

# MARKET ACTION

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

## MONTH IN REVIEW: Metro Portland, Oregon

September 2000 Reporting Period

### September Residential Highlights

The Portland metro area slowed slightly when compared to August, but was stronger in every measure when compared with September last year. Active listings were the only exception, they were down an insignificant .4% when compared to last year's numbers (13,261 v. 13,311 respectively). A total of 3,627 new listings were taken in September 2000, 3.8% fewer than the 3,770 recorded in the same month of 1999. Pending sales were up by 3.3% with 2,089 offers accepted. Closed sales increased 2.5% (2,066 v. 2,014).

### Third Quarter Report

New and sold listings lagged slightly compared to 2nd quarter 2000 and 3rd quarter 1999, conversely pending sales were up. Third quarter saw 12,375 new listings, down 9.4% from the 13,661 in the 2nd quarter 2000. Pending sales barely rose in the 3rd quarter (7,100, a .1% gain over 7,093) but rose more significantly when compared to 3rd quarter 1999 (a 3.4% gain over 6,860). A total of 6,521 sales closed, 2.9% less than 2nd quarter 2000 (6,719) and 9.2% less than 3rd quarter 1999 (7,178).

### 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	
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>	September 2000	3,627	2,089	2,066	199,500	165,700	78
	Year To Date	37,712	20,424	18,490	198,900	166,000	77
<b>LAST YEAR</b>	September 1999	3,770	2,020	2,014	190,600	159,300	72
	Year To Date	38,443	21,122	19,413	188,400	161,000	74

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
<b>THIS YEAR</b>	September 2000	853	457	395	181,200	153,000	76
	Year To Date	8,206	4,357	3,920	177,100	152,000	87
<b>LAST YEAR</b>	September 1999	897	395	475	173,800	144,000	78
	Year To Date	8,660	4,359	4,265	168,000	145,900	77

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

# AREA REPORT • 9/2000

## 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	395	179	83	-5.7%	85	126,100	58	1,364	832	-0.1%	782	124,100	119,700	3.9%	9	151,600	11	62,100	26	223,000
NE PORTLAND	911	375	190	-10.0%	173	165,000	58	3,378	1,988	-9.3%	1,830	168,900	148,000	4.3%	17	474,200	22	53,000	76	286,700
SE PORTLAND	1,244	441	229	-6.5%	218	146,700	50	4,330	2,424	-5.4%	2,234	152,100	139,900	2.5%	27	242,900	73	69,400	88	225,000
GRESHAM/TROUTDALE	1,139	275	131	0.8%	123	180,100	88	2,943	1,262	-6.7%	1,150	174,200	160,000	3.7%	4	373,900	71	92,500	35	197,600
MILWAUKIE/CLACKAMAS	1,188	294	121	-6.9%	118	188,200	86	3,032	1,238	-13.9%	1,140	188,400	170,300	0.6%	4	157,300	66	104,600	13	352,100
OREGON CITY/CANBY	716	145	99	-5.7%	117	181,600	104	1,924	956	-3.2%	913	190,300	172,900	4.2%	10	315,200	76	156,300	8	262,900
LAKE OSWEGO/WEST LINN	924	197	143	30.0%	124	315,000	92	2,388	1,226	-3.2%	1,065	329,300	265,000	14.1%	1	685,000	50	268,400	4	372,000
WEST PORTLAND	1,115	294	203	14.0%	202	308,900	97	3,242	1,953	8.7%	1,750	294,200	231,100	9.8%	5	425,000	63	133,200	17	315,900
NORTHWEST WA. COUNTY	483	171	106	0.0%	124	237,700	61	1,601	1,113	7.4%	1,040	260,000	230,000	3.1%	2	268,800	29	223,300	4	197,700
BEAVERTON/ALOHA	938	313	206	0.0%	224	192,800	61	3,368	2,041	-5.8%	1,817	184,100	164,000	5.7%	5	349,900	41	125,400	30	302,300
TIGARD/WILSONVILLE	1,118	318	205	8.5%	204	214,600	80	3,374	1,956	1.4%	1,739	212,000	189,500	3.5%	6	470,500	68	156,500	6	247,400
HILLSBORO/FOREST GROVE	668	199	164	33.3%	153	165,100	76	2,290	1,459	3.9%	1,272	173,300	159,900	2.7%	7	158,100	47	121,600	23	178,800
MT. HOOD: GOV CAMP/WEMME	157	30	19	5.6%	13	121,100	82	314	131	22.4%	113	146,700	134,500	-7.6%	1	466,000	44	54,300	1	57,000
COLUMBIA COUNTY	574	106	48	17.1%	41	139,700	110	1,092	512	-2.7%	461	156,300	145,000	-11.4%	6	95,400	80	65,400	12	120,600
YAMHILL COUNTY	790	165	87	50.0%	89	162,200	105	1,614	695	-16.2%	648	159,400	141,600	3.2%	18	182,100	87	124,700	12	191,900
MARION/POLK COUNTIES	541	73	23	-53.1%	36	137,600	98	858	397	-14.3%	352	151,100	131,200	0.1%	8	208,600	29	50,800	8	275,200
NO. COASTAL COUNTIES	360	52	32	-3.0%	22	248,900	162	600	241	5.7%	184	212,700	171,000	6.8%	4	532,300	39	118,300	2	167,000

