

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

September 2002 Reporting Period

September Residential Highlights Third Quarter Report

Pending sales set the pace in September, closed sales and new listings followed. In fact, September 2002 was the best September on record for the number of pending sales. Compared to 2001 (see table below), pending sales were up 26.8%, new listings increased 16.4%, and closed sales were up 5.7%.

With the new listings comes more inventory for the metro area. At September's rate of sales, the 10,755 active residential listings at the end of the month would last 5.4 months.

Year-to-Date Trends

There is not much for comparison between January-September 2002 and 2001. Pending sales are up 1.0%, closed sales are down 0.1%, and the difference in new listings doesn't even calculate to a significant statistic.

The third quarter of 2002, compared to the third quarter of 2001, shows substantial growth in the number of pending sales. They are up 9.6% (7,842 v. 7,154). The number of new listings for the quarter was also up, 1.6% (12,448 v. 12,248). The number of closed sales changed the least, and was the one category to show a decrease. The 7,047 reported for the quarter was 1.3% lower than the 7,137 reported in the third quarter of 2001.

Appreciation

Appreciation is over 3.0%. The area's average sales price over the last 12 months grew by 3.5% compared to the preceding 12 months (\$207,900 v. \$200,900). Median sales price rose from \$169,500 to \$175,000 (up 3.2%).

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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	
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	September 2002	3,848	2,540	1,993	217,100	179,000	64
	Year To Date	36,932	22,782	20,641	210,700	176,000	68
LAST YEAR	September 2001	3,305	2,004	1,885	197,400	169,400	65
	Year To Date	36,941	22,562	20,652	201,800	170,000	74

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Metro Portland, Oregon

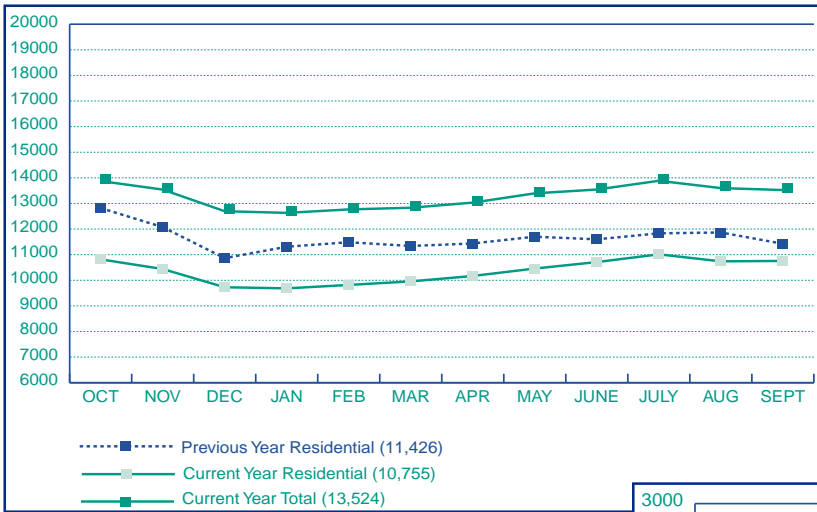
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2002 v. 2001**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending 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	249	142	38	109	18.5%	92	144,900	50	1,278	970	8.5%	878	146,600	137,000	9.0%	9	168,300	14	52,300	23	199,500
NE PORTLAND	653	398	119	268	21.3%	202	188,000	46	3,398	2,357	5.9%	2,103	193,500	167,500	6.0%	31	360,900	38	91,900	75	216,800
SE PORTLAND	1,028	493	196	319	17.7%	228	169,600	42	4,383	2,785	-0.1%	2,547	169,600	150,000	3.1%	27	250,500	101	78,300	108	277,300
GRESHAM/TROUTDALE	783	277	138	195	39.3%	176	176,400	64	2,790	1,546	1.4%	1,388	175,100	163,000	2.0%	7	239,300	104	83,700	45	206,300
MILWAUKIE/CLACKAMAS	739	249	145	176	30.4%	133	198,300	63	2,538	1,475	-6.2%	1,306	201,200	182,000	3.1%	7	362,400	120	101,800	25	239,000
OREGON CITY/CANBY	581	205	97	118	15.7%	93	195,700	65	1,834	1,084	4.8%	972	203,400	185,000	3.0%	8	159,200	72	120,500	16	176,800
LAKE OSWEGO/WEST LINN	872	230	106	142	13.6%	122	349,800	76	2,433	1,418	-2.7%	1,301	327,800	265,000	4.4%	5	214,300	22	288,200	5	357,200
WEST PORTLAND	962	345	144	193	33.1%	147	371,700	71	3,235	1,939	-1.3%	1,748	315,100	247,200	8.2%	5	214,600	60	136,900	21	294,200
NORTHWEST WA. COUNTY	420	157	79	88	-11.1%	82	304,100	67	1,579	1,024	1.8%	967	278,400	240,000	3.0%	2	150,000	25	211,500	12	256,600
BEAVERTON/ALOHA	828	321	122	246	32.3%	185	191,200	46	3,380	2,195	-0.6%	1,980	193,000	174,300	4.4%	4	324,700	24	125,200	52	262,200
TIGARD/WILSONVILLE	860	295	133	218	37.1%	181	246,100	65	3,071	2,060	-5.3%	1,905	230,500	203,000	5.8%	6	158,500	72	182,700	19	378,200
HILLSBORO/FOREST GROVE	732	317	124	186	43.1%	143	203,700	64	2,566	1,573	7.5%	1,388	187,500	172,500	3.8%	5	233,500	40	248,100	48	210,900
MT. HOOD: GOV CAMP/WEMME	117	22	15	18	157.1%	13	140,400	112	243	134	30.1%	128	147,800	142,500	-5.4%	2	50,500	26	66,300	0	NA
COLUMBIA COUNTY	462	114	57	70	14.8%	60	169,600	114	1,106	677	23.3%	638	151,700	145,000	-2.8%	10	178,000	75	74,300	13	144,200
YAMHILL COUNTY	639	140	73	89	14.1%	62	163,500	99	1,493	783	-5.3%	713	164,000	144,500	-0.2%	14	345,000	149	121,200	23	205,600
MARION/POLK COUNTIES	410	93	70	61	110.3%	33	165,900	99	896	426	-10.7%	381	158,400	140,000	3.4%	2	98,000	43	106,500	5	191,000
NO. COASTAL COUNTIES	420	50	51	44	83.3%	41	201,900	162	709	336	14.7%	298	191,200	153,800	-1.3%	4	399,500	61	74,800	6	535,400

