

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

April 2001 Reporting Period

April Residential Highlights

Total pending and closed sales grew substantially compared to April 2000. The 2,735 accepted offers of April 2001 represent an 11.4% increase from last year's total. Closed sales increased 19.1%. At the same time, new listings are down 9.9%. The inventory for the Portland metro area in April was 5.4, in months. If new listings were to cease but sales to remain steady, there would be no residential listings to sell in less than six months.

Year-to-Date Trends

For the year to date, dramatic increases are evident in pending and closed sales for the Portland metro area. Closed sales are up 13.8%. Accepted offers grew from 8,752 for January through April 2000 to 10,169 this year, a 16.2% increase.

Affordability

According to HUD, the median family income estimate for 2001 in the Portland metro area is \$55,900. Given the median sales price (\$169,900) and the average, 30-year fixed interest rate of 6.95% for March 2001, the local Affordability Index calculates to 129 for the last month of 2001's first quarter. The Index, developed by NAR®, measures the affordability of a median-priced home for a median-income family, with a 20% down payment. A measure of 129 means the family would have 29% more income than necessary to afford the home. This represents an increase from the last calculated value of 120 for December 2000. The index last reached a level of affordability above 125 in the first quarter of 1999. (See graph on back page.)

TABLE OF CONTENTS

Portland Metro Area	1-3
Portland Metro/Clark County	4-5
Clark County, WA	6-7
Lane County, OR	8-9
Douglas & Coos Co., OR	10-11

Available Inventory in Months

	1999	2000	2001
January	9.0	10.1	8.5
February	8.0	8.3	8.1
March	5.8	6.3	4.9
April	6.1	7.2	5.4
May	6.4	6.4	
June	5.5	6.2	
July	6.0	7.4	
August	6.2	6.3	
September	6.6	6.4	
October	6.8	6.6	
November	7.6	6.9	
December	6.8	6.4	

Residential Market Highlights

Metro Portland Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2001	4,096	2,735	2,127	196,200	168,000	77
	Year To Date	16,223	10,169	7,631	196,400	168,000	81
LAST YEAR	April 2000	4,544	2,456	1,786	190,700	164,900	75
	Year To Date	16,400	8,752	6,703	191,800	163,000	83

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

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Metro Portland, Oregon

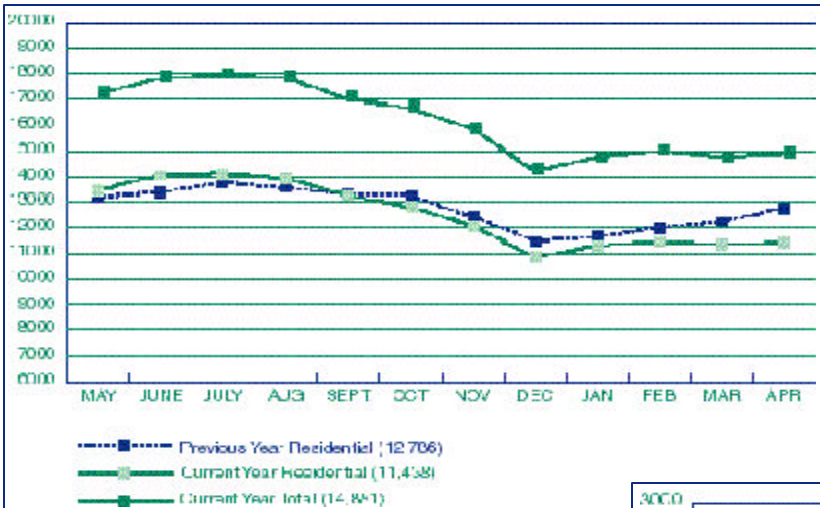
	RESIDENTIAL														COMMERCIAL		LAND		MULTI-FAMILY	
	Monthly							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Pending Sales 2001v.2000**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2001v.2000**	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	311	142	116	34.9%	84	137,100	47	566	409	18.2%	306	130,100	123,300	6.1%	3	149,700	5	28,800	11	179,400
NE PORTLAND	740	368	268	14.5%	219	172,000	53	1,468	995	11.9%	768	174,100	152,500	5.4%	7	499,600	4	47,300	31	193,700
SE PORTLAND	1,056	505	327	10.5%	231	158,400	51	1,966	1,256	15.3%	944	162,200	145,000	6.1%	10	371,000	24	59,600	46	253,100
GRESHAM/TROUTDALE	1,008	339	201	32.2%	129	156,800	111	1,318	680	27.1%	509	168,400	155,000	2.5%	4	165,800	63	63,700	8	179,100
MILWAUKIE/CLACKAMAS	977	303	184	12.2%	170	187,000	94	1,256	685	25.9%	517	190,100	175,000	2.9%	5	575,500	40	111,600	4	206,400
OREGON CITY/CANBY	677	196	128	-12.3%	93	194,800	93	858	461	-0.6%	333	191,800	175,000	3.7%	2	132,700	31	143,000	7	308,100
LAKE OSWEGO/WEST LINN	840	258	167	25.6%	130	302,000	88	1,032	620	27.6%	464	299,200	264,700	5.2%	4	125,400	16	261,600	1	162,500
WEST PORTLAND	951	379	250	10.1%	177	282,000	80	1,376	871	6.6%	627	283,800	225,200	8.6%	5	173,900	24	152,700	4	318,800
NORTHWEST WA. COUNTY	420	190	124	2.5%	96	273,400	69	687	460	-0.2%	341	260,500	235,000	4.7%	0	NA	10	259,200	2	251,400
BEAVERTON/ALOHA	661	353	270	10.2%	232	178,800	68	1,342	1,060	23.1%	806	181,500	163,500	5.3%	1	230,000	17	154,600	13	279,400
TIGARD/WILSONVILLE	943	335	289	18.0%	247	212,500	70	1,422	1,052	30.2%	782	211,200	186,000	0.9%	4	232,500	27	173,800	7	190,300
HILLSBORO/FOREST GROVE	551	215	168	-4.5%	142	173,500	77	917	698	12.0%	542	175,100	166,200	2.0%	2	169,400	33	77,400	12	171,800
MT. HOOD: GOV CAMP/WEMME	120	27	13	-7.1%	7	277,700	112	102	49	-14.0%	36	169,400	137,500	1.5%	0	NA	8	72,600	0	NA
COLUMBIA COUNTY	501	129	65	-7.1%	47	130,300	118	463	235	0.4%	175	147,400	146,000	4.4%	1	170,000	22	90,900	4	172,000
YAMHILL COUNTY	763	177	88	4.8%	72	156,300	125	692	343	24.7%	276	168,700	146,500	9.3%	7	76,400	37	75,800	8	159,900
MARION/POLK COUNTIES	473	103	43	13.2%	32	131,800	123	431	202	9.2%	123	140,500	131,900	-2.9%	2	26,500	10	55,200	0	NA
NO. COASTAL COUNTIES	446	77	34	36.0%	19	205,400	143	327	120	53.8%	82	201,100	148,300	1.8%	3	94,500	17	106,700	3	213,000

