

# MARKET ACTION

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

## MONTH IN REVIEW: Metro Portland, Oregon

November 2000 Reporting Period

### Residential Highlights

The Portland metro area residential market displayed endurance as 2000 wound down. Compared to the previous year, new listings were down 3.7% (2,747 v. 2,851), accepted offers were up 3.1% (1,776 v. 1,723) and closed sales were up 7.8% (1,761 v. 1,634). Year-to-date, performance in 2000 is gaining on 1999 levels with new listings lagging by 2.1%, pending sales off by only 1.9% and closed sales trailing by 3.9%. Appreciation in average sales price is running at 6.1% compared to 4.3% at this time last year.

### The Condo Market

Condo sales in January-November 2000 totaled 1,363, a 6.1% increase over the 1,285 condo sales in that period of 1999. Condos represented 6.0% of the total residential market in the first eleven months of 2000, compared to 5.4% last year. Three sub-areas are noteworthy in terms of condo sales. In West Portland, the 388 condo sales were 18.1% of the total residential sales; in Lake Oswego/West Linn, the 167 condo sales represented 12.7% of sales, and in Tigard/Tualatin/Wilsonville, the share was 10.1% with 215 sales.

### 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  | 6.4  |
| October   | 6.0  | 6.8  | 6.6  |
| November  | 6.2  | 7.6  | 6.9  |
| 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> | November 2000         | 2,747        | 1,776         | 1,761        | 195,100             | 167,500            | 80                   |
|                  | Year To Date          | 43,973       | 24,286        | 22,678       | 199,400             | 166,000            | 77                   |
| <b>LAST YEAR</b> | November 1999         | 2,851        | 1,723         | 1,634        | 191,400             | 163,000            | 74                   |
|                  | Year To Date          | 44,908       | 24,757        | 23,609       | 188,100             | 160,800            | 74                   |

|                  | Clark County Washington | New Listings | Pending Sales | Closed Sales | Average Sales Price | Median Sales Price | Average Market Time* |
|------------------|-------------------------|--------------|---------------|--------------|---------------------|--------------------|----------------------|
| <b>THIS YEAR</b> | November 2000           | 644          | 360           | 391          | 185,900             | 157,000            | 91                   |
|                  | Year To Date            | 9,688        | 5,188         | 4,783        | 176,800             | 152,500            | 87                   |
| <b>LAST YEAR</b> | November 1999           | 655          | 371           | 409          | 172,200             | 145,000            | 87                   |
|                  | Year To Date            | 10,137       | 5,128         | 5,101        | 167,900             | 145,900            | 78                   |