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

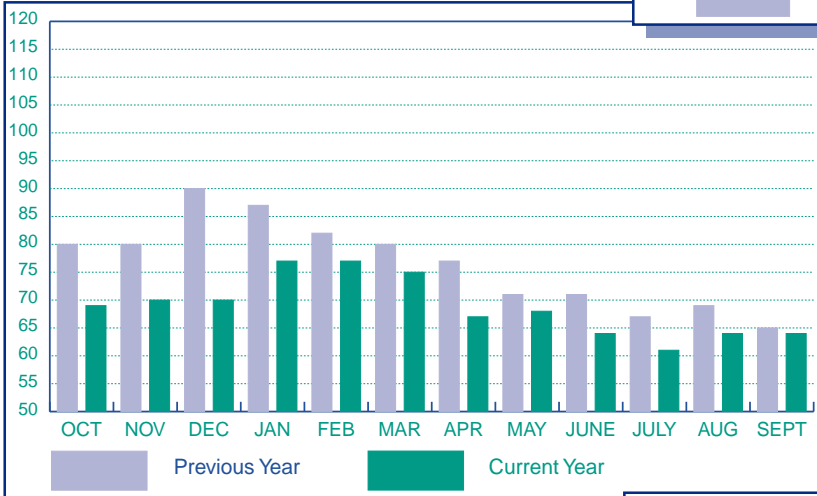
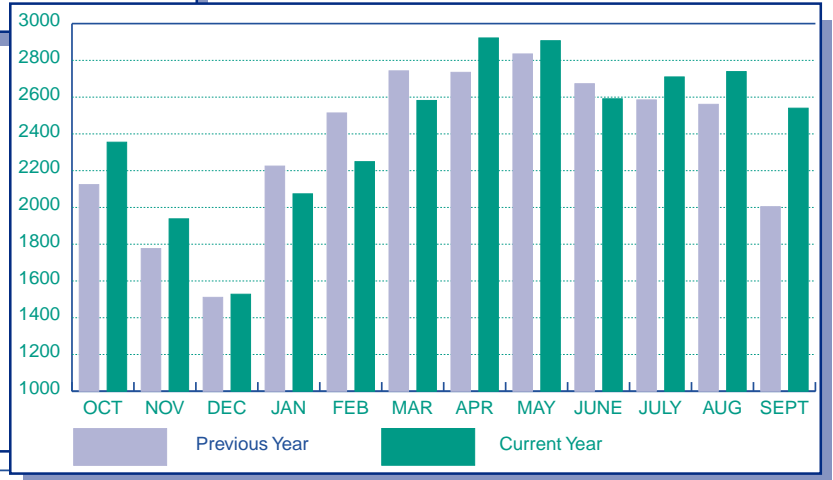
*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (10/01/01 -09/30/02 with 10/01/00 - 09/30/01.)

Market Action



PENDING SALES
Metro Portland, Oregon

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

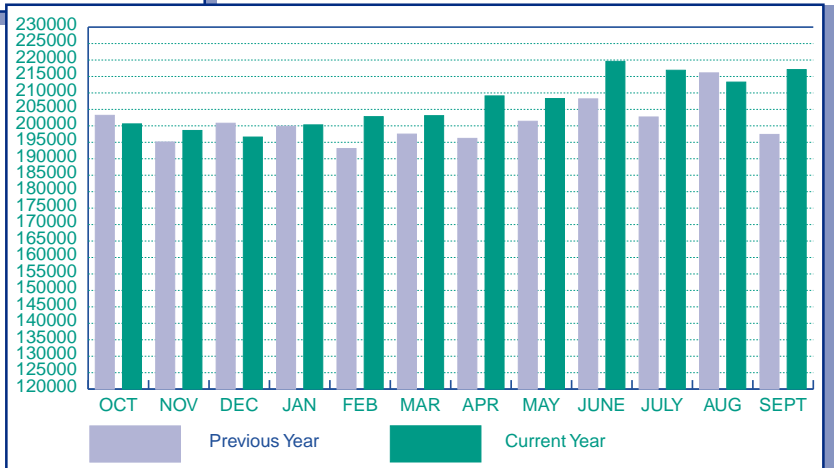


DAYS ON MARKET
Metro Portland, Oregon

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.

