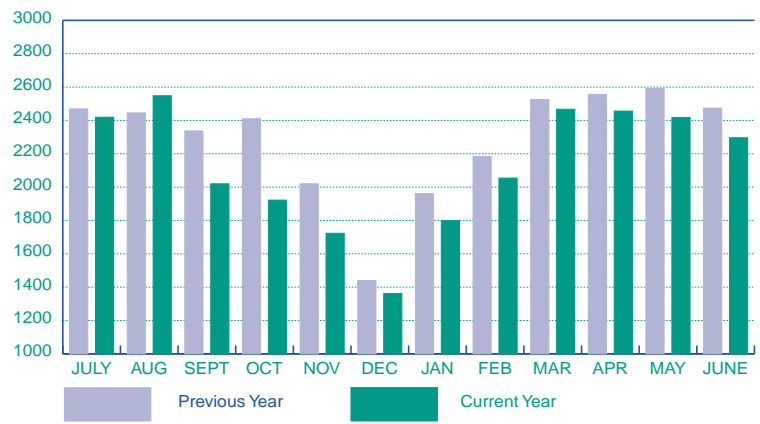
# Market Action

## ACTIVE LISTINGS - Metro Portland, Oregon



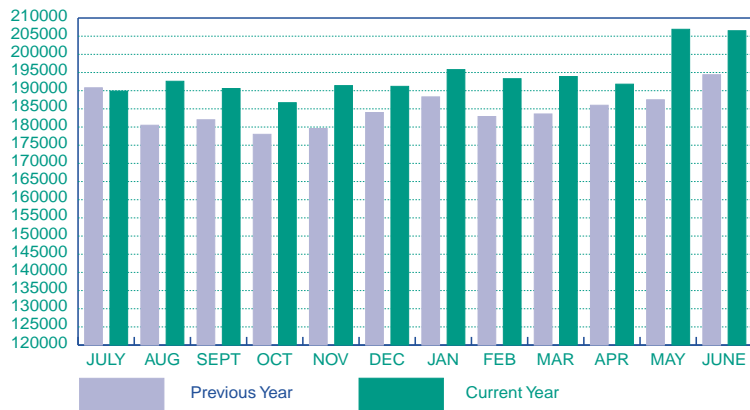
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

## PENDING LISTINGS - Metro Portland Oregon



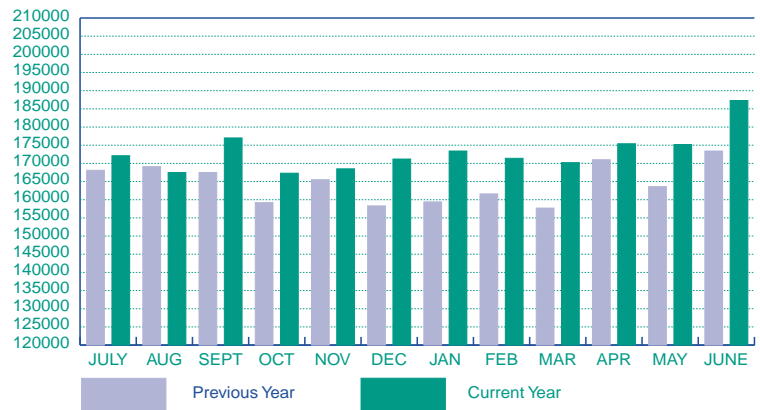
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years..

## AVERAGE SALES PRICE - Metro Portland, OR



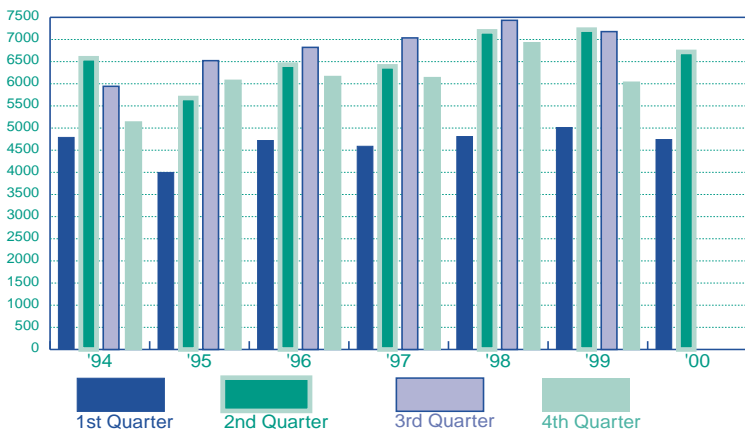
This graph represents the average sales price for all homes sold in the Portland, Oregon metropolitan area.

