

MARKET ACTION

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

CORRECTION: New-listing statistics reported for all areas in the April, May, June, and July 2003 issues of *Market Action* were incorrect. Cumulative charts and statistics have been corrected in this issue. Corrected statistics for the affected months are available from RMLS™.

RESIDENTIAL REVIEW:

Metro Portland, Oregon
August 2003 Reporting Period

August Residential Highlights

The Portland metro area certainly saw some simmering temperatures in August, but the area's real estate market boiled well over the activity of August 2002. As shown in the table below, new listings climbed by 7.0%. Pending and closed sales widened the gap even further—climbing 18.2% and 25.9%, respectively.

Listings going off the market pushed the area's inventory lower (see table to right). The 10,448 active residential listings at the end of the month would last 3.5 months, with August's rate of sales.

Year-to-Date Trends

The market for the year to date exhibits upward trends for almost every measure of activity (see Year to Date rows of the table below). New listings entering the market between January 1 and August 31, 2003, rose by 4.7% over the same period in 2002. Closed sales rose by 9.9%. Pending sales show the steepest climb—up 12.1%.

Appreciation

The average sale price of a home in the Portland metro area during the 12 months ending in August 2003 was \$218,600—evidence of a 6.1% appreciation from the average price of \$206,000 during the 12 months immediately prior. Median sale price showed a less pronounced rise of 5.2% (\$183,000 v. \$173,900).

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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	4.0
June	4.5	4.4	3.8
July	5.0	4.7	3.8
August	4.7	4.5	3.5
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 Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	August 2003	4,275	3,238	2,982	234,400	193,000	60
	Year to Date	34,431	22,856	20,140	221,700	185,000	66
LAST YEAR	August 2002	3,994	2,739	2,369	213,300	179,500	64
	Year to Date	32,899	20,386	18,326	210,000	176,000	68

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Metro Portland, Oregon

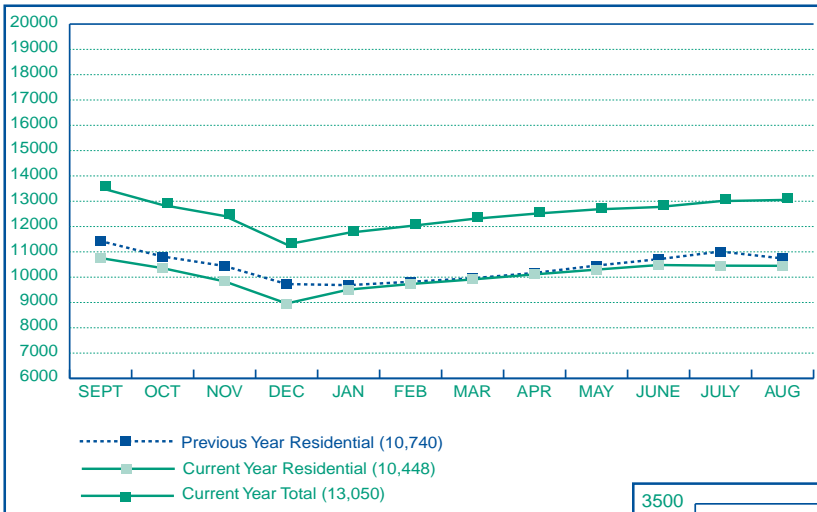
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141 N Portland	323	187	42	150	30.4%	99	160,300	41	1,314	861	-0.7%	744	156,600	149,400	6.5%	16	229,100	24	69,200	38	268,800
142 NE Portland	814	439	119	325	12.5%	281	215,500	45	3,381	2,220	5.6%	1,997	207,500	180,000	7.3%	24	380,000	24	149,600	85	277,700
143 SE Portland	1,033	557	201	379	16.3%	353	193,200	47	4,250	2,842	14.6%	2,588	183,800	162,500	8.5%	23	288,800	71	99,100	156	316,400
144 Gresham/ Troutdale	740	312	119	230	18.6%	217	196,000	54	2,403	1,523	11.8%	1,324	186,400	171,400	5.2%	9	305,100	69	127,300	45	244,400
145 Milwaukie/ Clackamas	661	295	111	238	21.4%	199	216,700	53	2,321	1,552	18.3%	1,355	212,200	189,000	7.0%	11	338,600	88	168,800	21	295,600
146 Oregon City/ Canby	476	171	66	135	23.9%	141	221,900	71	1,550	1,049	7.9%	911	211,900	196,000	3.7%	5	167,600	103	146,800	13	178,500
147 Lake Oswego/West Linn	693	254	83	174	4.2%	201	373,800	76	2,077	1,395	9.0%	1,264	337,900	279,000	5.9%	1	179,000	20	231,800	4	321,800
148 W Portland	1,082	352	163	270	19.5%	235	358,600	53	3,154	1,916	9.0%	1,691	327,800	260,000	8.6%	12	257,700	62	158,100	34	343,400
149 NW Washington County	368	164	62	140	20.7%	140	300,900	42	1,412	979	3.9%	845	292,800	263,000	6.2%	5	194,800	16	227,900	9	262,800
150 Beaverton/Aloha	781	404	134	325	17.3%	290	214,800	49	3,130	2,206	12.3%	1,918	198,100	175,500	2.9%	6	147,800	21	203,600	48	320,300
151 Tigard/Wilsonville	789	309	95	238	-1.7%	286	259,600	64	2,919	2,145	15.1%	1,918	244,600	223,800	6.5%	5	161,500	27	339,800	13	234,600
152 Hillsboro/ Forest Grove	703	289	124	222	9.9%	205	201,400	70	2,258	1,528	9.3%	1,335	197,500	177,900	5.8%	13	181,800	41	173,500	41	203,500
153 Mt. Hood: Govt. Camp/Wemme	105	28	7	30	76.5%	30	158,300	103	244	154	30.5%	131	162,700	152,500	2.0%	0	N/A	28	55,700	0	N/A
155 Columbia County	440	115	60	85	1.2%	69	158,800	72	971	589	-2.8%	519	156,800	149,000	4.9%	5	207,400	55	135,700	14	291,700
156 Yamhill County	537	181	64	128	45.5%	112	168,900	82	1,362	904	28.2%	775	172,700	152,900	6.5%	15	238,600	71	103,200	36	208,000
170-210 Marion/ Polk Counties	407	106	50	86	109.8%	61	154,200	108	909	541	50.3%	457	168,900	147,900	6.8%	6	359,500	40	111,300	9	289,200
180-200 N Coastal Counties	496	112	34	83	66.0%	63	220,000	139	776	452	52.7%	368	205,200	153,800	9.9%	5	259,300	100	98,900	9	476,200

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. The Current Month section compares August 2003 with August 2002. The Year-To-Date section compares year-to-date statistics from August 2003 with year-to-date statistics from August 2002.

