

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

October 2002 Reporting Period

October Residential Highlights

Some records were broken in the Portland metro area during the month of October 2002. The number of pending and closed sales reached totals not seen in any other October on record. Compared to last year alone, closed sales increased 11.0% and pending sales increased 6.0% (see table below). New listings, while not breaking any records, also surpassed the total from October 2001, by 9.1%.

With the number of new listings lagging behind listings taken off the market, the Portland metro area's inventory has also reached a notable level (see table to right). Given the rate of sales and the total of active residential listings at the end of October (10,356), the inventory would last 4.7 months—less than recorded for any previous October.

Appreciation

The median sale price in the Portland metro area has appreciated 3.0% to \$175,000 (from \$169,900) when comparing the last 12 months to the 12 immediately prior. At the same time, the area's average sales price is up 4.1% (208,800 v. 200,600).

Affordability

At the end of the third quarter, the median sale price in the area was \$179,000; HUD reported the area's median household income was \$57,200; and Freddie MAC reported an interest rate of 6.09% for a 30-year fixed mortgage. With these figures and an NAR formula the affordability index reached 137 (see chart p. 12). It indicates that a median-income household would have 37% more income than necessary to afford a median-priced home.

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Available Inventory in Months

	2000	2001	2002
January	10.1	8.5	6.4
February	8.3	8.1	6.1
March	6.3	4.9	4.9
April	7.2	5.4	4.7
May	6.4	4.8	4.1
June	6.2	4.5	4.4
July	7.4	5.0	4.7
August	6.3	4.7	4.5
September	6.4	6.1	5.4
October	6.6	5.4	4.7
November	6.9	6.2	
December	6.4	5.7	

Residential Market Highlights

	Metro Portland Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	October 2002	3,811	2,496	2,227	212,500	177,900	66
	Year To Date	40,919	25,177	23,110	210,700	176,000	68
LAST YEAR	October 2001	3,494	2,355	2,007	200,600	169,900	69
	Year To Date	40,435	24,853	22,982	201,800	170,000	73

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Metro Portland, Oregon

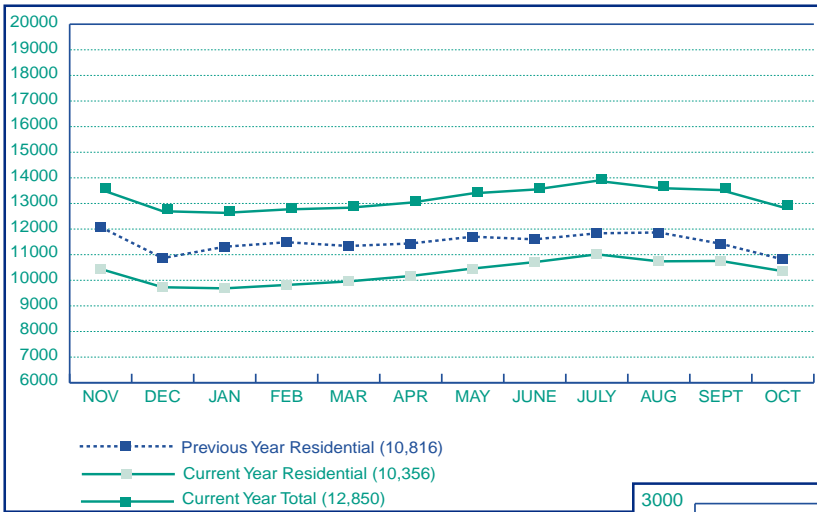
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2002 v. 2001**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2002 v. 2001**	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
NORTH PORTLAND	234	140	50	120	13.2%	92	146,900	45	1,427	1,083	9.2%	985	145,900	137,000	8.5%	9	168,300	17	53,400	27	195,300
NE PORTLAND	659	376	131	246	4.2%	236	196,400	43	3,792	2,588	5.3%	2,364	193,600	167,500	6.6%	31	360,900	39	90,700	85	217,400
SE PORTLAND	1,025	488	181	315	-15.5%	270	174,200	44	4,899	3,087	-2.0%	2,853	169,300	151,500	3.3%	33	253,300	120	74,900	125	295,200
GRESHAM/TROUTDALE	718	261	142	162	6.6%	174	190,600	72	3,064	1,702	1.6%	1,570	176,900	163,800	2.3%	9	216,600	107	85,400	51	204,000
MILWAUKIE/CLACKAMAS	703	234	139	163	1.9%	144	212,600	76	2,782	1,629	-5.2%	1,468	202,200	182,500	3.3%	7	362,400	129	107,400	26	239,300
OREGON CITY/CANBY	553	168	94	116	4.5%	100	207,900	71	2,011	1,193	4.3%	1,085	203,900	185,000	4.6%	11	204,400	81	122,900	18	177,300
LAKE OSWEGO/WEST LINN	845	238	152	142	18.3%	127	337,600	74	2,679	1,550	-1.2%	1,440	328,400	265,000	7.0%	5	214,300	24	269,700	5	357,200
WEST PORTLAND	951	376	210	197	18.0%	166	310,900	58	3,621	2,128	0.0%	1,937	314,400	245,200	8.6%	6	225,500	67	134,100	25	289,300
NORTHWEST WA. COUNTY	456	165	68	83	2.5%	96	308,300	68	1,746	1,104	2.1%	1,077	281,000	244,000	3.9%	2	150,000	29	212,500	12	256,600
BEAVERTON/ALOHA	778	358	149	251	6.8%	216	181,400	48	3,754	2,437	0.1%	2,224	191,800	173,100	3.2%	4	324,700	26	129,200	61	261,000
TIGARD/WILSONVILLE	855	322	155	228	17.5%	193	231,700	64	3,411	2,278	-3.8%	2,106	230,500	202,200	6.0%	7	167,700	75	182,700	21	364,900
HILLSBORO/FOREST GROVE	693	245	97	174	7.4%	154	197,500	64	2,830	1,741	7.5%	1,563	189,000	173,300	3.9%	5	233,500	50	235,000	51	217,800
MT. HOOD: GOV CAMP/WEMME	98	25	16	18	-14.3%	11	125,100	163	268	152	22.6%	140	146,200	141,800	-8.1%	2	50,500	29	67,400	0	NA
COLUMBIA COUNTY	447	104	57	58	-17.1%	68	155,700	101	1,214	738	19.8%	708	152,200	145,000	-1.0%	11	165,100	77	73,000	13	144,200
YAMHILL COUNTY	591	144	97	109	22.5%	71	172,700	104	1,639	887	-2.4%	795	164,600	145,000	0.9%	15	336,700	160	119,700	24	202,900
MARION/POLK COUNTIES	379	93	61	72	75.6%	62	156,800	165	996	499	-6.2%	448	158,100	139,900	2.4%	2	98,000	45	103,500	6	191,700
NO. COASTAL COUNTIES	371	74	76	42	13.5%	47	199,800	136	786	381	14.8%	347	192,200	155,000	5.8%	4	399,500	71	69,200	11	362,200

* 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 2002 with October 2001. Year-To-Date compares January through October 2002 with January through October 2001.