## AVERAGE SALES PRICE - Clark County, WA



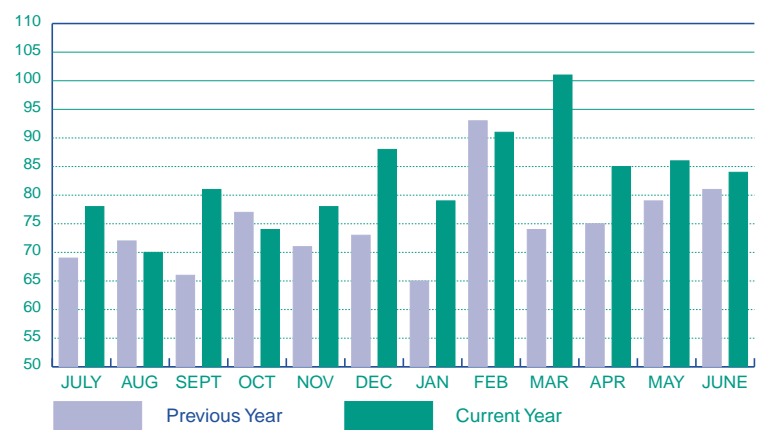
This graph represents the average sales price for all homes sold in Clark County, Washington.

## QUARTERLY CLOSINGS - Metro Portland, OR



This graph represents closed sales by quarter for Metro Portland, Oregon.

## DAYS ON MARKET - Clark County, Washington



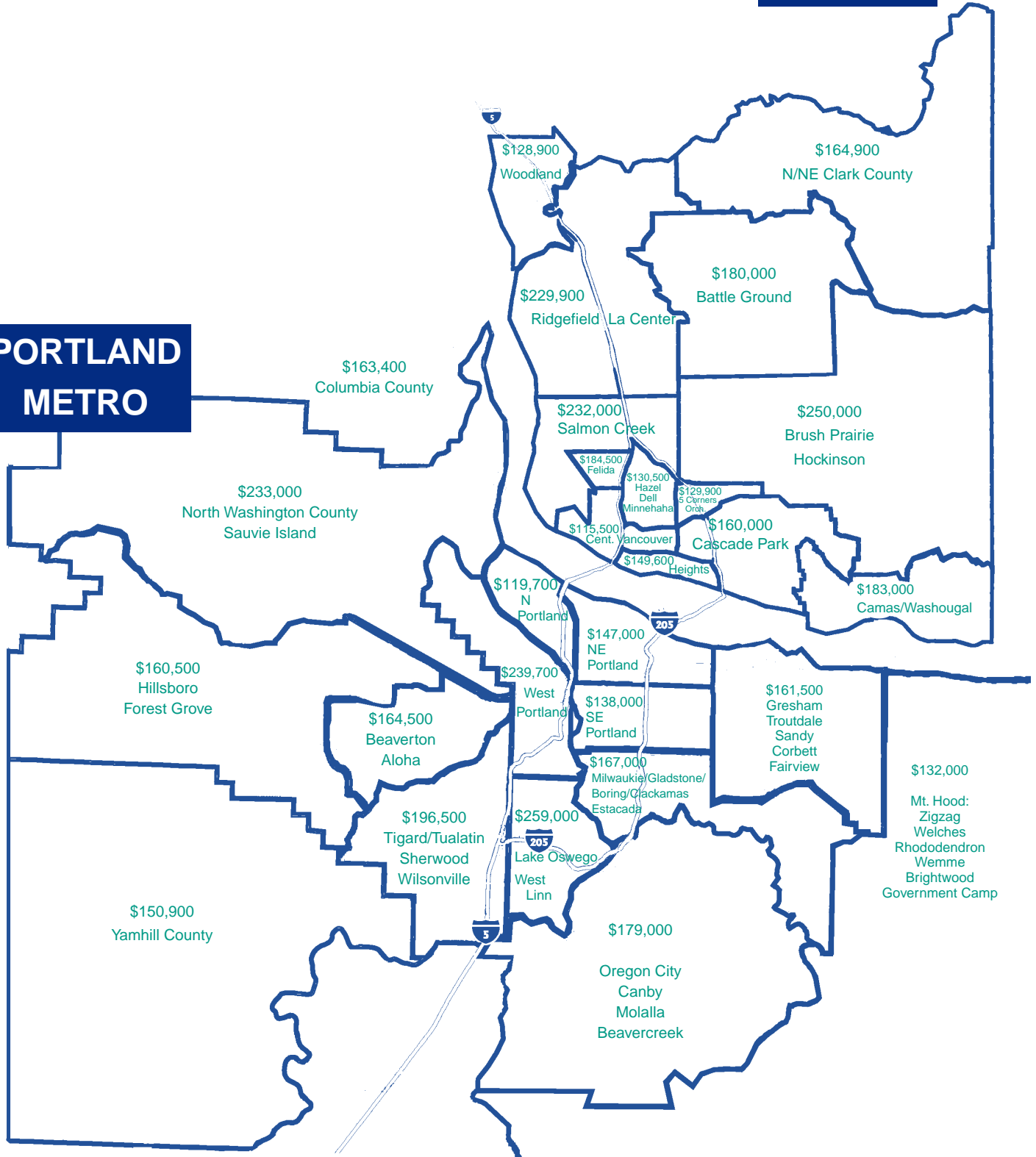
This graph shows average days on market for Clark Co., Washington properties from listing to accepted offer. (See footnote on page 1.)

