

MARKET ACTION

REVISED

ALL STATISTICS FOR NEW LISTINGS IN THIS ISSUE WERE REVISED ON AUGUST 28, 2003, TO ACCOUNT FOR INACCURACIES.

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

April 2003 Reporting Period

April Residential Highlights

Even April showers could not dampen the Portland metro area market. Folks who wanted to sell, did so rain or shine, as the 2.1% increase in new listings indicates (April 2002 v. April 2003, see table below). A few showers may even have given more people incentive to have a roof over their heads. Witness pending sales increasing 1.5% and closed sales growing 8.4%.

Year-to-Date Trends

Comparing January-April 2003 to the same period in 2002, all market measures show substantial growth (see Year to Date rows of the table below). The market has already generated 7.2% more new listings, 7.3% more pending sales, and 6.9% more closed sales.

Appreciation

Comparing the average sale price for the 12 months that ended in April 2003 (\$213,100) to that for the 12 immediately prior (\$202,800) shows an increase of 5.1%. Median sale price shows a 5.3% increase (\$179,000 vs. \$170,000).

Affordability

Affordability in the Portland metro area is higher than ever (163, see chart last page). It indicates a median-income household (HUD: \$65,800) has 63% more income than necessary to afford a median-priced home (\$180,400 in March). The statistic is based on an NAR formula that uses the average interest rate of a 30-year fixed-rate mortgage (Freddie Mac: 5.75) and a 20% down payment.

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

	2001	2002	2003
January	8.5	6.4	6.1
February	8.1	6.1	5.8
March	4.9	4.9	4.6
April	5.4	4.7	4.3
May	4.8	4.1	
June	4.5	4.4	
July	5.0	4.7	
August	4.7	4.5	
September	6.1	5.4	
October	5.4	4.7	
November	6.2	5.0	
December	5.7	4.3	

Residential Market Highlights

	Metro Portland Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2003	4,255	2,966	2,332	217,600	185,000	64
	Year to Date	16,404	10,451	8,188	212,800	180,000	71
LAST YEAR	April 2002	4,167	2,922	2,152	209,100	174,000	67
	Year to Date	15,309	9,738	7,657	204,500	172,500	74

AREA REPORT • 4/2003

Metro Portland, Oregon

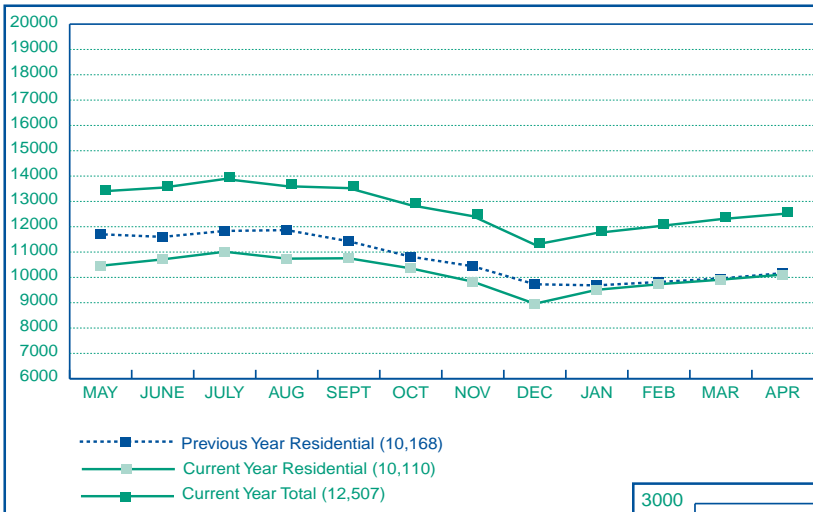
	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation***	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	
NORTH PORTLAND	251	162	25	120	1.7%	100	158,000	38	591	393	-5.1%	308	151,500	144,600	6.8%	6	217,800	16	50,200	18	255,400	
NE PORTLAND	658	429	115	319	0.0%	241	219,300	43	1,584	1,051	1.3%	840	201,700	174,100	5.7%	10	316,100	15	100,300	40	250,900	
SE PORTLAND	956	520	168	394	7.9%	307	183,400	47	2,025	1,354	12.4%	1,090	178,000	159,900	7.4%	15	297,000	40	85,900	66	291,800	
GRESHAM/TROUTDALE	672	257	105	176	-17.8%	158	186,700	73	1,115	679	4.6%	549	180,000	167,000	1.5%	5	358,100	41	105,500	21	300,200	
MILWAUKIE/CLACKAMAS	690	312	99	202	9.2%	150	207,300	58	1,128	707	15.0%	548	208,500	185,000	7.5%	3	401,700	39	112,300	9	263,900	
OREGON CITY/CANBY	541	193	66	129	-14.0%	97	202,400	72	783	479	5.5%	366	202,900	181,000	2.8%	2	124,000	41	144,800	5	168,400	
LAKE OSWEGO/WEST LINN	733	277	106	174	2.4%	155	298,600	77	1,047	642	9.4%	506	303,200	253,300	3.5%	0	N/A	7	234,400	2	281,200	
WEST PORTLAND	966	409	146	251	2.4%	189	286,900	64	1,524	896	8.9%	661	309,500	253,500	9.7%	7	176,900	24	169,400	18	322,700	
NORTHWEST WA. COUNTY	415	168	50	106	-15.2%	113	306,800	62	641	405	-11.2%	313	284,000	253,000	4.8%	0	N/A	6	186,000	6	259,900	
BEAVERTON/ALOHA	721	360	87	279	2.6%	226	196,100	56	1,476	1,034	15.3%	819	196,100	175,000	3.6%	2	190,000	12	233,200	16	391,700	
TIGARD/WILSONVILLE	792	358	80	278	1.1%	229	248,100	70	1,399	954	1.8%	740	242,500	219,500	6.1%	4	175,300	13	223,200	4	271,400	
HILLSBORO/FOREST GROVE	757	326	87	195	0.5%	136	201,700	70	1,105	715	6.4%	543	194,700	177,600	4.6%	4	210,500	21	192,200	18	205,500	
MT. HOOD: GOV CAMP/WEMME	105	22	11	25	257.1%	12	124,400	60	105	56	5.7%	47	155,000	146,000	-6.7%	0	N/A	12	56,200	0	N/A	
COLUMBIA COUNTY	431	115	47	77	-12.5%	61	152,600	94	443	274	-5.2%	223	158,800	149,500	3.7%	1	344,000	31	76,200	2	277,500	
YAMHILL COUNTY	546	161	51	129	6.6%	77	171,200	112	633	410	15.8%	315	167,300	148,000	4.7%	8	181,600	41	89,000	12	194,400	
MARION/POLK COUNTIES	383	93	39	64	93.9%	48	151,700	98	437	241	44.3%	192	174,800	147,000	9.6%	3	597,400	21	119,000	1	129,000	
NO. COASTAL COUNTIES	493	93	51	48	17.1%	33	218,600	135	368	161	25.8%	128	180,200	132,800	6.0%	2	477,500	47	85,500	3	1,183,300	

* 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 2003 with April 2002. Year-To-Date also compares April 2003 with April 2002.