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

# AREA REPORT • 11/2000

## 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           | 398             | 124          | 61            | -26.5%                    | 75           | 135,600             | 57                   | 1,636        | 986           | -3.0%                     | 948          | 124,400             | 119,900            | 4.0%                            | 10           | 156,500             | 13           | 56,900              | 34           | 202,200             |
| NE PORTLAND              | 805             | 260          | 158           | -15.5%                    | 192          | 181,100             | 59                   | 3,962        | 2,363         | -8.7%                     | 2,247        | 170,100             | 148,500            | 6.0%                            | 20           | 448,100             | 28           | 49,300              | 93           | 273,500             |
| SE PORTLAND              | 1,114           | 357          | 224           | 9.3%                      | 225          | 158,300             | 66                   | 5,094        | 2,895         | -4.2%                     | 2,727        | 152,500             | 140,000            | 3.3%                            | 32           | 232,300             | 87           | 74,100              | 115          | 237,000             |
| GRESHAM/TROUTDALE        | 1,038           | 212          | 108           | -9.2%                     | 115          | 173,800             | 81                   | 3,446        | 1,515         | -4.4%                     | 1,408        | 174,900             | 160,400            | 3.7%                            | 4            | 373,900             | 93           | 127,400             | 46           | 198,100             |
| MILWAUKIE/CLACKAMAS      | 1,032           | 160          | 122           | 7.0%                      | 87           | 180,100             | 77                   | 3,485        | 1,485         | -12.3%                    | 1,378        | 188,200             | 171,000            | 1.6%                            | 7            | 349,500             | 82           | 100,600             | 17           | 349,900             |
| OREGON CITY/CANBY        | 673             | 143          | 83            | 1.2%                      | 79           | 206,900             | 124                  | 2,278        | 1,137         | -0.5%                     | 1,093        | 189,300             | 171,900            | 4.4%                            | 11           | 293,000             | 99           | 160,200             | 10           | 246,700             |
| LAKE OSWEGO/WEST LINN    | 834             | 179          | 111           | 33.7%                     | 96           | 297,700             | 98                   | 2,778        | 1,459         | 1.0%                      | 1,313        | 328,800             | 262,500            | 12.5%                           | 1            | 685,000             | 55           | 260,600             | 4            | 372,000             |
| WEST PORTLAND            | 964             | 211          | 187           | 18.4%                     | 152          | 267,100             | 84                   | 3,713        | 2,348         | 10.2%                     | 2,149        | 297,700             | 230,000            | 11.6%                           | 6            | 359,700             | 77           | 133,200             | 24           | 334,500             |
| NORTHWEST WA. COUNTY     | 406             | 109          | 92            | 19.5%                     | 104          | 275,900             | 65                   | 1,840        | 1,339         | 12.5%                     | 1,269        | 261,300             | 230,000            | 3.1%                            | 4            | 779,400             | 42           | 193,300             | 7            | 223,900             |
| BEAVERTON/ALOHA          | 870             | 231          | 172           | -6.0%                     | 178          | 178,400             | 70                   | 3,932        | 2,394         | -5.7%                     | 2,245        | 183,100             | 163,700            | 5.0%                            | 6            | 311,400             | 51           | 119,100             | 38           | 282,500             |
| TIGARD/WILSONVILLE       | 996             | 249          | 154           | 0.0%                      | 172          | 211,800             | 83                   | 3,885        | 2,308         | 2.8%                      | 2,140        | 212,400             | 188,500            | 1.9%                            | 10           | 398,500             | 81           | 149,300             | 8            | 233,900             |
| HILLSBORO/FOREST GROVE   | 633             | 161          | 134           | 16.5%                     | 102          | 165,000             | 69                   | 2,665        | 1,703         | 2.8%                      | 1,554        | 173,600             | 159,100            | 2.9%                            | 9            | 373,000             | 77           | 129,900             | 28           | 181,700             |
| MT. HOOD: GOV CAMP/WEMME | 134             | 23           | 13            | 18.2%                     | 16           | 125,600             | 100                  | 370          | 153           | 17.7%                     | 153          | 142,100             | 130,000            | -5.1%                           | 1            | 466,000             | 49           | 53,900              | 1            | 57,000              |
| COLUMBIA COUNTY          | 538             | 76           | 32            | -25.6%                    | 50           | 147,500             | 117                  | 1,280        | 599           | -3.2%                     | 572          | 153,500             | 145,800            | 2.9%                            | 6            | 95,400              | 100          | 67,900              | 12           | 120,600             |
| YAMHILL COUNTY           | 745             | 124          | 68            | -1.4%                     | 61           | 152,000             | 121                  | 1,897        | 830           | -14.3%                    | 787          | 158,600             | 140,900            | 1.4%                            | 19           | 172,600             | 98           | 119,100             | 14           | 180,600             |
| MARION/POLK COUNTIES     | 531             | 75           | 42            | 82.6%                     | 36           | 133,700             | 108                  | 1,012        | 492           | -5.9%                     | 449          | 149,300             | 131,000            | 0.5%                            | 12           | 306,200             | 42           | 104,100             | 10           | 251,600             |
| NO. COASTAL COUNTIES     | 365             | 53           | 15            | -6.3%                     | 21           | 220,400             | 164                  | 700          | 280           | 9.4%                      | 246          | 215,900             | 162,000            | 7.7%                            | 5            | 495,800             | 52           | 119,700             | 4            | 149,400             |

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

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

\*\*\* Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (12/1/99-11/30/00 with 12/1/98-11/30/99.)