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

\*\*\* Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (10/1/99-9/30/00 with 10/1/98-9/30/99.)

# Market Action

# AREA REPORT • 9/2000

## 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	316	191	53	112.0%	47	124,200	64	740	351	-5.4%	305	121,000	115,000	5.6%	25	137,700	4	552,500	1	50,000
THE HEIGHTS	99	19	19	35.7%	14	217,900	86	281	154	1.3%	138	233,700	148,000	31.2%	5	535,700	3	264,600	1	1,700
CASCADE PARK	637	185	124	3.3%	110	168,900	66	2,031	1,235	-4.0%	1,123	165,500	152,000	4.4%	26	391,900	44	108,400	0	NA
5 CORNERS/ ORCHARDS	226	66	47	4.4%	36	131,500	56	723	433	-5.7%	390	133,100	128,900	-1.7%	4	197,200	8	119,800	0	NA
HAZEL DELL	251	71	32	-5.9%	26	141,100	71	657	368	5.1%	328	154,700	148,000	3.3%	7	154,700	14	212,900	0	NA
FELIDA	141	32	26	18.2%	15	172,900	90	412	220	-7.9%	194	183,300	168,000	5.8%	2	137,300	6	77,300	0	NA
SALMON CREEK	277	57	37	32.1%	30	276,500	99	676	409	7.6%	369	229,300	211,400	8.0%	2	490,000	38	85,800	0	NA
CAMAS / WASHOUGAL	373	70	40	42.9%	39	220,200	100	793	380	7.3%	354	209,600	183,000	2.2%	5	120,300	76	84,900	1	146,500
BRUSH PRARIE / HOCKINSON	181	31	26	30.0%	25	250,300	95	458	231	19.1%	202	251,700	219,900	0.8%	1	200,000	65	102,200	0	NA
RIDGEFIELD / LA CENTER	129	19	10	-28.6%	9	270,500	65	282	107	-1.8%	93	235,800	209,900	1.3%	2	212,500	23	103,500	0	NA
BATTLEGROUND	239	59	25	38.9%	29	195,500	71	587	254	2.4%	231	185,700	159,900	3.3%	1	115,000	31	141,500	0	NA
NORTH / NE CLARK COUNTY	95	18	7	-41.7%	6	144,700	77	199	78	-14.3%	72	167,500	160,000	-7.3%	1	35,000	28	89,400	0	NA
WOODLAND	83	15	2	-50.0%	3	125,600	68	129	25	-52.8%	24	131,400	128,500	4.9%	2	182,500	12	73,200	0	NA
COWLITZ COUNTY	117	20	9	-18.2%	6	103,400	131	238	112	0.9%	97	117,000	113,300	0.5%	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

#### September Residential Highlights

Southwest Washington Realtors® listed 853 residential properties in September 2000, 4.9% under the 897 listings taken in September last year. The 457 accepted offers represent a 13.6% increase compared to 395 accepted offers recorded in the same month of 1999. Closed sales dipped 16.8% (395 v. 475) compared with September 1999.