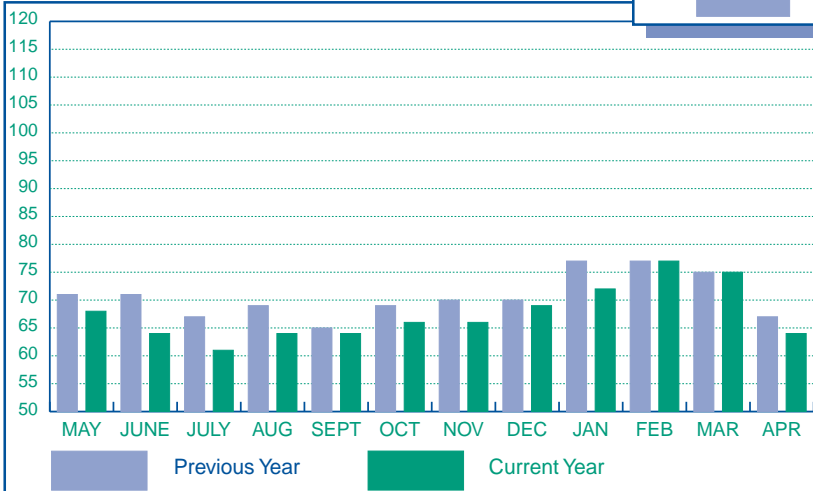
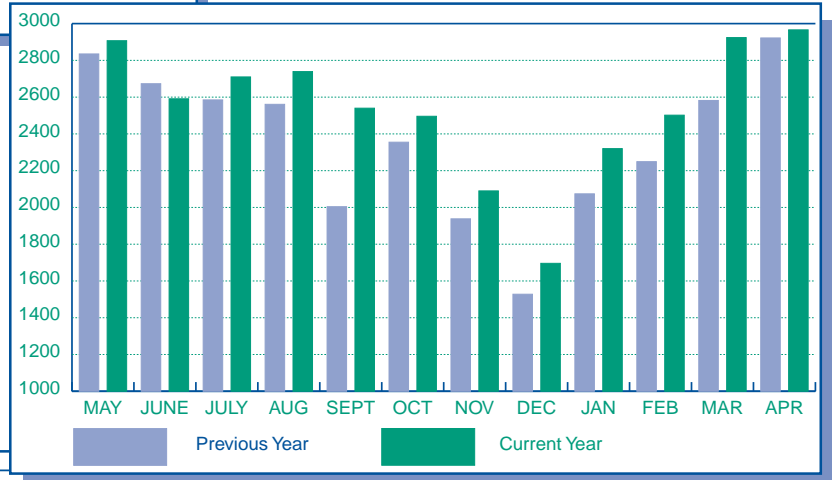
*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/02 - 4/30/03 with 5/1/01 - 4/30/02).

Market Action



PENDING SALES
Metro Portland, Oregon

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

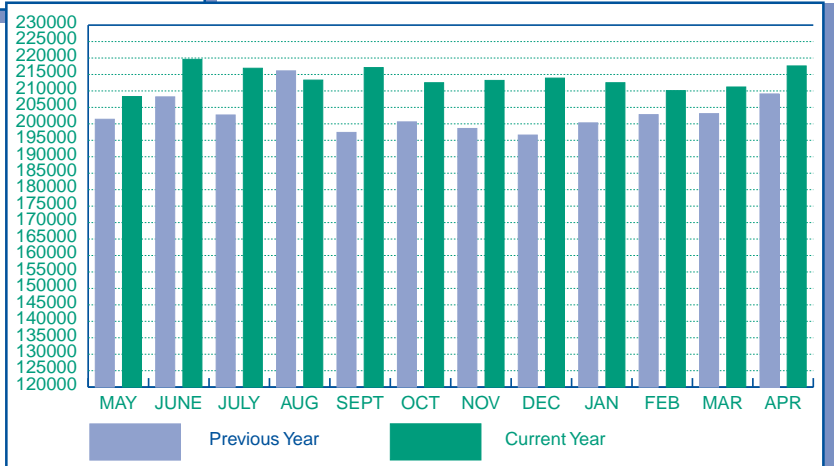


DAYS ON MARKET
Metro Portland, Oregon

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.

