

# MARKET ACTION

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

## MONTH IN REVIEW: Metro Portland, Oregon

January 2001 Reporting Period

### January Residential Highlights

Portland metro area REALTORS® started 2001 with a splash. Compared to the January 2000, new listings were up 11.5% (4,311 v. 3,865), accepted offers were up by 23.7% (2,225 v. 1,799), and closed sales were up 14.6% (1,323 v. 1,154). For both new listings and pending sales, this represents the best January in RMLS™ history.

### A Closer Look at 2000

**New Construction:** There were 3,801 properties sold in 2000 listed as new, proposed or under construction, down 5.4% from the 4,019 sold as

new construction in 1999. The average price of was \$230,400 in 2000, appreciating 6.0% from the average value of \$217,400 the previous year.

**County Data:** Average sale prices and appreciation in 2000 in the five counties that make up the Metro area were as follows:

	Average Sales Price	% Change 2000-01
Clackamas	\$233,300	4.4%
Columbia	\$149,600	-0.7%
Multnomah	\$186,700	7.6%
Washington	\$202,300	4.2%
Yamhill	\$158,800	3.0%

### Available Inventory in Months

	1999	2000	2001
January	9.0	10.1	8.5
February	8.0	8.3	
March	5.8	6.3	
April	6.1	7.2	
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*
<b>THIS YEAR</b>	January 2001	4,311	2,225	1,323	199,900	167,500	87
	Year To Date	4,311	2,225	1,323	199,900	167,500	87
<b>LAST YEAR</b>	January 2000	3,865	1,799	1,154	195,800	165,000	86
	Year To Date	3,865	1,799	1,154	195,800	165,000	86

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
<b>THIS YEAR</b>	January 2001	1,031	476	269	173,600	150,500	88
	Year To Date	1,031	476	269	173,600	150,500	88
<b>LAST YEAR</b>	January 2000	834	376	291	179,400	150,000	99
	Year To Date	834	376	291	179,400	150,000	99

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

# AREA REPORT • 1/2001

## 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	342	162	102	20.0%	47	117,300	57	162	102	20.0%	47	117,300	118,000	4.2%	1	70,000	0	NA	1	165,000
NE PORTLAND	678	385	220	21.5%	121	179,700	68	385	220	21.5%	121	179,700	155,000	6.5%	0	NA	2	36,000	5	168,800
SE PORTLAND	1,026	517	309	33.2%	164	169,200	73	517	309	33.2%	164	169,200	140,000	4.8%	2	272,500	6	59,300	13	249,300
GRESHAM/TROUTDALE	1,018	355	143	30.0%	92	165,800	76	355	143	30.0%	92	165,800	148,800	3.3%	1	342,000	15	70,500	2	196,500
MILWAUKIE/CLACKAMAS	992	350	122	23.2%	85	191,200	85	350	122	23.2%	85	191,200	179,500	1.9%	0	NA	9	166,100	0	NA
OREGON CITY/CANBY	688	282	99	-3.9%	59	200,800	123	282	99	-3.9%	59	200,800	179,500	1.1%	0	NA	4	161,900	2	600,000
LAKE OSWEGO/WEST LINN	774	274	129	40.2%	73	283,300	123	274	129	40.2%	73	283,300	275,000	9.2%	0	NA	6	221,900	1	162,500
WEST PORTLAND	867	312	191	17.2%	137	309,500	86	312	191	17.2%	137	309,500	243,500	10.6%	1	25,000	11	165,300	1	360,000
NORTHWEST WA. COUNTY	341	165	101	-4.7%	71	248,400	77	165	101	-4.7%	71	248,400	235,000	5.2%	0	NA	3	229,500	1	292,800
BEAVERTON/ALOHA	792	344	220	26.4%	122	182,000	85	344	220	26.4%	122	182,000	162,900	4.3%	0	NA	6	62,000	2	189,200
TIGARD/WILSONVILLE	1,008	399	230	30.7%	108	214,700	71	399	230	30.7%	108	214,700	196,500	0.8%	3	238,300	1	315,000	1	212,000
HILLSBORO/FOREST GROVE	565	246	172	45.8%	104	173,300	86	246	172	45.8%	104	173,300	163,500	2.6%	0	NA	3	99,600	3	215,800
MT. HOOD: GOV CAMP/WEMME	128	25	13	30.0%	6	142,400	150	25	13	30.0%	6	142,400	126,300	3.9%	0	NA	2	49,900	0	NA
COLUMBIA COUNTY	491	110	47	-11.3%	44	150,700	116	110	47	-11.3%	44	150,700	145,000	-0.1%	1	170,000	6	72,100	2	177,500
YAMHILL COUNTY	743	183	72	35.8%	53	168,800	137	183	72	35.8%	53	168,800	144,000	4.3%	0	NA	4	49,700	1	129,500
MARION/POLK COUNTIES	453	112	33	3.1%	19	143,600	117	112	33	3.1%	19	143,600	122,500	1.3%	1	14,000	1	50,000	0	NA
NO. COASTAL COUNTIES	404	90	22	83.3%	18	157,700	109	90	22	83.3%	18	157,700	125,000	-1.7%	0	NA	4	75,300	0	NA