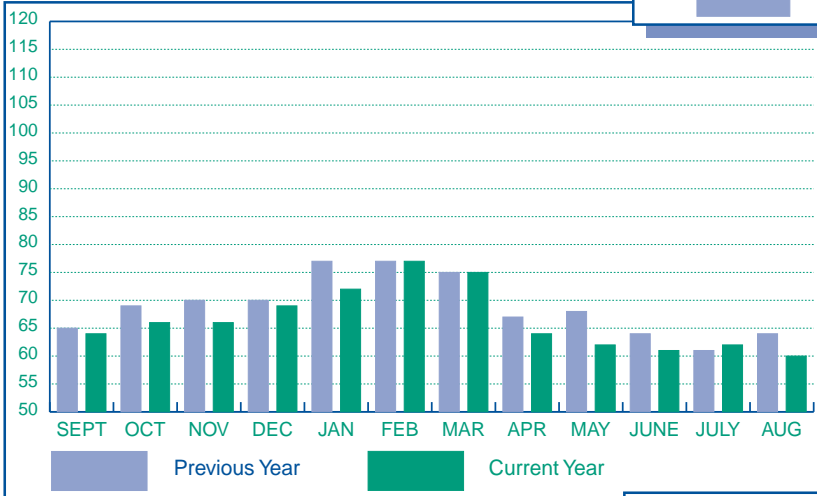
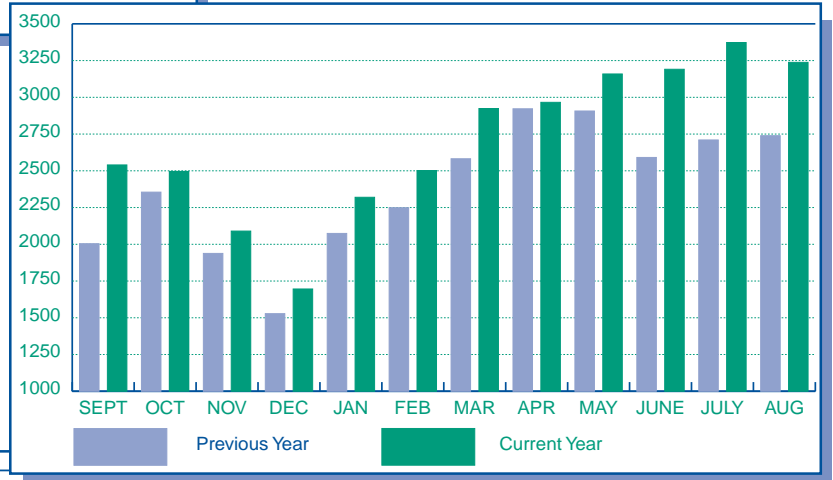
³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/02-8/31/03) with 12 months before (9/1/01-8/31/02).