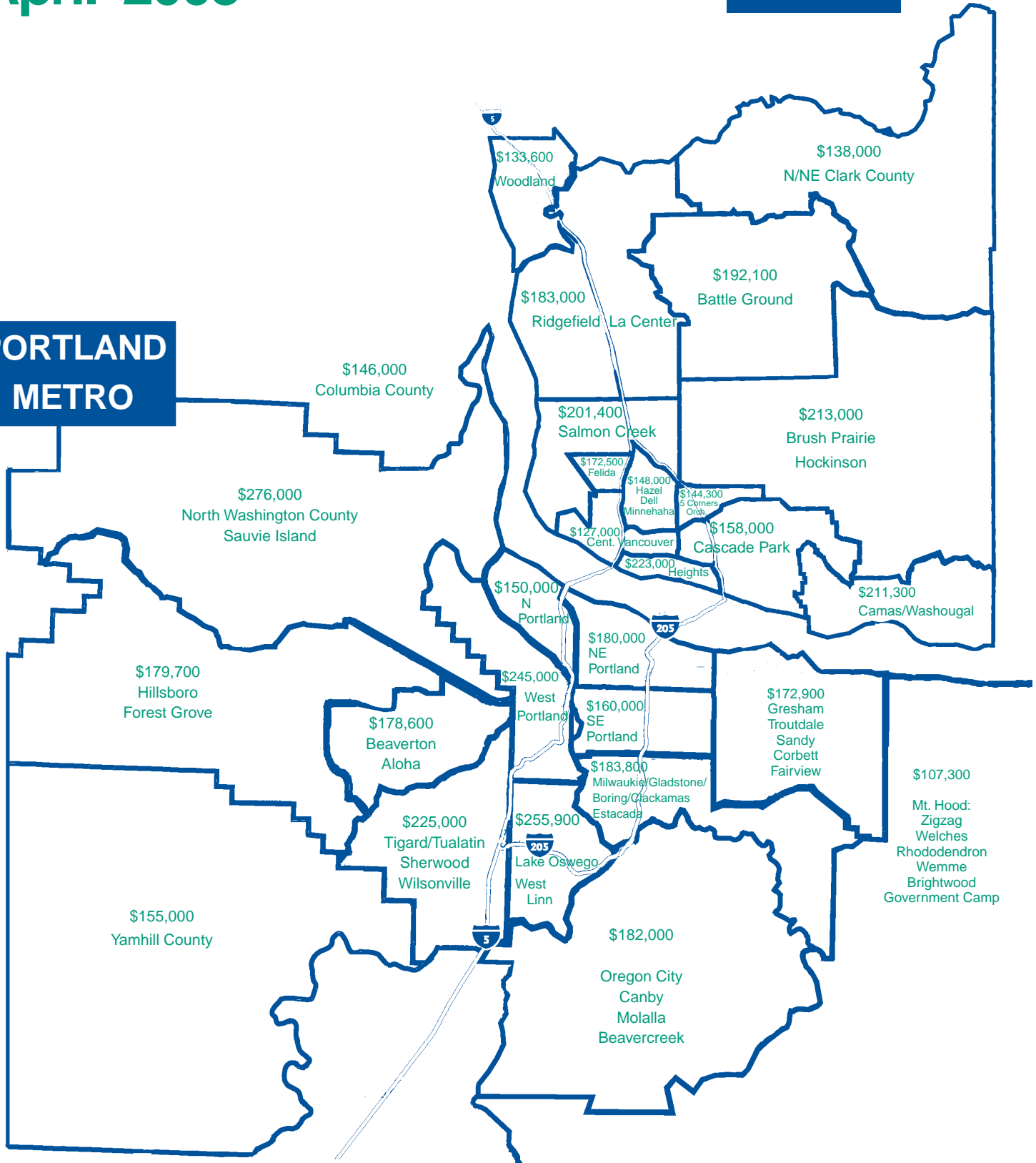


MEDIAN SALES PRICE

April 2003

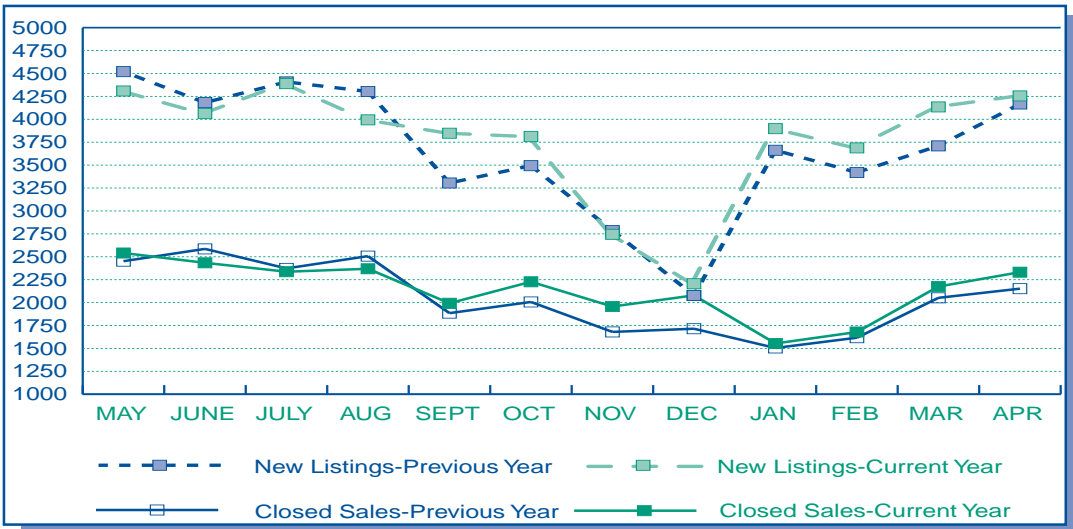
CLARK COUNTY

PORTLAND METRO



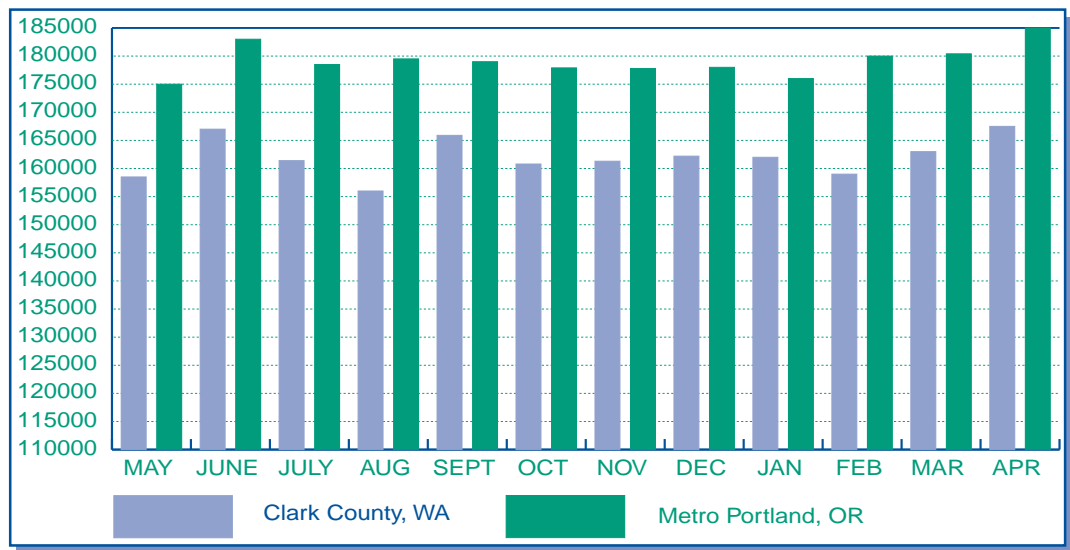
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