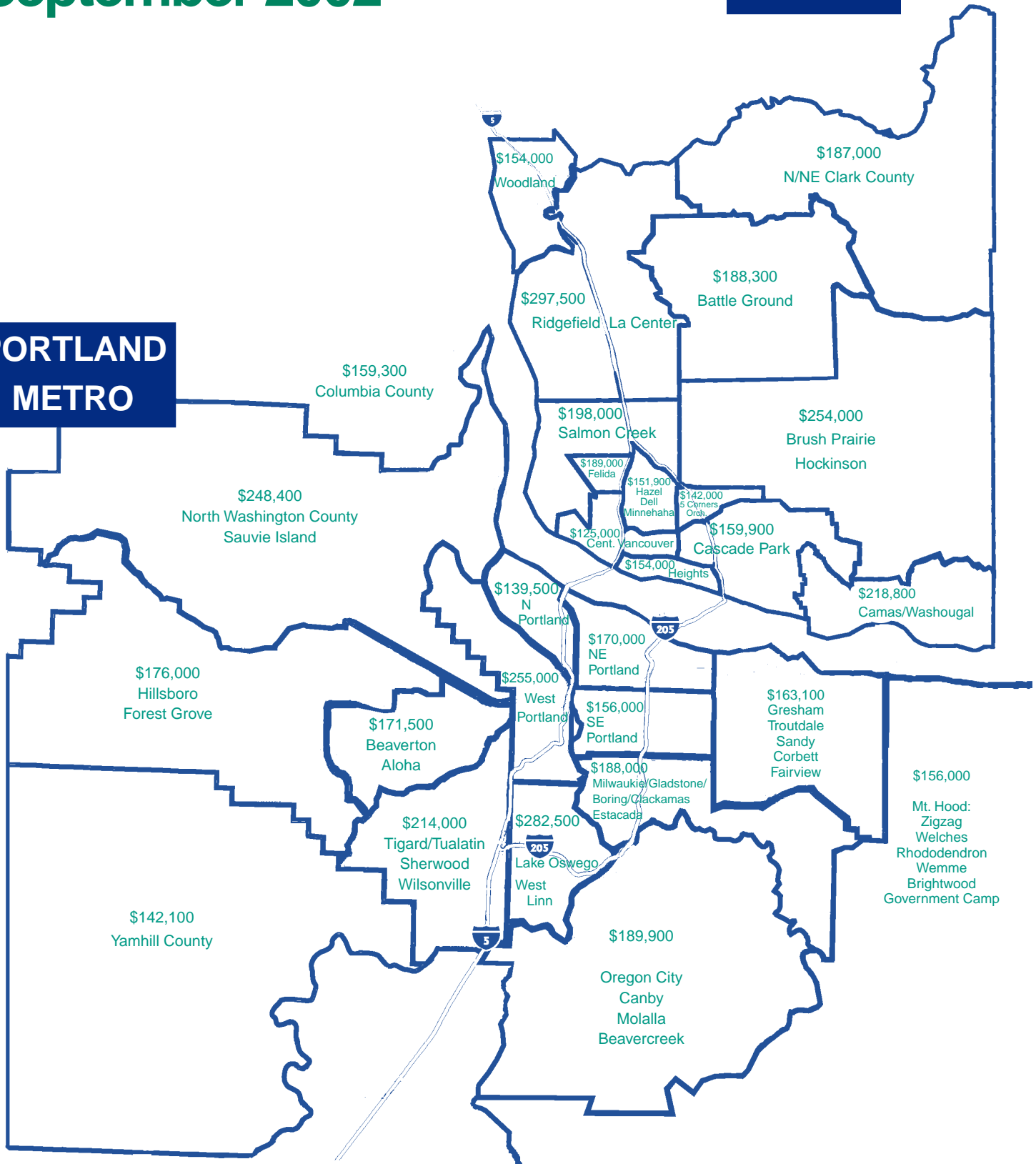


MEDIAN SALES PRICE

September 2002

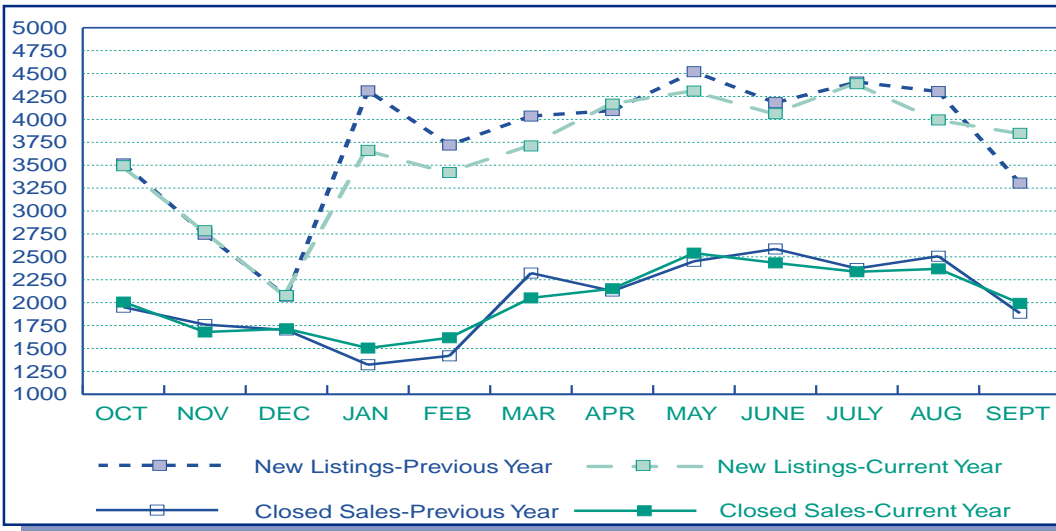
CLARK COUNTY

PORTLAND METRO



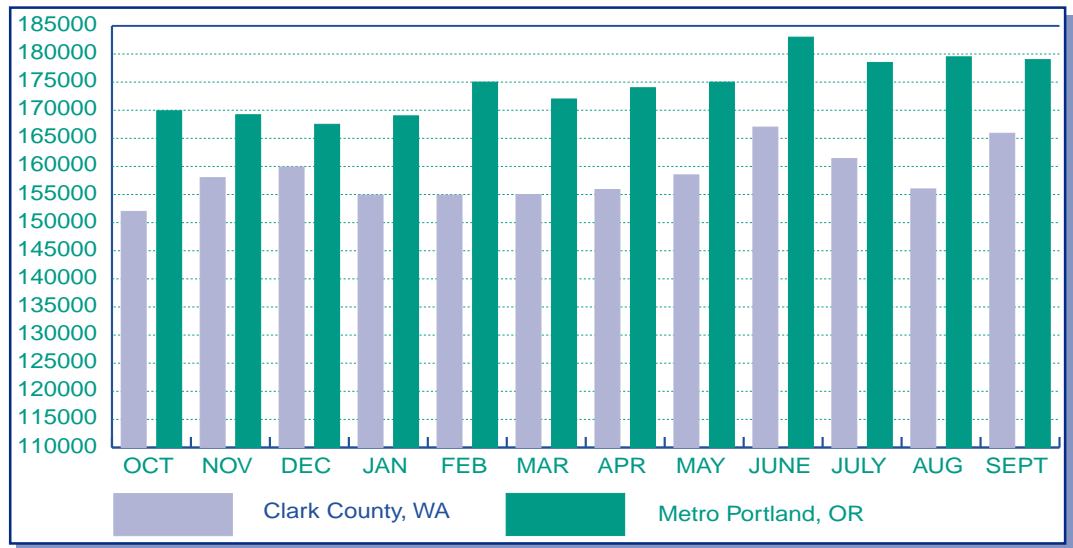
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