With 3,164 homes active on the market at the end of September, the available inventory was 8.0 months at the September rate of sales.

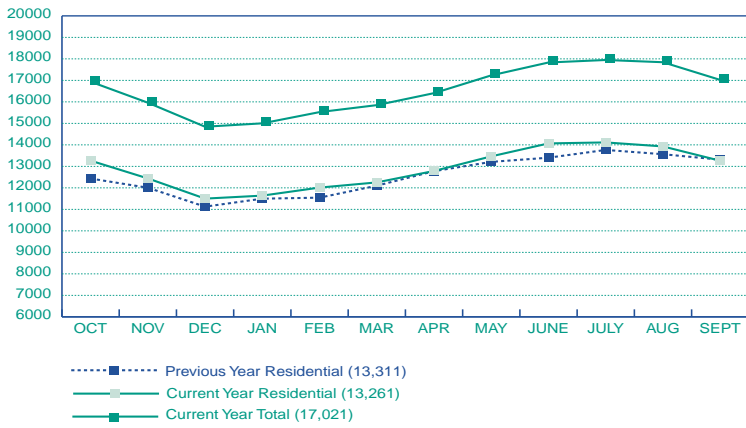
#### Year-to-Date Trends

8,206 new listings have come on to the market in Clark County, Washington, 5.2% under the 8,660 posted at this point in 1999. Pending sales held steady, falling only .05% from their 1999 counterparts (4,357 v. 4,359). Closed sales trail by 8.1% with 3,920 recorded so far in 2000 compared to 4,265 in 1999.

Comparing the 12 months ending September 2000 with the 12 months ending September 1999 shows an appreciation of 5.1% in the average sales price and 3.4% in the median sales price.

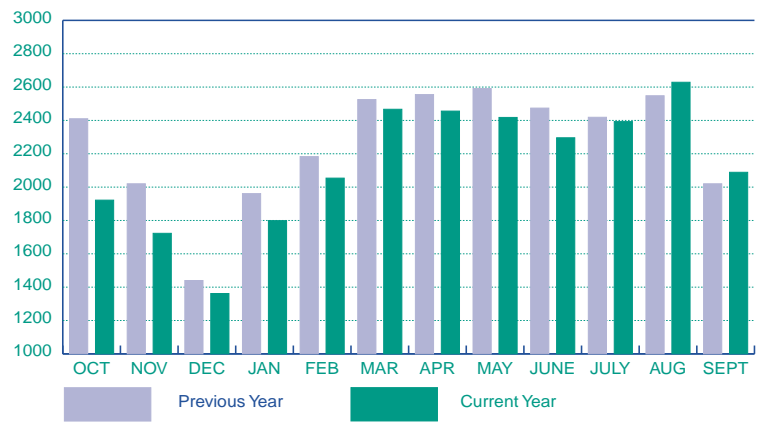
# Market Action

## ACTIVE LISTINGS - Metro Portland, Oregon



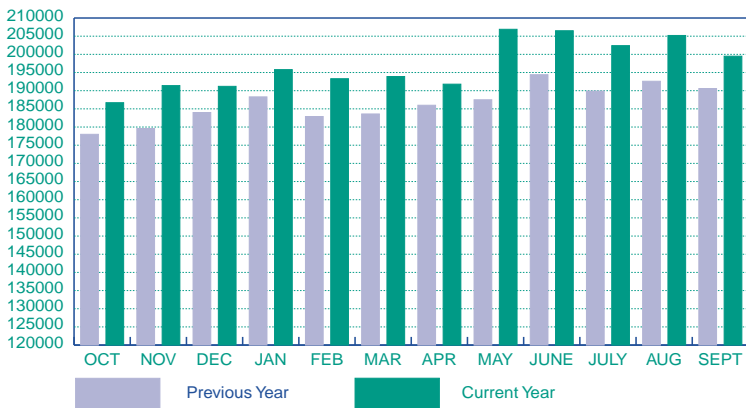
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

