

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

February 2003 Reporting Period

February Residential Highlights

If February weren't so short, who knows how far it could have gone? Every indicator of market activity rose when compared to February 2002 (see table below). The number of listings entered didn't stop climbing until it was over 200 more than last February, an increase of 7.8%. Listings taken off the market as pending sales rose by a similar amount, but such an amount made for an 11.3% rise for the category. Listings that were ultimately recorded as closed sales increased by 3.8%.

Closed sales and the 9,729 active residential listings at month's end determine inventory. In the unlikely event that no new listings are added and the rate of sales remains unchanged, the area's listings would last 5.8 months (see table to right).

Year-To-Date Trends

By the end of February in 2002, more than 500 fewer properties had been listed, more than 400 fewer listings had been modified as pending sales, and more than 100 fewer listings were modified to reflect closed sales. Respectively, the percent of increase for each category is 7.3%, 10.4%, and 4.2%. See the Year To Date rows of the table below for reported totals.

Appreciation

Comparing the 12 months that ended with February 2003 to the 12 that ended with February 2002, the area's average sales price rose 5.1% (\$211,800 v. \$201,600). For the same time periods, the area's median sales price rose from \$170,000 to \$177,500, an increase of 4.4%.

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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	
April	5.4	4.7	
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	February 2003	3,688	2,502	1,679	210,100	180,000	77
	Year To Date	7,662	4,757	3,327	211,300	179,000	74
LAST YEAR	February 2002	3,420	2,249	1,617	202,800	175,000	77
	Year To Date	7,139	4,310	3,192	201,500	171,900	76

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Metro Portland, Oregon

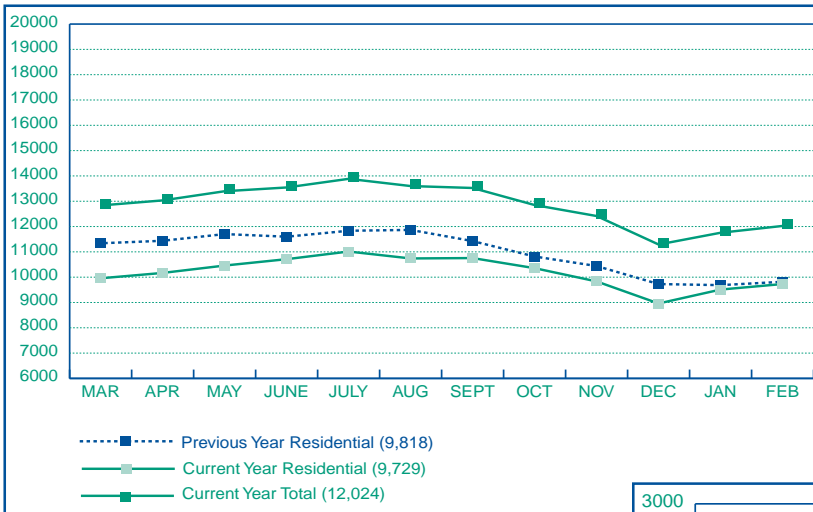
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation ***-see note opposite	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
NORTH PORTLAND	206	121	26	88	-10.2%	62	143,600	58	255	168	-10.6%	123	147,500	142,000	7.4%	2	171,000	8	58,500	11	224,100
NE PORTLAND	595	320	93	252	3.3%	154	194,700	50	680	460	0.0%	348	189,200	167,500	7.0%	5	253,100	6	104,900	16	256,500
SE PORTLAND	931	452	124	316	10.9%	225	180,500	67	950	618	17.3%	474	177,500	161,000	5.6%	8	168,100	25	72,400	31	268,500
GRESHAM/TROUDALE	676	228	75	150	11.9%	117	177,200	77	557	302	16.6%	236	177,300	161,600	0.8%	2	241,000	16	100,200	13	201,200
MILWAUKIE/CLACKAMAS	676	256	89	172	39.8%	110	202,900	58	523	314	21.2%	223	209,500	185,000	6.8%	2	497,500	22	90,100	2	383,000
OREGON CITY/CANBY	538	175	74	109	16.0%	82	205,100	81	368	210	7.7%	153	202,200	185,000	4.1%	1	105,000	17	154,400	2	180,300
LAKE OSWEGO/WEST LINN	729	261	94	150	19.0%	129	297,300	98	503	290	13.3%	208	317,700	244,800	6.1%	0	N/A	2	85,000	1	390,000
WEST PORTLAND	921	336	106	207	8.9%	127	316,500	78	719	423	17.8%	247	323,600	245,000	10.9%	2	261,500	11	165,400	7	358,900
NORTHWEST WA. COUNTY	397	149	33	100	-24.2%	52	256,800	65	304	182	-22.2%	108	274,900	251,200	3.6%	0	N/A	3	151,700	1	236,000
BEAVERTON/ALOHA	734	380	104	294	36.1%	159	193,500	63	748	505	24.7%	316	193,300	175,000	3.2%	2	190,000	6	177,800	7	324,000
TIGARD/WILSONVILLE	795	307	77	203	-1.5%	154	240,900	72	609	404	-1.9%	303	243,400	222,000	6.4%	0	N/A	7	204,100	3	256,000
HILLSBORO/FOREST GROVE	639	235	113	186	20.8%	108	197,600	100	494	360	22.4%	202	198,900	179,500	5.2%	4	210,500	13	151,100	7	210,700
MT. HOOD: GOV CAMP/WEMME	98	24	7	13	-38.1%	12	171,300	120	54	24	-25.0%	24	171,800	152,800	-23.7%	0	N/A	7	58,500	0	N/A
COLUMBIA COUNTY	429	105	25	70	-12.5%	55	156,800	115	208	134	-3.6%	97	163,800	150,000	1.2%	1	344,000	12	61,000	2	277,500
YAMHILL COUNTY	521	146	45	100	19.0%	64	161,600	109	296	190	24.2%	137	168,800	146,500	3.6%	4	149,000	20	95,500	5	207,700
MARION/POLK COUNTIES	375	106	44	50	16.3%	39	170,500	103	206	99	16.5%	75	177,600	142,900	8.0%	2	838,600	5	233,900	0	N/A
N.O. COASTAL COUNTIES	469	87	24	42	121.1%	30	154,000	154	188	74	39.6%	53	154,800	129,900	5.6%	1	570,000	22	104,500	0	N/A