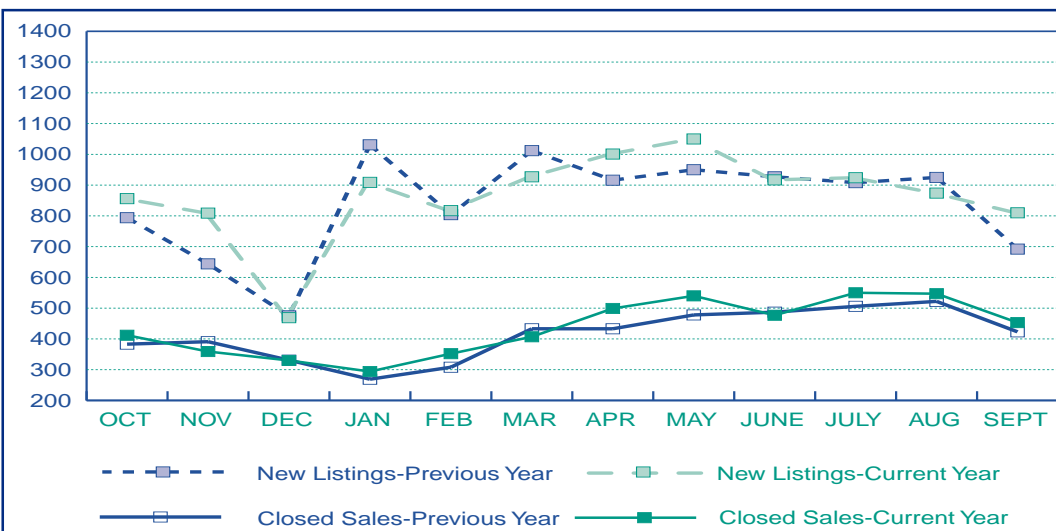
**PORTLAND, OR &
CLARK CO., WA
MEDIAN
SALES PRICE**

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

September 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	September 2002	810	619	453	186,100	165,900	79
	Year To Date	8,361	5,131	4,508	182,200	158,000	78
LAST YEAR	September 2001	692	448	423	188,400	159,900	79
	Year To Date	8,329	4,875	4,263	181,000	157,000	85

September Residential Highlights

The number of pending sales reported in September 2002 leapt past the number from September 2001, by 38.2% (see table above). New listings got nearly halfway there, rising by 17.1%. Closed sales rose too, by 7.1%.

Year-to-Date Trends

Comparing January-September 2002 to January-September 2001, pending and closed sales show clear increases, 5.3% and 5.8% respectively. The number of new listings has grown by 0.4%.

Third Quarter Report

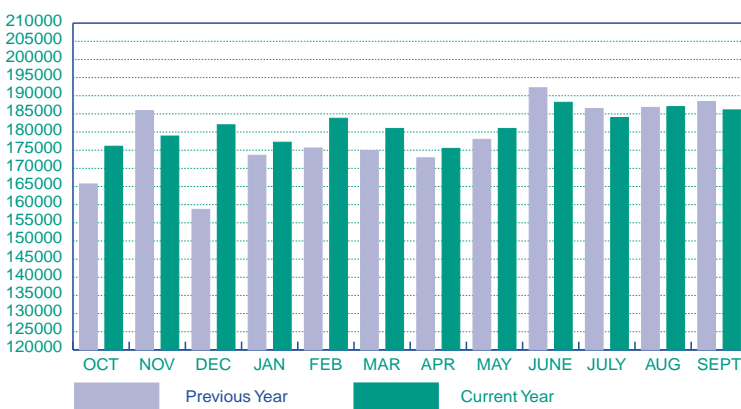
The number of accepted offers showed the greatest growth when comparing the third quarter of 2002 to the third quarter of 2001, up 16.9% (1,843 v. 1,576). At the same time, closed sales grew by 6.1% (1,611 v. 1,519). The 2,634 new listings during the quarter represent an increase of 3.1% over the 2,556 listed during the third quarter of 2001.

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	
November	7.6	
December	7.9	

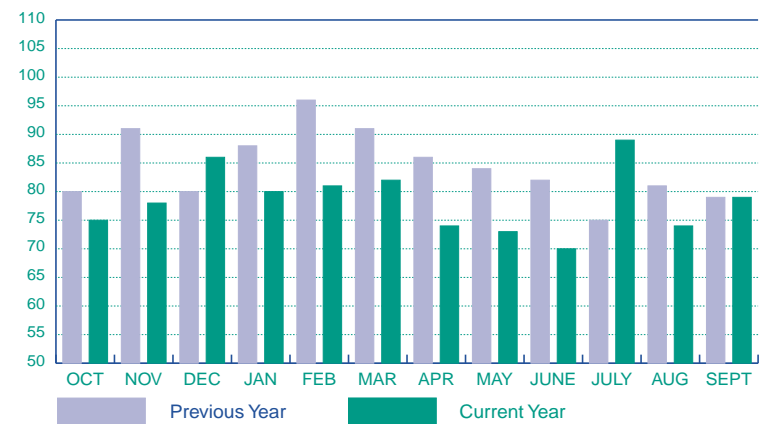
Please note that, for this and future issues, we have adjusted the Area Report Table on page 7 to display details for all areas in Clark County.