* 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 April 2001 with April 2000. Year-To-Date compares January through April 2001 with January through April 2000.

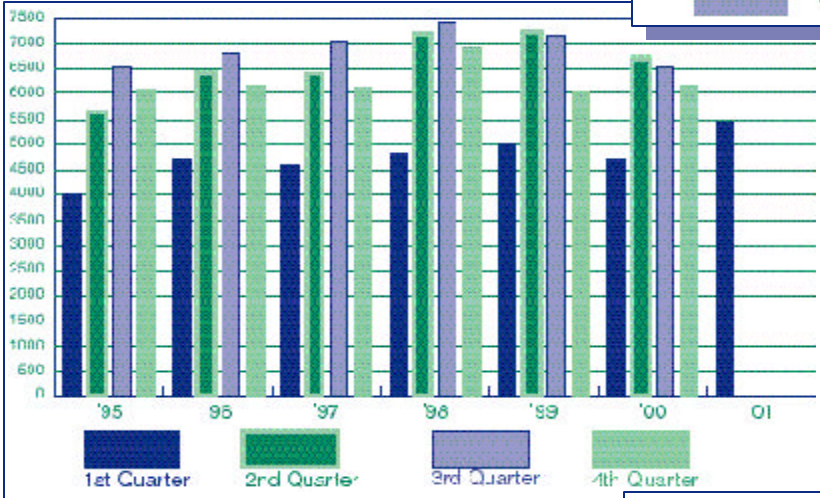
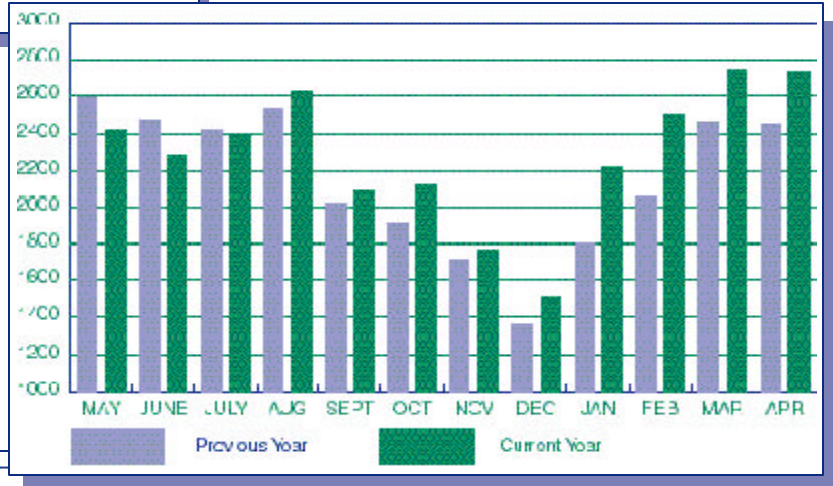
*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/00 - 4/30/01 with 5/1/99 - 4/30/00.)