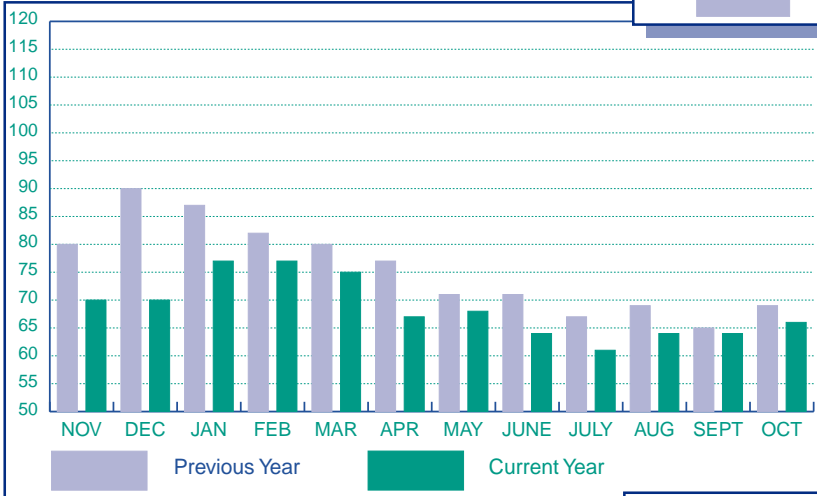
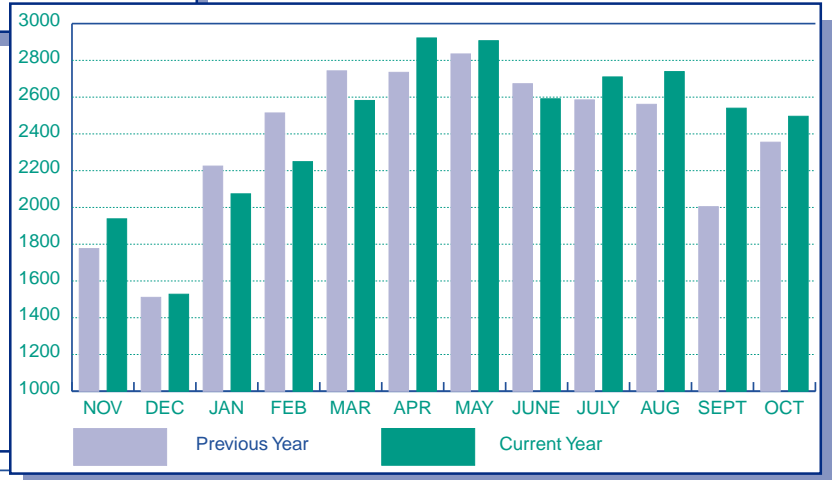
*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (11/01/01 -10/31/02 with 11/01/00 - 10/31/01.)

