

MARKET ACTION

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

MONTH IN REVIEW: Metro Portland, Oregon

October 2000 Reporting Period

October Residential Highlights

The Portland metro area residential market experienced a surge in pending sale activity in October, as compared to October last year. The 2,124 offers accepted this year topped the 1,922 pending sales in the same month in 1999 by 10.5%. New listings were down slightly. The 3,514 listings taken in October 2000 were 2.8% under the total of 3,614 in October last year. Closed sales were almost identical, with less than one percent separating sales this year and last (1,951 v. 1,965).

Year-To-Date Summary

With the uptick in pending sales, the Portland Metro area market may be on target to equal the performance of last year. Through October, new listings in 2000 are running 2.0% behind 1999 figures, while accepted offers lag by 2.3% and closed sales trail by 4.4%. Comparing the twelve months ending in October 2000 with the twelve months ending in October 1999, appreciation in average sales price is running 6.2%. Last year in October, appreciation was 4.2%.

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	
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	October 2000	3,514	2,124	1,951	203,200	167,000	80
	Year To Date	41,226	22,508	20,738	199,500	166,000	77
LAST YEAR	October 1999	3,614	1,922	1,965	186,700	161,000	75
	Year To Date	42,057	23,047	21,688	188,200	161,000	74

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	September 2000	794	485	383	165,700	152,000	80
	Year To Date	9,023	4,842	4,348	176,000	152,000	87
LAST YEAR	September 1999	822	402	424	163,300	145,000	77
	Year To Date	9,482	4,761	4,692	167,500	145,900	77

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

AREA REPORT • 10/2000

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	390	148	94	17.5%	79	117,000	44	1,512	928	1.4%	869	123,500	119,900	3.8%	9	151,600	13	56,900	30	210,700
NE PORTLAND	868	324	236	11.3%	192	178,600	44	3,702	2,215	-8.0%	2,042	169,500	148,700	5.3%	19	457,700	25	49,600	89	277,100
SE PORTLAND	1,180	407	257	-1.2%	215	155,300	59	4,737	2,671	-5.4%	2,481	152,000	140,000	3.2%	31	235,900	75	69,000	104	233,700
GRESHAM/TROUTDALE	1,107	291	159	33.6%	118	181,400	94	3,234	1,409	-3.8%	1,281	174,700	160,000	3.3%	4	373,900	84	130,100	41	194,200
MILWAUKIE/CLACKAMAS	1,173	293	110	-22.0%	129	191,400	91	3,325	1,355	-14.3%	1,285	188,800	170,300	1.0%	6	383,200	74	101,100	15	345,200
OREGON CITY/CANBY	704	211	96	15.7%	78	192,300	123	2,135	1,053	-1.2%	1,004	188,300	172,000	3.6%	10	315,200	90	144,100	8	262,900
LAKE OSWEGO/WEST LINN	881	211	128	23.1%	119	344,000	94	2,599	1,347	-1.5%	1,207	332,000	264,000	14.4%	1	685,000	52	266,800	4	372,000
WEST PORTLAND	1,067	260	192	6.1%	196	290,100	93	3,502	2,149	8.6%	1,977	296,100	230,000	10.8%	6	359,700	69	136,000	22	341,200
NORTHWEST WA. COUNTY	435	130	123	43.0%	104	264,600	58	1,731	1,245	11.6%	1,156	260,300	230,000	3.1%	3	995,800	33	219,000	5	205,200
BEAVERTON/ALOHA	943	333	195	1.0%	198	186,200	69	3,701	2,229	-5.5%	2,055	183,700	164,000	5.5%	6	311,400	45	124,600	35	288,000
TIGARD/WILSONVILLE	1,028	262	199	25.9%	180	212,200	75	3,636	2,157	3.0%	1,951	212,500	188,000	2.4%	9	435,000	72	155,400	7	236,400
HILLSBORO/FOREST GROVE	669	214	127	-5.2%	128	182,200	66	2,504	1,572	1.9%	1,425	174,300	159,900	3.5%	9	373,000	66	122,600	25	177,400
MT. HOOD: GOV CAMP/WEMME	155	33	13	0.0%	22	129,000	95	347	140	18.6%	136	143,100	131,000	-8.5%	1	466,000	47	53,200	1	57,000
COLUMBIA COUNTY	546	112	58	28.9%	54	158,800	133	1,204	567	-1.2%	519	154,200	146,100	2.8%	6	95,400	93	68,700	12	120,600
YAMHILL COUNTY	786	159	70	0.0%	75	150,500	121	1,773	761	-15.7%	725	159,000	140,900	1.7%	19	172,600	94	121,700	13	186,600
MARION/POLK COUNTIES	545	79	39	34.5%	33	145,300	93	937	444	-9.9%	404	150,700	131,400	2.6%	10	201,400	40	106,700	10	251,600
NO. COASTAL COUNTIES	343	47	28	100.0%	31	231,800	179	647	266	9.5%	221	213,600	162,000	7.1%	4	532,300	44	123,000	2	167,000