M a r k e t A c t i o n



PENDING SALES
Metro Portland, Oregon

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

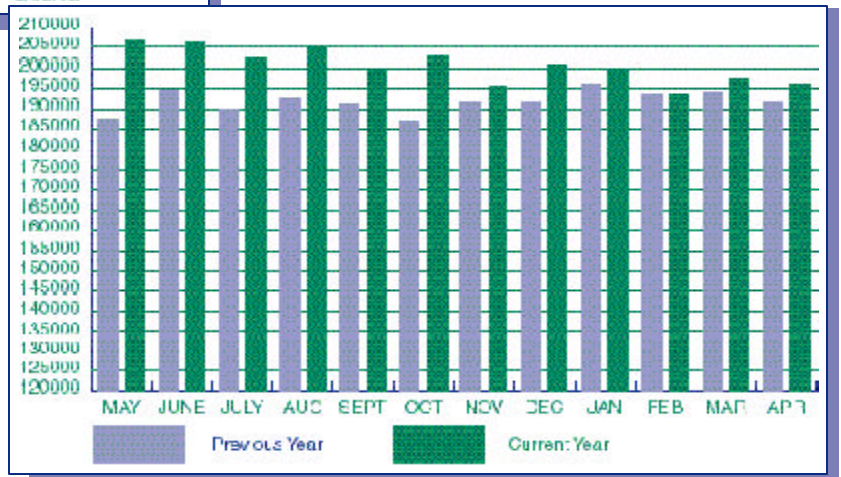


QUARTERLY CLOSINGS
Metro Portland, Oregon

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

AVERAGE SALES PRICE
Metro Portland, Oregon

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

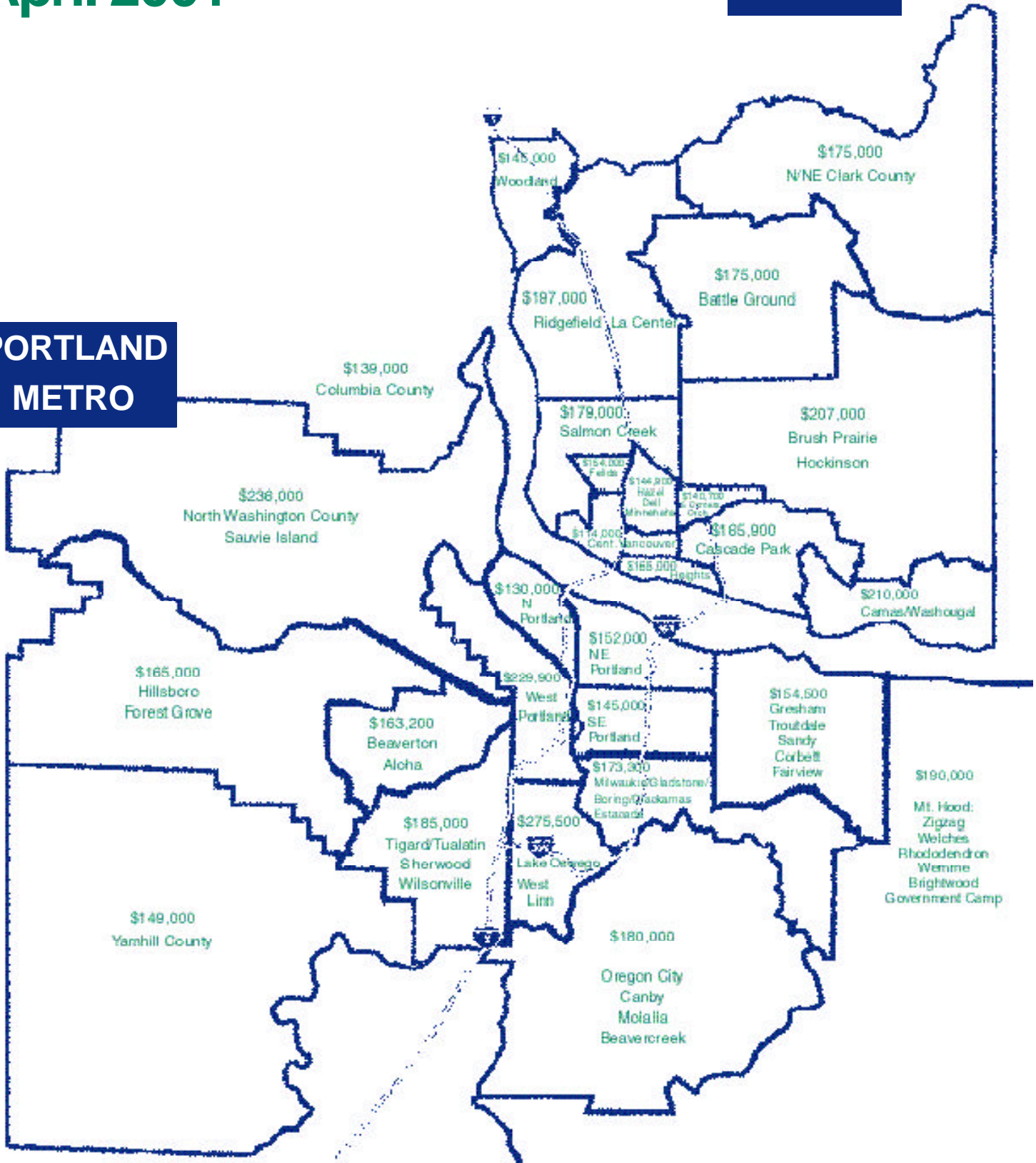


MEDIAN SALES PRICE

April 2001

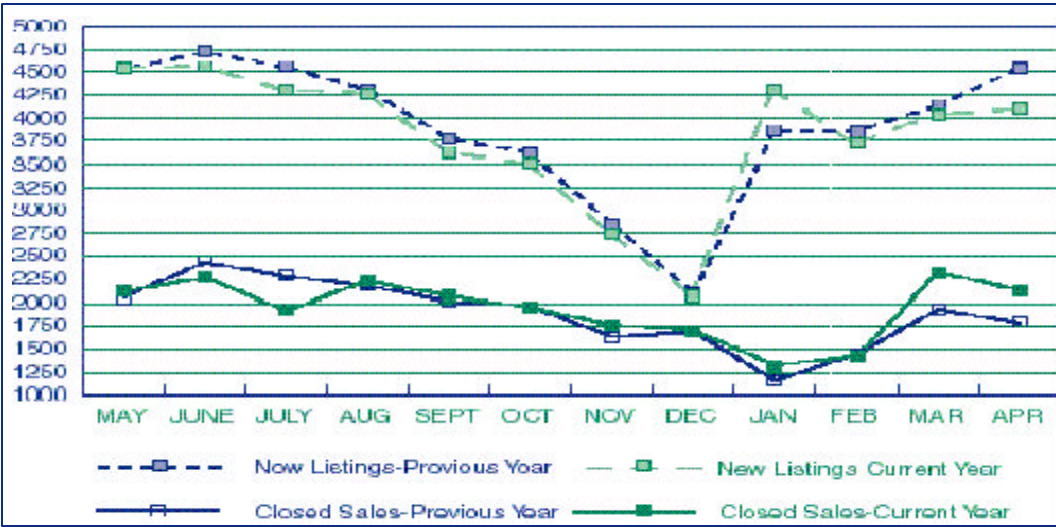
**CLARK
COUNTY**

**PORTLAND
METRO**



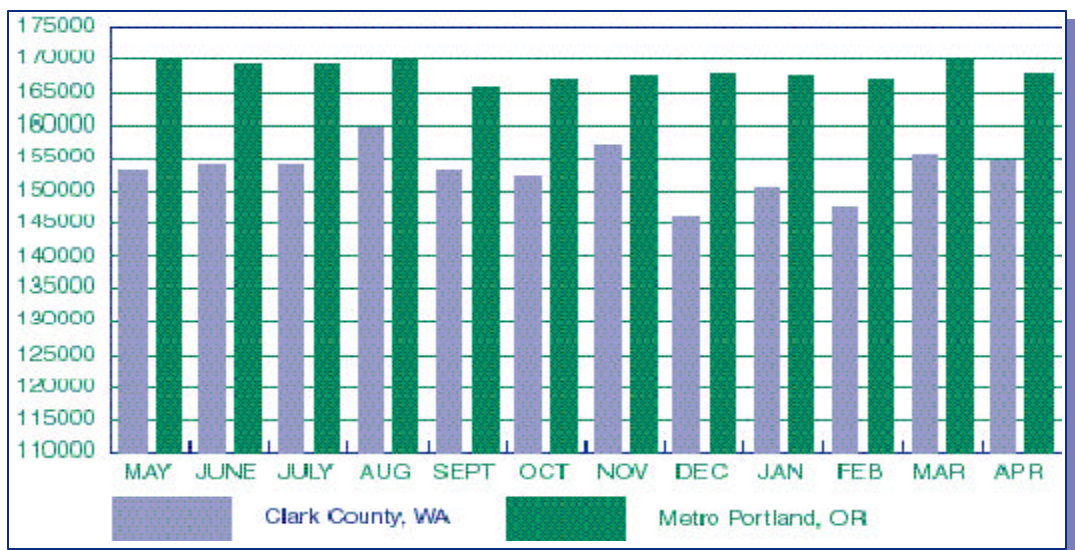
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



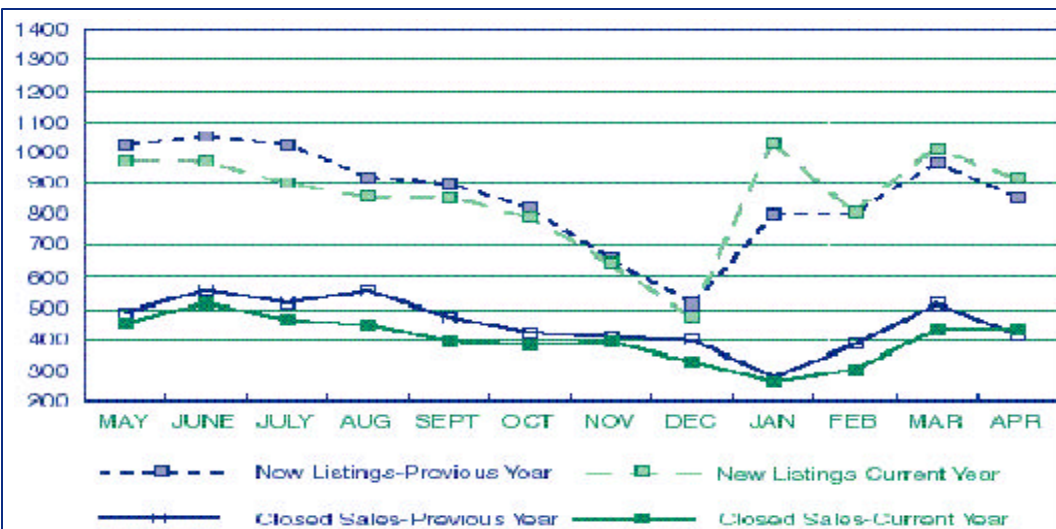
**PORTLAND, OREGON &
CLARK CO., WASHINGTON
MEDIAN
SALES PRICE**

This graph shows the median sales price over the past 12 months in the greater Portland, Oregon Metro Area and Clark County, Washington



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

This graph shows the new residential listings and closed sales over the past 24 months in Clark Co., Washington



Residential Market Highlights

	Clark County, Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2001	916	596	433	172,900	154,900	86
	Year To Date	3,820	2,157	1,545	175,100	152,800	90
LAST YEAR	April 2000	853	466	451	175,400	149,000	85
	Year To Date	3,490	1,837	1,672	172,500	148,000	89

April Residential Highlights

Total new listings in Clark County increased 7.4% when compared to new listings in April 2000, up to 916 from 853. Closed sales dropped 4%. The largest change when comparing April 2001 to April 2000 was in the number of pending sales. Accepted offers increased 27.9%, up to 596 from 466.