Market Action



PENDING SALES
Metro Portland, Oregon

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

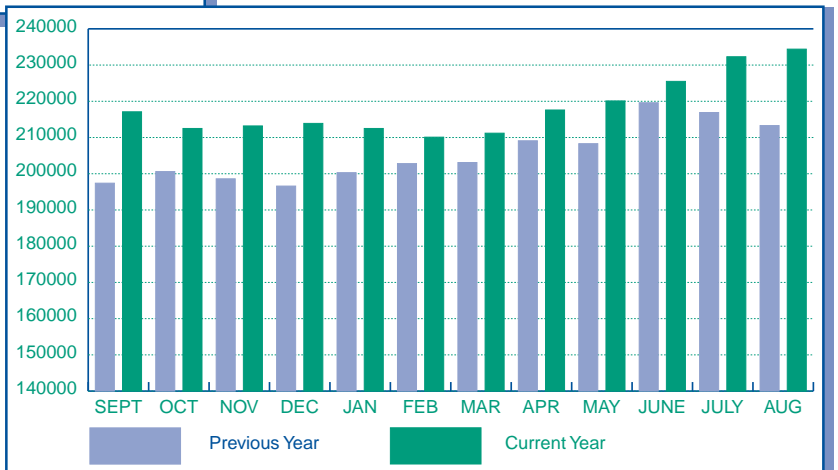


DAYS ON MARKET
Metro Portland, Oregon

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

AVERAGE SALE PRICE
Metro Portland, Oregon

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

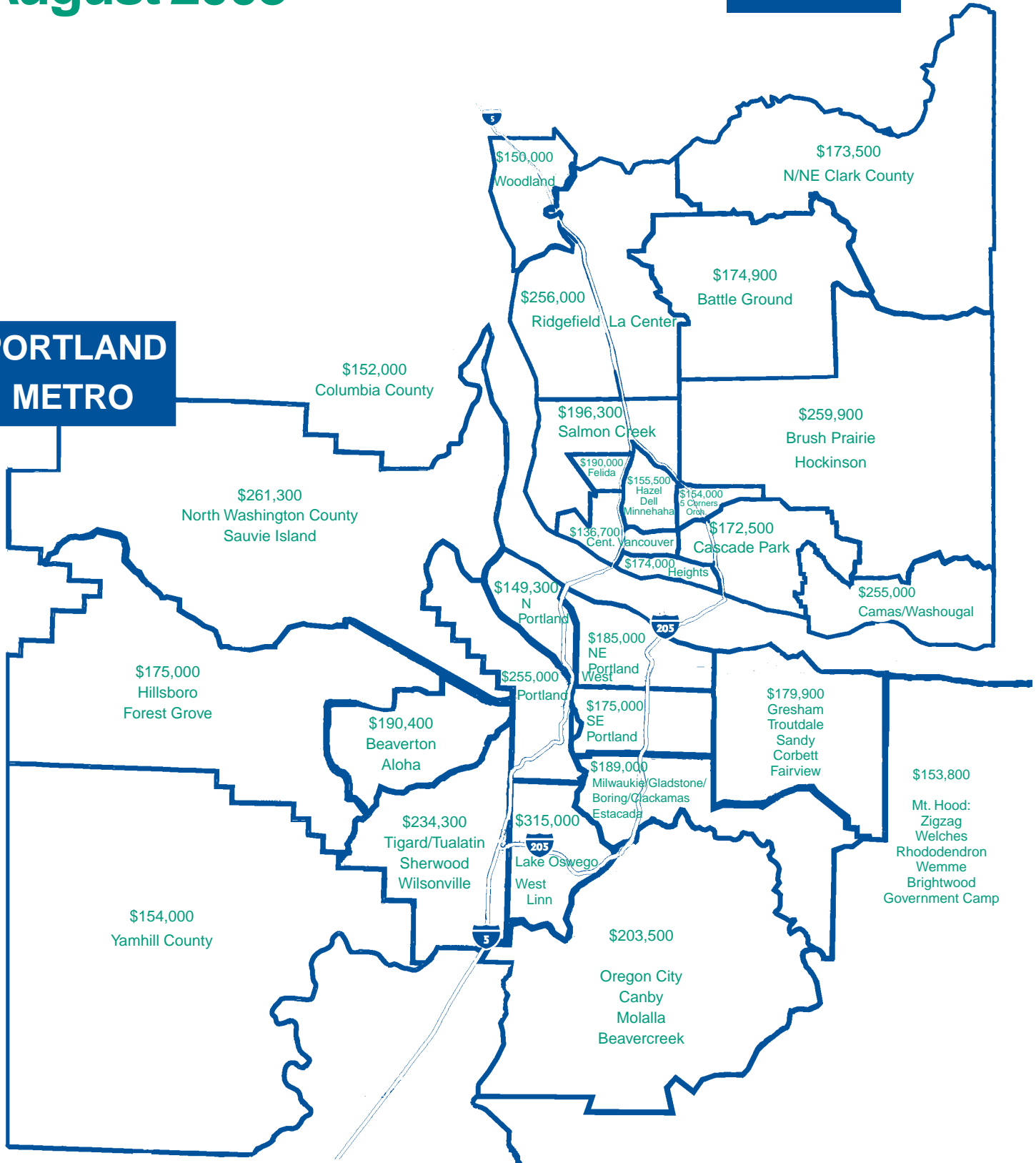


MEDIAN SALE PRICE

August 2003

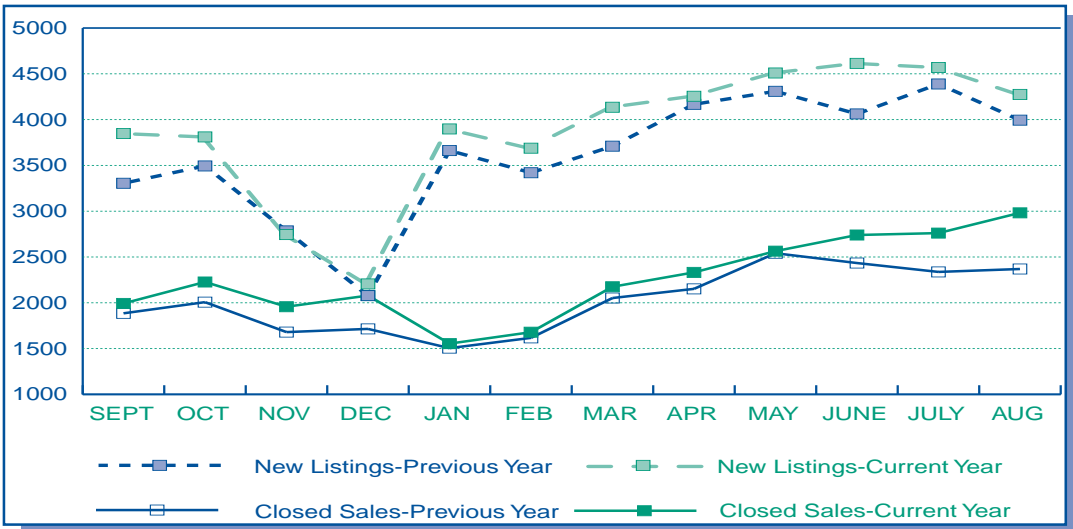
CLARK COUNTY

PORTLAND METRO



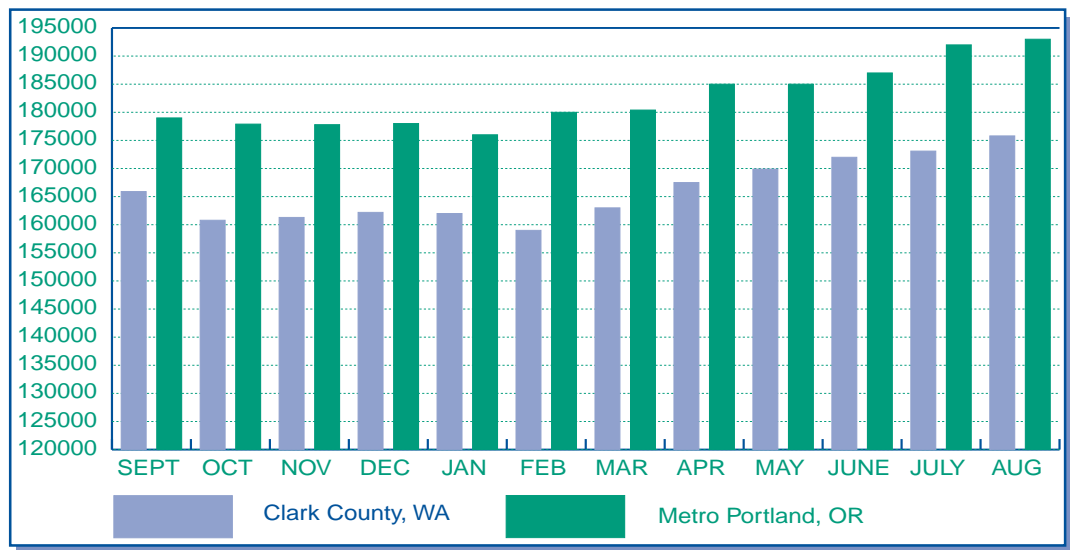
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