* 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 October 2000 with October 1999, and in Year-To-Date section, pending sale activity for the months January-October 2000 is compared with activity in January-October 1999.

*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (11/1/99-10/31/00 with 11/1/98-10/31/99.)

Market Action

AREA REPORT • 10/2000

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	47	17.5%	33	126,000	56	803	396	6.2%	346	121,300	115,000	8.3%	28	136,800	4	552,500	1	50,000
THE HEIGHTS	104	29	11	-31.3%	16	155,300	66	311	165	-1.8%	154	225,600	140,500	23.4%	6	464,000	4	259,700	1	1,700
CASCADE PARK	646	232	149	40.6%	104	162,800	72	2,268	1,383	-0.6%	1,236	165,400	152,900	4.0%	28	381,800	47	140,800	0	NA
5 CORNERS/ ORCHARDS	232	88	47	20.5%	37	127,200	79	812	482	-3.2%	430	132,400	128,800	-2.3%	4	197,200	13	156,100	0	NA
HAZEL DELL	228	53	44	46.7%	32	162,500	71	710	410	7.9%	365	155,300	148,500	6.2%	9	149,700	19	174,200	1	36,000
FELIDA	137	37	21	16.7%	28	157,800	69	451	243	-5.4%	223	179,700	166,000	5.7%	2	137,300	7	74,600	0	NA
SALMON CREEK	265	52	35	-16.7%	33	176,500	94	730	444	5.2%	40	224,900	209,800	7.6%	2	490,000	42	97,100	0	NA
CAMAS / WASHOUGAL	375	80	44	18.9%	32	175,200	101	876	422	7.9%	388	206,300	180,000	2.2%	6	138,900	87	83,500	1	146,500
BRUSH PRARIE / HOCKINSON	182	44	22	29.4%	19	222,900	98	505	254	20.4%	222	250,800	215,000	3.1%	1	200,000	72	102,200	0	NA
RIDGEFIELD / LA CENTER	133	35	10	0.0%	6	256,500	88	318	117	-1.7%	103	237,800	215,000	0.6%	2	212,500	25	106,600	1	NA
BATTLEGROUND	227	47	32	88.2%	28	212,400	106	634	289	9.1%	260	188,300	163,000	3.7%	2	136,300	34	135,800	0	NA
NORTH / NE CLARK COUNTY	78	11	8	0.0%	8	217,900	68	209	85	-14.1%	82	171,000	165,000	-7.5%	1	35,000	29	89,400	0	NA
WOODLAND	69	4	11	83.3%	4	108,100	125	133	36	-39.0%	28	128,000	128,500	5.6%	2	182,500	14	77,900	0	NA
COWLITZ COUNTY	120	24	4	-75.0%	3	80,600	104	263	116	-8.7%	104	115,100	112,000	4.9%	4	127,500	23	65,100	1	37,000

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

MONTH IN REVIEW: Clark County, Washington

October Residential Highlights

There were 794 new residential properties listed in Clark County in October 2000, 3.4% under last year's 822. The number of accepted offers continues to accelerate in the waning months of 2000, with 485 pending sales recorded in October 2000 up 20.7% compared to the 402 in the same month of 1999. Closed sales dipped 9.7% (383 v. 424) compared with October 1999.