Year-to-Date Trends

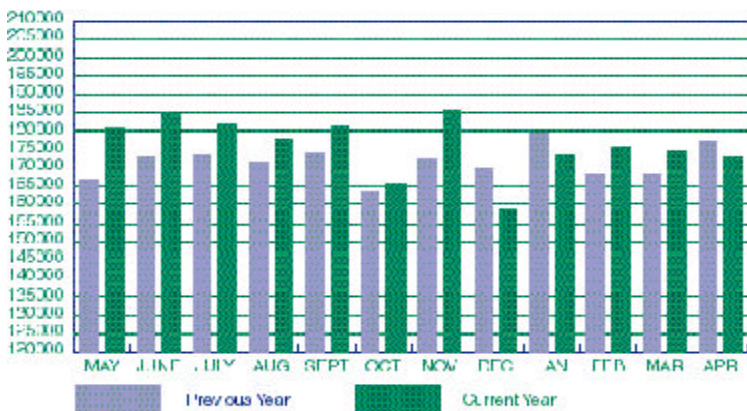
As in the monthly statistics, accepted offers since January 1st, 2001, show a considerable increase (17.4%) when compared to the same time period last year. The number of new listings also increased (9.5%). Closed sales, however, show a 7.6% decrease when comparing January-April 2001 to January-April 2000.

Appreciation for the twelve months ending in April 2001 compared to those ending April 2000 was 3.7% for average sales price and 4.4% for median sales price.

Available Inventory in Months

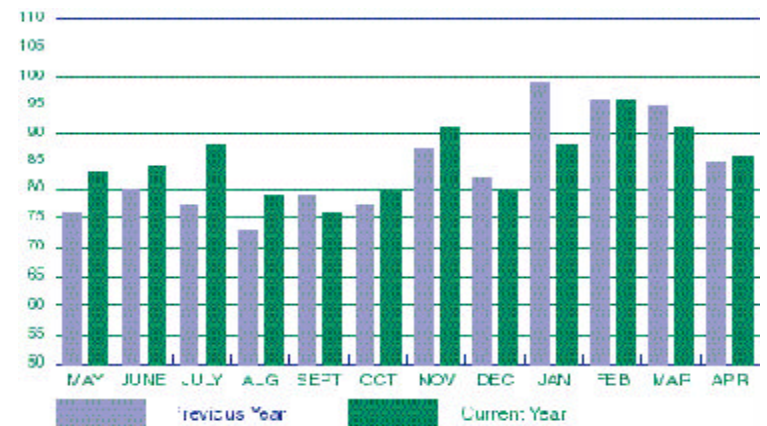
	2000	2001
January		11.0
February	7.8	9.7
March	6.9	6.9
April	6.7	7.1
May	6.6	
June	6.2	
July	6.0	
August	7.2	
September	8.0	
October	8.1	
November	7.8	
December	8.0	

AVERAGE SALES PRICE - Clark County, WA



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

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.)

AREA REPORT • 4/2001

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 2001 v. 2000**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2001 v. 2000**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation *** <small>vs. same opposite</small>	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
CENTRAL VANCOUVER	256	62	52	62.5%	39	116,200	67	268	192	44.4%	137	123,100	119,700	10.7%	6	150,700	4	229,100	0	NA
THE HEIGHTS	106	32	13	-38.1%	14	250,700	140	117	69	-1.4%	55	209,000	140,000	-1.9%	0	NA	1	169,000	0	NA
CASCADE PARK	658	224	149	15.5%	140	170,900	78	963	609	17.8%	465	167,400	151,000	4.0%	10	171,200	11	113,800	1	111,300
5 CORNERS/ ORCHARDS	222	85	65	27.5%	45	135,700	70	353	233	17.7%	157	137,000	134,700	1.3%	1	125,000	1	89,900	0	NA
HAZEL DELL	253	96	53	39.5%	35	141,700	85	355	185	6.9%	126	149,000	145,000	4.8%	1	139,900	7	119,900	1	69,000
FELIDA	105	48	27	8.0%	18	174,300	61	170	100	3.1%	78	172,200	154,000	3.9%	7	157,600	6	75,900	0	NA
SALMON CREEK	251	67	46	2.2%	31	220,700	110	298	168	1.8%	130	232,800	212,100	4.7%	1	182,000	33	95,700	1	26,800
CAMAS / WASHOUGAL	373	88	63	57.5%	43	205,300	81	403	211	26.3%	139	209,200	175,000	0.6%	5	251,600	58	75,500	0	NA
BRUSH PRARIE / HOCKINSON	203	55	32	23.1%	19	252,900	113	222	109	22.5%	66	240,500	213,000	4.9%	1	192,500	42	95,300	0	NA
RIDGEFIELD / LA CENTER	164	35	28	86.7%	11	201,200	81	182	71	54.3%	53	217,500	208,500	-3.0%	0	NA	7	89,400	0	NA
BATTLEGROUND	239	69	44	109.5%	24	169,200	79	274	131	48.9%	86	195,400	165,500	9.4%	0	NA	14	71,300	0	NA
NORTH / NE CLARK COUNTY	86	21	9	-10.0%	2	108,500	151	87	33	-19.5%	21	137,200	120,000	-10.7%	0	NA	9	175,100	0	NA
WOODLAND	62	14	10	150.0%	8	143,300	128	57	25	212.5%	16	131,800	135,000	-5.1%	1	599,900	3	78,300	0	NA
COWLITZ COUNTY	88	20	5	-44.4%	4	146,200	312	71	21	-53.3%	16	127,600	117,500	4.4%	2	210,000	6	54,500	1	98,000

* 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 April 2001 with April 2000. Year-To-Date compares January through April 2001 with January through April 2000.

*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/00-4/30/01 with 5/1/99-4/30/00.)

M a r k e t A c t i o n

Lane County

RESIDENTIAL REVIEW: Lane County, Oregon

April 2001 Reporting Period

Residential Market Highlights

	Lane County Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2001	687	353	296	153,900	136,000	107
	Year To Date	2,587	1,337	989	151,600	133,500	96
LAST YEAR	April 2000	689	360	284	147,200	133,200	74
	Year To Date	2,519	1,241	1,019	145,500	131,000	82

April Residential Highlights

With 687 new listings, the number of additions to the system in April 2001 was nearly identical to the 689 added during April 2000. The number of accepted offers dropped slightly (1.9%) when compared to the same month last year. Closed sales, when comparing April 2000 to April 2001, increased 4.2%. Reported days on market has also increased (107 vs 74).