Market Action



PENDING SALES
Metro Portland, Oregon

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

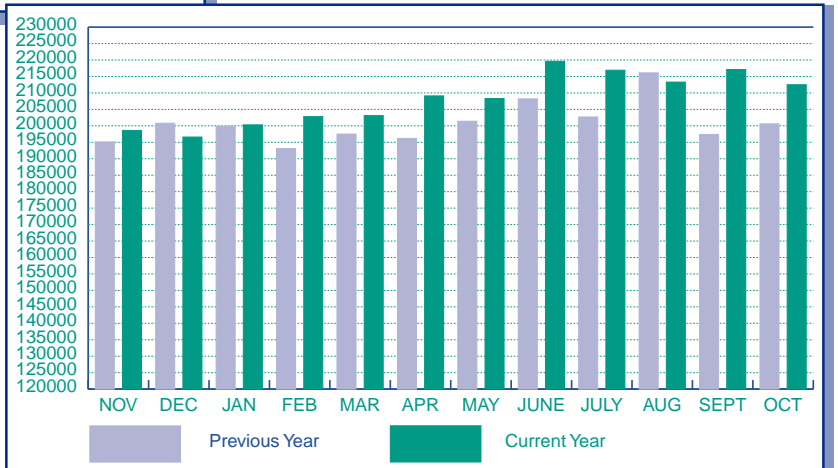


DAYS ON MARKET
Metro Portland, Oregon

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

AVERAGE SALES PRICE
Metro Portland, Oregon

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

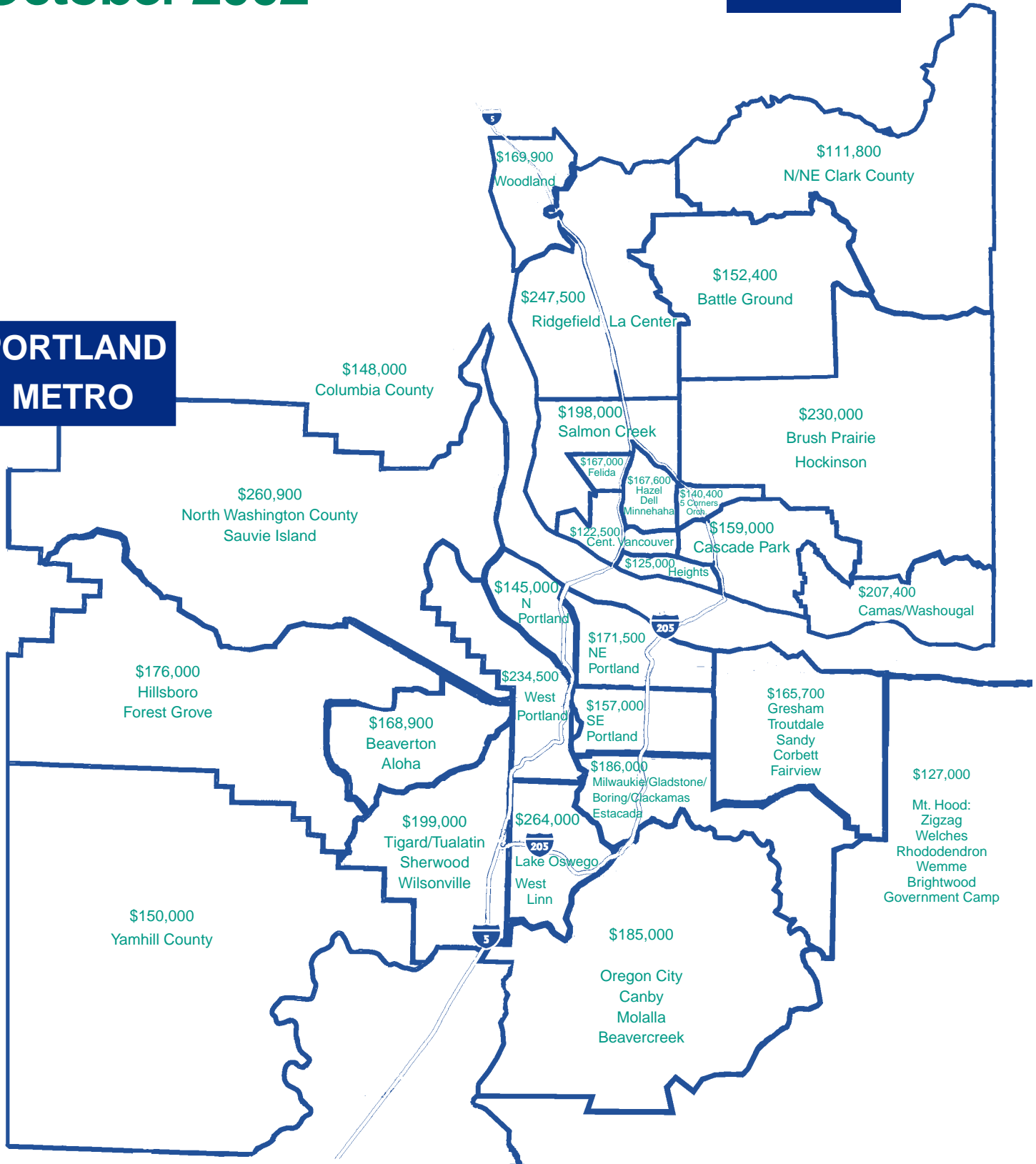


MEDIAN SALES PRICE

October 2002

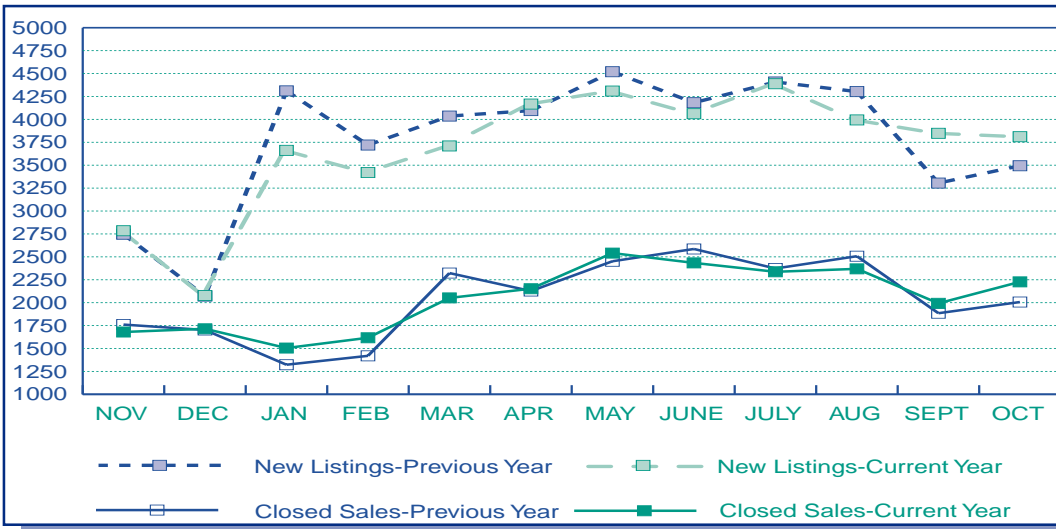
CLARK COUNTY

PORTLAND METRO



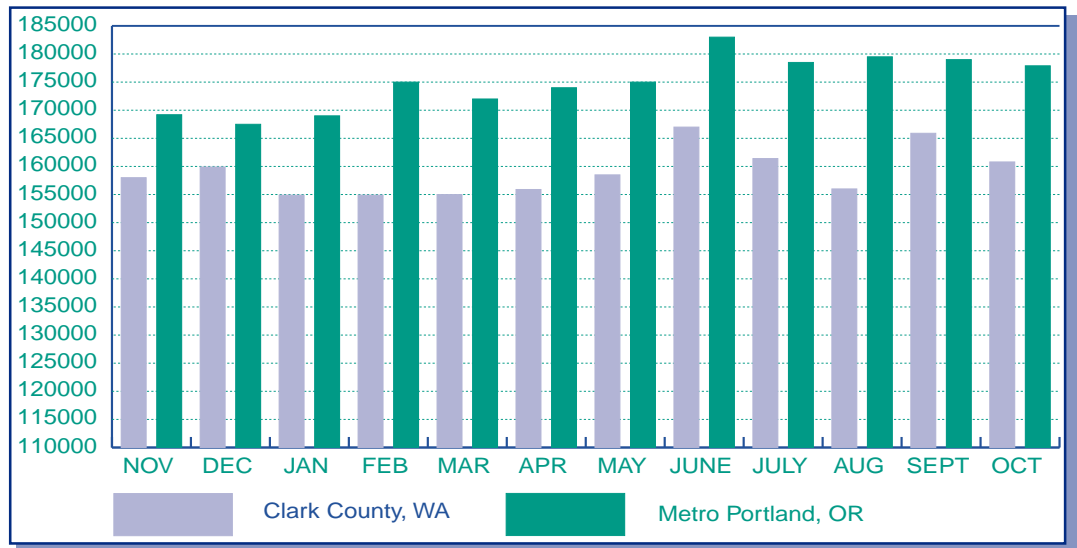
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