## PENDING LISTINGS - Metro Portland Oregon



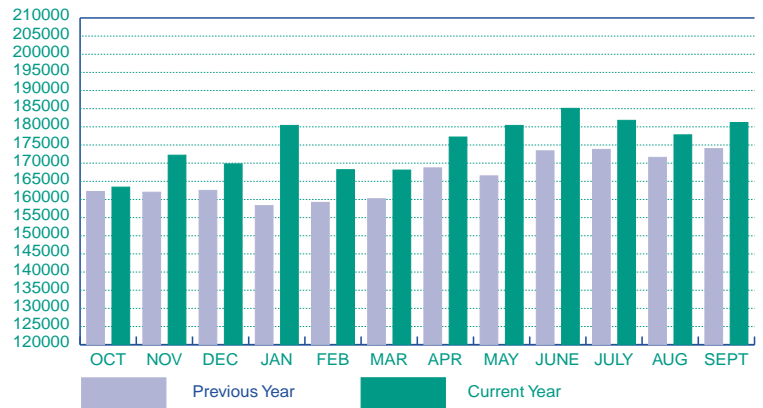
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years.

## AVERAGE SALES PRICE - Metro Portland, OR



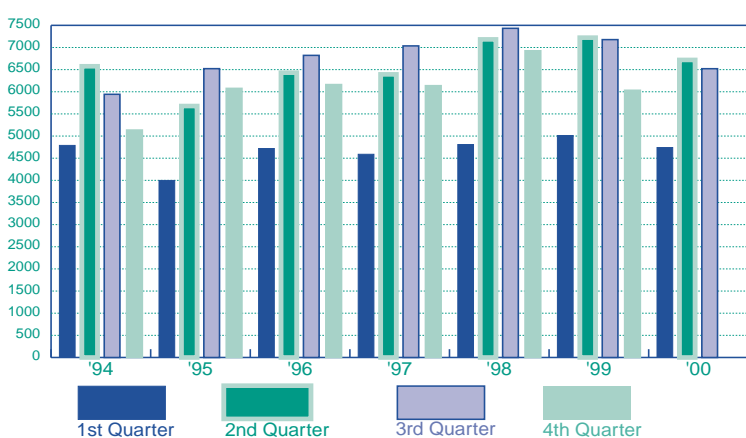
This graph represents the median sales price for all homes sold in the Portland, Oregon metropolitan area.

## AVERAGE SALES PRICE - Clark County, WA



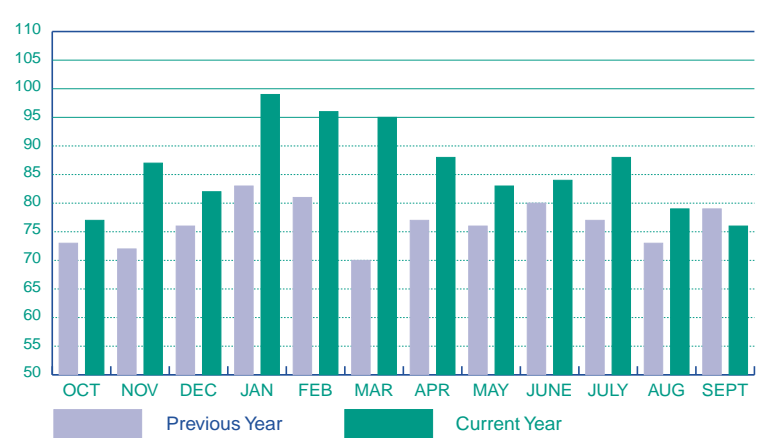
This graph represents the median sales price for all homes sold in Clark County, Washington. (Note: Figures have been revised from previous graph to reflect more accurate data gathering procedures.)