Given the 2,088 residential listings and the 296 closed sales in the month of April, inventory for Lane County is equivalent to 7.1 months.

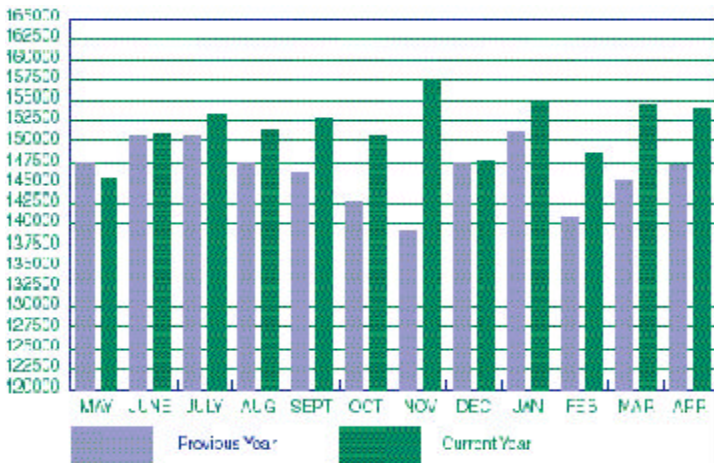
Appreciation

Appreciation rates remain steady with those reported in March. The average sales price has appreciated 3.2% when comparing the twelve months ending in April 2001 with the twelve months ending in April 2000. At the same time, the median price rose 1.8%.

Year-to-Date Trends

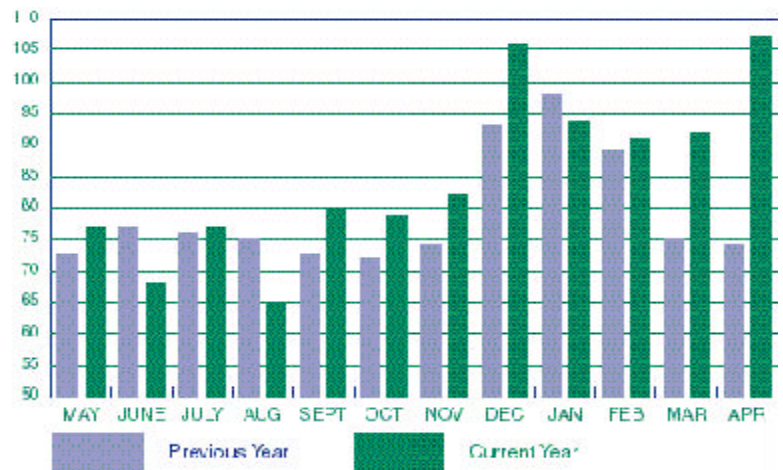
Since the first of January, 2,587 new listings have been added--an increase of 2.7% from the same period last year. In the same year-to-date intervals, pending sales increased 7.7% and closed sales dropped 2.9%.

AVERAGE SALES PRICE - Lane County, OR



This graph represents the average sales price for all homes sold in Lane County, Oregon.

DAYS ON MARKET - Lane County, OR



This graph shows average days on market for Lane County, Oregon properties from listing to accepted offer. (See footnote on page 1.)