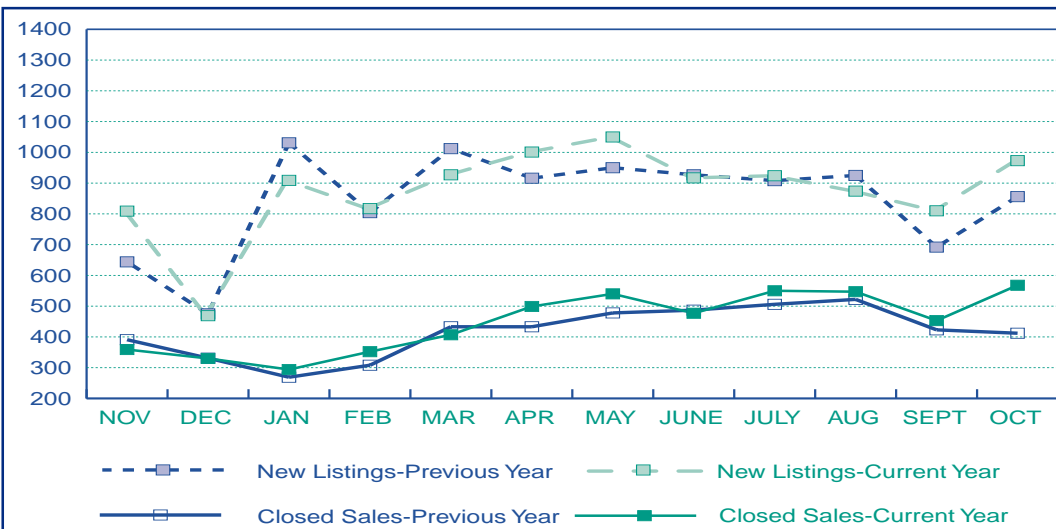
**PORTLAND, OR &
CLARK CO., WA
MEDIAN
SALES PRICE**

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 County, Washington





Clark County



RESIDENTIAL REVIEW: Clark County, Washington

October 2002 Reporting Period

Residential Market Highlights

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	October 2002	973	649	568	181,000	160,800	84
	Year To Date	9,348	5,772	5,159	182,300	158,500	79
LAST YEAR	October 2001	856	503	412	176,100	152,000	75
	Year To Date	9,197	5,367	4,755	180,100	156,100	84

October Residential Highlights

No October on record has ever reached the heights of activity that October 2002 did. The number of new listings is 13.7% higher than the number added during October 2001 (see table above). Remarkable as that is, pending sales grew by 29.0% when comparing the same months. And closed sales went even further, growing by 37.9% compared to October 2001.

So much activity took the area's inventory to an unprecedented level. Taking into account October's number of sales and the 2,725 active residential listings at the end of the month, the inventory would last 4.8 months (see table to right).

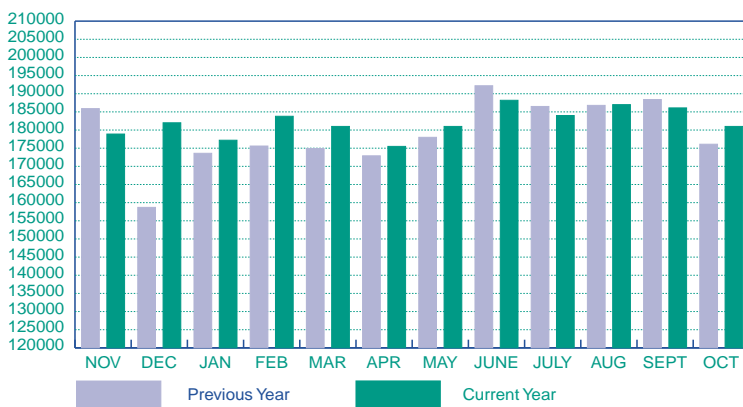
Year-to-Date Trends

Closed sales show the most growth for the year so far, up 8.5% when comparing January-October 2002 to January -October 2001. Pending sales are up by 7.6% for the same time period. New listings also exhibit the upward trend, growing by 1.6%.

Available Inventory in Months

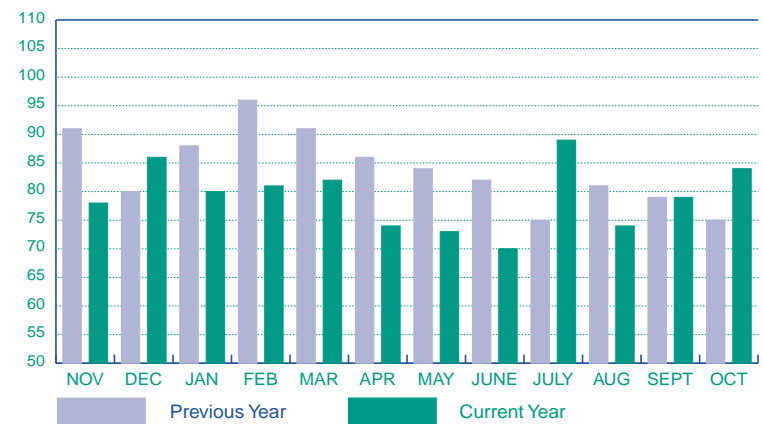
	2001	2002
January	11.0	9.0
February	9.7	7.6
March	6.9	6.7
April	7.1	5.6
May	6.4	5.5
June	6.1	6.2
July	5.9	5.3
August	5.7	5.2
September	6.9	6.0
October	6.8	4.8
November	7.6	
December	7.9	