With 3,100 homes active on the market at the end of October, the available inventory was 8.1 months at the October rate of sales.

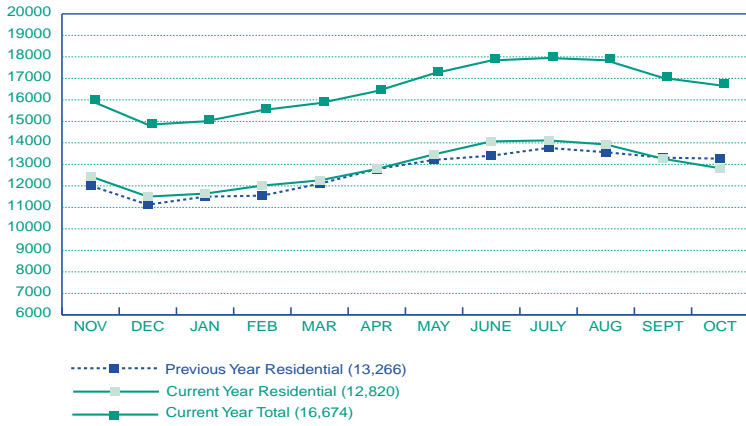
Year-to-Date Trends

Through October, 9,023 new listings have come on to the market this year in Clark County, 4.8% under the 9,482 posted at this point in 1999. Pending sales in 2000 now top the comparable period in 1999 by 1.7% (4,842 v. 4,761). Closed sales trail by 7.3% with 4,348 recorded so far in 2000 compared to 4,692 in 1999.

Comparing the 12 months ending October 2000 with the 12 months ending October 1999 shows an appreciation of 5.2% in the average sales price and 3.4% in the median sales price.

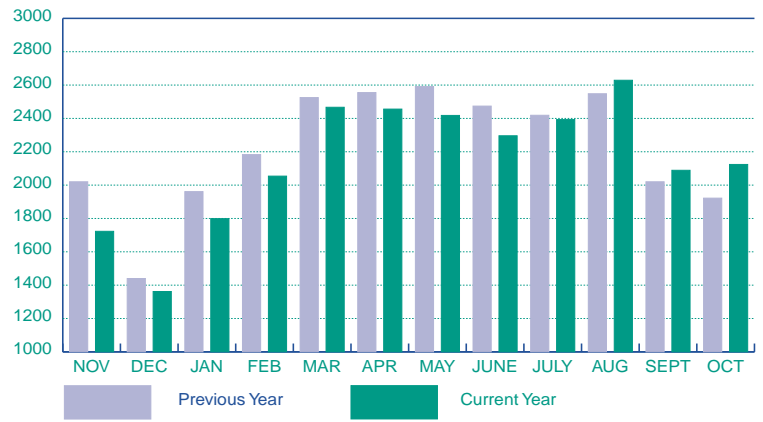
Market Action

ACTIVE LISTINGS - Metro Portland, Oregon



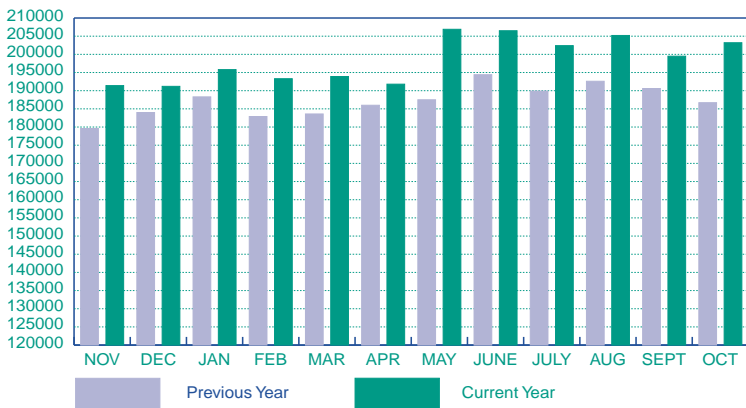
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