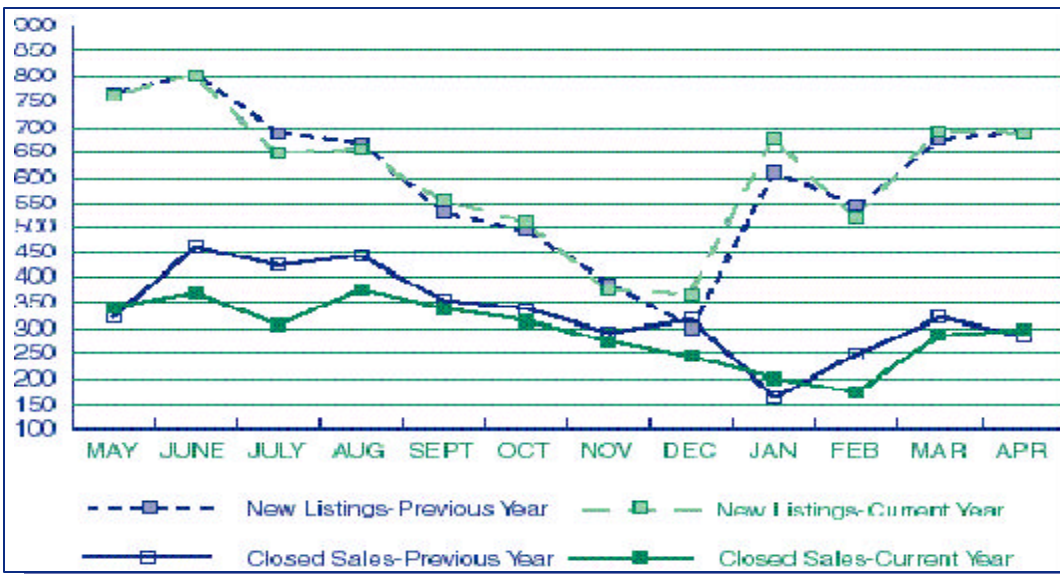
M a r k e t A c t i o n

AREA REPORT • 4/2001

Lane County, Oregon

	RESIDENTIAL													RES INCOME	BUSINESS/COM	FRM/RANCH	LOTS/LAND				
	Monthly						Year-To-Date						Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date					
	Active Listings	New Listings	Pending Sales	Pending Sales 2001 v. 2000**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Appreciation *** semi-annual	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
NORTH GILHAM	71	25	14	27.3%	8	189,200	60	84	44	32	217,000	172,000	15.8%	1	159,900	0	NA	0	NA	0	NA
FERRY ST. BRG	121	45	31	29.2%	22	176,700	84	174	105	77	172,100	149,000	0.0%	3	204,200	0	NA	0	NA	1	40,000
EAST EUGENE	122	52	33	-21.4%	15	165,000	85	166	102	69	179,600	149,900	-3.8%	2	472,500	1	182,500	0	NA	7	111,100
SW EUGENE	208	67	42	-8.7%	35	213,900	77	260	145	108	189,500	158,000	4.3%	4	149,300	0	NA	0	NA	13	99,800
WEST EUGENE	51	19	13	8.3%	8	99,800	32	81	48	36	128,200	109,500	26.3%	4	139,100	0	NA	0	NA	0	NA
DANEBO	180	65	32	-23.8%	30	115,400	98	238	149	93	121,800	119,000	13.7%	1	150,000	0	NA	0	NA	23	34,100
RIVER ROAD	60	30	9	-18.2%	10	134,600	78	98	42	26	134,300	134,900	-20.8%	7	161,700	0	NA	0	NA	2	33,500
SANTA CLARA	124	43	34	9.7%	27	158,200	89	195	139	101	158,800	151,000	33.7%	1	240,000	0	NA	0	NA	3	56,100
SPRINGFIELD	213	76	33	-36.5%	38	119,900	239	298	153	126	117,000	109,000	-23.1%	7	122,800	0	NA	0	NA	7	46,800
THURSTON	142	54	21	-8.7%	27	125,700	92	188	87	71	122,300	126,000	11.5%	3	168,600	0	NA	0	NA	2	31,300
COBURG I-5	42	15	4	0.0%	4	113,800	115	49	20	14	161,700	125,500	0.0%	0	NA	0	NA	0	NA	2	208,500
MOHAWK VALLEY	43	14	6	500.0%	4	217,700	132	42	16	9	180,300	190,700	33.3%	0	NA	0	NA	1	322,500	0	NA
MCKENZIE VALLEY	72	12	3	0.0%	10	229,600	108	60	27	24	239,200	224,500	58.8%	0	NA	0	NA	0	NA	2	73,800
PLEASNT HLL/OAK	142	36	14	27.3%	13	156,400	106	133	50	32	135,600	122,000	56.3%	0	NA	1	170,000	0	NA	3	37,000
SOUTH LANE	268	68	40	100.0%	22	119,600	83	273	116	102	128,900	110,000	36.5%	2	131,000	1	150,000	1	350,000	12	89,500
VENETA/ELMIRA	118	30	11	-8.3%	13	178,200	81	117	44	32	165,800	155,000	18.9%	0	NA	0	NA	0	NA	2	69,200
JUNCTION CITY	104	36	10	-23.1%	9	179,500	126	123	47	33	149,700	129,000	17.5%	0	NA	0	NA	0	NA	6	81,800
FLORENCE	7	0	3	50.0%	1	145,000	23	8	3	1	145,000	145,000	-57.1%	0	NA	0	NA	0	NA	0	NA

* Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. **Percent change in number of pending sales compares April 2001 with April 2000. *** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/00-4/30/01 with 5/1/99-4/30/00.)



LANE COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Lane County, Oregon

Residential Market Highlights

		Douglas County Oregon					
		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2001	203	96	68	126,900	111,800	133
	Year To Date	742	331	270	124,000	108,500	151
LAST YEAR	April 2000	179	103	87	120,700	115,000	115
	Year To Date	813	349	281	115,700	95,500	131

		Coos County Oregon					
		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2001	95	57	49	92,300	93,500	183
	Year To Date	416	201	140	104,600	97,300	156
LAST YEAR	April 2000	101	39	40	90,100	87,200	140
	Year To Date	420	177	142	93,000	84,000	126

Douglas County April Residential Highlights

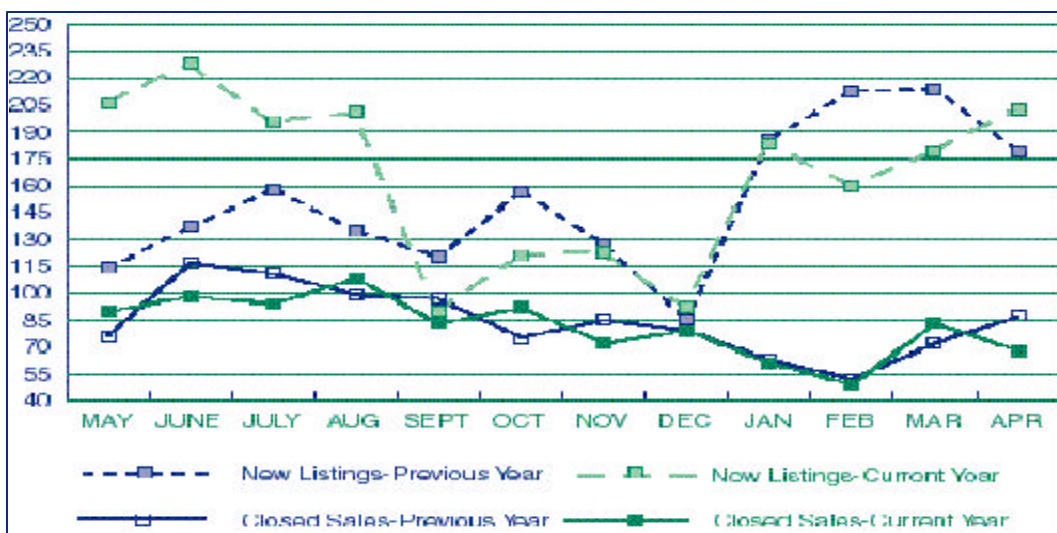
A total of 203 new listings were added to the system during April 2001, an increase of 13.4% over the 179 added during April 2000. Comparing the two months also reveals a 6.8% (96 vs. 103) drop in pending sales and a 21.8% (68 vs. 87) drop in closed sales.