\* 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 January 2001 with January 2000. Since January is the first month of the year, the comparison is the same in the Year-To-Date section.

\*\*\* Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (2/1/00-1/31/01 with 2/1/99-1/31/00.)

# Market Action

# AREA REPORT • 1/2001

## 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 *** see note opposite	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
CENTRAL VANCOUVER	285	78	44	63.0%	27	127,500	73	78	44	63.0%	27	127,500	115,500	8.1%	0	NA	0	NA	0	NA
THE HEIGHTS	100	31	24	84.6%	10	262,900	133	31	24	84.6%	10	262,900	145,000	12.0%	1	140,000	1	169,000	0	NA
CASCADE PARK	624	229	134	38.1%	86	159,400	81	229	134	38.1%	86	159,400	149,900	2.1%	3	158,200	0	NA	0	NA
5 CORNERS/ ORCHARDS	205	88	42	-4.5%	27	134,200	71	88	42	-4.5%	27	134,200	131,000	-0.9%	0	NA	1	89,900	0	NA
HAZEL DELL	211	100	44	41.9%	19	149,700	125	100	44	41.9%	19	149,700	139,800	6.4%	0	NA	1	160,000	0	NA
FELIDA	97	47	27	50.0%	14	173,600	58	47	27	50.0%	14	173,600	161,000	8.9%	7	157,600	2	62,500	0	NA
SALMON CREEK	241	76	35	0.0%	21	240,000	61	76	35	0.0%	21	240,000	212,000	5.2%	1	182,000	8	147,300	0	NA
CAMAS / WASHOUGAL	383	113	36	-14.3%	23	203,100	73	113	36	-14.3%	23	203,100	175,600	2.2%	1	240,000	9	69,100	0	NA
BRUSH PRARIE / HOCKINSON	182	60	19	11.8%	8	318,800	99	60	19	11.8%	8	318,800	258,000	-0.2%	0	NA	15	77,400	0	NA
RIDGEFIELD / LA CENTER	152	58	20	122.2%	8	196,000	266	58	20	122.2%	8	196,000	162,500	1.7%	0	NA	2	91,200	0	NA
BATTLEGROUND	239	81	34	61.9%	17	179,700	75	81	34	61.9%	17	179,700	167,500	2.7%	0	NA	5	49,200	0	NA
NORTH / NE CLARK COUNTY	90	41	6	-53.8%	4	161,200	152	41	6	-53.8%	4	161,200	133,000	-13.7%	0	NA	1	60,000	0	NA
WOODLAND	60	18	6	200.0%	3	98,500	40	18	6	200.0%	3	98,500	94,000	-6.9%	0	NA	0	NA	0	NA
COWLITZ COUNTY	83	11	5	-28.6%	2	102,200	246	11	5	-28.6%	2	102,200	119,500	5.1%	1	70,000	2	63,000	0	NA

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

## MONTH IN REVIEW: Clark County, Washington

### January Residential Highlights

There was a promising start to the new year in Clark County. January's 1,031 new listings represented a 23.6% increase over the 834 listed in January 2000. Accepted offers also jumped 26.6%. There were 476 pendings this January compared to the 376 recorded in the same month last year. There were 7.6% fewer closed sales this year (269 v. 291) compared to the previous January.