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	87	15	4	20	66.7%	5	165,500	37	186	132	-9.6%	116	138,600	127,700	3.9%	2	161,300	1	130,000	11	150,800	
12- NW Heights	62	28	14	13	-27.8%	16	105,600	69	222	147	-2.0%	135	114,300	111,000	7.7%	5	132,000	2	41,000	31	171,600	
13- SW Heights	51	10	4	8	33.3%	6	200,900	167	114	68	0.0%	66	182,400	161,000	-18.2%	1	27,500	0	NA	1	215,000	
14- Lincoln/Hazel Dell	44	26	7	16	433.3%	5	163,500	36	165	105	2.9%	95	146,100	141,900	0.1%	1	152,000	1	33,000	1	215,000	
15- E Hazel Dell	95	30	15	26	100.0%	25	137,900	63	336	218	-1.4%	184	135,600	138,000	0.6%	1	180,000	11	62,600	2	342,100	
20- NE Heights	46	19	6	24	118.2%	13	147,600	91	195	141	13.7%	133	150,400	138,500	-4.0%	1	275,000	0	NA	6	257,400	
21- Orchards	104	40	23	27	28.6%	22	134,600	62	395	265	13.2%	235	142,000	135,000	4.0%	2	140,500	6	283,300	4	259,700	
22- Evergreen	183	74	26	59	47.5%	49	145,000	55	708	494	-3.5%	452	141,200	138,000	-2.2%	1	130,100	29	93,400	10	175,700	
23- E Heights	59	22	8	24	380.0%	9	184,100	83	196	141	64.0%	110	178,100	139,000	-4.5%	1	1,200	0	NA	3	223,300	
24- S Orchards	92	33	10	24	50.0%	16	205,600	87	330	218	18.5%	209	186,600	160,000	5.4%	3	273,300	6	103,200	8	192,000	
25- Five Corners	72	40	11	36	100.0%	24	142,800	46	368	250	5.9%	219	142,300	140,000	-0.6%	0	NA	1	69,900	0	NA	
26- E Orchards	87	24	14	15	-42.3%	23	210,500	94	282	208	-10.7%	209	213,600	204,600	8.0%	1	130,000	3	88,700	1	226,000	
27- Fishers Landing	106	58	9	43	43.3%	20	205,000	69	407	276	-12.1%	225	195,000	184,000	3.4%	0	NA	0	NA	0	NA	
31- SE County	31	4	8	2	-66.7%	3	269,700	70	76	48	17.1%	43	242,200	215,500	-6.9%	0	NA	32	93,600	0	NA	
32- Camas City	280	73	38	37	19.4%	30	240,200	103	706	384	22.7%	325	245,000	214,000	1.6%	0	NA	138	73,300	6	187,000	
33- Washougal	167	36	26	26	36.8%	16	183,200	97	337	163	3.8%	123	188,100	170,000	13.3%	1	110,000	28	110,200	6	146,300	
41- N Hazel Dell	126	40	13	24	41.2%	15	200,300	84	360	215	-6.9%	179	189,000	163,000	6.0%	0	NA	20	55,300	3	298,000	
42- S Salmon Crk.	82	26	10	39	105.3%	14	172,900	77	361	249	26.4%	227	166,800	156,000	-3.9%	0	NA	21	75,300	0	NA	
43- N Felida	112	30	14	31	34.8%	34	224,800	67	413	288	17.6%	260	226,900	206,000	2.4%	2	200,000	21	77,300	0	NA	
44- N Salmon Crk.	74	22	9	14	-33.3%	21	207,800	149	233	155	-5.5%	138	214,800	189,900	-2.4%	1	375,000	7	203,600	0	NA	
50- Ridgefield	12	3	4	3	NA	1	265,000	3	39	27	8.0%	23	149,600	128,000	-6.8%	1	125,000	1	35,500	0	NA	
51- W of I-5 County	33	3	4	3	0.0%	2	437,500	175	69	24	-36.8%	22	293,900	239,000	-1.5%	0	NA	15	135,600	1	330,000	
52-NW E of I-5 County	69	16	11	11	57.1%	7	300,800	76	145	65	27.5%	55	288,500	239,900	13.6%	0	NA	14	107,000	0	NA	
61- Battleground	161	47	18	39	116.7%	27	197,600	52	540	285	36.4%	207	178,200	154,400	-6.5%	4	262,300	27	86,900	0	NA	
62- Brush Prairie	137	35	16	17	-15.0%	15	250,900	60	372	202	8.0%	188	242,200	209,500	-0.4%	2	784,500	42	145,800	1	141,000	
63- East County	6	1	2	0	-100.0%	1	339,900	155	15	8	14.3%	7	239,100	234,000	-1.9%	0	NA	2	100,000	0	NA	
64- Central County	22	3	4	3	50.0%	2	230,000	29	56	25	-37.5%	22	244,000	228,700	6.1%	0	NA	11	86,300	0	NA	
65- Mid-Central County	34	3	6	0	-100.0%	3	260,900	114	88	53	60.6%	54	260,200	227,500	14.4%	2	255,000	11	90,700	0	NA	
66- Yacolt	30	9	7	4	300.0%	2	263,800	84	66	28	-3.4%	26	221,600	193,500	9.6%	0	NA	4	85,000	0	NA	
70- La Center	44	6	6	4	-55.6%	2	244,900	52	117	45	-26.2%	37	171,200	186,500	-6.2%	1	46,000	4	49,100	0	NA	
71- N Central	31	5	1	1	-75.0%	0	NA	0	59	23	-11.5%	21	207,400	215,000	6.2%	0	NA	11	98,600	0	NA	
72- NE Corner	30	7	7	4	100.0%	4	193,300	24	80	39	18.2%	34	145,800	130,800	6.0%	0	NA	6	70,500	2	108,500	
80- Woodland City	26	6	5	10	100.0%	7	121,700	182	70	42	13.5%	37	121,800	129,900	0.8%	0	NA	6	89,900	0	NA	
81- Woodland Area	34	4	6	2	NA	7	188,000	79	84	42	110.0%	39	193,500	170,000	-27.6%	0	NA	12	70,400	0	NA	
82- Cowlitz County	97	12	15	10	150.0%	7	104,300	161	171	58	-4.9%	53	136,700	129,900	-4.3%	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 September 2002 with September 2001. Year-To-Date compares January through September 2002 with January through September 2001. *** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (10/01/01-09/30/02 with 10/01/01-09/30/01.)



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

September 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	September 2002	500	418	385	160,900	140,000	66
	Year To Date	5,317	3,572	3,152	158,600	139,000	73
LAST YEAR	September 2001	517	339	254	153,300	138,500	89
	Year To Date	5,916	3,268	2,848	156,100	135,000	92

September Residential Highlights

As you can see in the table above, market activity in Lane County shows some dramatic changes when comparing September 2002 to September 2001. Closed sales rose the most, climbing 51.6% higher. Pending sales are also worth a look, rising by 23.3%. At a more subdued pace, 17 fewer new listings made for a slight drop of 3.3%.