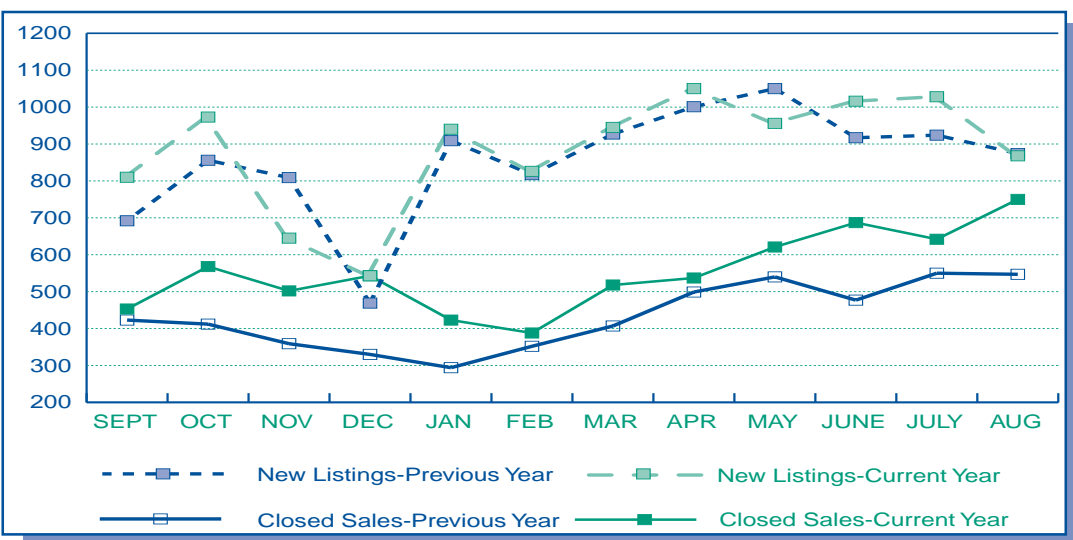
**PORTLAND, OR &
CLARK COUNTY, WA
MEDIAN
SALE PRICE**

This graph shows the median sale 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

August 2003 Reporting Period

Residential Market Highlights

	Clark County Washington	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	August 2003	868	771	750	204,000	175,800	57
	Year to Date	7,737	5,861	4,924	194,200	168,500	69
LAST YEAR	August 2002	874	610	547	187,000	156,000	74
	Year to Date	7,534	4,540	3,985	181,600	157,000	78

August Residential Highlights

The Clark County market's inventory is down to a mere 2.8 months, thanks mostly to the mammoth numbers of pending and closed sales during August 2003. Inventory measures the rate of sales against the number of active residential listings (2,098 in this case). The table to the right shows a history of the area's inventory measure.

The table above shows, among other statistics, the dramatic rise (37.1%) in closed sales from August 2002 to August 2003. A similar increase is displayed for pending sales, which were up by 26.4%. New listings, on the other hand, failed to keep with the trend, and fell by 0.7%.

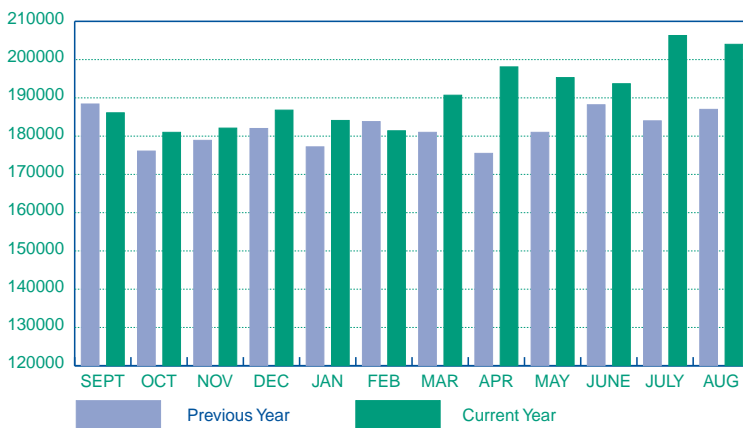
Year-to-Date Trends

Throwing August's activity in with the rest of the year's does show an increase in new listings (2.7%) compared to year-to-date figures from August 2002. Along with it were substantial increases in pending (29.1%) and closed (23.6%) sales (see Year to Date rows of table above).

Available Inventory in Months

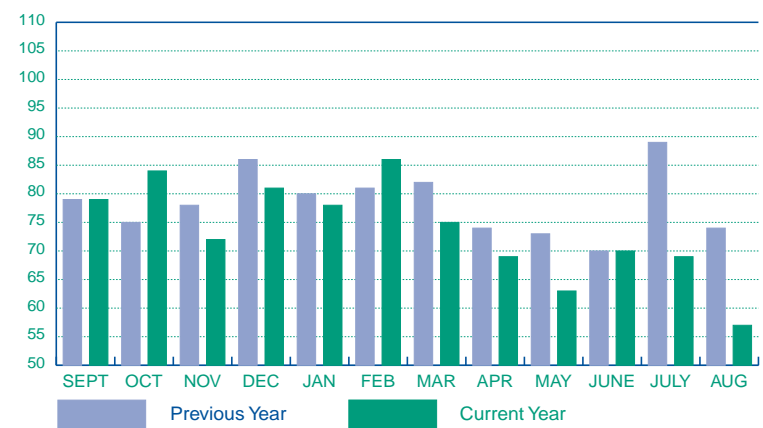
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	6.1
March	6.9	6.7	4.5
April	7.1	5.6	4.4
May	6.4	5.5	3.6
June	6.1	6.2	3.1
July	5.9	5.3	3.3
August	5.7	5.2	2.8
September	6.9	6.0	
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

AVERAGE SALE PRICE - Clark County, WA



This graph represents the average sale 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 page 1).