There were 2,952 Residential, 1,614 Vacant Land, 202 Commercial/Income, and 30 Business listings active at the end of January, making the available residential

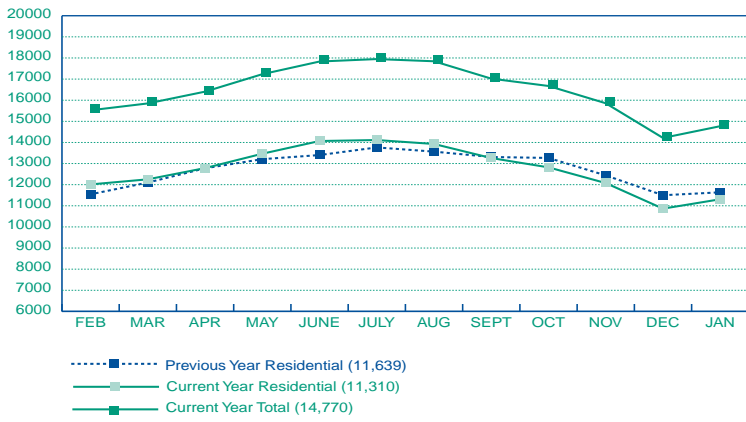
inventory 11.0 months at the January rate of sales. Comparing the twelve months ending in January 2001 with the twelve months ending in January 2000, appreciation in the average sales price is 3.4%. The median price has risen 3.8% in the same comparison.

### New Construction Sales in 2000

A total of 925 residential properties were sold in 2000 that were listed as new construction. The average price for these sales was \$201,200, compared to the average sales price overall of \$175,400. Homes listed as new comprised 17.9% of the total number of homes sold (5,168) in Clark County last year.

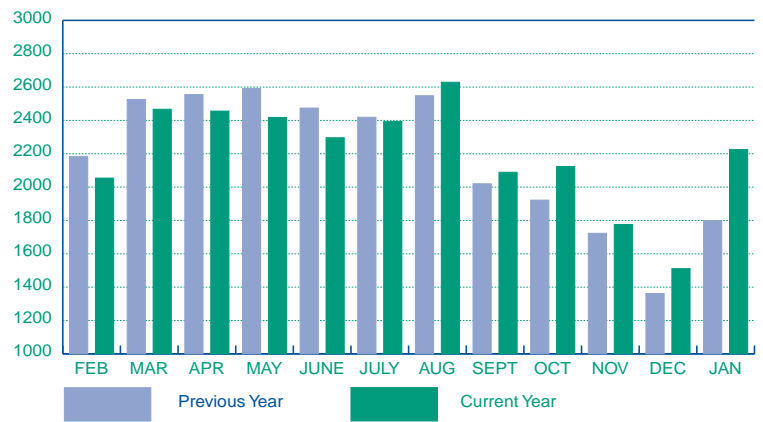
# Market Action

## ACTIVE LISTINGS - Metro Portland, Oregon



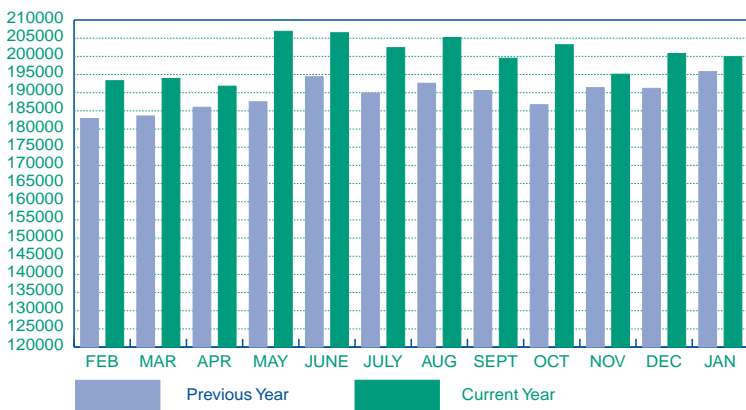
This graph shows the active listings offered through RMLS™ for the residential and all property categories this year, with a comparison of the residential active listings last year.