# MEDIAN SALES PRICE

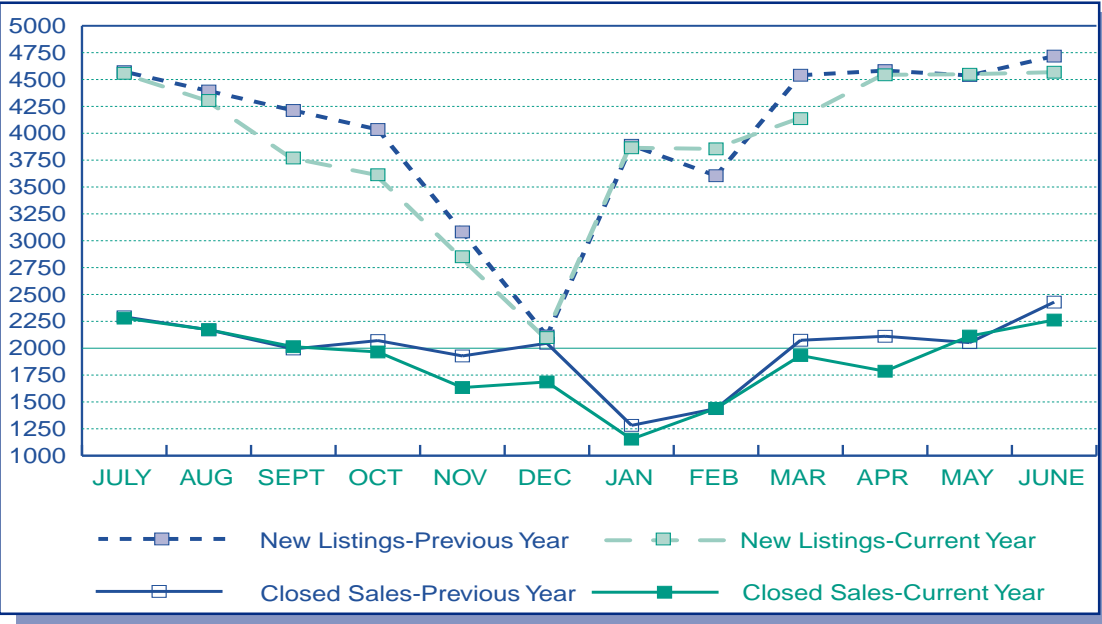
## June 2000

**CLARK COUNTY**

**PORTLAND METRO**



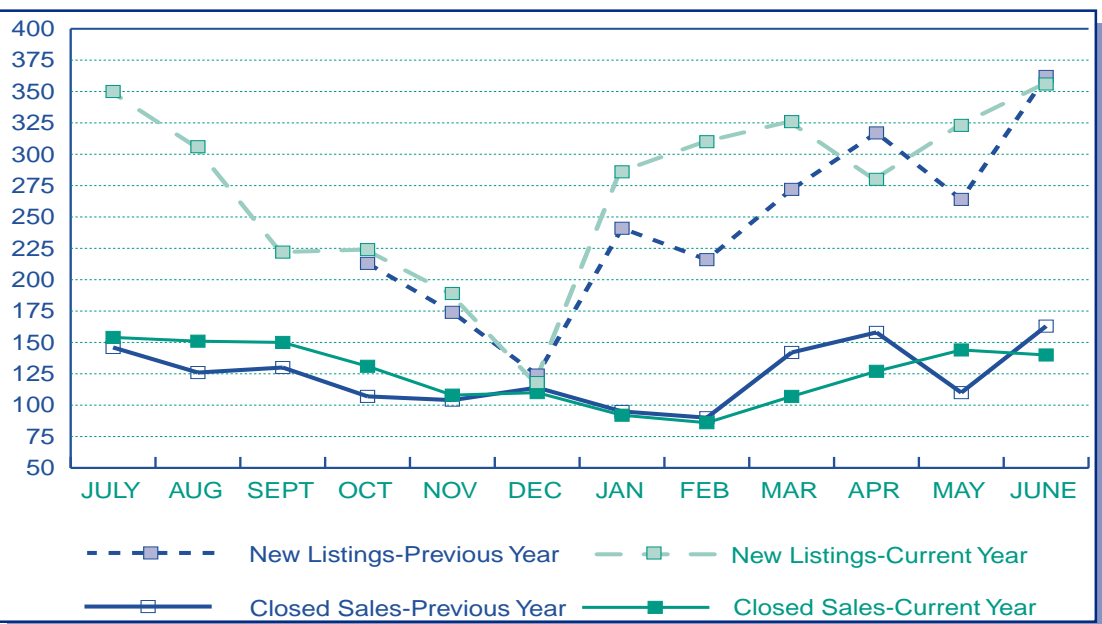
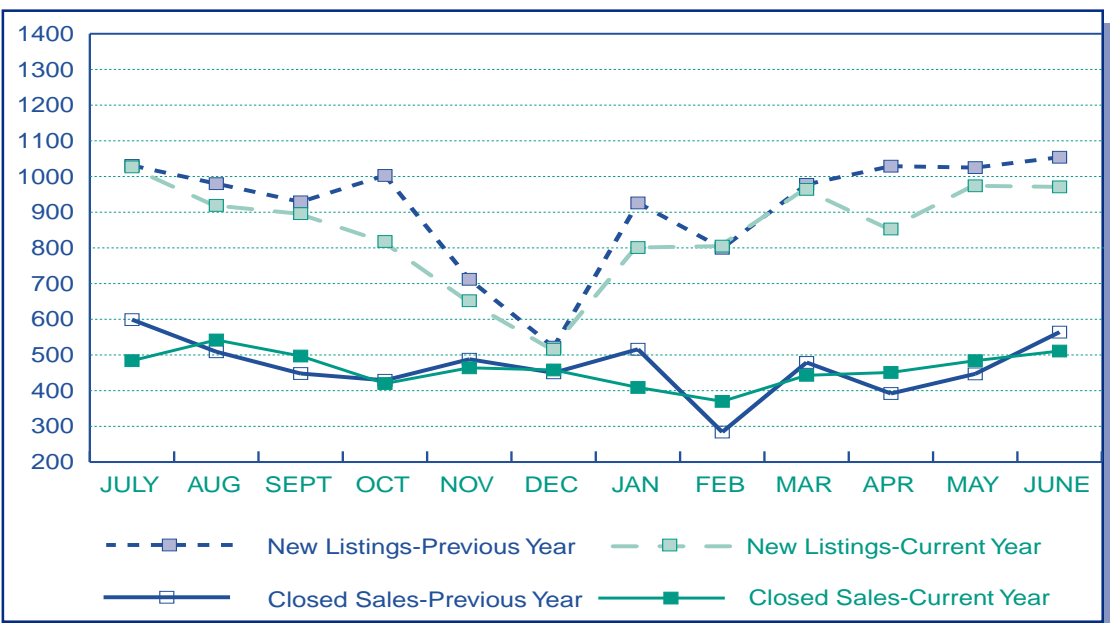
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**



*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



June 2000 Reporting Period

## Residential Market Highlights

		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	June 2000	356	160	140	118,200	100,000	132
	Year To Date	1911	844	717	113,800	95,000	130
LAST YEAR	June 1999	362	161	163	127,900	103,000	171
	Year To Date	1,556	839	760	110,900	94,000	190

There were 356 new residential properties listed, 160 offers accepted and 140 sales closed in Douglas and Coos Counties in June 2000.