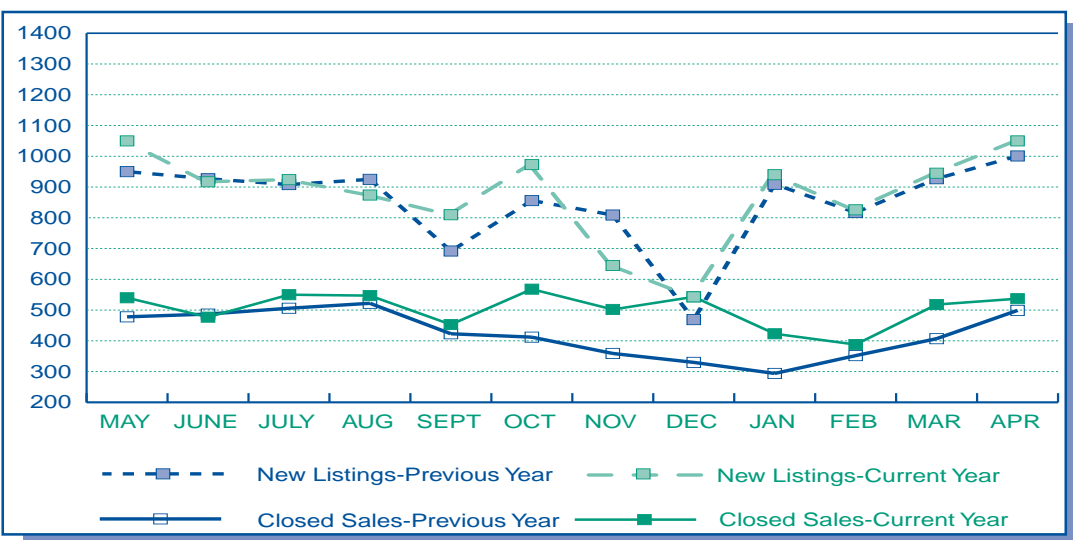
**PORTLAND, OR &
CLARK COUNTY, WA
MEDIAN
SALES PRICE**

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

April 2003 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	April 2003	1,050	802	537	198,100	167,500	69
	Year to Date	3,859	2,747	1,972	188,900	163,700	77
LAST YEAR	April 2002	1,001	646	499	175,500	155,900	74
	Year to Date	3,688	2,130	1,648	178,400	154,900	79

April Residential Highlights

Clark County's market reached new heights thanks to the 802 pending sales reported in the table above. They show a 24.2% rise, comparing April 2003 to April 2002. They also account for the highest monthly total of pending sales ever recorded in RMLS™ statistics. New listings managed to top April 2002 by 4.9%. Closed sales rose as well, up by 7.6%.

Clark County had 2,339 active residential listings at the end of April. Considering the rate of sales during the month, those listings would last 4.4 months (see table to right).

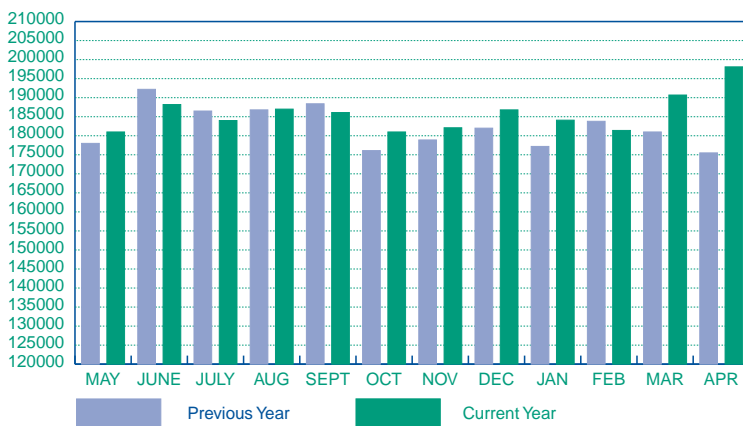
Year-to-Date Trends

Since January, the Clark County market has generated 4.6% more new listings than it had in 2002 (see Year to Date rows of the table above). If you do not think that is impressive, try the 19.7% increase in closed sales or the 29.0% increase in pending sales.

Available Inventory in Months

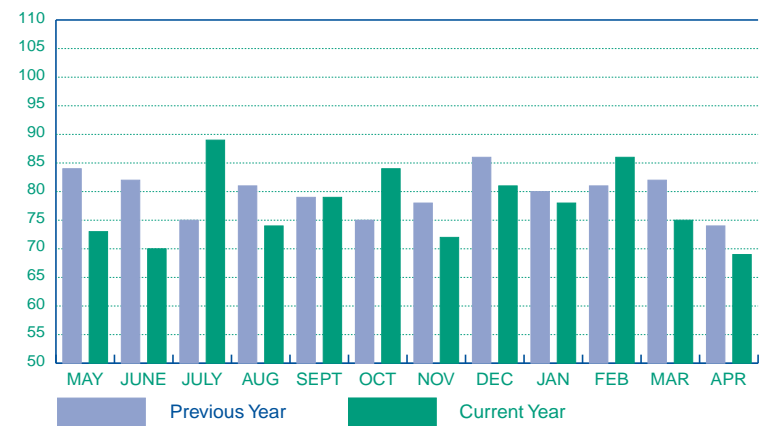
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	6.1
March	6.9	6.7	4.5
April	7.1	5.6	4.4
May	6.4	5.5	
June	6.1	6.2	
July	5.9	5.3	
August	5.7	5.2	
September	6.9	6.0	
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