## PENDING SALES - Metro Portland Oregon



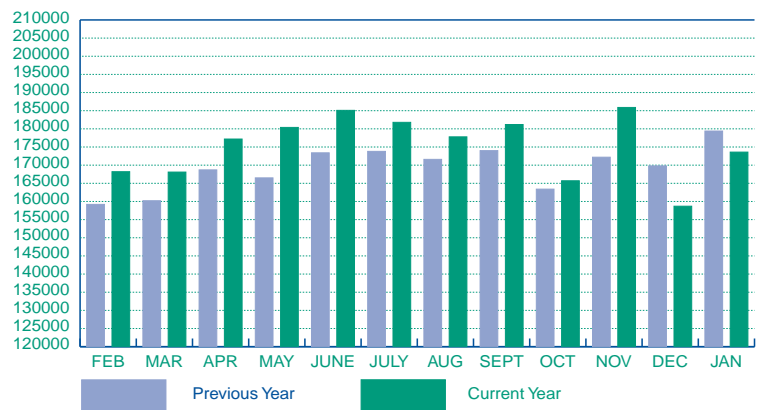
This graph represents monthly accepted offers in the metropolitan Portland, Oregon area over the past two years.

## AVERAGE SALES PRICE - Metro Portland, OR



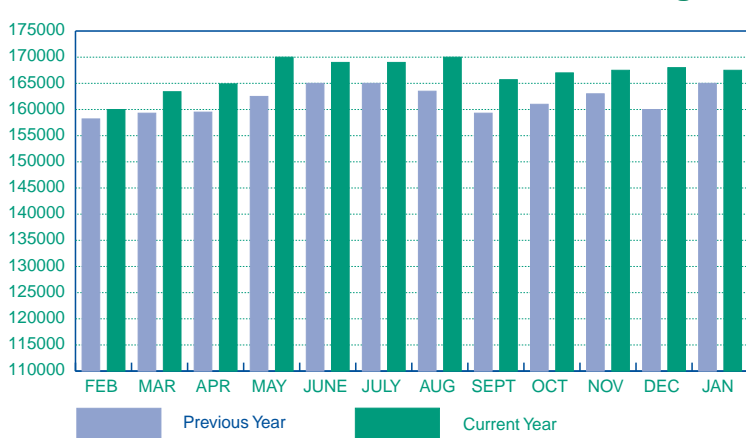
This graph represents the average sales price for all homes sold in the Portland, Oregon metropolitan area.

## AVERAGE SALES PRICE - Clark County, WA



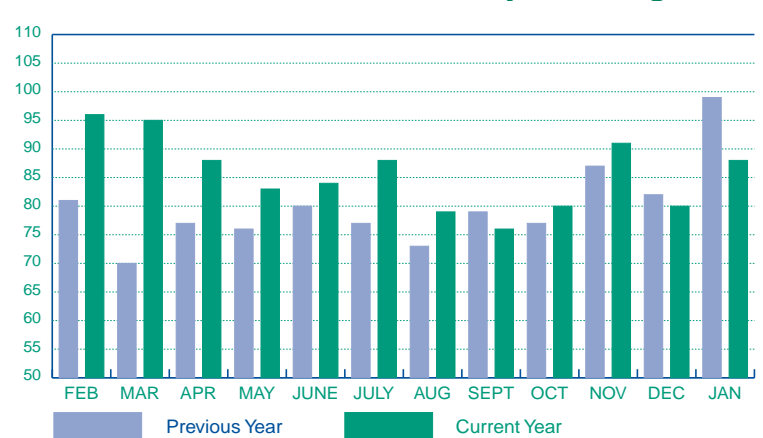
This graph represents the average sales price for all homes sold in Clark County, Washington.