Market Action

# AREA REPORT • 11/2000

## 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        | 304             | 58           | 34            | 21.4%                        | 36           | 126,400             | 99                   | 863          | 429           | 7.0%                         | 384          | 122,200             | 115,000            | 8.0%                               | 30           | 134,700             | 6            | 387,300             | 1            | 50,000              |
| THE HEIGHTS              | 104             | 25           | 13            | 44.4%                        | 12           | 233,900             | 98                   | 336          | 175           | -1.1%                        | 166          | 226,200             | 140,500            | 30.3%                              | 6            | 464,000             | 4            | 259,700             | 1            | 1,700               |
| CASCADE PARK             | 672             | 197          | 109           | -8.4%                        | 120          | 175,800             | 77                   | 2,474        | 1,490         | -1.3%                        | 1,377        | 166,300             | 153,900            | 3.9%                               | 32           | 354,200             | 52           | 136,900             | 1            | 30,000              |
| 5 CORNERS/ ORCHARDS      | 220             | 51           | 33            | -19.5%                       | 35           | 146,200             | 101                  | 865          | 517           | -4.1%                        | 466          | 133,500             | 128,900            | -1.7%                              | 4            | 197,200             | 14           | 149,300             | 0            | NA                  |
| HAZEL DELL               | 207             | 40           | 28            | 16.7%                        | 37           | 163,200             | 78                   | 752          | 440           | 8.9%                         | 406          | 156,200             | 149,500            | 7.9%                               | 12           | 179,300             | 21           | 160,700             | 1            | 36,000              |
| FELIDA                   | 114             | 22           | 20            | -20.0%                       | 19           | 169,900             | 95                   | 472          | 263           | -6.7%                        | 242          | 178,900             | 167,100            | 6.1%                               | 2            | 137,300             | 7            | 74,600              | 0            | NA                  |
| SALMON CREEK             | 254             | 44           | 33            | -2.9%                        | 24           | 226,600             | 89                   | 778          | 474           | 3.9%                         | 437          | 225,300             | 209,900            | 6.2%                               | 2            | 490,000             | 44           | 97,600              | 0            | NA                  |
| CAMAS / WASHOUGAL        | 378             | 65           | 33            | 3.1%                         | 30           | 239,300             | 104                  | 942          | 453           | 7.3%                         | 420          | 208,400             | 180,000            | 2.0%                               | 6            | 138,900             | 92           | 91,400              | 2            | 81,300              |
| BRUSH PRARIE / HOCKINSON | 175             | 34           | 18            | 63.6%                        | 22           | 291,600             | 90                   | 541          | 267           | 20.3%                        | 246          | 254,600             | 217,000            | 2.5%                               | 1            | 200,000             | 88           | 98,500              | 0            | NA                  |
| RIDGEFIELD / LA CENTER   | 136             | 30           | 9             | 0.0%                         | 8            | 267,400             | 103                  | 348          | 125           | -2.3%                        | 112          | 238,800             | 217,000            | 4.8%                               | 2            | 212,500             | 29           | 102,800             | 1            | 110,000             |
| BATTLEGROUND             | 230             | 36           | 12            | -42.9%                       | 30           | 205,200             | 109                  | 670          | 299           | 4.5%                         | 291          | 190,600             | 165,000            | 5.2%                               | 2            | 136,300             | 37           | 130,300             | 0            | NA                  |
| NORTH / NE CLARK COUNTY  | 91              | 18           | 3             | -66.7%                       | 6            | 116,200             | 127                  | 227          | 89            | -17.6%                       | 88           | 167,200             | 160,000            | -8.1%                              | 1            | 35,000              | 32           | 89,700              | 0            | NA                  |
| WOODLAND                 | 64              | 12           | 7             | 600.0%                       | 5            | 162,100             | 101                  | 145          | 42            | -30.0%                       | 34           | 133,400             | 129,900            | 2.3%                               | 2            | 182,500             | 19           | 80,000              | 0            | NA                  |
| COWLITZ COUNTY           | 111             | 12           | 8             | 0.0%                         | 7            | 143,600             | 141                  | 275          | 125           | -6.7%                        | 114          | 116,900             | 113,300            | -2.6%                              | 4            | 127,500             | 27           | 59,600              | 1            | 37,000              |

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

## MONTH IN REVIEW: Clark County, Washington

### November Residential Highlights

There were 644 new residential properties listed in Clark County in November 2000, 1.7% under last year's 655. The number of accepted offers dipped by 3.0%, with 360 pending sales recorded in November 2000 compared to the 371 in the same month of 1999. Closed sales dipped 4.4% (391 v. 409) compared with November 1999.

With 3,060 homes active on the market at the end of November, the available inventory was 7.8 months at the November rate of sales.