PENDING LISTINGS - Metro Portland Oregon



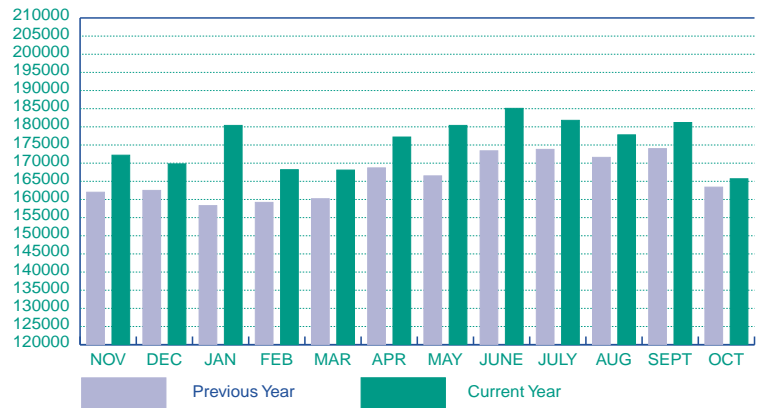
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years.

AVERAGE SALES PRICE - Metro Portland, OR



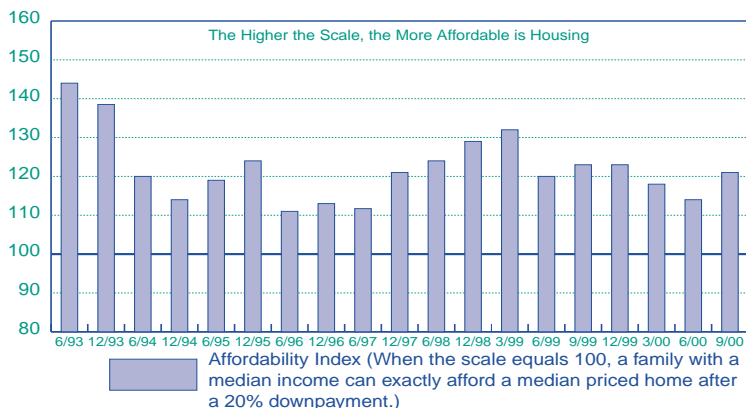
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

AVERAGE SALES PRICE - Clark County, WA



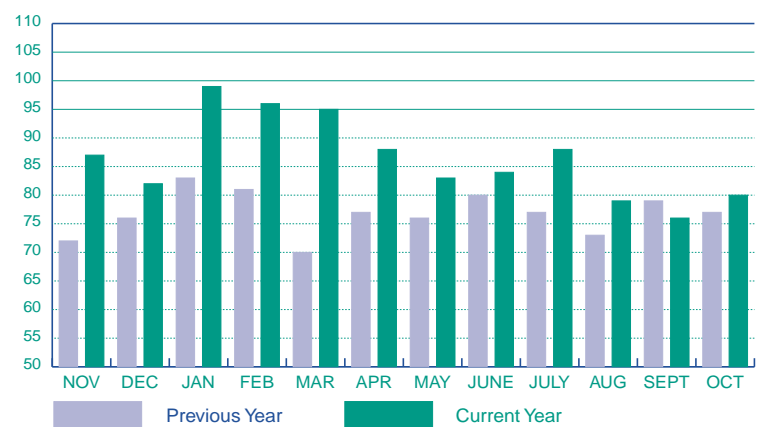
This graph represents the median sales price for all homes sold in Clark County, Washington.

Affordability - Metro Portland, OR



This graph shows home affordability as defined by an Index developed by NAR®. Median family income in the Portland Metro Area is currently \$53,700 per HUD. Other factors in determining affordability are median price (\$166,000 in September) and prevailing interest rates (7.5%).