## MEDIAN SALES PRICE - Metro Portland, Oregon



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

## DAYS ON MARKET - Clark County, Washington



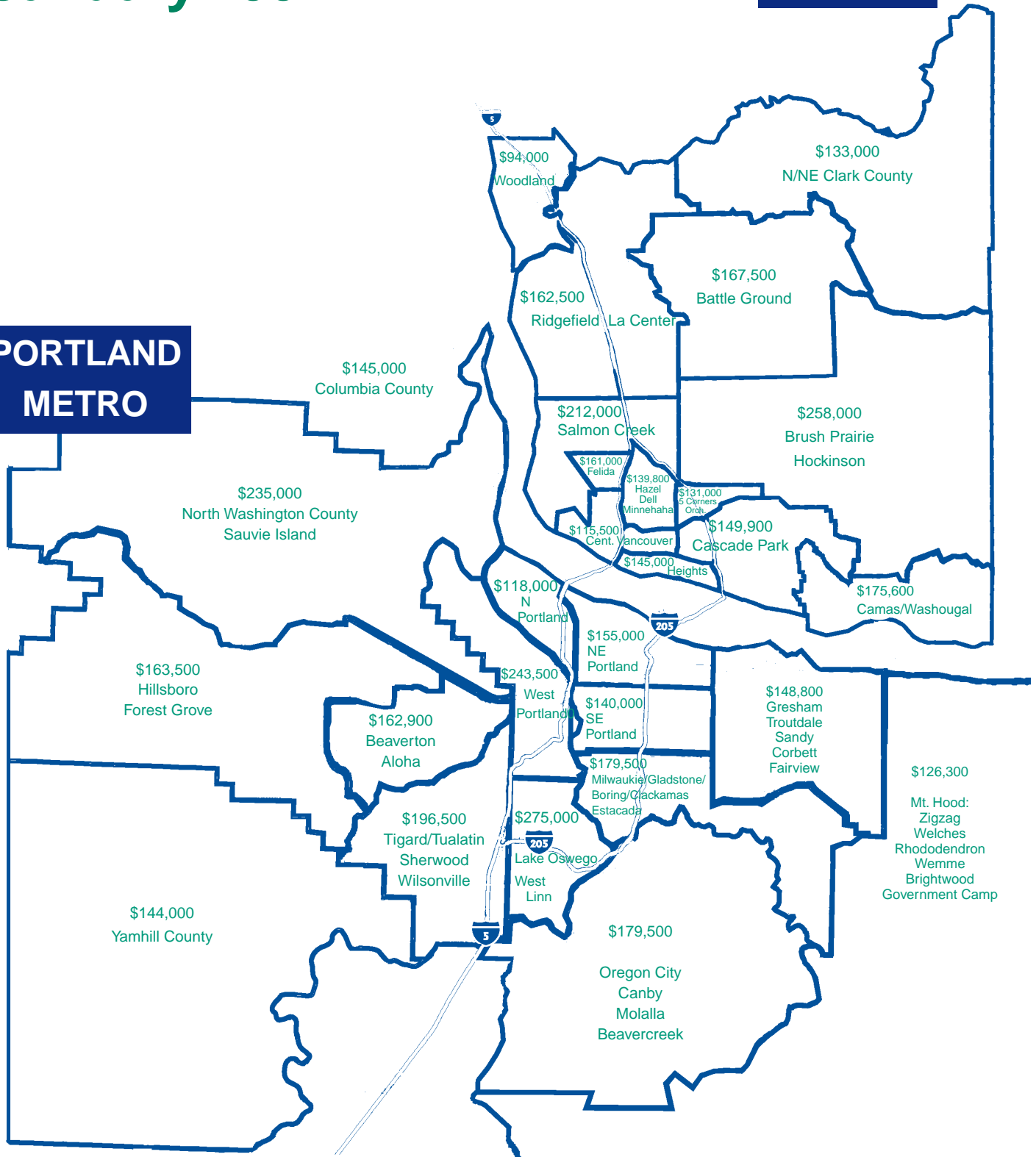
This graph shows average days on market for Clark Co., Washington properties from listing to accepted offer. (See footnote on page 1.)