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, WA



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

Market Action

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Clark County, Washington

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Monthly								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2002 v. 2001**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2002 v. 2001**	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
11- Downtown Vanc	88	23	4	11	-26.7%	14	123,000	69	209	146	-8.8%	135	139,800	128,000	4.0%	2	161,300	2	84,500	11	150,800
12- NW Heights	52	13	12	20	66.7%	10	109,200	79	236	166	3.1%	149	113,700	111,000	6.5%	5	132,000	2	41,000	36	168,300
13- SW Heights	46	8	4	9	50.0%	8	136,000	46	123	77	4.1%	74	177,400	158,300	-23.5%	1	27,500	0	NA	2	157,500
14- Lincoln/Hazel Dell	41	18	6	18	12.5%	16	137,100	56	184	122	3.4%	112	144,800	142,000	0.9%	1	152,000	2	56,800	2	180,800
15- E Hazel Dell	81	25	20	20	-4.8%	21	152,800	47	359	237	-2.1%	213	137,000	139,000	0.3%	1	180,000	12	61,400	2	342,100
20- NE Heights	49	24	8	12	-25.0%	15	145,800	49	220	151	7.9%	148	150,000	139,200	-6.7%	1	275,000	0	NA	6	257,400
21- Orchards	95	47	11	39	25.8%	25	131,800	49	436	304	15.2%	262	141,000	134,900	4.5%	2	140,500	6	283,300	5	240,700
22- Evergreen	176	83	32	63	57.5%	45	161,300	93	795	553	1.3%	505	143,000	138,000	-0.7%	1	130,100	31	93,100	13	176,600
23- E Heights	57	16	12	13	44.4%	15	168,000	84	212	154	62.1%	127	175,900	137,100	-4.5%	1	1,200	0	NA	4	213,900
24- S Orchards	71	17	8	34	36.0%	16	204,700	69	348	252	21.2%	227	187,400	160,000	-5.4%	3	273,300	7	95,100	10	187,300
25- Five Corners	70	28	18	29	38.1%	35	143,100	56	397	278	8.2%	257	142,400	140,600	-2.7%	0	NA	1	69,900	0	NA
26- E Orchards	85	28	14	26	73.3%	15	152,300	157	312	233	-6.0%	229	210,100	202,000	5.2%	1	130,000	3	88,700	1	226,000
27- Fishers Landing	102	34	21	34	36.0%	40	191,800	60	443	310	-8.6%	266	194,300	182,200	4.5%	0	NA	0	NA	0	NA
31- SE County	33	8	3	2	-50.0%	0	NA	0	82	50	11.1%	44	242,200	224,800	-7.1%	0	NA	35	95,400	0	NA
32- Camas City	300	83	27	34	47.8%	42	245,900	122	788	419	25.1%	370	245,000	215,500	1.2%	1	232,500	155	72,400	8	189,900
33- Washougal	173	43	21	20	33.3%	23	189,300	114	382	185	7.6%	156	194,700	181,400	17.5%	1	110,000	31	105,700	7	154,000
41- N Hazel Dell	125	51	17	25	4.2%	31	182,500	81	410	237	-7.1%	212	188,100	165,000	3.8%	0	NA	22	55,000	3	298,000
42- S Salmon Crk.	80	28	31	25	31.6%	29	202,300	89	398	275	27.9%	259	170,700	159,900	-0.1%	0	NA	21	75,300	0	NA
43- N Felida	148	72	19	36	28.6%	34	233,200	80	485	325	19.5%	295	226,900	206,000	-0.1%	2	200,000	22	77,000	1	131,700
44- N Salmon Crk.	71	36	14	29	123.1%	21	212,100	108	269	183	3.4%	164	214,400	189,900	-0.7%	1	375,000	9	173,500	0	NA
50- Ridgefield	10	8	1	5	150.0%	7	255,000	50	47	32	14.3%	30	174,100	137,800	7.7%	1	125,000	1	35,500	0	NA
51- W of I-5 County	29	5	2	4	0.0%	4	296,200	58	74	28	-33.3%	26	294,300	270,000	-4.8%	0	NA	16	135,200	1	330,000
52-NW E of I-5 County	66	12	10	11	266.7%	9	251,400	118	158	76	40.7%	64	283,300	248,700	15.6%	0	NA	18	109,100	0	NA
61- Battleground	195	133	49	54	237.5%	49	153,800	69	673	336	49.3%	259	173,300	154,000	-4.9%	4	262,300	28	87,200	0	NA
62- Brush Prairie	135	40	32	25	13.6%	16	240,100	155	413	232	11.0%	211	245,300	215,000	-1.0%	2	784,500	51	142,500	1	141,000
63- East County	4	1	2	1	NA	0	NA	0	17	9	28.6%	8	224,400	232,000	-7.9%	0	NA	2	100,000	0	NA
64- Central County	20	5	2	2	-66.7%	1	230,500	78	61	27	-41.3%	23	243,400	229,900	4.6%	0	NA	15	88,400	0	NA
65- Mid-Central County	31	9	8	6	20.0%	3	336,200	116	97	59	55.3%	58	264,300	233,700	19.6%	2	255,000	13	124,100	0	NA
66- Yacolt	24	2	2	2	0.0%	4	179,400	58	68	30	-3.2%	30	215,900	191,000	2.2%	0	NA	6	81,300	0	NA
70- La Center	37	5	15	6	-14.3%	3	168,300	197	121	50	-26.5%	45	172,200	184,500	-1.2%	1	46,000	6	46,000	0	NA
71- N Central	32	9	4	9	NA	2	205,000	159	68	32	23.1%	23	207,200	215,000	16.2%	0	NA	13	91,000	0	NA
72- NE Corner	26	3	4	7	133.3%	7	105,000	77	83	44	22.2%	41	138,800	129,000	6.6%	0	NA	7	74,100	2	108,500
80- Woodland City	27	12	3	8	14.3%	4	186,000	90	83	49	11.4%	41	128,000	130,000	-3.7%	0	NA		137,800	1	252,500
81- Woodland Area	56	31	7	4	100.0%	1	179,900	6	115	46	109.1%	40	193,100	170,000	-29.0%	0	NA	12	70,400	0	NA
82- Cowlitz County	90	13	12	6	-40.0%	3	91,200	161	182	65	-8.5%	56	134,200	128,000	-3.7%	0	NA	19	71,400	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 October 2002 with October 2001. Year-To-Date compares January through October 2002 with January through October 2001. *** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (11/01/01-10/31/02 with 11/01/01-10/31/01.)



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

October 2002 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	October 2002	506	428	387	161,500	147,000	65
	Year To Date	5,833	3,976	3,572	159,000	139,900	72
LAST YEAR	October 2001	508	359	346	146,700	129,000	107
	Year To Date	6,428	3,615	3,214	155,000	135,000	93

October Residential Highlights

The number of new listings for October 2002 hardly changed at all from the number of new listings in October 2001 (see table above). The difference of two listings accounted for a 0.4% drop in that listing activity. Other listing activities, however, would have none of that. Pending sales grew by 19.2%. Closed sales grew by 11.9%.