Market Action

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Clark County, Washington

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2003 v.2002 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2003 v.2002 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11 Downtown Vancouver	89	20	2	27	80.0%	25	158,300	73	240	174	52.6%	133	148,400	139,000	3.8%	1	350,000	1	210,000	7	162,900
12 NW Heights	72	32	7	19	26.7%	17	119,000	51	256	143	7.5%	126	113,100	112,800	-1.4%	3	155,000	5	61,400	23	187,300
13 SW Heights	31	10	4	6	-25.0%	17	214,200	47	109	92	53.3%	83	203,600	159,900	8.1%	0	N/A	0	N/A	3	451,700
14 Lincoln/Hazel Dell	36	14	11	14	0.0%	16	147,300	49	148	124	39.3%	105	154,000	156,900	4.1%	2	218,500	5	57,700	5	202,100
15 E Hazel Dell	72	36	5	37	37.0%	33	150,400	46	280	226	19.6%	191	145,900	144,900	3.7%	3	253,600	5	215,900	5	389,900
20 NE Heights	36	22	6	16	0.0%	22	153,000	51	173	144	23.1%	126	151,900	148,400	-2.6%	0	N/A	2	142,000	3	280,300
21 Orchards	79	42	13	47	34.3%	34	161,500	53	334	256	8.9%	205	156,200	145,500	4.8%	0	N/A	6	217,400	4	253,800
22 Evergreen	141	73	16	82	41.4%	75	163,600	44	679	578	32.6%	508	155,300	145,000	7.9%	2	50,700	67	101,100	18	194,700
23 E Heights	42	19	4	20	53.8%	16	201,500	38	153	127	10.4%	108	201,200	166,800	9.2%	1	250,000	7	114,100	4	174,900
24 Cascade Park	64	30	12	20	66.7%	32	182,900	51	264	198	2.1%	172	208,400	168,300	1.0%	2	470,500	6	363,000	5	214,100
25 Five Corners	38	35	10	39	85.7%	33	160,800	35	318	264	23.9%	234	150,800	150,000	4.4%	1	348,100	4	261,300	0	N/A
26 E Orchards	44	27	10	21	-16.0%	37	230,300	52	267	228	18.8%	194	212,700	198,000	-1.4%	0	N/A	2	119,000	2	246,300
27 Fisher's Landing	66	35	8	38	65.2%	52	208,400	45	393	340	49.8%	301	203,700	187,500	4.7%	0	N/A	2	151,000	1	173,000
31 SE County	42	9	2	10	150.0%	5	216,400	115	82	48	4.3%	36	239,600	232,500	5.9%	0	N/A	38	90,300	0	N/A
32 Camas City	198	65	30	73	49.0%	58	291,100	84	614	459	34.6%	388	272,500	242,000	10.1%	0	N/A	52	108,900	6	164,700
33 Washougal	139	44	16	29	26.1%	29	232,600	70	335	247	83.0%	200	199,600	183,200	3.6%	1	188,000	112	87,400	8	155,200
41 N Hazel Dell	69	30	5	21	-12.5%	32	224,900	49	306	278	50.3%	251	204,800	177,000	12.5%	1	132,800	9	88,800	1	175,000
42 S Salmon Creek	45	22	10	27	50.0%	15	191,700	36	218	191	-7.7%	150	184,200	170,200	10.2%	2	237,000	4	86,200	2	450,000
43 N Felida	84	36	20	29	-25.6%	34	267,800	36	400	330	30.4%	284	227,400	203,600	0.9%	0	N/A	9	93,500	0	N/A
44 N Salmon Creek	77	32	3	36	12.5%	26	194,900	67	271	204	47.8%	152	232,800	206,000	10.4%	1	1,650,000	9	126,600	0	N/A
50 Ridgefield	20	5	3	0	-100.0%	1	445,000	17	46	25	4.2%	20	189,200	146,500	35.2%	0	N/A	5	224,800	0	N/A
51 W of I-5 County	38	6	2	3	0.0%	2	368,500	96	52	33	65.0%	29	280,000	291,000	3.4%	0	N/A	23	245,000	0	N/A
52 NW E of I-5 County	38	11	8	10	25.0%	12	295,700	78	95	67	28.8%	63	270,200	245,000	-2.6%	0	N/A	23	143,100	0	N/A
61 Battleground	113	69	17	57	26.7%	44	191,400	61	654	430	77.0%	330	174,500	159,000	-1.8%	3	208,300	38	84,400	4	218,000
62 Brush Prairie	116	48	27	31	19.2%	34	286,200	67	379	246	30.2%	200	264,300	239,500	5.0%	2	311,400	42	126,000	0	N/A
63 East County	2	1	1	0	N/A	0	N/A	N/A	8	4	-50.0%	4	212,400	245,000	0.0%	0	N/A	4	80,700	0	N/A
64 Central County	13	7	4	2	100.0%	7	279,500	83	38	28	27.3%	27	261,700	240,000	1.8%	0	N/A	5	98,000	0	N/A
65 Mid-Central County	34	10	3	4	-42.9%	2	291,000	141	64	35	-32.7%	26	237,000	230,900	-5.0%	0	N/A	14	125,100	0	N/A
66 Yacolt	24	5	6	4	0.0%	6	180,400	55	60	37	48.0%	31	205,100	207,500	-7.9%	1	34,000	8	143,300	0	N/A
70 La Center	37	24	0	7	75.0%	5	236,700	36	83	57	35.7%	46	198,600	197,500	19.2%	0	N/A	14	66,700	0	N/A
71 N Central	18	7	2	3	200.0%	2	203,500	27	46	36	63.6%	32	218,600	202,800	5.8%	0	N/A	15	94,200	0	N/A
72 NE Corner	16	4	3	7	40.0%	9	162,100	113	60	45	32.4%	41	142,200	128,600	3.2%	0	N/A	12	67,700	0	N/A
80 Woodland City	18	3	3	6	20.0%	5	139,300	66	52	39	25.8%	34	144,100	133,800	15.7%	2	105,000	6	78,800	0	N/A
81 Woodland Area	37	11	4	10	25.0%	1	225,000	104	75	46	15.0%	28	202,600	199,000	-16.4%	0	N/A	12	62,400	0	N/A
82 Cowlitz County	110	24	11	16	128.6%	12	149,200	142	185	82	74.5%	66	154,900	152,500	2.6%	4	335,000	19	67,600	8	238,800

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. The Current Month section compares August 2003 with August 2002. The Year-To-Date section compares year-to-date statistics from August 2003 with year-to-date statistics from August 2002.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/02-8/31/03) with 12 months before (9/1/01-8/31/02).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

August 2003 Reporting Period

Residential Market Highlights

	Lane County Oregon	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	August 2003	587	415	461	176,300	158,000	59
	Year to Date	4,572	3,298	2,955	168,400	147,400	67
LAST YEAR	August 2002	581	472	403	162,000	141,000	68
	Year to Date	4,806	3,168	2,731	158,400	139,000	74

August Residential Highlights

Comparing August 2003 to August 2002, Lane County's market generated 1.0% more new listings (see the table above). At the same time, pending listings dropped well below their total for August 2002—a 12.1% drop, as a matter of fact. Closed listings paid neither of those measures any heed, and rose by 14.4%.