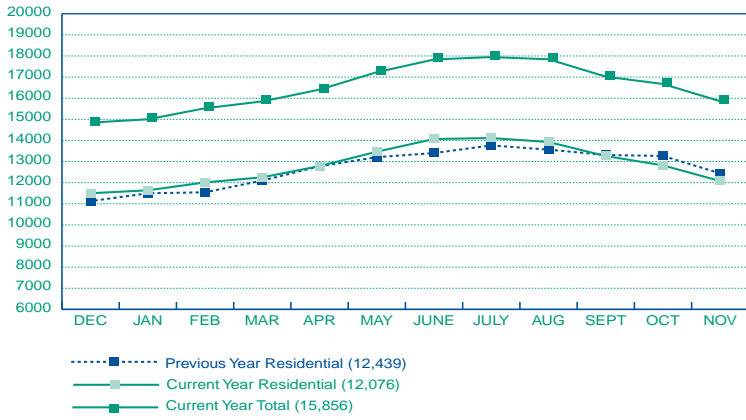
### Year-to-Date Trends

Through November, 9,688 new listings have come on to the market this year in Clark County, 4.4% under the 10,137 listed to this point in 1999. Pending sales in 2000 edge the comparable period in 1999 by 1.2% (5,188 v. 5,128). Closed sales trail by 6.2% with 4,783 recorded so far in 2000 compared to 5,101 in 1999.

Comparing the 12 months ending November 2000 with the 12 months ending November 1999 shows an appreciation of 5.3% in the average sales price and 4.5% in the median sales price.

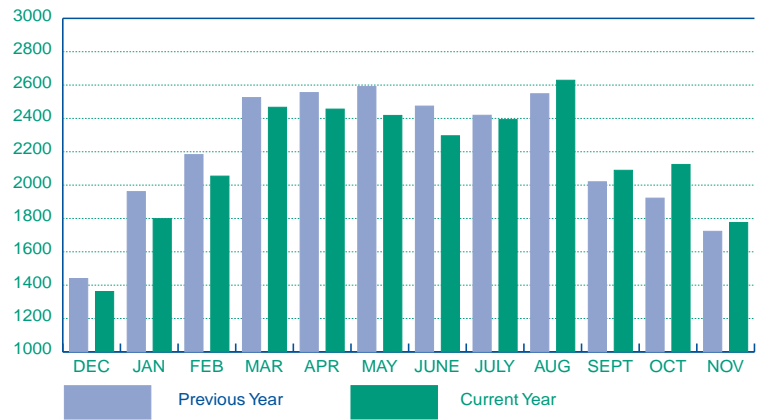
# Market Action

## ACTIVE LISTINGS - Metro Portland, Oregon



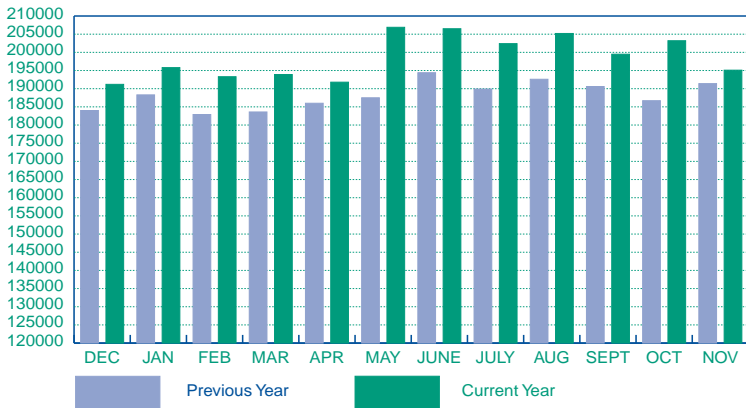
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

## PENDING SALES - Metro Portland Oregon



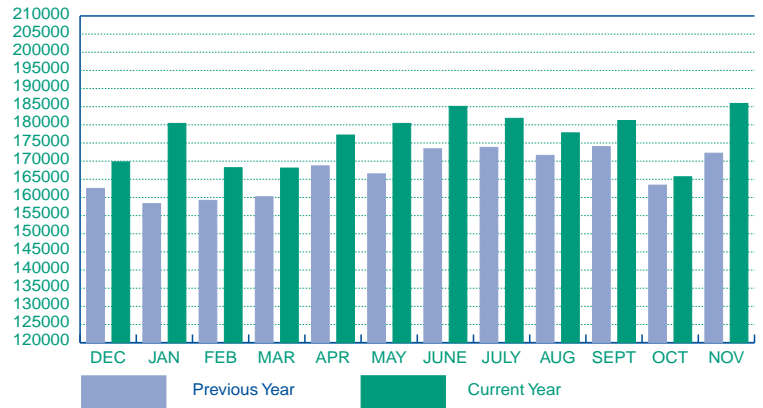
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years.