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

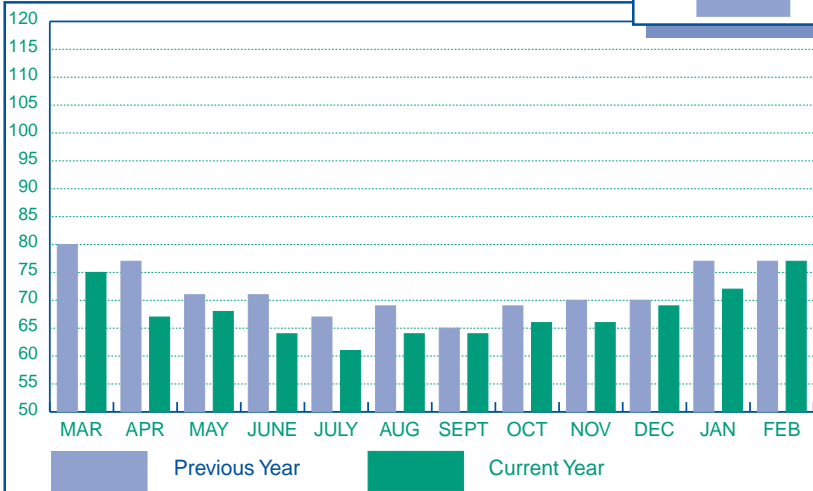
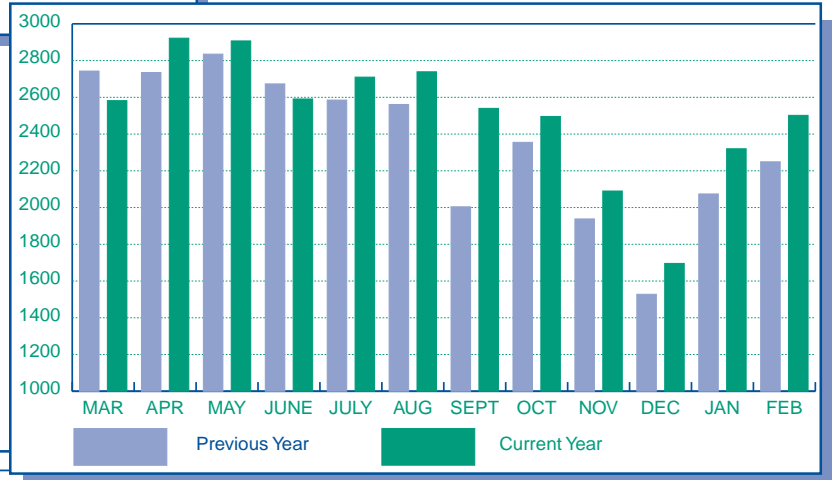
*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (3/1/02 - 2/28/03 with 3/1/01 - 2/28/02).