DAYS ON MARKET - Clark County, Washington



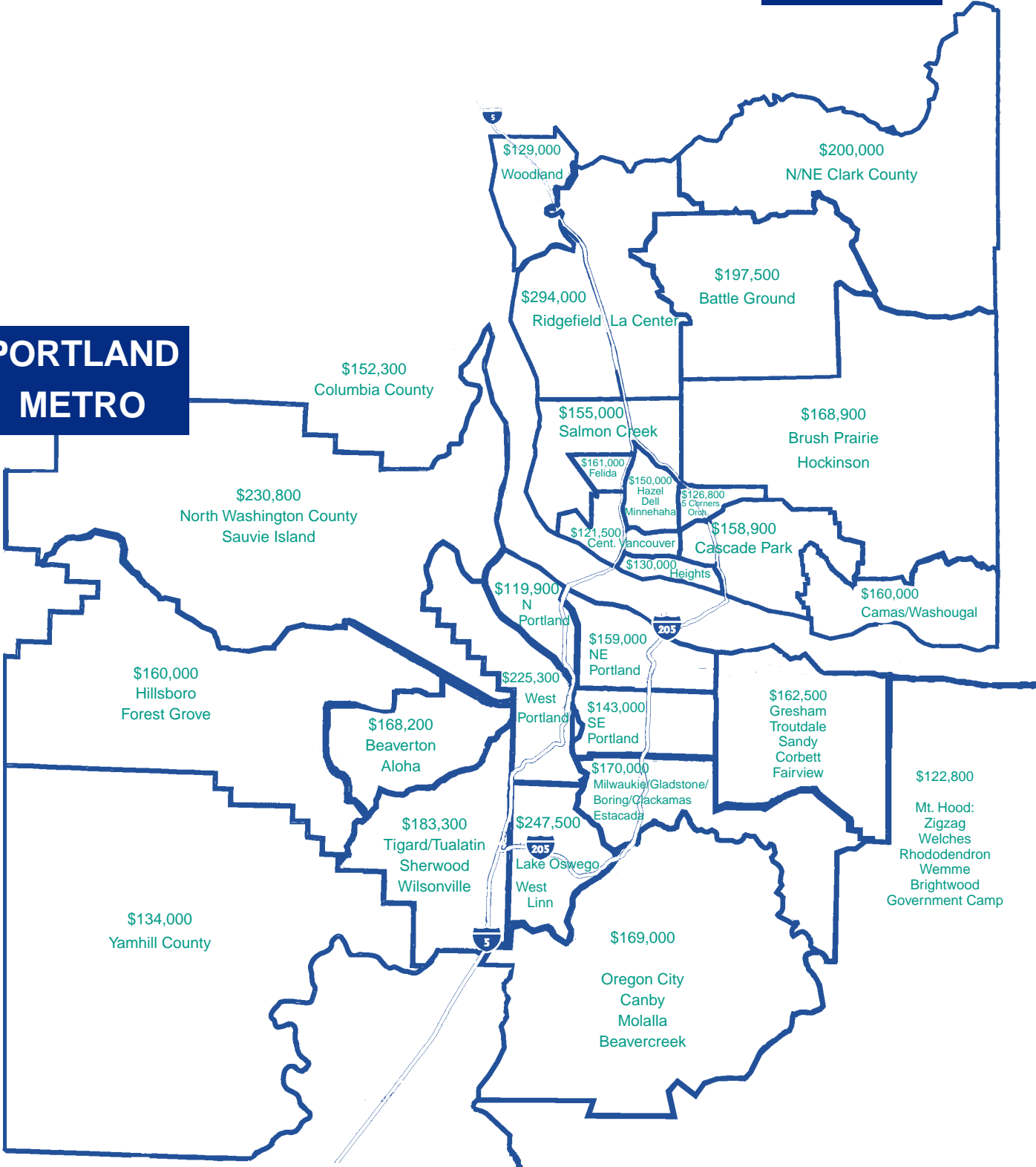
This graph shows average days on market for Clark Co., Washington properties from listing to accepted offer. (See footnote on page 1.)