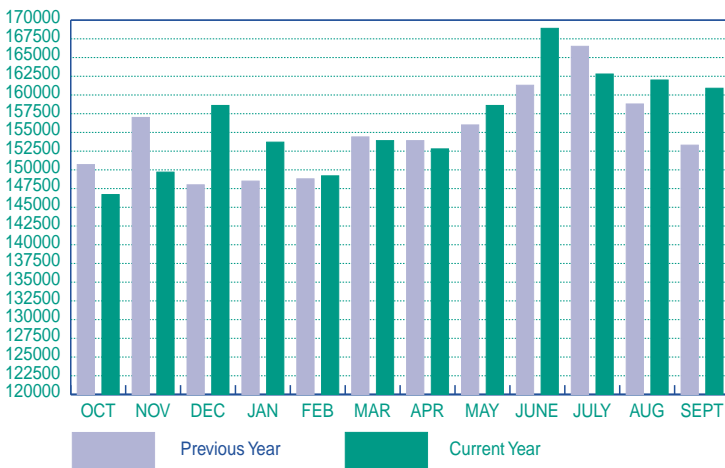
The result of activity like this: low inventory. The county's 1,648 active residential listings at month's end would last 4.3 months, given September's rate of sales.

Third Quarter Report

Rising sales and fewer new listings appears as the trend when comparing the third quarter of 2002 to the third quarter of 2001. New listings fell by 4.2% (1,765 v. 1,843). Pending sales, meanwhile rose from 1,128 to 1,329, an increase of 17.8%. Closed sales grew by 16.3%, to 1,218 from 1,047.

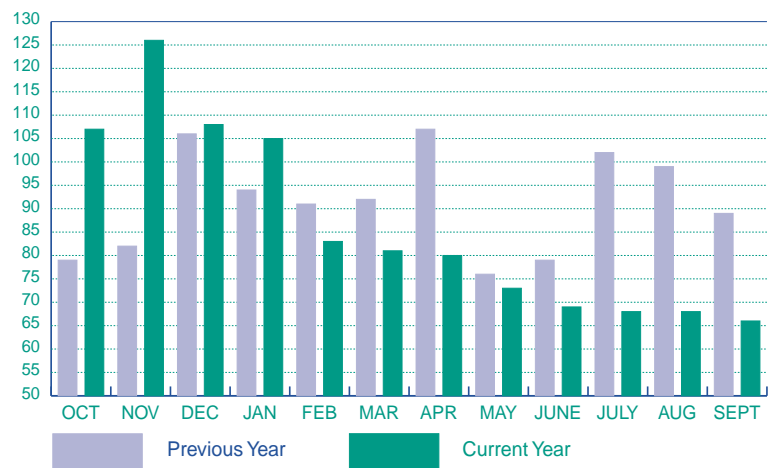
Another notable change when comparing the two quarters is average market time. Our measure of days on market should only be used to analyze trends, and the trend is clearly downward. Market time dropped by 31.6% (67days v. 98 days).

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.)

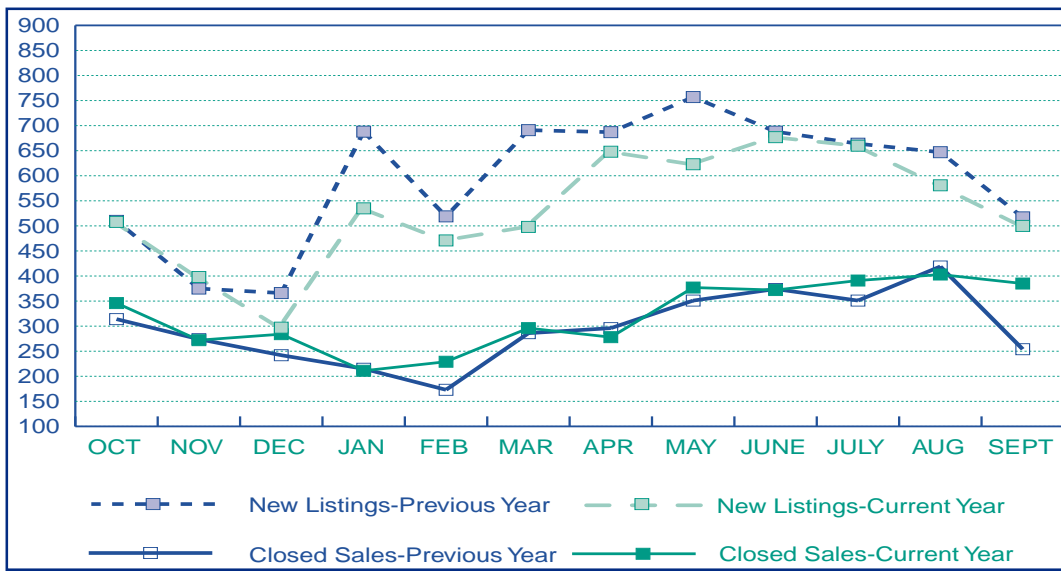
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Lane County, Oregon