The 1,448 active residential listings at the end of August would last 3.1 months at the rate of sales exhibited in August. The table to the right shows the area's history in the terms of this inventory measure.

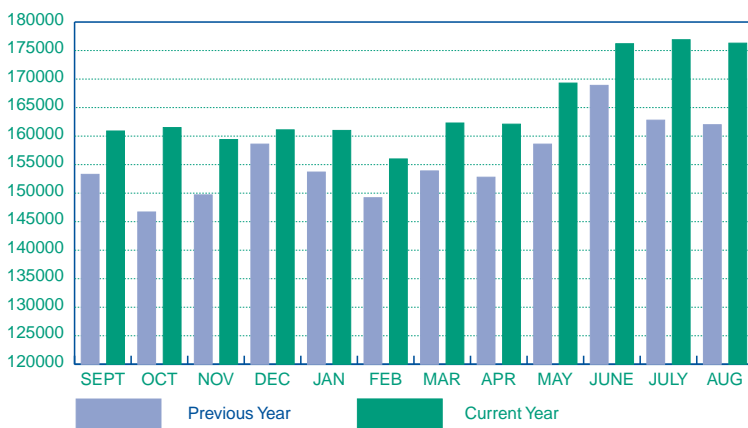
Year-to-Date Trends

New listings show the decline when comparing January-August 2003 to January-August 2002 (see Year to Date rows of the table above). Nonetheless, the 4.9% decline in new listings did not deter the market's 4.1% increase in pending sales, nor its 8.2% increase in closed sales.

Available Inventory in Months

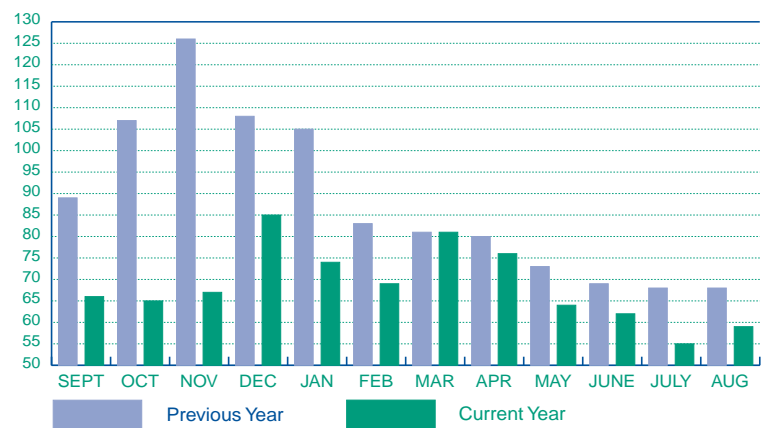
	2002	2003
January	7.5	5.5
February	7.1	5.3
March	5.5	4.0
April	5.9	4.2
May	4.5	3.6
June	4.8	3.6
July	4.7	3.4
August	4.3	3.1
September	4.3	
October	3.9	
November	4.3	
December	4.0	

AVERAGE SALE PRICE - Lane County, OR



This graph represents the average sale 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 page 1).

Market Action

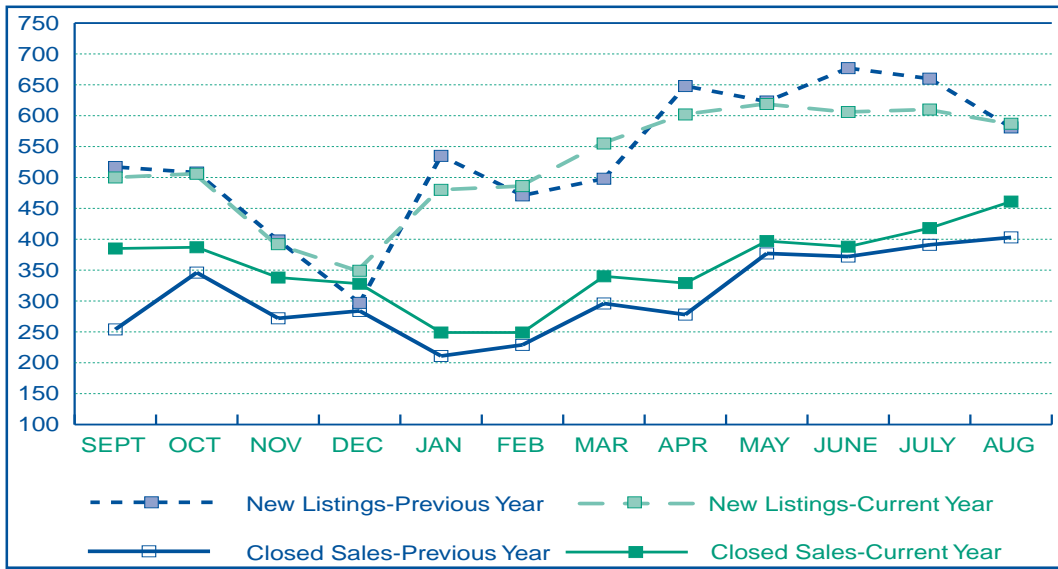
AREA REPORT • 8/2003 • Lane County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
232 Hayden Bridge	28	19	2	23	43.8%	18	162,200	100	130	124	9.7%	112	153,200	145,000	8.0%	1	845,000	17	58,800	5	160,700
233 McKenzie Valley	91	17	6	7	-12.5%	13	213,800	75	153	68	13.3%	62	238,000	222,400	4.5%	0	N/A	8	130,500	0	N/A
234 Pleasant Hill/Oak	123	28	16	19	11.8%	20	145,700	186	218	131	9.2%	116	168,000	140,000	16.6%	0	N/A	16	98,800	0	N/A
235 Cottage Grove/ Creswell/Dorena	195	52	15	45	36.4%	37	151,900	52	446	275	-3.5%	233	150,200	132,100	6.1%	7	329,400	23	115,600	5	184,300
236 Veneta/Elmira	81	27	10	12	-33.3%	13	164,600	53	203	121	17.5%	100	166,100	152,500	2.3%	2	116,000	9	70,700	4	156,900
237 Junction City	94	26	11	15	0.0%	13	153,200	67	218	129	8.4%	112	146,700	131,800	-2.6%	1	110,000	5	97,700	2	200,000
238 Florence	6	1	1	3	N/A	2	80,000	207	13	12	300.0%	11	106,400	102,000	-12.6%	0	N/A	1	77,000	0	N/A
239 Thurston	100	53	11	35	16.7%	39	144,500	72	367	267	23.6%	236	141,500	132,600	6.9%	1	235,000	11	48,300	18	151,900
240 Coburg I-5	26	8	4	11	57.1%	7	207,200	82	68	45	0.0%	37	194,400	167,000	3.9%	1	575,000	7	266,400	1	217,400
241 N Gilham	37	16	5	10	-44.4%	25	243,800	30	124	99	10.0%	98	223,900	202,500	12.8%	0	N/A	21	114,000	1	259,900
242 Ferry Street Bridge	88	49	11	29	-21.6%	37	211,700	53	339	256	-6.6%	232	204,900	171,000	15.1%	1	692,500	1	430,000	3	186,300
243 E Eugene	73	41	9	27	-25.0%	42	227,300	41	325	246	-11.2%	221	213,200	181,000	10.1%	1	330,000	19	99,500	6	270,100
244 SW Eugene	137	65	12	42	2.4%	46	218,600	42	507	372	4.2%	333	217,000	187,000	10.1%	1	137,000	42	85,900	10	207,100
245 W Eugene	29	12	4	6	-71.4%	8	133,000	27	128	113	-6.6%	108	137,700	128,500	4.9%	2	457,400	5	115,600	11	180,700
246 Danebo	133	58	17	44	7.3%	52	134,700	50	431	329	14.2%	298	124,400	128,000	4.8%	0	N/A	6	32,300	10	210,100
247 River Road	31	17	6	13	-55.2%	13	152,000	48	145	116	-11.5%	106	144,300	139,500	7.2%	0	N/A	3	41,000	10	209,400
248 Santa Clara	74	51	10	31	-16.2%	32	192,400	39	333	284	9.7%	265	173,400	165,000	3.8%	0	N/A	2	49,000	7	193,100
249 Springfield	82	43	16	35	0.0%	40	120,900	52	372	276	22.7%	245	115,200	110,500	1.3%	2	1,312,500	5	61,900	29	198,000
250 Mohawk Valley	20	4	4	8	33.3%	4	280,400	108	52	35	40.0%	30	204,000	210,800	-8.9%	0	N/A	6	94,100	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. The Current Month section compares August 2003 with August 2002. The Year-To-Date section compares year-to-date statistics from August 2003 with year-to-date statistics from August 2002.