## AVERAGE SALES PRICE - Metro Portland, OR



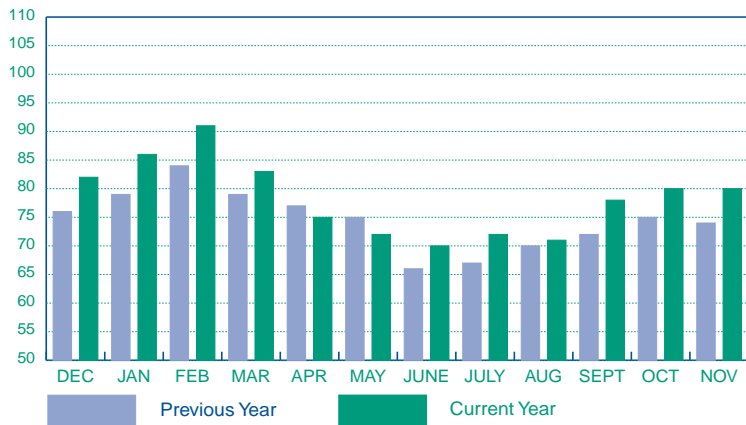
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

## AVERAGE SALES PRICE - Clark County, WA



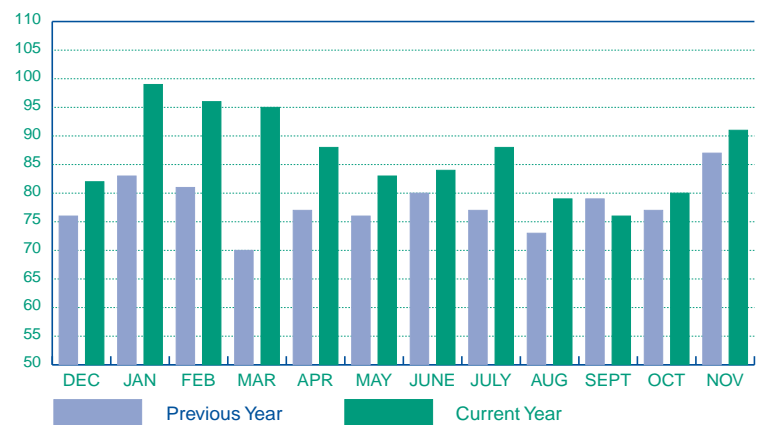
This graph represents the median sales price for all homes sold in Clark County, Washington.

## DAYS ON MARKET - Metro Portland, OR



This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)