With such activity as the 387 closed sales and the 1,523 active residential listings at the end of the month, the area's inventory dipped below 4 to 3.9 (in months).

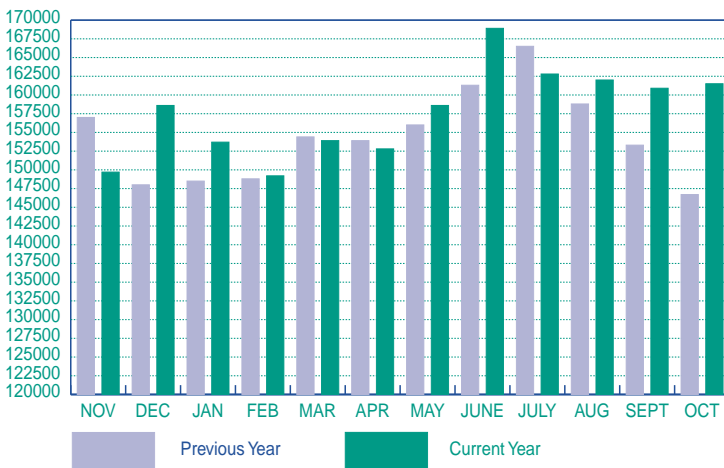
Year-to-Date Trends

Closed sales in Lane County are significantly more numerable so far this year than they were at the same time last year (up 11.1%). Pending sales are close behind (up 10.0%). New listings, in contrast, have declined by 9.3%.

Appreciation

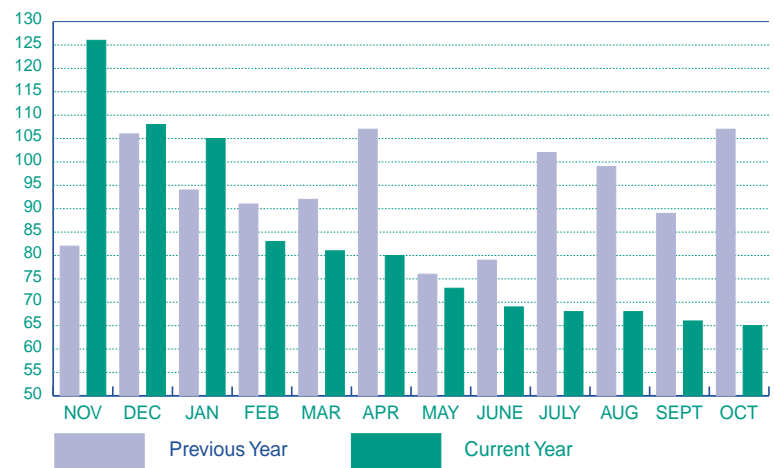
The area's average sale price for the 12 months ending in October was \$158,200—2.3% higher than the \$154,700 for the 12 months immediately prior. Median sale price was \$139,900 (up 3.7% from \$134,900).

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.)

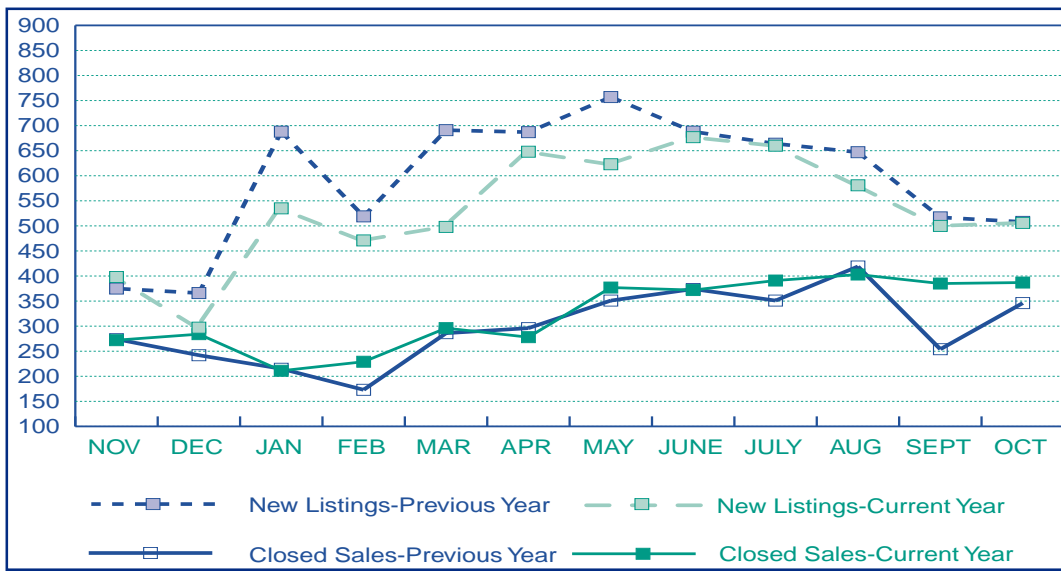
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AREA REPORT • 10/2002