Market Action



PENDING SALES
Metro Portland, Oregon

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

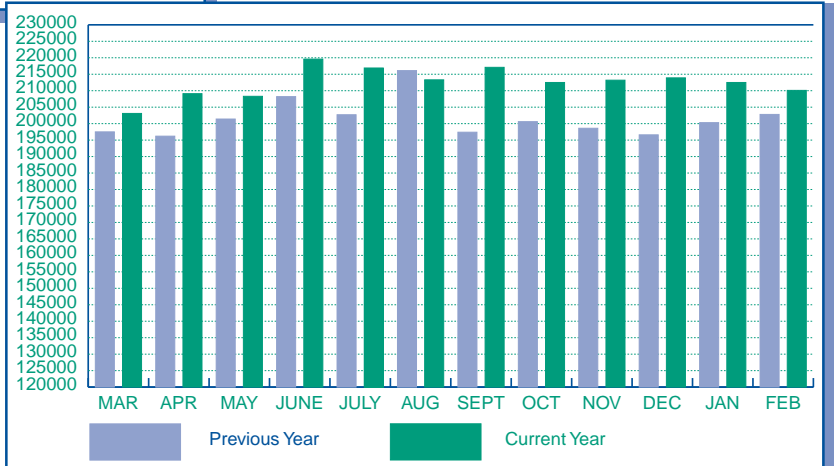


DAYS ON MARKET
Metro Portland, Oregon

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.