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

AREA REPORT • 4/2003

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/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation**	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	
11- Downtown Vanc	94	14	10	24	50.0%	16	160,400	77	130	74	39.6%	50	144,600	131,300	3.1%	1	350,000	0	N/A	4	177,100	
12- NW Heights	72	42	10	23	27.8%	18	107,300	67	134	73	9.0%	54	110,400	107,300	6.9%	1	270,000	3	24,100	7	159,500	
13- SW Heights	33	17	5	15	66.7%	6	281,200	184	52	46	64.3%	25	210,800	200,000	-13.5%	0	N/A	0	N/A	1	350,000	
14- Lincoln/Hazel Dell	40	29	2	23	130.0%	5	202,600	76	79	62	63.2%	32	146,700	153,500	-3.1%	1	117,000	2	65,000	2	120,200	
15- E Hazel Dell	76	32	8	27	22.7%	15	136,100	66	134	105	31.3%	80	135,500	138,300	-3.9%	2	87,300	2	455,500	2	283,900	
20- NE Heights	38	18	6	21	133.3%	12	149,500	39	86	71	34.0%	46	146,400	146,000	-5.9%	0	N/A	1	245,000	3	280,300	
21- Orchards	68	35	9	31	-3.1%	25	141,500	48	156	117	18.2%	87	148,200	143,000	-0.3%	0	N/A	2	44,000	3	258,300	
22- Evergreen	143	94	13	89	41.3%	52	151,900	54	351	288	44.0%	215	151,700	142,900	3.6%	0	N/A	34	93,300	9	206,300	
23- E Heights	44	10	3	17	21.4%	15	337,700	111	70	63	23.5%	49	234,900	168,900	14.9%	0	N/A	2	206,300	2	168,300	
24- Cascade Park	69	34	8	27	3.8%	19	254,400	52	118	85	-8.6%	61	226,100	175,900	-1.6%	1	142,900	4	493,300	2	188,500	
25- Five Corners	51	38	9	37	8.8%	33	143,400	47	153	116	6.4%	98	142,000	143,300	-2.9%	0	N/A	4	261,300	0	N/A	
26- E Orchards	60	38	6	37	48.0%	14	184,900	45	142	118	19.2%	77	213,200	188,000	1.0%	0	N/A	1	125,000	0	N/A	
27- Fishers Landing	86	55	11	65	75.7%	39	203,000	54	197	169	50.9%	131	197,400	187,000	5.6%	0	N/A	0	N/A	0	N/A	
31- SE County	43	13	4	3	0.0%	4	194,600	119	34	16	-5.9%	12	223,800	210,000	12.3%	0	N/A	16	84,600	0	N/A	
32- Camas City	227	79	25	62	37.8%	40	296,000	101	299	219	37.7%	173	263,300	220,000	2.7%	0	N/A	30	93,800	5	159,200	
33- Washougal	118	40	11	34	41.7%	22	185,200	96	147	110	71.9%	80	176,700	166,300	0.5%	0	N/A	55	88,500	5	160,700	
41- N Hazel Dell	84	36	10	32	28.0%	27	184,500	65	160	133	51.1%	102	189,600	172,500	13.6%	1	132,800	4	98,700	0	N/A	
42- S Salmon Crk.	55	25	11	17	0.0%	21	166,700	85	96	90	-14.3%	65	174,600	164,900	4.6%	0	N/A	2	75,500	1	219,900	
43- N Felida	108	48	31	43	2.4%	39	231,300	59	220	176	44.3%	110	217,600	205,000	-0.7%	0	N/A	7	92,700	0	N/A	
44- N Salmon Crk.	83	29	8	20	17.6%	15	266,100	39	124	69	7.8%	46	240,500	206,500	10.8%	0	N/A	3	237,800	0	N/A	
50- Ridgefield	11	3	3	1	-75.0%	4	118,900	47	20	14	55.6%	10	155,100	136,500	16.2%	0	N/A	3	91,300	0	N/A	
51- W of I-5 County	25	5	6	1	-75.0%	2	282,500	116	25	15	50.0%	13	275,700	291,000	1.0%	0	N/A	6	202,800	0	N/A	
52-NW E of I-5 County	45	12	8	11	37.5%	5	301,400	122	44	35	45.8%	27	270,300	245,000	1.1%	0	N/A	7	134,700	0	N/A	
61- Battleground	199	149	96	55	71.9%	36	203,900	53	364	202	140.5%	133	176,500	158,000	-3.2%	1	215,000	21	82,200	3	205,600	
62- Brush Prairie	146	59	15	30	50.0%	18	254,800	65	188	94	11.9%	67	262,400	249,000	1.5%	1	275,000	20	131,100	0	N/A	
63- East County	1	2	2	1	-50.0%	1	235,000	64	4	4	33.3%	3	249,200	255,000	-9.0%	0	N/A	0	N/A	0	N/A	
64- Central County	15	5	0	4	100.0%	3	282,000	195	17	13	18.2%	9	261,800	285,000	2.9%	0	N/A	3	91,300	0	N/A	
65- Mid-Central County	32	10	3	5	-50.0%	2	275,000	60	31	14	-46.2%	13	191,000	187,000	14.1%	0	N/A	2	94,800	0	N/A	
66- Yacolt	18	5	6	5	25.0%	4	151,200	33	25	20	122.2%	14	207,700	208,700	4.6%	0	N/A	5	166,400	0	N/A	
70- La Center	37	13	2	10	66.7%	1	181,000	316	38	27	17.4%	12	160,700	164,000	-7.5%	0	N/A	10	69,800	0	N/A	
71- N Central	28	7	1	7	75.0%	5	165,900	89	29	16	33.3%	13	209,800	200,000	-0.9%	0	N/A	5	110,600	0	N/A	
72- NE Corner	26	7	2	5	66.7%	4	123,900	29	34	20	53.8%	20	134,700	125,600	3.8%	0	N/A	2	51,200	0	N/A	
80- Woodland City	31	5	1	5	150.0%	5	98,500	158	29	17	41.7%	11	127,600	125,000	6.0%	1	150,000	3	91,000	0	N/A	
81- Woodland Area	44	15	4	2	-33.3%	3	249,700	134	35	17	21.4%	12	206,700	195,000	-26.8%	0	N/A	6	45,100	0	N/A	
82- Cowlitz County	89	27	16	13	160.0%	7	161,200	98	94	39	95.0%	22	158,100	177,300	0.8%	2	400,000	6	59,900	4	227,300	

*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 2003 with April 2002. Year-To-Date compares April 2003 with April 2002.

***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/02 -4/30/03 with 5/1/01 - 4/30/02).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

April 2003 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 2003	602	447	329	162,100	144,000	76
	Year to Date	2,146	1,548	1,218	160,200	140,100	76
LAST YEAR	April 2002	648	449	278	152,800	132,300	80
	Year to Date	2,183	1,435	1,057	152,900	133,000	83

April Residential Highlights

Comparing April 2003 to April 2002, the inventory of residential listings in Lane County has dropped by 1.7 months (see table to right). The measure takes into account the 1,380 active residential listings at the end of April and the month's rate of sales.