Lane County, Oregon

	RESIDENTIAL															MULTIFAMILY	COMMERCIAL	LAND		
	Monthly									Year-To-Date						Year-To-Date	Year-To-Date	Year-To-Date		
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2002 v. 2001**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	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
MCKENZIE VALLEY	60	24	8	17	466.7%	9	231,400	91	166	86	70	221,800	195,000	-8.2%	0	NA	1	249,000	14	93,100
PLEASNT HLL/OAK	120	21	23	13	-38.1%	17	144,400	71	298	151	143	141,400	112,000	0.1%	1	40,000	1	60,000	16	68,700
SOUTH LANE	198	40	37	26	4.0%	32	139,900	111	577	350	326	140,900	127,500	-6.8%	6	151,700	2	162,500	34	85,000
VENETA/ELMIRA	76	18	10	21	110.0%	11	200,600	107	237	141	115	172,000	142,500	4.9%	0	NA	0	NA	16	60,500
JUNCTION CITY	90	14	12	20	42.9%	16	124,400	65	264	150	139	151,100	135,000	-0.5%	2	123,200	2	190,000	9	95,700
FLORENCE	7	0	1	0	0.0%	0	NA	0	12	3	4	119,500	116,500	-9.8%	0	NA	0	NA	0	NA
THURSTON	94	45	11	33	-2.9%	36	124,400	52	441	294	247	129,900	130,000	3.2%	14	153,800	0	NA	15	73,800
COBURG I-5	27	4	6	2	-50.0%	3	214,000	295	98	52	53	168,300	117,000	5.3%	0	NA	2	754,000	6	91,300
NORTH GILHAM	59	21	4	12	33.3%	16	219,100	47	180	119	107	212,100	188,500	-0.2%	3	197,600	0	NA	26	109,100
FERRY ST. BRG	76	29	7	38	31.0%	33	204,800	45	413	342	316	186,900	164,000	0.5%	12	179,600	0	NA	6	70,800
EAST EUGENE	65	21	14	23	-25.8%	39	188,900	41	413	338	314	189,700	162,500	3.7%	17	213,100	3	150,000	23	65,800
SW EUGENE	117	51	26	52	8.3%	41	215,300	61	585	455	407	207,400	174,900	7.0%	9	194,400	1	170,000	47	106,700
WEST EUGENE	39	18	5	8	-20.0%	15	121,000	35	189	143	140	127,500	121,600	1.7%	13	192,200	3	263,000	3	105,800
DANEBO	164	78	13	41	51.9%	26	125,100	66	561	369	303	117,900	124,900	-0.3%	19	181,000	0	NA	9	46,100
RIVER ROAD	40	19	8	24	140.0%	11	145,800	80	234	171	143	137,300	131,000	4.1%	4	197,300	1	144,000	2	35,000
SANTA CLARA	113	48	19	31	-3.1%	29	166,100	63	441	328	310	165,500	155,000	4.5%	8	282,500	0	NA	14	55,900
SPRINGFIELD	153	51	18	64	33.3%	49	115,000	59	661	452	404	116,500	110,000	1.9%	23	148,500	1	950,000	32	47,600
MOHAWK VALLEY	26	4	5	3	NA	4	146,200	203	63	32	31	217,700	225,000	11.0%	0	NA	0	NA	10	84,500

* Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. **Percent change in number of pending sales compares October 2002 with October 2001. *** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (11/01/01-10/31/02 with 11/01/00-10/31/01.)



LANE COUNTY NEW LISTINGS & CLOSED SALES

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



Douglas & Coos Counties



RESIDENTIAL REVIEW: Douglas & Coos Counties, Oregon

October 2002 Reporting Period

Residential Market Highlights

Douglas County Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	October 2002	146	131	107	131,300	120,000	119
	Year To Date	1,809	1,115	994	130,500	115,000	112
LAST YEAR	October 2001	157	111	108	147,100	107,500	127
	Year To Date	1,965	944	863	132,700	115,000	128

Coos County Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	October 2002	68	87	77	111,800	96,500	165
	Year To Date	943	662	603	111,200	95,000	157
LAST YEAR	October 2001	86	68	57	104,900	90,000	130
	Year To Date	1,087	545	466	107,500	94,800	145

Douglas County October Residential Highlights

As shown in the table above, Douglas County had 11 fewer new listings in October 2002 versus October 2001, a drop of 7.0%. Pending sales increased by 20, or 18.0%. Closed sales fell by one listing, or 1%.

Appreciation

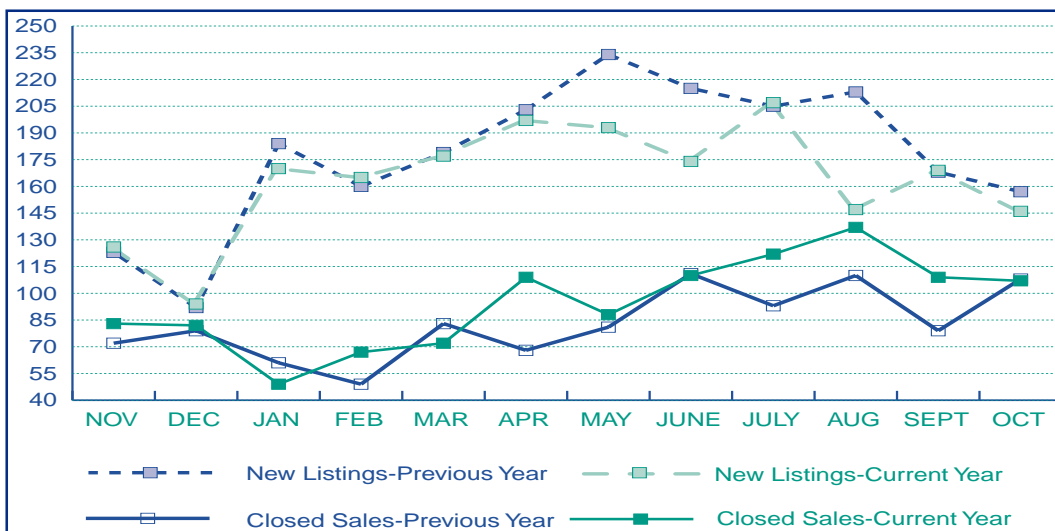
Comparing the last 12 months to the 12 before them, the area's average sale price is down 4.3% (\$129,000 v. 134,800) and median sale price is down 1.3% (\$113,500 v. \$115,000).

Coos County October Residential Highlights

It was quite a month for pending and closed sales, both grew when compared to October 2001, by 27.9% and 35.1% respectively. New listings, meanwhile, dropped by 20.9%.

Appreciation

Average sale price is up by 1.6% (\$109,300 v. \$107,600) while median sale price is down by 0.3% (\$94,000 v. \$94,300), when you compare the last 12 months to the 12 preceding ones.