## 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.)

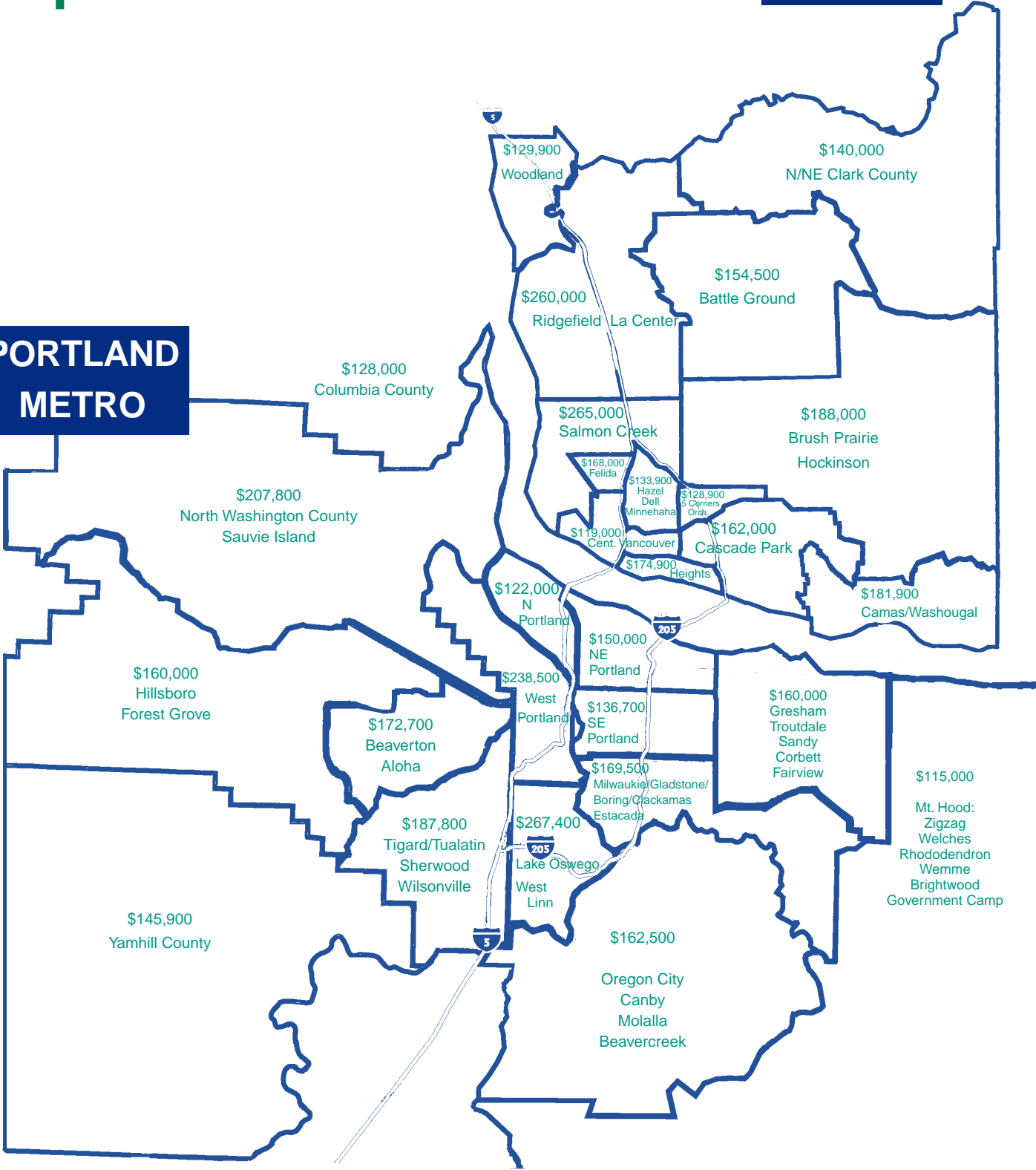
(Note: Figures have been revised from previous graph to reflect more accurate data gathering procedures.)