# MEDIAN SALES PRICE

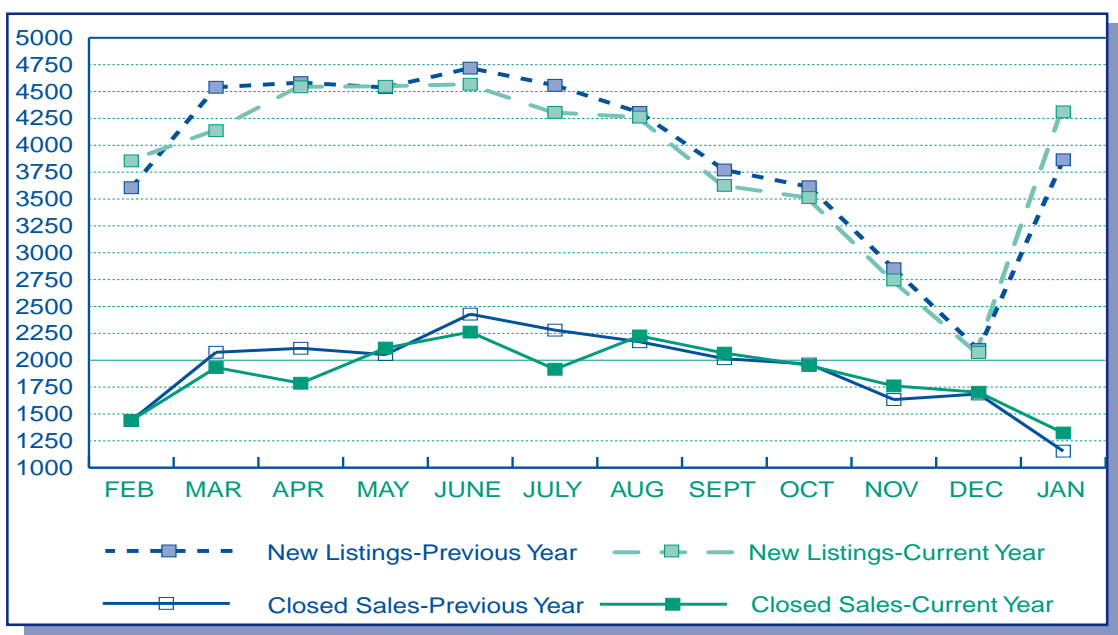
## January 2001

**CLARK COUNTY**

**PORTLAND METRO**



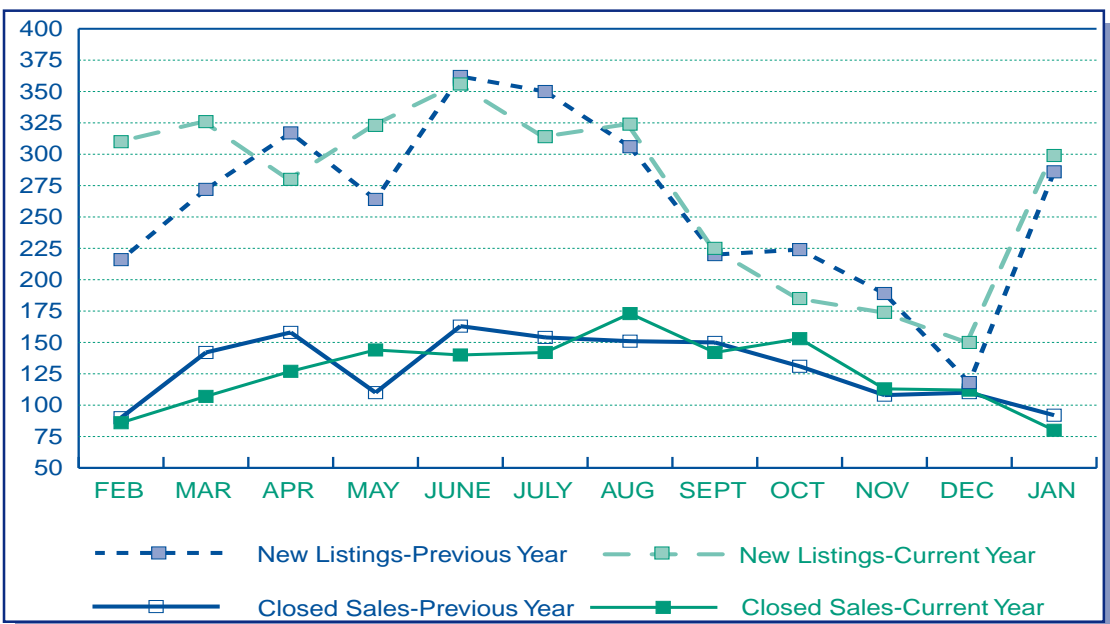
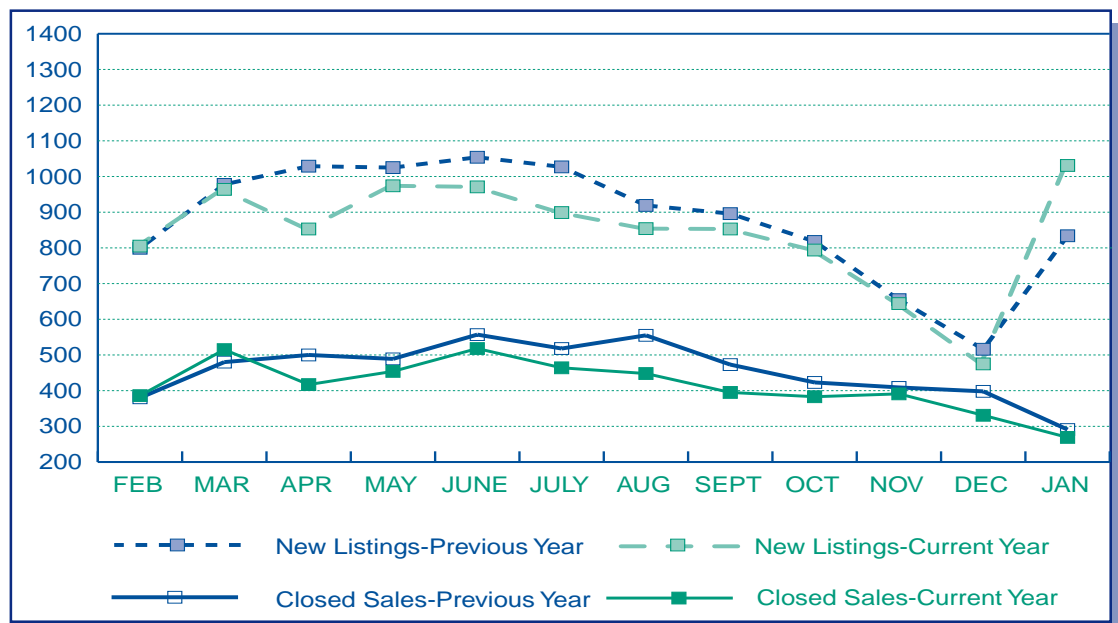
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**



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

**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



January 2001 Reporting Period

Residential Market Highlights		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	January 2001	299	123	80	119,800	102,500	173
	Year To Date	299	123	80	119,800	102,500	173
LAST YEAR	January 2000	286	111	92	116,800	91,700	129
	Year To Date	286	111	92	116,800	91,700	129

There were 299 new residential properties listed, 123 offers accepted and 80 sales closed in Douglas and Coos Counties in January 2001.

At the end of January, there were 1,332 active residential listings, 726 lots and land listings, 169 commercial and 82 multifamily properties on the market. The unsold residential

inventory is equivalent to 16.7 months at the current rate of sales.

Comparing the twelve months ending in January 2001 with the twelve months ending in January 2000, appreciation in the average sales price is 3.7%. The median price has also risen 3.7% in the same comparison.