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

Market Action

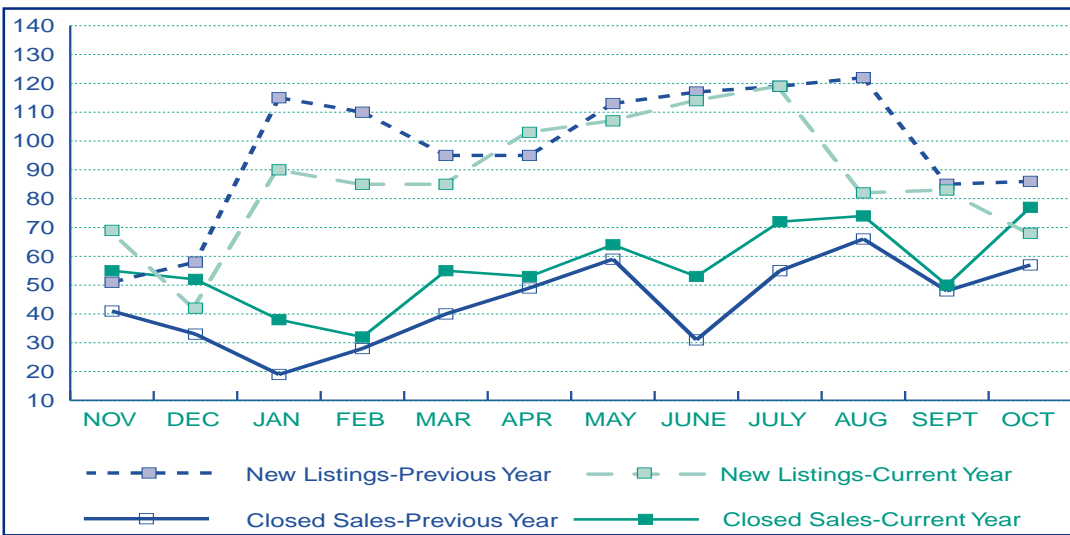
AREA REPORT • 10/2002

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	Expired Listings	Pending Sales	Pending Sales 2002 v. 2001**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2002 v. 2001**	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
ROSEBURG NORTHEAST	76	12	9	13	8.3%	16	88,200	74	208	130	22.6%	126	112,600	95,500	0.1%	4	151,000	18	75,300	3	111,000
ROSEBURG NORTHWEST	66	14	8	17	0.0%	11	186,900	125	218	171	23.9%	153	188,300	160,000	8.7%	4	670,600	37	69,600	0	NA
ROSEBURG SOUTHEAST	51	14	4	15	200.0%	7	110,900	96	127	84	52.7%	69	104,000	94,000	-8.5%	5	142,800	13	91,300	5	200,700
ROSEBURG SOUTHWEST	31	13	14	13	18.2%	13	166,700	109	164	121	-6.9%	105	144,200	126,200	1.6%	1	85,000	19	72,800	1	108,500
GLIDE & EAST of ROSEBURG	48	5	6	9	12.5%	7	199,700	180	93	46	12.2%	40	169,900	154,000	-17.6%	0	NA	17	96,800	0	NA
SUTHERLIN & N of ROSEBURG	172	24	21	18	5.9%	14	148,400	180	374	186	10.1%	168	128,100	107,300	-16.0%	6	269,800	27	53,900	5	237,900
WINSTON & SW of ROSEBURG	82	14	12	11	-21.4%	10	142,200	103	178	99	15.1%	84	125,100	110,000	6.8%	0	NA	14	47,400	2	298,500
MYRTLE CRK & S/ SE of ROSEBURG	109	32	17	23	27.8%	18	97,000	133	292	185	38.1%	163	103,900	92,000	-1.9%	8	120,500	29	73,400	7	224,300
GREEN DISTRICT	55	18	6	12	33.3%	11	90,700	90	155	93	9.4%	86	100,000	101,300	-12.0%	0	NA	29	42,700	1	160,000
DOUGLAS CO. TOTALS	690	146	97	131	18.0%	107	131,300	119	1,809	1,115	18.1%	994	130,500	115,000	-4.3%	28	238,100	203	67,100	24	206,700
COOS COUNTY	361	68	45	87	27.9%	77	111,800	165	943	662	21.5%	603	111,200	95,000	1.6%	20	223,300	90	50,000	30	147,900

*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 (11/01/01-10/31/02 with 11/01/00-10/31/01.) *** Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is October 2002 with October 2001. Year-To-Date compares January through October 2002 with January through October 2001.



COOS COUNTY NEW LISTINGS & CLOSED SALES

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

Corporate

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

Southern Oregon

1299 NW Ellan, Suite 3
 Roseburg, OR 97470
 (541) 673-3571
 Fax: (541) 673-6581

Southwest Washington

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

Lane County

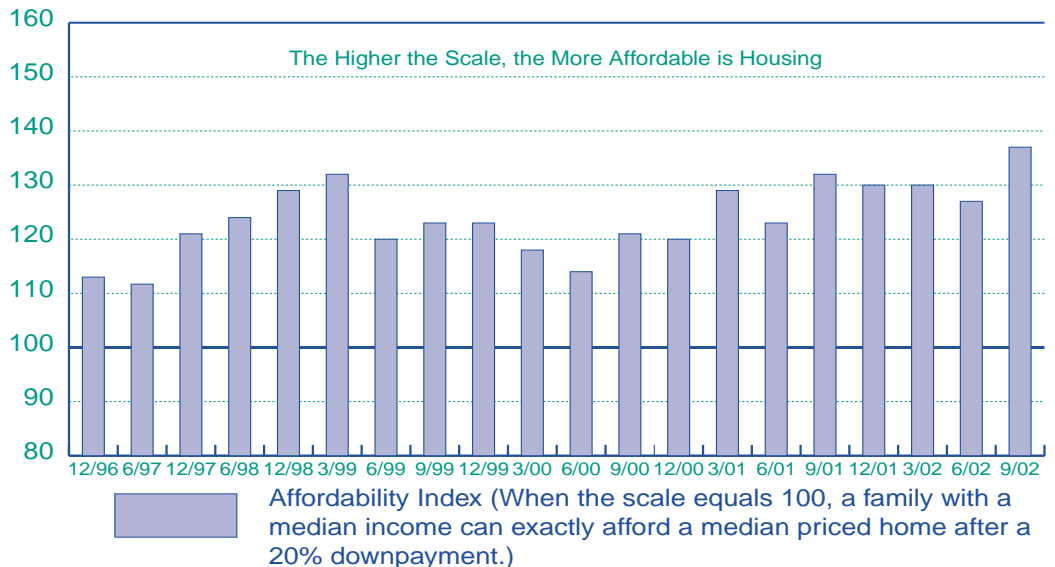
2139 Centennial Plaza
 PO Box 171
 Eugene, OR 97401
 (541) 686-2885
 Fax: (541) 484-3854

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™. 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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QUARTERLY CLOSINGS - Metro Portland, Oregon



The Affordability Index for September 2002 is 137

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