Speaking of the rate of sales, it accounted for an 18.4% increase in closed sales over April 2002 (see table above). This certainly helped account for the drop in inventory, along with a 7.1% drop in new listings. Pending sales, meanwhile, did little to help, increasing by 0.5%.

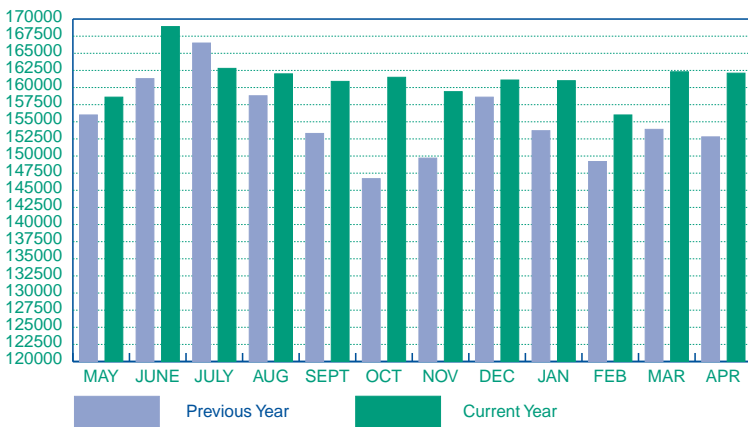
Year-to-Date Trends

By the end of April in 2002, Lane County had accumulated 15.2% fewer closed sales than it has in 2003 (see Year to Date rows of the table above). Similarly, 2003 has also seen an increase in the number of pending sales, which are up by 7.9%. New listings, however, decreased 1.7%.

Available Inventory in Months

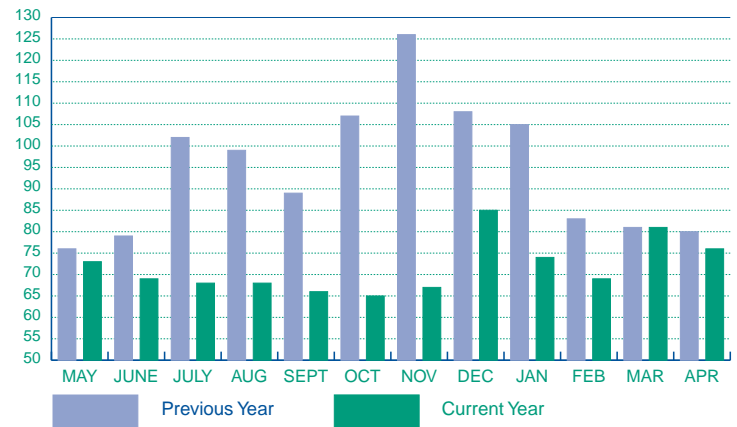
	2002	2003
January	7.5	5.5
February	7.1	5.3
March	5.5	4.0
April	5.9	4.2
May	4.5	
June	4.8	
July	4.7	
August	4.3	
September	4.3	
October	3.9	
November	4.3	
December	4.0	

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



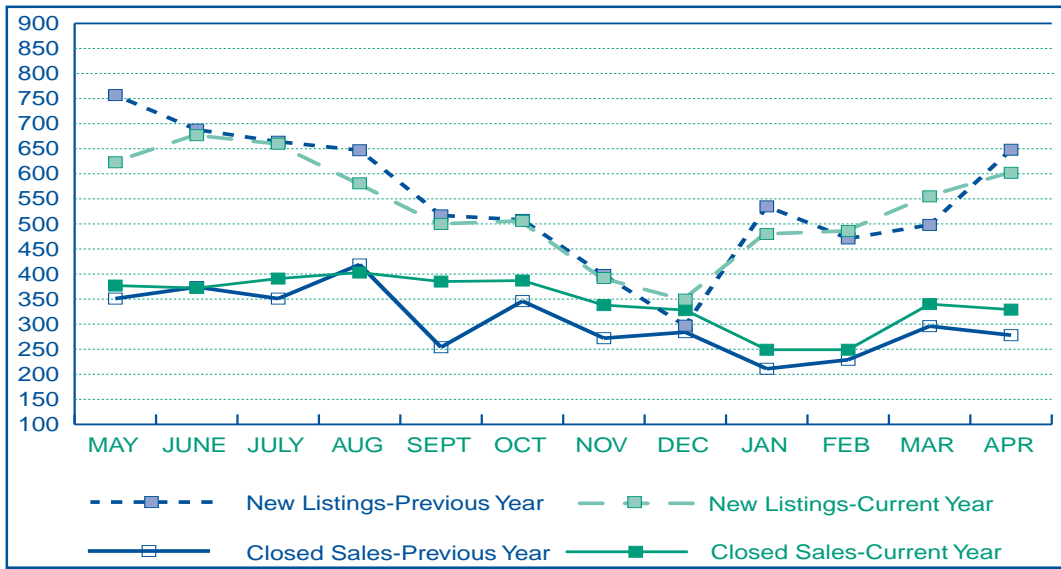
This graph shows average days on market for Lane County, Oregon properties from listing to accepted offer. (See footnote on page 1.)