	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	14	21	9	-43.8%	12	235,200	50	142	70	61	200,400	195,000	-9.1%	0	NA	1	249,000	13	97,200
PLEASNT HLL/OAK	133	22	19	20	-25.9%	16	122,100	126	276	140	126	141,000	110,500	-4.8%	1	40,000	1	60,000	14	69,700
SOUTH LANE	213	39	27	34	25.9%	36	153,800	95	535	325	291	141,200	127,000	-9.1%	5	144,100	2	162,500	29	87,800
VENETA/ELMIRA	87	19	5	16	-44.8%	18	185,500	89	218	119	104	169,000	140,000	0.2%	0	NA	0	NA	15	51,500
JUNCTION CITY	106	26	17	12	-20.0%	10	161,100	52	248	132	122	154,900	134,000	2.3%	2	123,200	2	190,000	9	95,700
FLORENCE	9	3	0	0	0.0%	1	155,000	29	12	3	4	119,500	116,500	-9.8%	0	NA	0	NA	0	NA
THURSTON	96	36	14	40	185.7%	32	132,700	45	396	263	208	129,600	128,800	1.8%	11	156,700	0	NA	14	77,700
COBURG I-5	39	4	4	3	-88.0%	11	175,800	56	94	50	49	165,600	116,500	5.5%	0	NA	2	754,000	6	91,300
NORTH GILHAM	52	8	10	16	-68.6%	15	211,200	107	159	107	91	210,900	185,000	-4.1%	3	197,600	0	NA	23	109,300
FERRY ST. BRG	94	35	13	30	30.4%	33	203,000	70	384	306	278	183,800	160,000	-1.8%	11	178,200	0	NA	6	70,800
EAST EUGENE	79	39	14	36	1100.0%	21	193,400	24	393	316	273	190,000	159,500	1.3%	15	190,500	1	145,000	20	68,200
SW EUGENE	141	42	20	44	1366.6%	36	227,200	74	532	403	362	206,300	172,000	3.5%	8	191,900	1	170,000	44	104,800
WEST EUGENE	31	18	7	14	100.0%	20	131,500	47	172	138	122	129,000	122,000	3.3%	12	191,100	3	263,000	1	55,000
DANEBO	137	66	16	35	250.0%	37	112,200	72	482	329	275	117,300	124,300	-0.8%	15	150,200	0	NA	8	48,700
RIVER ROAD	57	19	6	12	-55.6%	17	136,700	35	215	146	130	136,500	130,000	3.8%	4	197,300	1	144,000	2	35,000
SANTA CLARA	108	42	13	38	322.2%	29	159,200	53	391	298	280	165,300	155,000	3.5%	8	282,500	0	NA	11	58,900
SPRINGFIELD	176	60	21	55	189.5%	38	100,300	56	609	398	349	116,400	109,000	1.2%	22	148,400	1	950,000	29	44,900
MOHAWK VALLEY	30	8	1	4	NA	3	239,200	115	59	29	27	228,300	229,000	17.6%	0	NA	0	NA	9	90,200

* Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. **Percent change in number of pending sales compares September 2002 with September 2001. *** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (10/01/01-09/30/02 with 10/01/00-09/30/01.)



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

September 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	September 2002	169	125	109	141,900	118,000	117
	Year To Date	1,661	998	884	130,500	115,000	112
LAST YEAR	September 2001	168	90	79	127,300	111,500	87
	Year To Date	1,805	841	753	130,800	115,000	129

Coos County Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	September 2002	83	78	50	126,800	106,500	147
	Year To Date	874	579	518	111,600	95,000	157
LAST YEAR	September 2001	85	50	48	99,700	95,800	113
	Year To Date	1,000	485	408	107,900	95,000	147

Douglas County September Residential Highlights

Pending sales grew by 38.9% comparing September 2002 to September 2001. Meanwhile, closed sales rose 38.0% and new listings held steady (up 0.6%).

Third Quarter Report

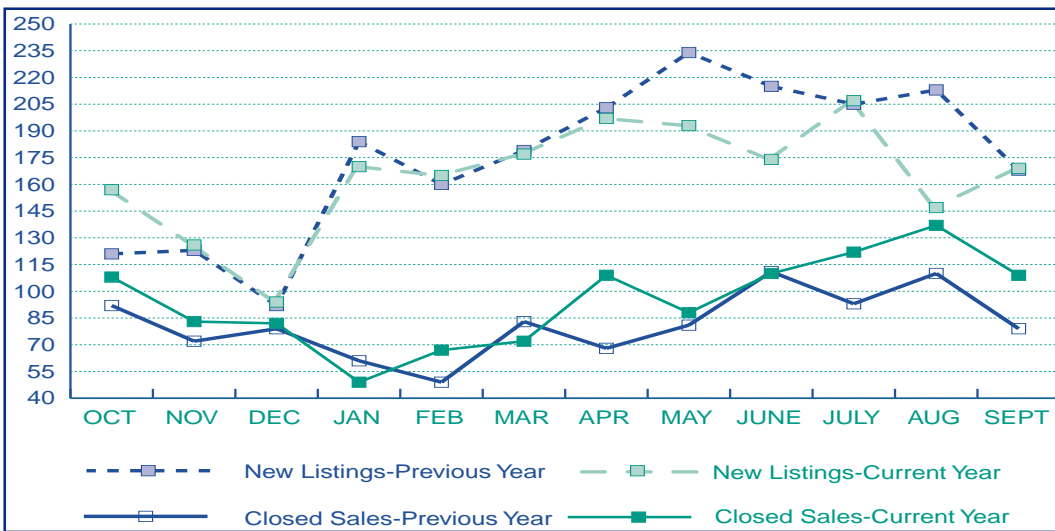
Comparing Quarter 3, 2002, to Quarter 3, 2001, pending sales are up 28.0% (398 v. 311) and closed sales are up 28.8% (367 v. 285). At the same time, however, the number of new listings shows a decrease of 10.8% (530 v. 594).

Coos County September Residential Highlights

Coos County's pending sales jumped 56.0%, comparing September 2002 to that of 2001. Closed sales grew by a mere 4.2%. New listings dropped by 2.4%.

Third Quarter Report

The third quarter of 2002, compared to the third quarter of 2001, had 24.9% more pending sales reported (241 v. 193) and 15.3% more closed sales (203 v. 176). It also had 14.2% fewer new listings (285 v. 332).