MEDIAN SALES PRICE

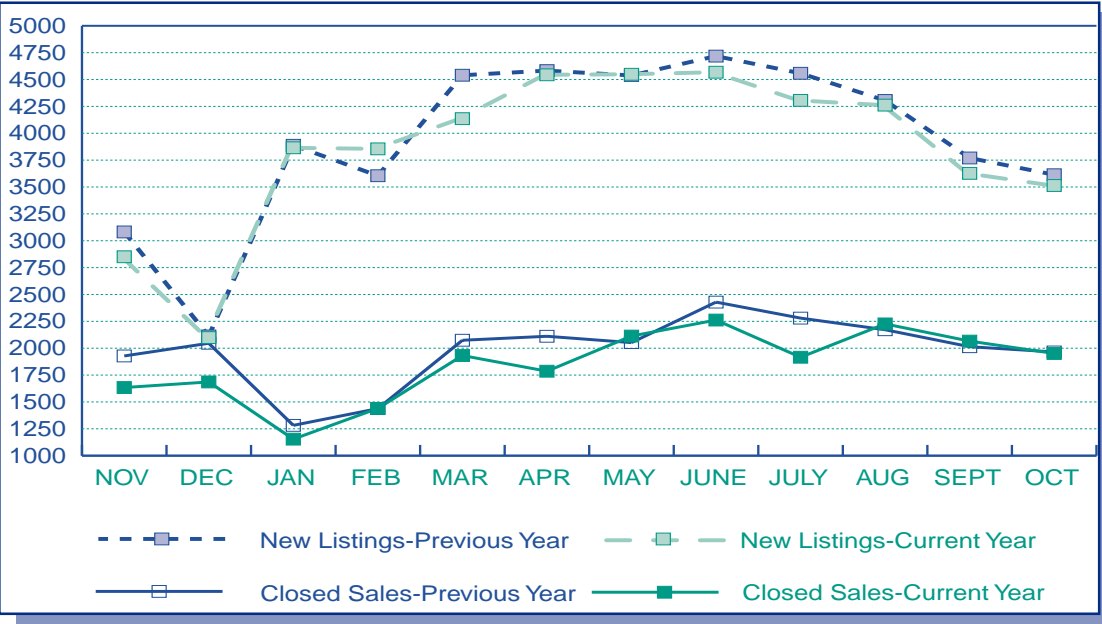
October 2000

CLARK COUNTY

PORTLAND METRO



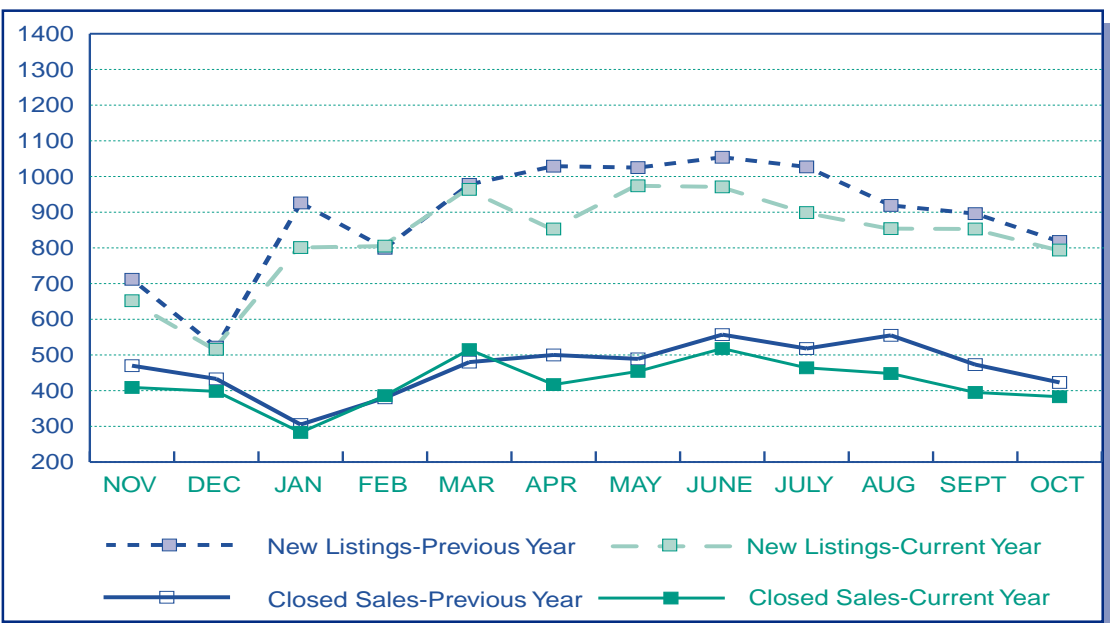
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**