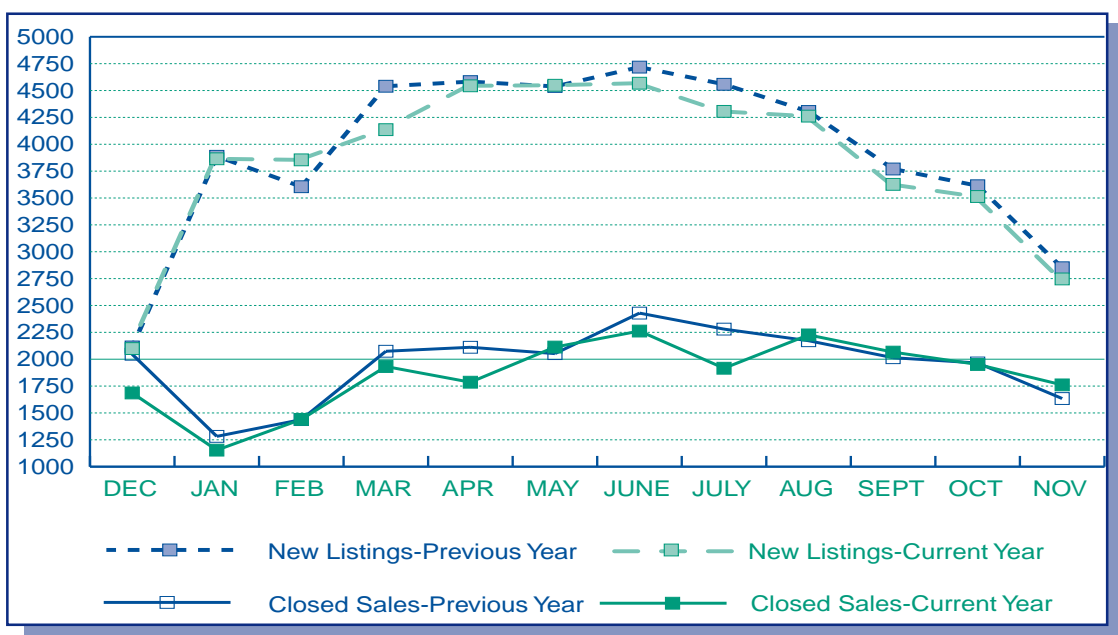
## DAYS ON MARKET - Clark County, Washington



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



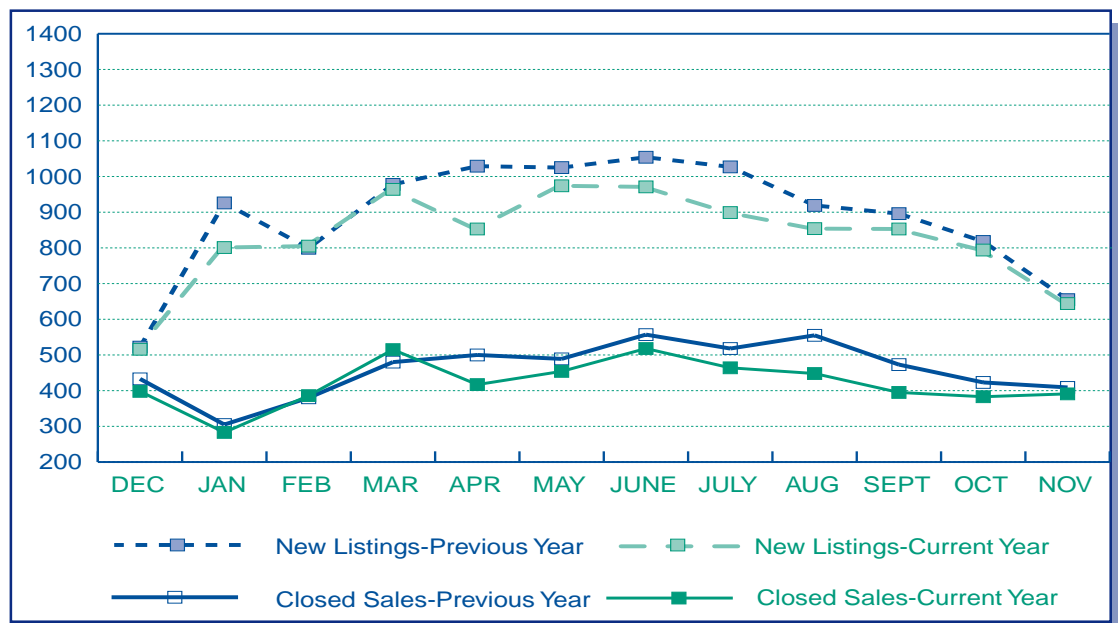
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**