Market Action

AREA REPORT • 4/2003 • Lane County, Oregon

	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY	
	Monthly							Year-To-Date ⁴							Year-To-Date ⁴		Year-To-Date ⁴		Year-To-Date ⁴	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sales Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Average Sales Price	Median Sales Price	Appreciation ³	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
HAYDEN BRIDGE	34	13	2	23	35.3%	16	143,800	92	62	70	34.6%	141,600	137,300	-3.7%	0	N/A	12	51,200	3	165,300
MCKENZIE VALLEY	77	15	5	8	0.0%	4	256,100	122	65	22	-15.4%	233,200	179,900	8.8%	0	N/A	6	161,200	0	N/A
PLEASNT HLL/OAK	106	27	14	17	21.4%	9	165,200	233	97	60	13.2%	143,200	122,500	7.0%	0	N/A	7	150,600	0	N/A
CRESWELL/DORENA/ COTTAGE GROVE	178	50	16	37	0.0%	34	150,600	89	206	128	-11.1%	145,400	129,000	-5.8%	4	253,300	13	73,400	2	114,300
VENETA/ELMIRA	82	25	9	14	-36.4%	12	176,300	114	91	52	26.8%	149,800	148,000	-3.7%	2	116,000	1	117,000	2	168,800
JUNCTION CITY	93	32	7	13	-31.6%	11	137,000	77	108	59	-1.7%	137,500	120,000	-2.7%	0	N/A	0	N/A	0	N/A
FLORENCE	9	1	0	0	-100.0%	0	N/A	0	7	5	400.0%	123,900	118,500	25.0%	0	N/A	0	N/A	0	N/A
THURSTON	92	37	6	29	11.5%	26	139,200	70	175	129	15.2%	138,700	132,500	7.6%	0	N/A	6	59,000	9	163,700
COBURG I-5	33	11	0	4	0.0%	3	129,700	111	33	16	-30.4%	161,400	164,900	-14.4%	0	N/A	3	290,000	0	N/A
NORTH GILHAM	41	14	6	8	-46.7%	10	214,200	85	52	38	-5.0%	218,900	174,600	5.8%	0	N/A	17	117,500	0	N/A
FERRY ST. BRG	75	46	5	42	31.3%	26	202,100	49	162	122	-0.8%	202,900	163,500	11.7%	0	N/A	1	430,000	3	186,300
EAST EUGENE	61	48	8	32	-28.9%	18	270,400	95	135	99	-23.3%	217,000	183,000	4.7%	1	330,000	8	111,200	1	335,000
SW EUGENE	132	74	10	54	12.5%	24	213,400	59	236	162	0.0%	221,100	181,000	14.1%	0	N/A	18	79,200	5	243,200
WEST EUGENE	27	31	3	23	35.3%	12	111,500	65	76	68	54.5%	123,300	127,700	0.9%	1	250,000	1	48,000	6	209,500
DANEBO	112	51	44	45	9.8%	35	114,300	66	203	166	19.4%	121,200	123,400	2.6%	0	N/A	3	27,700	7	184,300
RIVER ROAD	33	14	5	16	-11.1%	13	133,200	28	74	59	9.3%	141,200	138,500	8.8%	0	N/A	0	N/A	8	201,900
SANTA CLARA	70	42	11	40	-7.0%	37	169,900	59	162	149	19.2%	171,500	164,100	4.9%	0	N/A	2	49,000	4	162,800
SPRINGFIELD	88	62	22	39	62.5%	37	121,000	71	173	131	42.4%	112,700	104,000	-3.2%	1	575,000	0	N/A	12	146,500
MOHAWK VALLEY	37	9	1	3	0.0%	2	275,500	104	29	13	30.0%	196,200	154,500	0.9%	0	N/A	1	95,000	0	N/A

¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. ² Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is April 2003 with April 2002. Year-To-Date compares April 2003 with April 2002. ³ Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/02 -4/30/03 with 5/1/01 - 4/30/02). ⁴ Year-to-date statistics for Closed Sales, Average Sales Price, and Median Sales Price reported in March were in error. Those reported here have been corrected



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

April 2003 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	April 2003		212	133	74	152,000	127,300	108
	Year to Date		768	425	324	136,200	119,700	111
LAST YEAR	April 2002		197	130	109	122,700	110,000	109
	Year to Date		726	399	303	126,100	111,500	116

		Coos County Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	April 2003		110	63	57	122,300	100,000	90
	Year to Date		410	234	199	126,800	107,000	119
LAST YEAR	April 2002		103	70	53	113,700	90,000	170
	Year to Date		366	219	184	107,500	95,000	150

Douglas County April Residential Highlights

As shown in the table above, new listings in Douglas County are up 7.6%, comparing April 2003 to April 2002. Pending sales are up by 2.3%. Closed sales, meanwhile, are well below last year, by 32.1%.

Year-to-Date Trends

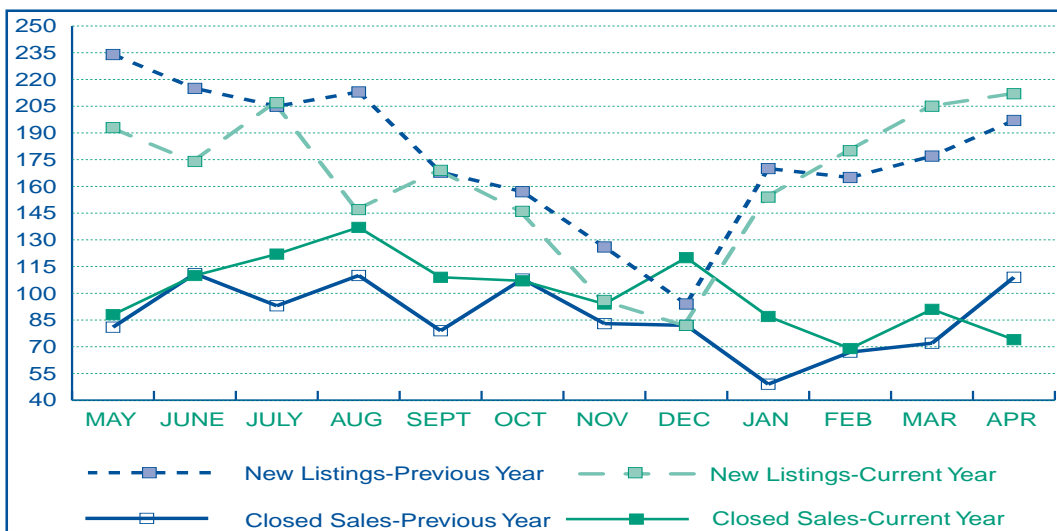
Comparing January-April 2003 to the same period in 2002, the Douglas County market shows growth all-around. New listings are up 5.8%, pending sales are up 6.5%, and closed sales are up 6.9%.

Coos County April Residential Highlights

April's market numbers are shown in the table above. Comparing them to April 2002, new listings are up 6.8%, pending sales are down 10.0% and closed sales are up 7.6%.

Year-to-Date Trends

Since the beginning of the year, Coos County has generated 12.0% more new listings than in 2002. At the same time, the market has produced 6.9% more pending sales and 8.2% more closed sales.