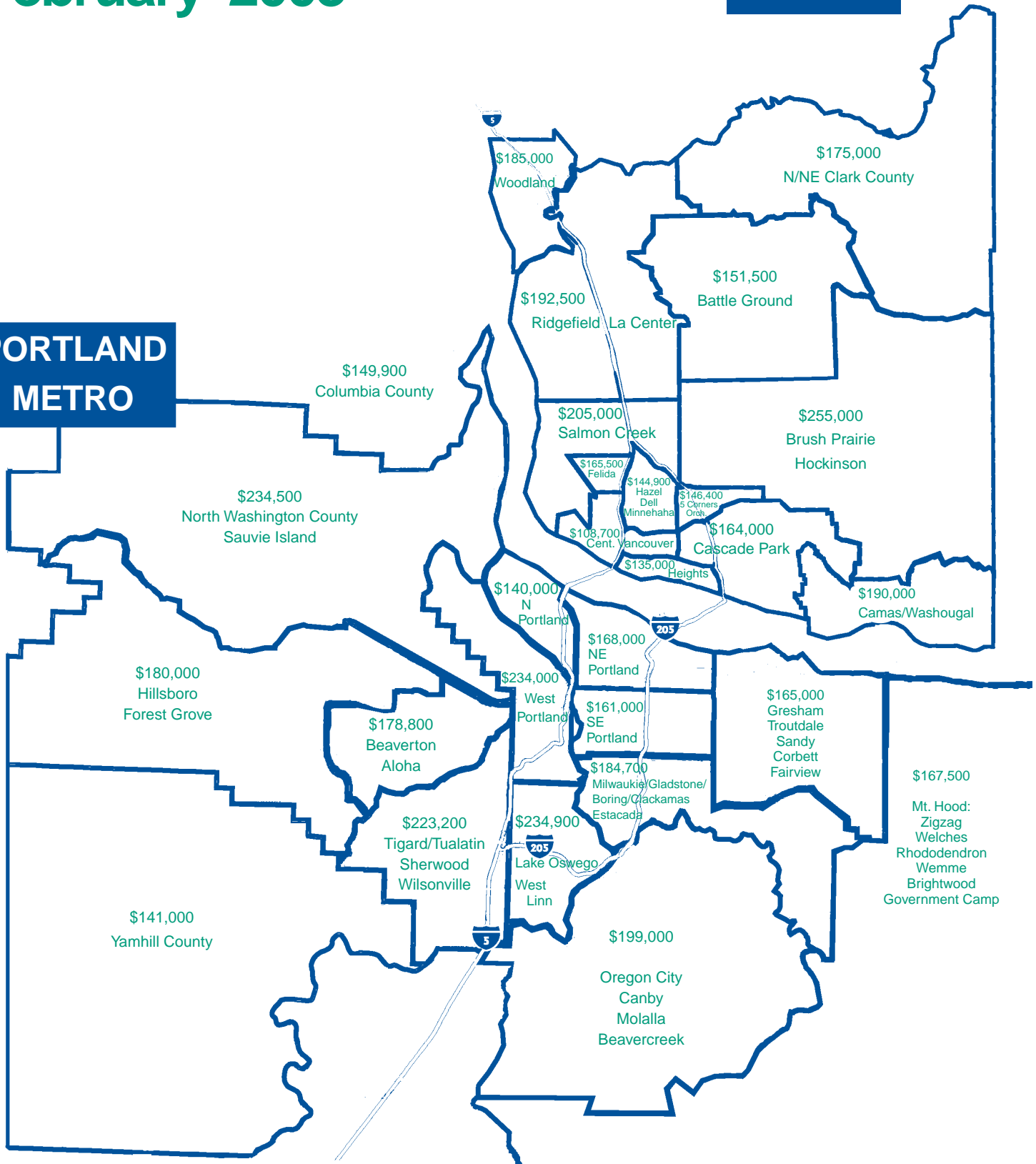


MEDIAN SALES PRICE

February 2003

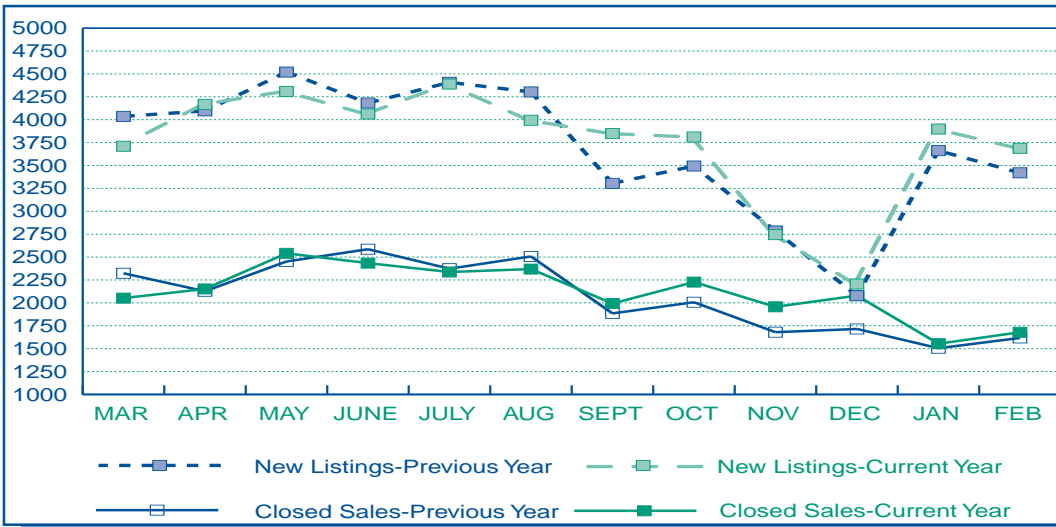
CLARK COUNTY

PORTLAND METRO



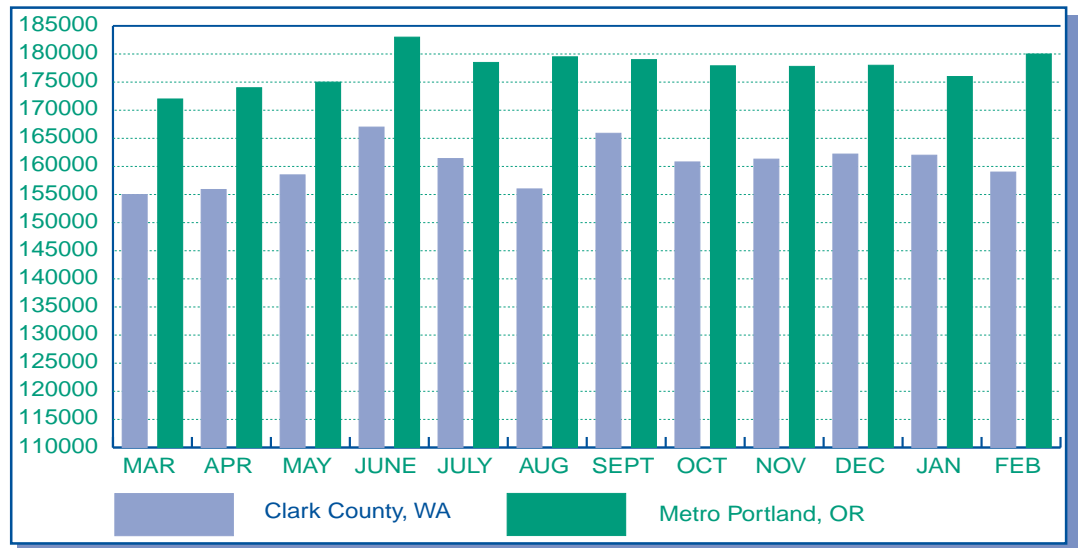
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



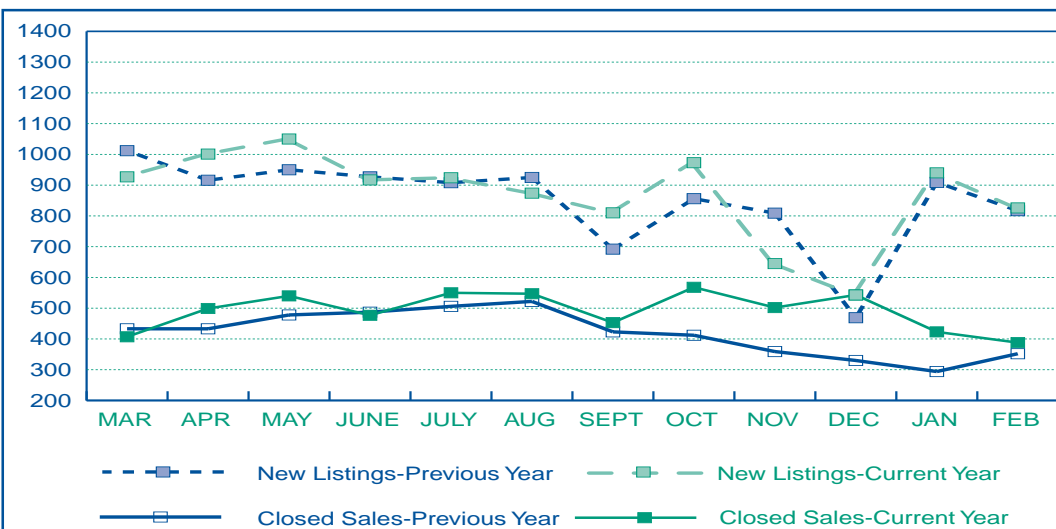
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALES PRICE

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

February 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	February 2003	826	669	388	181,400	159,000	86
	Year To Date	1,777	1,243	833	182,700	160,000	83
LAST YEAR	February 2002	817	491	352	183,800	154,900	81
	Year To Date	1,737	944	669	180,800	154,900	81

February Residential Highlights

Pending sales led the pack in Clark County. Comparing February 2003 to February 2002, the number of listings changed reflects a 36.3% rise in pending sales. This number of listings that reached the pending stage certainly contributed to the rise in the number that reached the closed stage, up a significant 10.2%. New listings hung in there with an increase of 1.1%.

Clark County's inventory (6.1 months), displayed in the table to the right, measures the area's number of closed sales in February against the 2,358 active residential listings at month's end.