# MEDIAN SALES PRICE

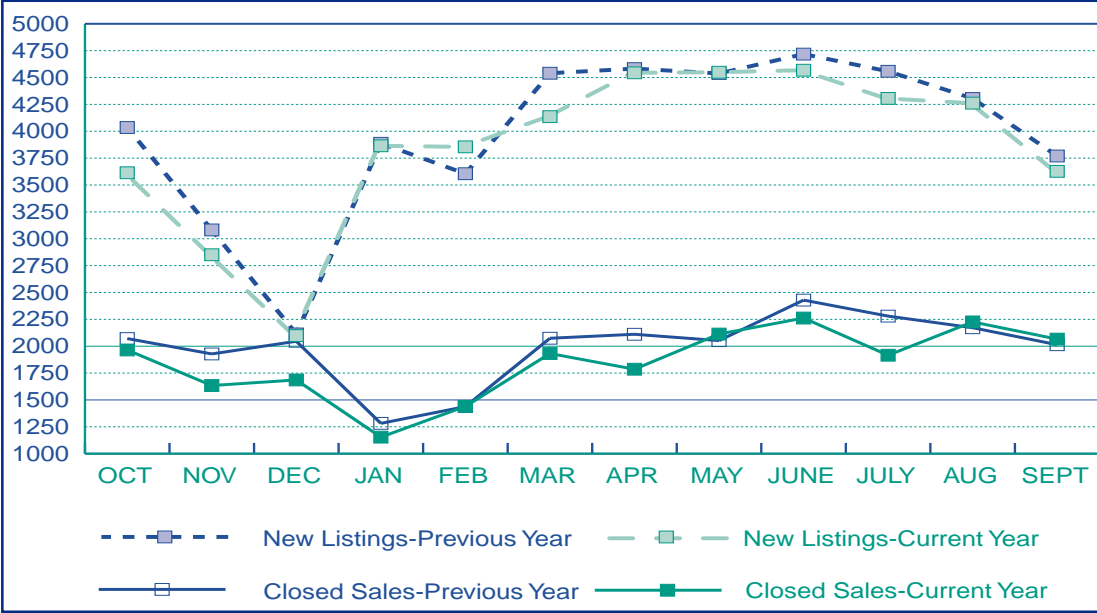
## September 2000

**CLARK COUNTY**

**PORTLAND METRO**



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

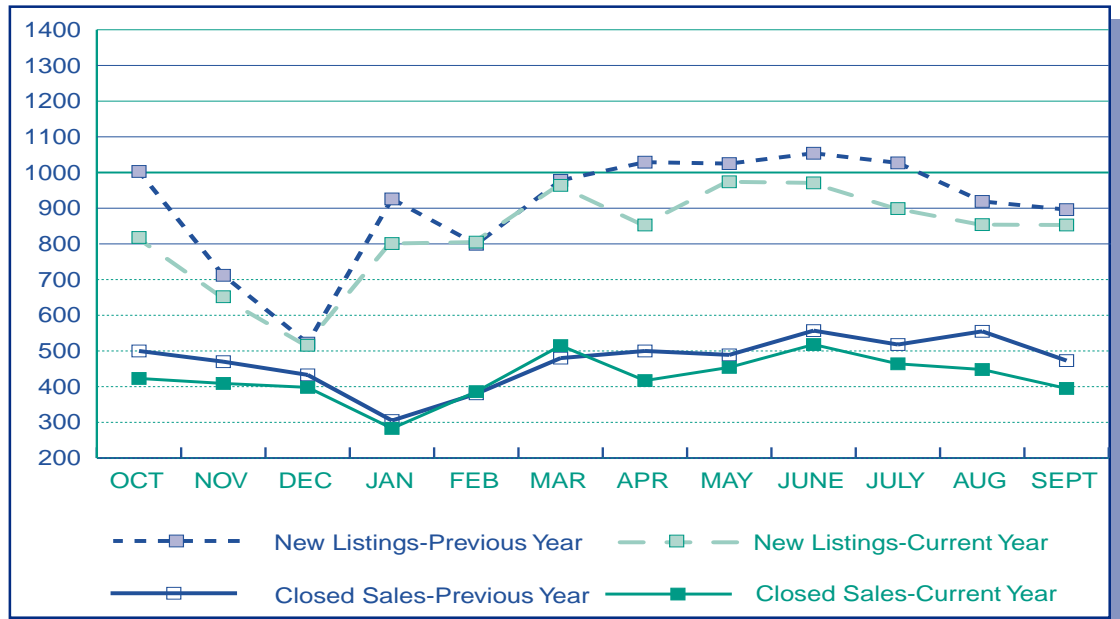


*This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland, Oregon Metro Area*