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

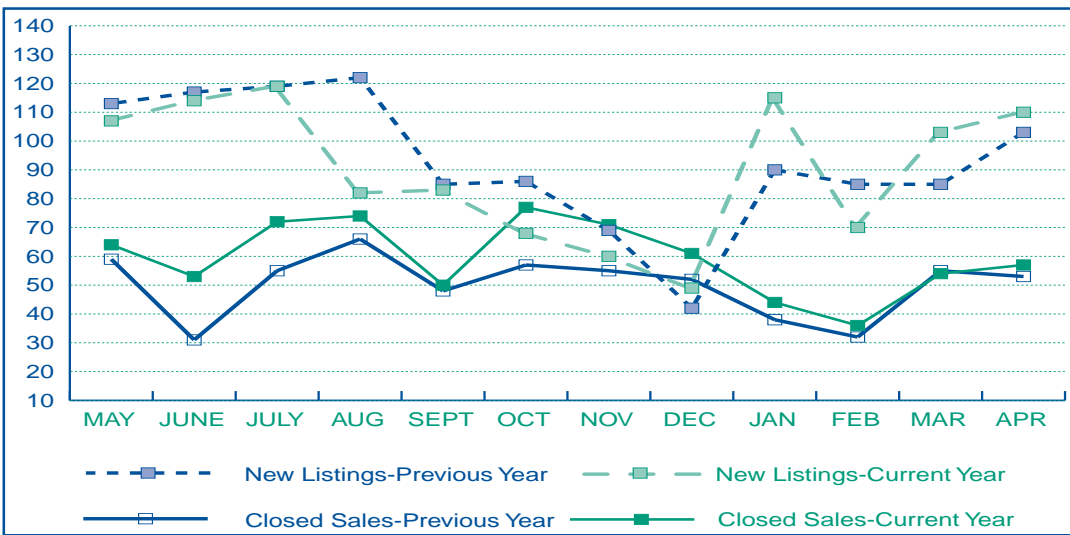
Market Action

AREA REPORT • 4/2003

Douglas & Coos Counties, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation***	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
ROSEBURG NORTHEAST	68	22	5	18	-10.0%	7	104,900	56	95	53	47.2%	44	124,100	111,000	-3.7%	2	255,200	13	97,200	3	135,000
ROSEBURG NORTHWEST	57	18	5	12	-36.8%	7	218,400	54	66	44	4.8%	39	174,400	169,900	15.7%	0	N/A	24	82,300	1	126,000
ROSEBURG SOUTHEAST	33	14	4	14	27.3%	6	115,000	105	53	44	100.0%	23	105,800	99,900	-4.3%	4	143,300	5	37,300	9	98,500
ROSEBURG SOUTHWEST	48	16	2	14	27.3%	9	217,400	91	63	45	4.7%	31	168,200	140,000	2.0%	0	N/A	10	50,400	0	N/A
GLIDE & EAST of ROSEBURG	53	8	0	5	0.0%	7	170,300	178	36	18	100.0%	20	165,200	159,000	3.8%	0	N/A	6	71,200	0	N/A
SUTHERLIN & N of ROSEBURG	162	52	16	26	0.0%	13	117,300	132	170	80	45.5%	62	124,700	112,800	-3.6%	1	100,000	8	35,600	3	154,300
WINSTON & SW of ROSEBURG	65	21	4	13	8.3%	3	107,600	83	68	36	44.0%	28	119,900	131,800	7.7%	2	102,500	3	58,700	1	155,000
MYRTLE CRK & S/SE of ROSEBURG	144	44	10	25	47.1%	15	165,200	121	140	72	24.1%	47	145,800	117,000	3.7%	4	183,100	12	28,800	1	42,500
GREEN DISTRICT	75	17	7	6	-33.3%	7	117,300	105	77	33	-19.5%	30	99,300	100,000	-1.3%	0	N/A	7	56,000	0	N/A
DOUGLAS CO. TOTALS	705	212	53	133	2.3%	74	152,000	108	768	425	28.4%	324	136,200	119,700	1.8%	13	163,100	88	63,100	18	115,400
COOS COUNTY	382	110	28	63	-10.0%	57	122,300	90	410	234	16.4%	199	126,800	107,000	8.5%	11	249,500	36	58,200	9	224,100

*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 2003 with April 2002. Year-To-Date compares April 2003 with April 2002. ***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (5/1/02 -4/30/03 with 5/1/01 -4/30/02).



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

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

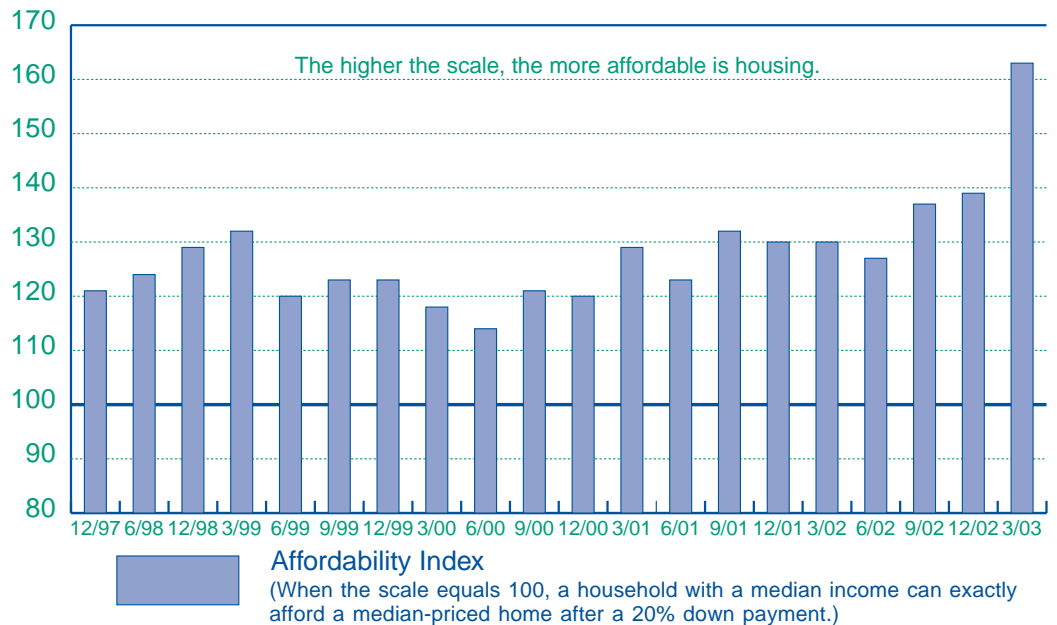
2139 Centennial Plaza
 Eugene, OR 97401
 (541) 686-2885
 Fax: (541) 484-3854

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.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

Subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

AFFORDABILITY INDEX - Metro Portland, Oregon



Yvonne Davis, Chairman of the Board
 Beth Murphy, President
 Kurt von Wasmuth, Communications Manager
 Robert Dell, Editor