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

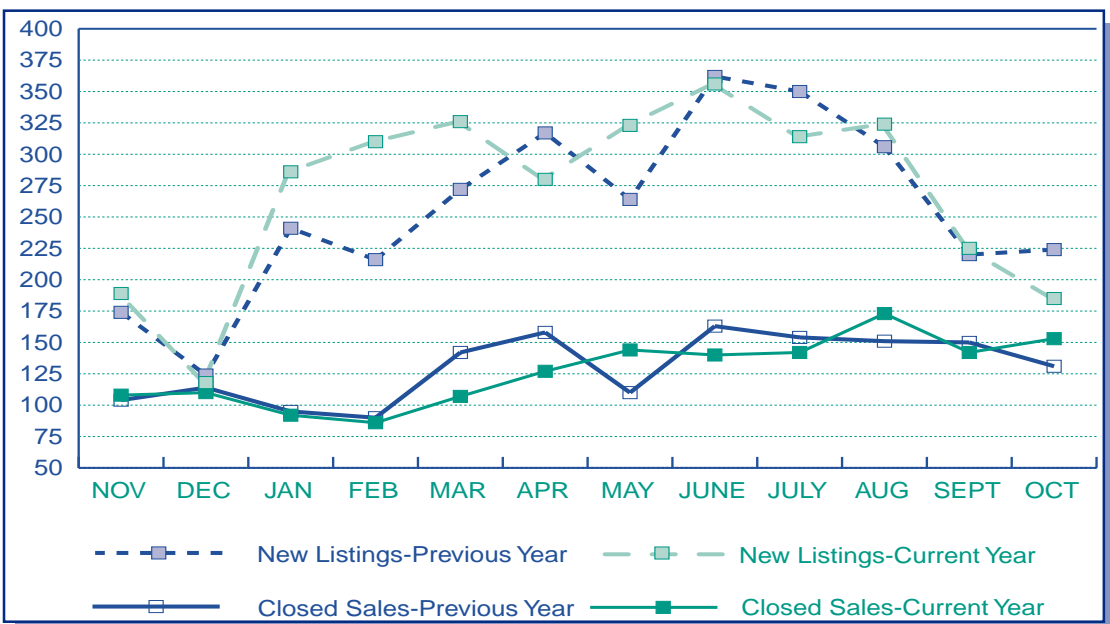
**CLARK COUNTY, WA
NEW LISTINGS &
CLOSED SALES**

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



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

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





Douglas & Coos Counties



October 2000 Reporting Period

Residential Market Highlights		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	October 2000	185	156	153	137,200	109,900	158
	Year To Date	2,980	1,476	1,375	117,400	99,800	130
LAST YEAR	October 1999	224	123	109	122,400	106,000	155
	Year To Date	2,325	1,256	1,141	118,100	99,000	166

There were 185 new residential properties listed, 156 offers accepted and 153 sales closed in Douglas and Coos Counties in October 2000.

At the end of October, there were 1,410 active residential listings, 844 lots and land listings, 181 commercial and 90 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 (November 1999 through October 2000) with the twelve months before that, the average sales price in Douglas and Coos Counties overall rose 1.7% and the median sales price fell 1.0%.