³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/02-8/31/03) with 12 months before (9/1/01-8/31/02).



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

August 2003 Reporting Period

Residential Market Highlights

		Douglas County Oregon	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	August 2003		190	151	115	149,900	124,500	93
	Year to Date		1,545	940	807	139,200	120,000	102
LAST YEAR	August 2002		147	153	137	120,700	103,000	101
	Year to Date		1,489	886	776	128,900	114,900	111

		Coos County Oregon	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	August 2003		85	94	83	139,800	130,000	146
	Year to Date		815	622	522	121,200	107,300	121
LAST YEAR	August 2002		82	92	74	109,800	91,300	182
	Year to Date		790	506	462	109,700	94,800	157

Douglas County August Residential Highlights

Comparing August 2003 with August 2002 (see table above), Douglas County's rise in new listings measured in at a 29.3% increase. However, pending sales fell by 1.3%, as closed did sales, by 16.1%.

Appreciation

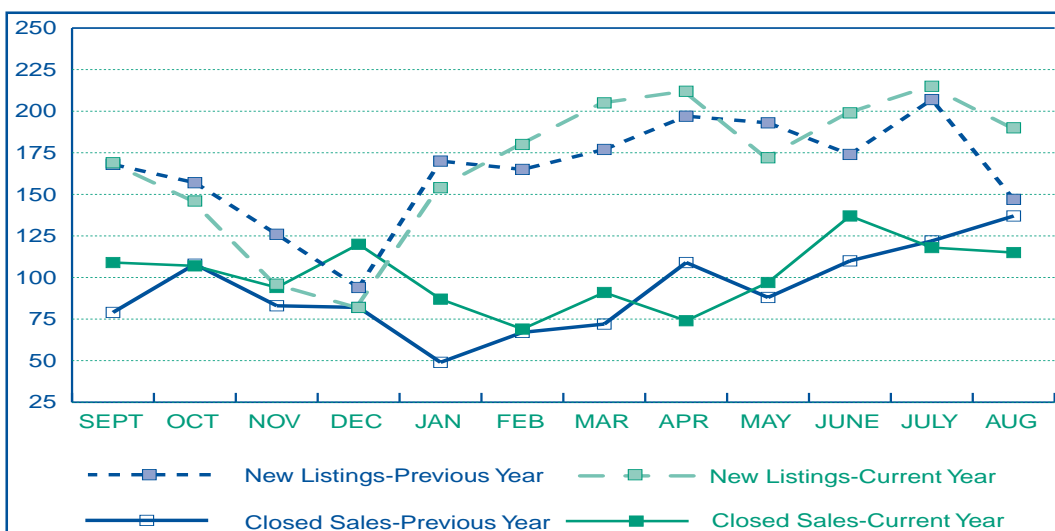
Average sale price appreciated by 5.7%, comparing the 12 months ended in August 2003 to those immediately prior (\$136,800 v. \$129,400). Median sale price appreciated 6.8% (\$119,600 v. \$112,000).

Coos County August Residential Highlights

Coos County's market brought in 85 new listings in August, a 3.7% increase over August 2002 (see table above). Comparing the same periods, pending sales increased by 2.2%, and closed sales by 12.2%.

Appreciation

Comparing the 12 months ended in August 2003 to those ended in August 2002, average sale price appreciated by 11.1% (\$119,00 v. \$107,100). Median sale price appreciated by 11.7% (\$105,00 v. \$94,000).