## 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	69	23	10	-11.1%	10	86,000	165	23	10	11.1%	10	86,000	89,000	-1.9%	0	NA	1	8,500	1	109,900
ROSEBURG NORTHWEST	83	27	9	80.0%	5	188,300	240	27	9	80.0%	5	188,300	155,000	4.6%	0	NA	4	66,100	0	NA
ROSEBURG SOUTHEAST	45	9	6	50.0%	4	109,000	128	9	6	50.0%	4	109,000	128,000	24.3%	0	NA	0	NA	0	NA
ROSEBURG SOUTHWEST	77	13	4	-33.3%	6	114,800	134	13	4	-33.3%	6	114,800	103,500	6.1%	0	NA	3	46,000	0	NA
GLIDE & EAST of ROSEBURG	53	14	0	0.0%	2	170,000	86	14	0	0.0%	2	170,000	170,000	-1.5%	0	NA	1	38,500	0	NA
SUTHERLIN & N of ROSEBURG	189	35	20	66.7%	21	140,200	225	35	20	81.8%	21	140,200	88,500	7.4%	1	53,000	2	58,500	2	130,000
WINSTON & SW of ROSEBURG	73	21	8	-11.1%	11	120,400	155	21	8	14.3%	11	120,400	97,000	7.2%	0	NA	0	NA	0	NA
MYRTLE CRK & S/SE of ROSEBURG	132	29	18	-5.3%	1	45,000	148	29	18	0.0%	1	45,000	45,000	4.1%	0	NA	3	74,000	0	NA
GREEN DISTRICT	72	13	7	40.0%	1	106,300	145	13	7	75.0%	1	106,300	106,300	-5.0%	0	NA	1	23,500	0	NA
DOUGLAS CO. TOTALS	793	184	82	18.8%	61	126,000	181	184	82	28.1%	61	126,000	105,000	4.2%	1	53,000	15	54,100	3	123,300
COOS COUNTY	539	115	41	-2.4%	19	100,100	148	115	41	2.5%	19	100,100	95,000	6.6%	1	27,000	3	55,300	3	96,200

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MULTIPLE LISTING SERVICE

Corporate Office

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Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

Douglas/Coos Co. Office

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Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Clark County Office

1514 Broadway, Suite 101  
PO Box 61776  
Vancouver, WA 98666  
(360) 696-0718  
Fax: (360) 696-9342

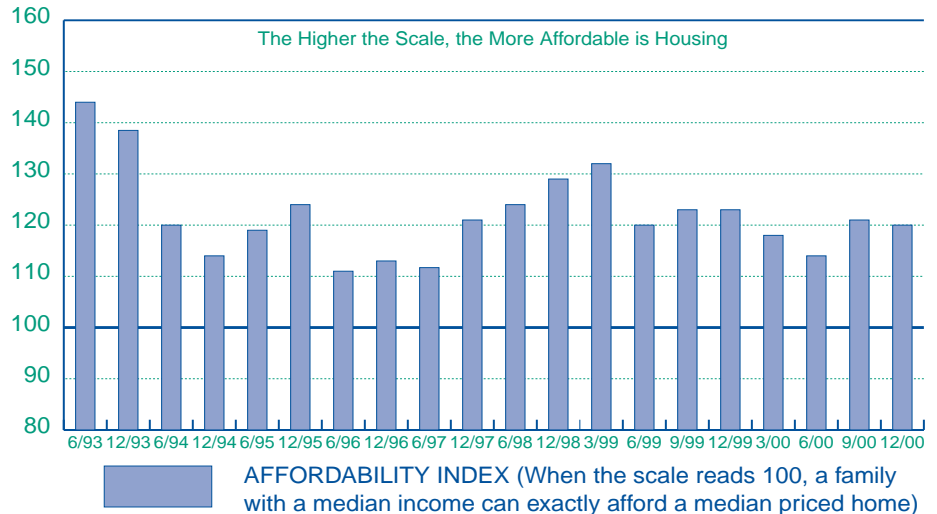
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™ of Portland, Oregon. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other Northwest 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 home affordability as defined by an Index developed by NAR®. The Index for December 2000 was 120, making homes slightly less affordable in December than they were in September, when the index was 121. Median family income in the Portland Metro Area was \$53,700 in 2000 per HUD. Other factors in determining affordability are median price (\$168,000 in December) and prevailing interest rates (7.38% was used in the December calculation).*