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	77	13	9	50.0%	10	92,300	91	215	121	-4.0%	116	94,800	85,000	2.6%	4	211,800	8	45,700	2	97,200
ROSEBURG NORTHWEST	85	8	13	44.4%	13	277,900	119	217	128	15.3%	118	178,100	148,500	3.6%	3	353,300	27	89,100	2	132,500
ROSEBURG SOUTHEAST	59	8	7	-12.5%	7	153,200	139	139	55	-32.9%	54	112,600	106,500	8.8%	4	126,300	5	70,900	1	79,900
ROSEBURG SOUTHWEST	77	8	16	23.1%	8	147,700	185	176	88	-44.7%	78	134,000	125,500	8.3%	0	NA	15	61,600	3	113,000
GLIDE & EAST of ROSEBURG	55	7	11	120.0%	6	197,000	185	107	54	-28.0%	46	164,200	150,000	-5.0%	2	180,000	18	63,200	0	NA
SUTHERLIN & N of ROSEBURG	203	30	18	38.5%	13	177,900	216	396	170	-4.5%	158	141,300	108,500	7.1%	5	164,200	38	72,800	3	143,800
WINSTON & SW of ROSEBURG	78	12	5	-37.5%	11	158,700	103	209	108	-6.1%	104	115,500	95,000	9.0%	1	50,000	20	174,400	4	153,800
MYRTLE CRK & S/SE of ROSEBURG	152	23	20	122.2%	20	117,000	147	323	157	22.7%	142	97,800	84,700	1.5%	4	91,300	29	78,300	3	151,000
GREEN DISTRICT	68	12	6	0.0%	4	82,100	173	137	55	205.6%	50	94,200	93,000	-2.1%	0	NA	7	23,600	1	159,700
DOUGLAS COUNTY TOTALS	854	121	105	18.0%	92	159,800	148	1,919	936	-5.6%	866	125,900	109,000	2.2%	23	174,300	167	83,100	19	133,600
COOS COUNTY	556	64	51	10.9%	61	103,100	173	1061	540	26.2%	509	102,900	87,500	3.6%	10	322,600	56	46,000	19	107,900

*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 (11/01/99-10/31/00 with 11/01/98-10/31/99.) *** Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is October 2000 with October 1999, and in Year-To-Date section, pending sale activity for the months January-October 2000 are compared with activity in January-October 1999.



MULTIPLE LISTING SERVICE

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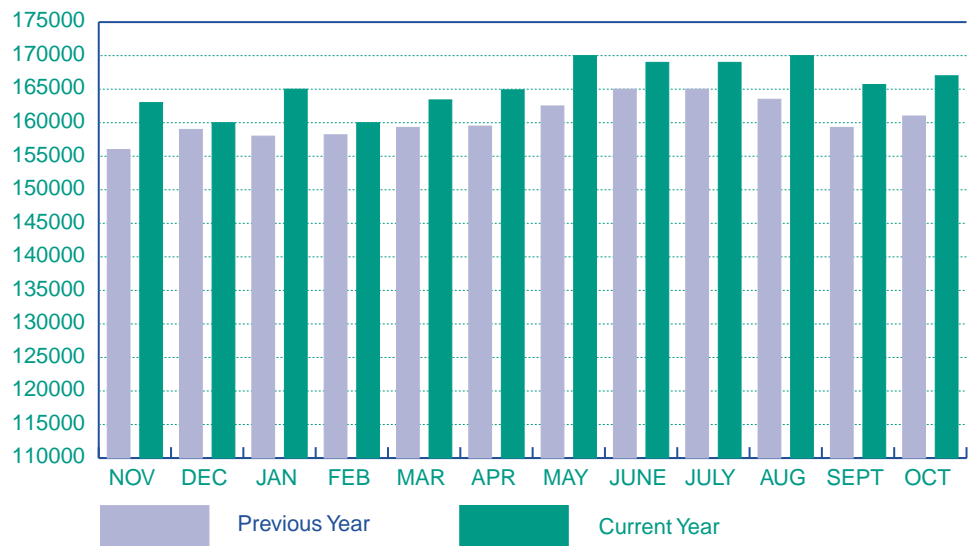
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest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