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

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

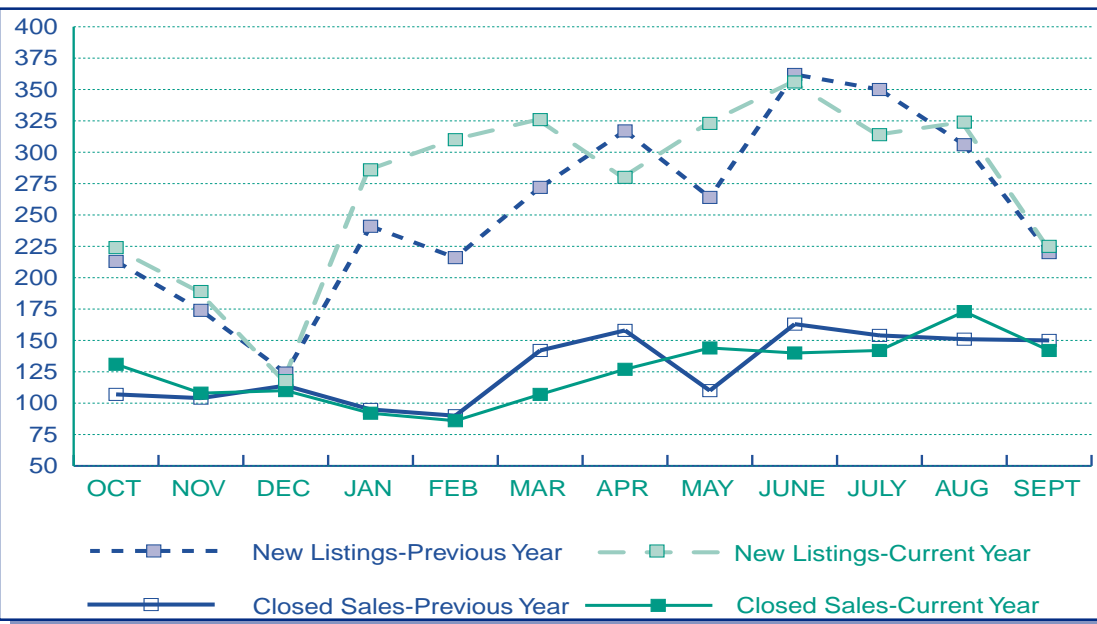
*(Note: Sold figures have been revised from previous graph to reflect more accurate data gathering procedures.)*



**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



September 2000 Reporting Period

Residential Market Highlights		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	September 2000	225	148	142	119,500	104,500	125
	Year To Date	2,790	1,328	1,211	115,100	98,000	126
LAST YEAR	September 1999	220	132	150	122,300	111,000	139
	Year To Date	2,172	1,281	1,215	114,300	97,000	171

There were 225 new residential properties listed, 148 offers accepted and 142 sales closed in Douglas and Coos Counties in September 2000.

At the end of September, there were 1,504 active residential listings, 823 lots and land listings, 176 commercial and 85 multifamily properties on the market. The unsold residential

inventory is equivalent to 10.6 months at the current rate of sales.

Comparing the most recent twelve months (October 1999 through September 2000) with the twelve months before that, the average sales price in Douglas and Coos Counties overall rose .88% and the median sales price fell .72%.