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

Market Action

AREA REPORT • 8/2003

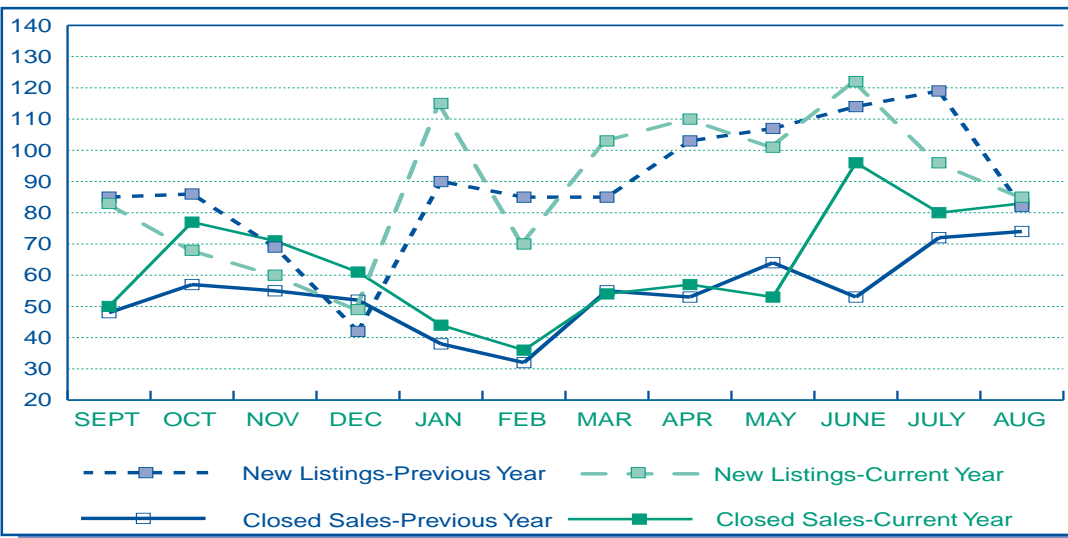
Douglas & Coos Counties, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251 NE Roseburg	63	22	6	11	-50.0%	15	118,300	64	172	112	7.7%	106	130,100	111,500	7.9%	5	347,100	27	72,500	7	139,800
252 NW Roseburg	70	22	4	19	35.7%	16	195,600	84	158	107	-20.1%	94	188,300	181,000	9.0%	0	0	43	75,700	1	126,000
253 SE Roseburg	36	11	6	8	0.0%	8	121,800	162	100	69	11.3%	63	119,400	105,300	9.7%	5	139,600	7	40,600	12	104,500
254 SW Roseburg	53	14	0	8	-52.9%	11	216,400	109	121	90	2.3%	86	171,000	143,800	11.0%	1	1,000,000	19	84,800	3	148,500
255 Glide & E of Roseburg	44	9	3	10	233.3%	2	215,000	36	77	52	73.3%	42	164,000	160,000	7.5%	0	0	14	83,400	2	246,000
256 Sutherlin/ Oakland Area	106	25	14	19	-20.8%	14	174,100	61	206	120	-7.7%	105	130,100	112,000	-2.7%	3	129,000	14	55,000	4	140,800
257 Winston & SW of Roseburg	82	32	5	12	9.1%	15	121,400	94	158	78	2.6%	73	125,500	127,500	3.6%	2	102,500	10	64,800	3	232,700
258 Myrtle Creek & S/SE of Roseburg	133	34	17	37	85.0%	16	98,000	122	284	161	12.6%	114	122,900	101,300	6.3%	7	127,700	22	70,000	2	80,300
259 Green District	55	8	3	12	33.3%	13	122,300	78	135	90	20.0%	77	106,500	104,500	1.5%	0	0	9	49,900	1	177,900
265 North Douglas County	86	13	10	15	36.4%	5	227,500	128	134	61	125.9%	47	142,300	133,500	13.6%	1	115,000	7	131,100	1	154,000
Douglas County Totals	728	190	68	151	-1.3%	115	149,900	93	1545	940	6.1%	807	139,200	120,000	5.7%	24	209,800	172	73,300	36	140,300
260 Coos County	318	85	32	94	2.2%	83	139,800	146	815	622	22.9%	522	121,200	107,300	11.1%	25	205,600	97	55,300	24	185,400

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³ Appreciation percents based on a comparison of average price for the last 12 months (9/1/02-8/31/03) with 12 months before (9/1/01-8/31/02).



COOS COUNTY NEW LISTINGS & CLOSED SALES

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



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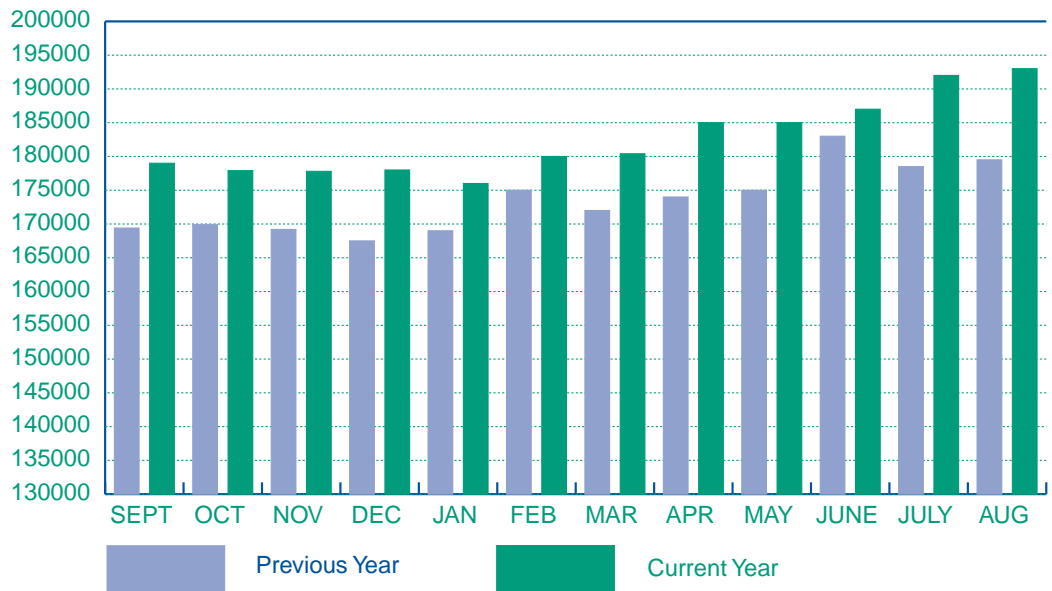
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