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

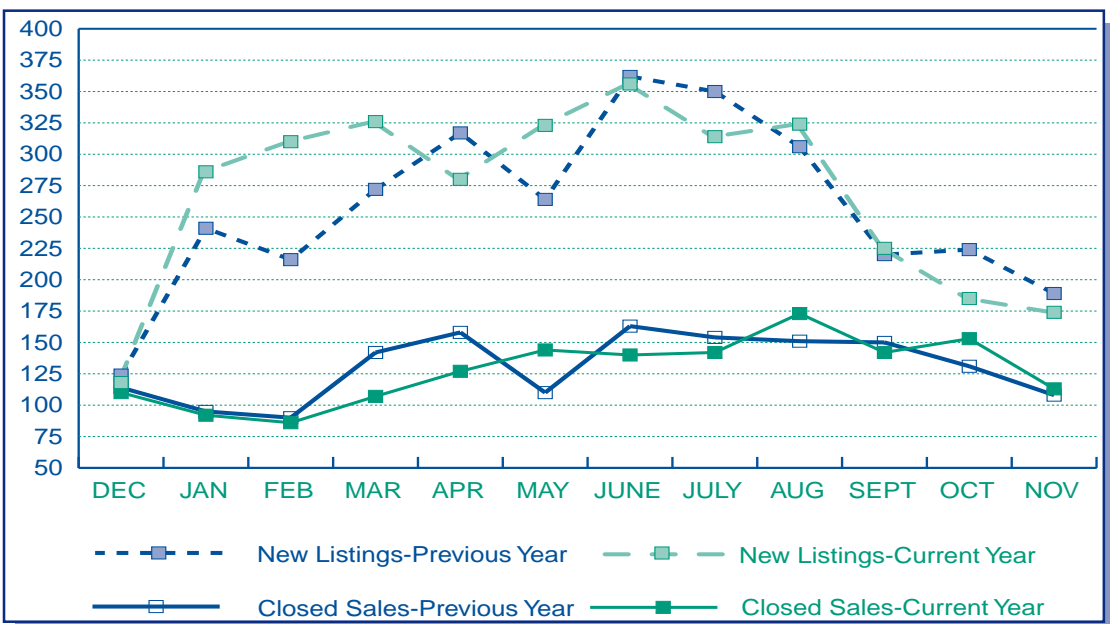
**CLARK COUNTY, WA  
NEW LISTINGS &  
CLOSED SALES**

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



**DOUGLAS & COOS  
NEW LISTINGS &  
CLOSED SALES**

*This graph shows the new residential listings and closed sales in Douglas & Coos Counties*





# Douglas & Coos Counties



November 2000 Reporting Period

| Residential Market Highlights |               | New Listings | Pending Sales | Closed Sales | Average Sales Price | Median Sales Price | Average Market Time* |
|-------------------------------|---------------|--------------|---------------|--------------|---------------------|--------------------|----------------------|
| THIS YEAR                     | November 2000 | 174          | 105           | 113          | 138,500             | 119,500            | 111                  |
|                               | Year To Date  | 3,155        | 1,570         | 1,491        | 119,000             | 100,000            | 129                  |
| LAST YEAR                     | November 1999 | 189          | 154           | 112          | 108,500             | 91,800             | 121                  |
|                               | Year To Date  | 2,514        | 1,571         | 1,458        | 114,200             | 97,000             | 166                  |

There were 174 new residential properties listed, 105 offers accepted and 113 sales closed in Douglas and Coos Counties in November 2000.

At the end of November, there were 1,364 active residential listings, 833 lots and land listings, 177 commercial and 85 multifamily properties on the market. The unsold residential

inventory is equivalent to 12.1 months at the current rate of sales.

Comparing the most recent twelve months (December 1999 through November 2000) with the twelve months before that, the average sales price in Douglas and Coos Counties overall rose 3.4% and the median sales price rose 1.5%.