With the 879 listings in the system at the end of April and the 68 sales during the month, Douglas County currently has a residential inventory that would last for approximately 12.9 months.

Coos County April Residential Highlights

Comparing April 2001 to April 2000, pending and closed sales rose remarkably. There was a 46.2% increase in accepted offers (57 vs. 39) and a 22.5% increase in closed sales (49 vs. 40). New listings, though, dropped from 101 in April 2000 to 95 last month--a change of 5.9%.

Given these rates, Coos County's residential inventory for April was calculated at 11.3. It would take less than 12 months for the 554 current listings to be depleted.



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Douglas County, Oregon

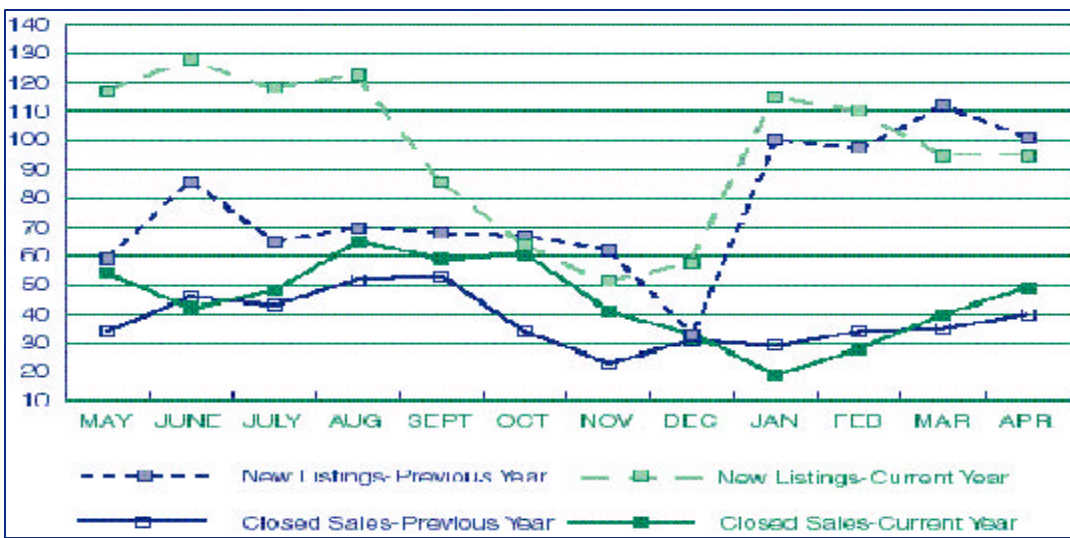
AREA REPORT • 4/2001

Douglas & Coos Counties, Oregon

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 2001 vs 2000**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2001 vs 2000***	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	78	17	9	-52.6%	12	95,400	97	77	36	-29.4%	35	96,600	90,000	-3.6%	2	537,500	7	39,800	4	260,600
ROSEBURG NORTHWEST	101	22	15	25.0%	9	168,800	228	97	42	-2.3%	32	165,900	150,500	3.6%	0	NA	12	50,700	0	NA
ROSEBURG SOUTHEAST	52	6	7	250.0%	3	95,000	82	45	22	15.8%	19	107,100	102,000	24.0%	0	NA	2	42,500	1	86,000
ROSEBURG SOUTHWEST	80	25	18	125.0%	10	141,400	65	76	43	48.3%	34	153,900	129,700	8.7%	0	NA	10	86,200	1	406,000
GLIDE & EAST of ROSEBURG	58	13	5	-44.4%	2	127,500	23	43	9	-50.0%	7	223,600	145,000	8.7%	0	NA	4	58,000	0	NA
SUTHERLIN & N of ROSEBURG	214	37	11	-54.2%	12	172,000	212	147	55	-8.3%	53	132,600	106,000	8.8%	3	61,700	10	45,600	2	130,000
WINSTON & SW of ROSEBURG	84	20	5	-44.4%	4	77,000	205	73	25	-43.2%	28	117,400	93,800	7.3%	0	NA	1	92,500	0	NA
MYRTLE CRK & S/SE of ROSEBURG	143	39	12	-33.3%	6	77,900	62	115	58	-1.7%	36	77,100	72,000	-1.2%	1	25,000	13	53,000	1	120,000
GREEN DISTRICT	69	24	14	600.0%	10	117,300	114	69	41	57.7%	26	110,800	109,000	7.7%	0	NA	1	23,500	1	164,000
DOUGLAS CO. TOTALS	879	203	96	-6.8%	68	126,900	133	742	331	-5.2%	270	124,000	108,500	6.1%	6	214,200	60	55,400	10	207,800
COOS COUNTY	554	95	57	46.2%	49	92,300	183	416	201	13.6%	140	104,600	97,300	7.7%	5	170,400	16	45,000	10	122,800

*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 (5/01/00-4/30/01 with 5/01/99-4/30/00.) *** Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is April 2001 with April 2000. Year-To-Date compares January through April 2001 with January through April 2000.



COOS COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Coos County, Oregon



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Lane 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 northwestern Oregon Counties; Clark County, Washington; and Douglas, Coos and Lane Counties in southern Oregon.

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AFFORDABILITY INDEX - Metro Portland, Oregon



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