At the end of June, there were 1,592 active residential listings, 775 lots and land listings, 177 commercial and 78 multifamily properties on the market. The unsold

residential inventory is equivalent to 11.4 months at the current rate of sales.

Comparing the most recent twelve months (July 1999 through June 2000) with the twelve months before that, the average sales price in Douglas and Coos Counties overall rose 4.8% and the median sales price rose 4.3%.

## 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	24	15	16	99,100	133	143	75	67	97,300	86,000	4.0%	3	192,300	6	54,300	0	NA	
ROSEBURG NORTHWEST	127	30	14	10	173,000	238	151	67	52	166,300	147,800	11.9%	2	92,500	19	101,700	0	NA	
ROSEBURG SOUTHEAST	57	19	12	6	100,800	50	90	35	30	107,500	85,500	-6.6%	4	126,300	3	94,200	1	79,900	
ROSEBURG SOUTHWEST	98	37	10	10	139,300	117	115	46	45	128,400	127,000	20.1%	0	NA	8	66,800	2	123,300	
GLIDE & EAST of ROSEBURG	63	9	4	7	183,000	126	66	27	25	155,300	145,000	-6.2%	1	215,000	12	70,900	0	NA	
SUTHERLIN & N of ROSEBURG	223	42	20	23	128,200	123	250	97	89	136,600	105,000	9.8%	5	164,200	19	78,700	1	160,000	
WINSTON & SW of ROSEBURG	102	24	10	13	132,900	104	146	70	59	108,000	92,900	13.6%	1	50,000	12	246,500	1	147,500	
MYRTLE CRK & S/SE of ROSEBURG	165	29	17	11	82,800	155	204	91	72	92,200	85,000	4.3%	1	65,000	15	59,300	3	151,000	
GREEN DISTRICT	59	14	8	2	80,000	11	84	40	30	93,900	91,000	NA	0	NA	4	24,000	0	NA	
COOS COUNTY	611	128	50	42	100,300	137	662	296	248	103,000	86,200	2.9%	6	461,100	28	52,300	9	139,200	
ALL AREAS	1,592	356	160	140	118,200	132	1911	844	717	113,800	95,000	4.8%	23	225,400	126	85,900	17	137,600	

\*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 (07/01/99-6/30/00 with 07/01/98-6/30/99.)

# Market Action



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Clark County Office

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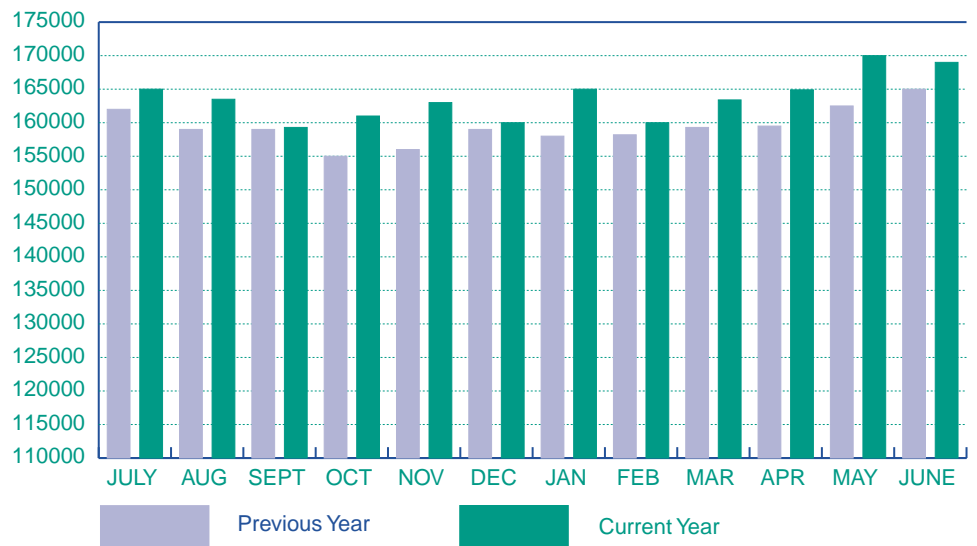
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest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