## 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 | 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            | 79              | 11           | 6             | -53.8%                       | 5            | 156,800             | 75                   | 226          | 125           | -9.4%                         | 121          | 97,400              | 84,900             | 3.3%                          | 4            | 211,800       | 9            | 78,600        | 2            | 97,200        |
| ROSEBURG NORTHWEST            | 81              | 13           | 3             | -78.6%                       | 3            | 200,900             | 102                  | 230          | 131           | 4.0%                          | 124          | 179,200             | 150,800            | 4.4%                          | 4            | 352,500       | 29           | 86,500        | 2            | 132,500       |
| ROSEBURG SOUTHEAST            | 49              | 10           | 8             | -27.3%                       | 7            | 130,600             | 102                  | 150          | 63            | -30.8%                        | 61           | 114,700             | 110,000            | 22.9%                         | 4            | 126,300       | 6            | 63,200        | 3            | 101,600       |
| ROSEBURG SOUTHWEST            | 78              | 19           | 13            | 62.5%                        | 12           | 128,500             | 116                  | 195          | 100           | -40.5%                        | 90           | 133,300             | 126,000            | 10.4%                         | 0            | NA            | 17           | 80,800        | 3            | 113,000       |
| GLIDE & EAST of ROSEBURG      | 52              | 2            | 4             | 100.0%                       | 6            | 233,700             | 151                  | 109          | 57            | -26.0%                        | 52           | 172,200             | 162,400            | 0.7%                          | 3            | 186,600       | 19           | 73,000        | 1            | 199,900       |
| SUTHERLIN & N of ROSEBURG     | 203             | 29           | 11            | -38.9%                       | 11           | 235,200             | 76                   | 425          | 178           | -10.6%                        | 169          | 147,400             | 110,000            | 12.2%                         | 6            | 142,700       | 42           | 69,500        | 3            | 143,800       |
| WINSTON & SW of ROSEBURG      | 80              | 12           | 10            | -33.3%                       | 6            | 110,000             | 99                   | 222          | 118           | -7.8%                         | 110          | 115,200             | 95,500             | 5.2%                          | 1            | 50,000        | 21           | 169,700       | 4            | 153,800       |
| MYRTLE CRK & S/SE of ROSEBURG | 143             | 17           | 11            | -50.0%                       | 13           | 101,000             | 154                  | 339          | 168           | 13.5%                         | 155          | 98,100              | 84,000             | 0.7%                          | 4            | 91,300        | 31           | 75,900        | 3            | 151,000       |
| GREEN DISTRICT                | 64              | 10           | 7             | -22.2%                       | 6            | 103,400             | 109                  | 147          | 62            | 129.6%                        | 56           | 95,200              | 94,200             | -6.6%                         | 0            | NA            | 8            | 30,000        | 1            | 159,700       |
| DOUGLAS CO. TOTALS            | 829             | 123          | 73            | -34.8%                       | 72           | 153,200             | 112                  | 2,043        | 1,002         | -9.1%                         | 938          | 128,000             | 109,900            | 4.7%                          | 26           | 176,700       | 182          | 84,800        | 22           | 134,700       |
| COOS COUNTY                   | 535             | 51           | 32            | -23.8%                       | 41           | 112,700             | 109                  | 1,112        | 568           | 21.1%                         | 553          | 103,700             | 87,500             | 4.9%                          | 11           | 325,000       | 63           | 46,300        | 21           | 108,000       |

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# Market Action



MULTIPLE LISTING SERVICE

Corporate Office

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

Douglas/Coos Co. Office

1604 NE Vine Street #2  
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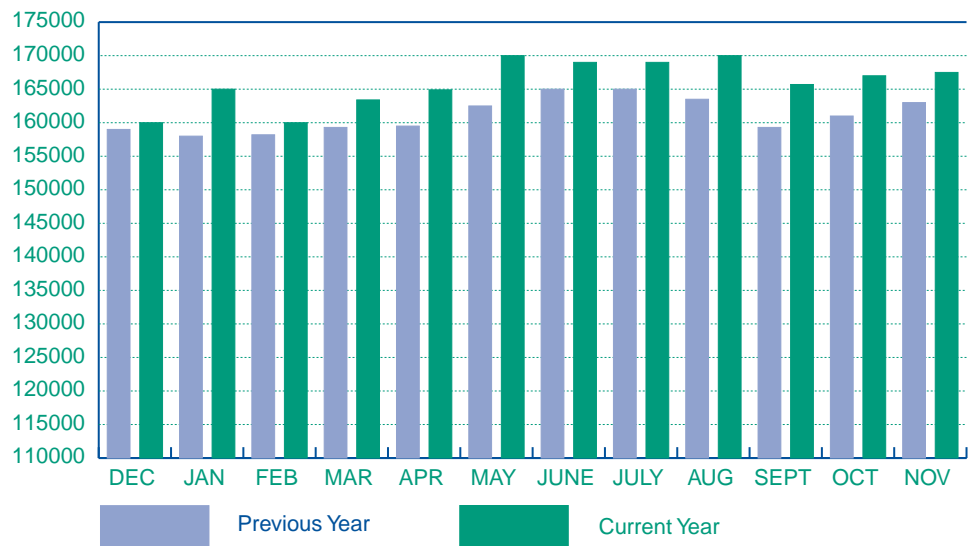
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**MEDIAN SALES PRICE - Metro Portland, Oregon**



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