## 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	73	18	13	44.4%	9	88,300	117	202	112	3.7%	106	95,100	85,200	-1.4%	4	211,800	8	45,700	2	97,200
ROSEBURG NORTHWEST	103	12	13	116.7%	16	177,200	90	209	116	13.7%	105	165,700	148,000	5.3%	2	92,500	24	94,700	2	132,500
ROSEBURG SOUTHEAST	63	10	4	-50.0%	4	116,500	76	129	48	-35.1%	47	106,500	101,000	2.1%	4	126,300	4	87,900	1	79,900
ROSEBURG SOUTHWEST	90	17	6	-14.3%	7	137,400	139	170	74	-49.7%	70	132,500	125,000	16.4%	0	NA	15	61,600	3	113,000
GLIDE & EAST of ROSEBURG	64	7	4	-50.0%	6	167,800	97	100	42	-39.1%	39	159,400	148,000	-12.2%	2	180,000	17	65,200	0	NA
SUTHERLIN & N of ROSEBURG	213	27	17	-15.0%	20	136,000	164	366	153	-8.4%	144	138,100	106,700	7.5%	5	164,200	31	67,800	3	143,800
WINSTON & SW of ROSEBURG	78	11	13	8.3%	9	113,900	144	195	105	1.0%	92	110,600	93,500	3.9%	1	50,000	20	174,400	2	146,300
MYRTLE CRK & S/SE of ROSEBURG	165	25	17	142.9%	10	86,500	196	301	140	20.7%	122	94,700	85,000	1.0%	4	91,300	25	77,600	3	151,000
GREEN DISTRICT	65	12	3	-50.0%	2	55,000	54	123	49	308.3%	46	95,300	91,200	6.2%	0	NA	7	23,600	1	159,700
DOUGLAS COUNTY TOTALS	914	139	90	8.4%	83	129,900	133	1,795	839	-6.7%	771	121,900	106,000	1.8%	22	142,400	151	84,200	17	130,300
COOS COUNTY	590	86	58	NA	59	104,900	114	995	489	NA	440	103,300	87,700	1.7%	8	386,900	49	45,700	15	118,000

\*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 (10/01/99-9/30/00 with 10/01/98-9/30/99). \*\*\* NEW!!! Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is September 2000 with September 1999, and in Year-To-Date section, pending sale activity for the months January-September 2000 are compared with activity in January-September 1999. Accurate data for Coos County not available.

# Market Action



MULTIPLE LISTING SERVICE

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Fax: (541) 673-6581

Clark County Office

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

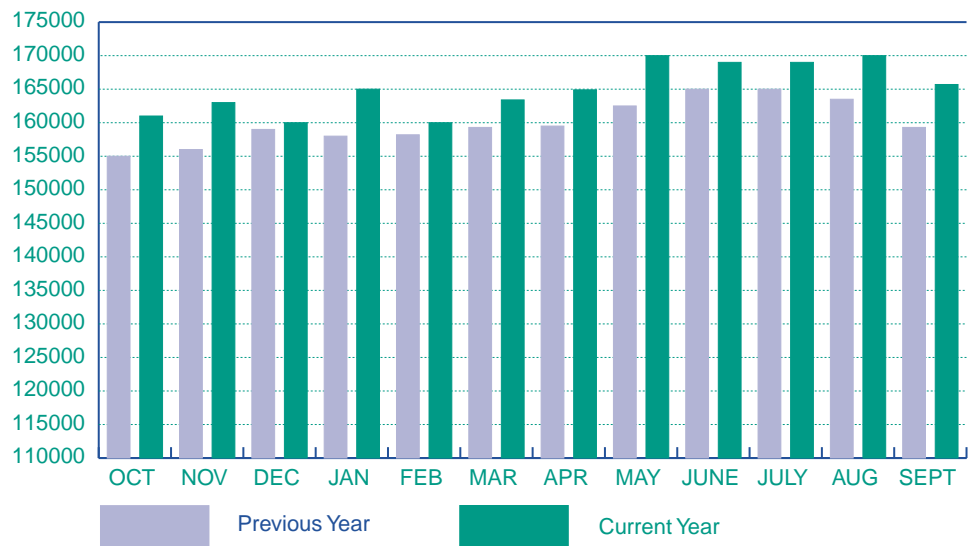
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest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