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

Market Action

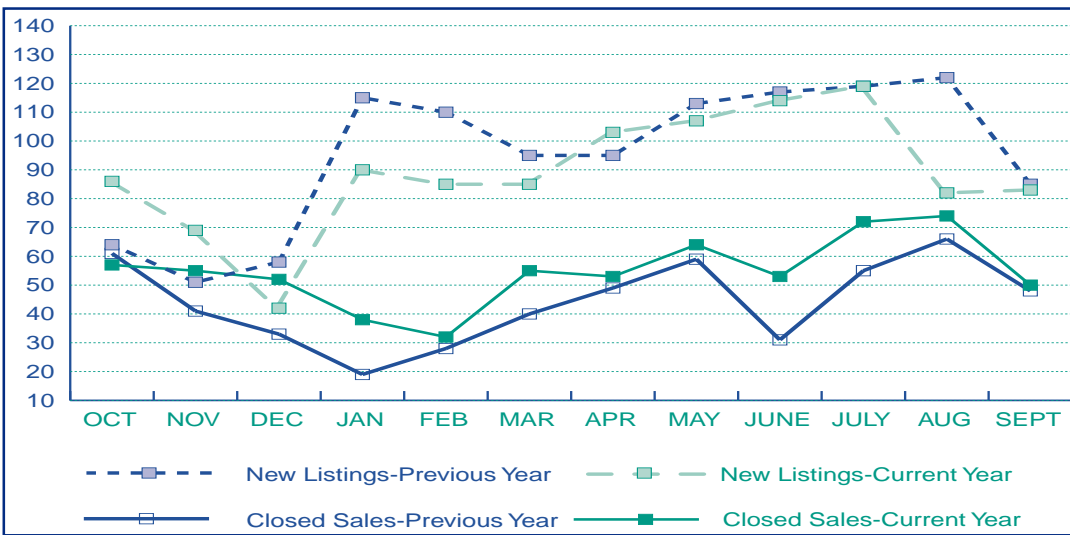
AREA REPORT • 9/2002

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	83	17	4	13	18.2%	13	116,600	80	196	117	23.2%	110	116,100	103,400	0.4%	4	151,000	17	79,100	3	111,000
ROSEBURG NORTHWEST	75	23	9	20	122.2%	19	236,400	124	204	155	28.1%	142	188,400	159,500	1.1%	3	427,500	32	72,500	0	NA
ROSEBURG SOUTHEAST	51	12	5	9	80.0%	7	110,300	79	113	72	44.0%	62	103,200	91,000	-8.4%	4	163,200	12	97,300	4	235,600
ROSEBURG SOUTHWEST	40	11	2	21	90.9%	14	125,400	98	151	109	-8.4%	92	141,000	124,800	-2.7%	1	85,000	17	72,400	1	108,500
GLIDE & EAST of ROSEBURG	51	11	9	8	100.0%	4	147,800	150	86	38	11.8%	33	163,600	145,000	-11.8%	0	NA	16	95,900	0	NA
SUTHERLIN & N of ROSEBURG	179	40	24	16	-5.9%	20	149,700	156	350	174	14.5%	152	127,100	106,000	-4.4%	6	269,800	26	55,000	4	267,400
WINSTON & SW of ROSEBURG	88	13	13	13	0.0%	10	102,200	84	164	89	20.3%	74	122,800	114,000	1.9%	0	NA	13	49,700	2	298,500
MYRTLE CRK & S/ SE of ROSEBURG	123	21	18	19	58.3%	14	103,900	134	260	162	35.0%	144	104,800	92,000	-2.2%	8	120,500	28	75,400	6	136,700
GREEN DISTRICT	53	21	10	6	-25.0%	8	108,500	130	137	82	7.9%	75	101,400	103,000	-5.2%	0	NA	24	41,900	0	NA
DOUGLAS CO. TOTALS	743	169	94	125	38.9%	109	141,900	117	1,661	998	18.7%	884	130,500	115,000	-3.4%	26	200,300	185	69,100	20	193,500
COOS COUNTY	414	83	50	78	56.0%	50	126,800	147	874	579	19.4%	518	111,600	95,000	1.5%	14	243,700	76	50,400	21	165,300

*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 (10/01/01-09/30/02 with 10/01/00-09/30/01.) *** Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is September 2002 with September 2001. Year-To-Date compares January through September 2002 with January through September 2001.



COOS COUNTY NEW LISTINGS & CLOSED SALES

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

Corporate

825 NE Multnomah, Suite 270
 Portland, OR 97232
 (503) 236-7657
 Fax: (503) 230-0689

Southern Oregon

1604 NE Vine Street #2
 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

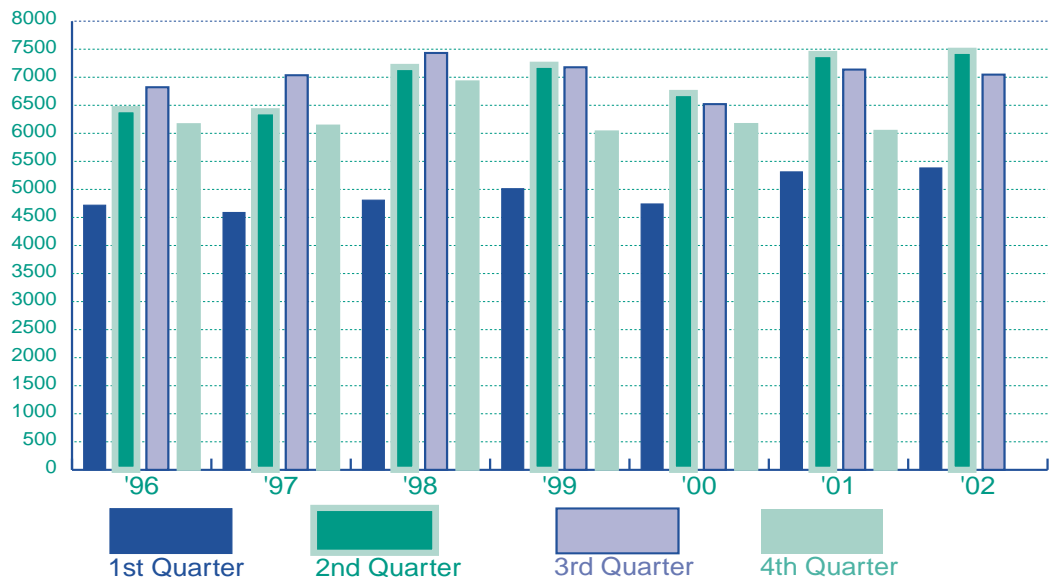
2139 Centennial Plaza
 PO Box 171
 Eugene, OR 97401
 (541) 686-2885
 Fax: (541) 484-3854

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



This graph represents closed sales by quarter for the Portland, Oregon metropolitan area.

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