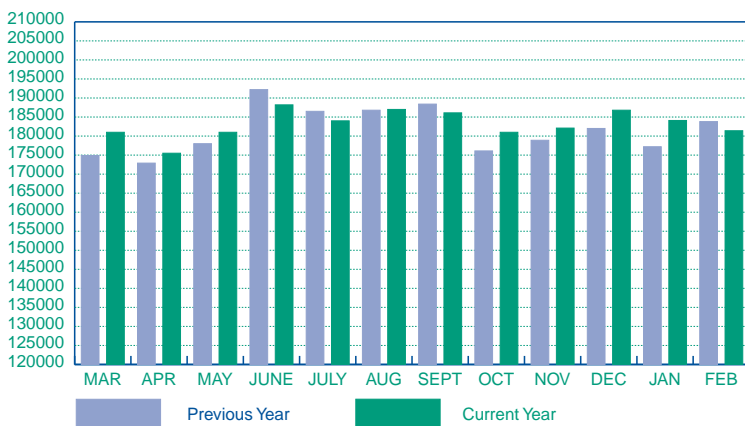
Year-To-Date Trends

Comparing the first two months of 2003 with the first two months of 2002, pending and closed sales statistics show dramatic increases. Pending sales are up 31.7%, and closed sales are up 24.5%. New listings, meanwhile, have increased by only 2.3%.

Available Inventory in Months

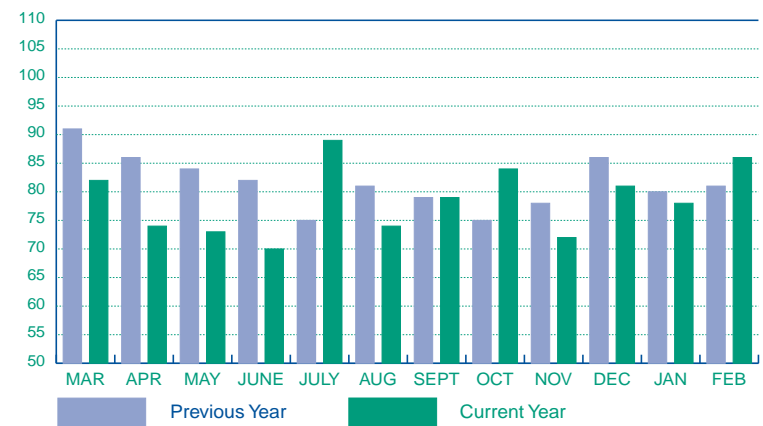
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	6.1
March	6.9	6.7	
April	7.1	5.6	
May	6.4	5.5	
June	6.1	6.2	
July	5.9	5.3	
August	5.7	5.2	
September	6.9	6.0	
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

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

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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 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 ***see note opposite	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
11- Downtown Vanc	49	21	4	15	25.0%	11	122,600	180	37	30	42.9%	20	138,800	128,000	2.2%	0	N/A	0	N/A	1	174,500
12- NW Heights	64	30	6	18	20.0%	12	104,200	32	66	35	29.6%	19	108,700	190,000	7.2%	0	N/A	1	18,000	2	120,000
13- SW Heights	36	7	5	15	87.5%	5	135,100	158	22	23	76.9%	7	145,900	115,000	-19.6%	0	N/A	0	N/A	0	N/A
14- Lincoln/Hazel Dell	43	14	1	15	36.4%	7	132,200	73	32	25	47.1%	15	147,800	157,000	-1.5%	1	117,000	1	65,000	2	120,200
15- E Hazel Dell	79	36	16	29	31.8%	19	130,400	79	74	51	27.5%	35	137,200	139,300	-2.6%	2	87,300	1	875,000	0	N/A
20- NE Heights	43	19	4	12	-25.0%	9	156,000	96	45	33	0.0%	20	148,300	146,500	-7.0%	0	N/A	0	N/A	3	280,300
21- Orchards	68	32	14	39	34.5%	15	165,100	83	81	60	27.7%	32	152,100	144,300	1.6%	0	N/A	1	42,000	2	252,500
22- Evergreen	135	74	19	70	55.6%	43	161,000	67	154	131	42.4%	94	149,900	141,000	1.3%	0	N/A	21	90,400	3	178,300
23- E Heights	56	18	10	15	66.7%	9	164,800	64	41	25	8.7%	23	160,800	139,900	-1.4%	0	N/A	0	N/A	1	207,000
24- Cascade Park	67	26	8	15	-11.8%	10	221,800	173	51	36	9.1%	23	190,700	175,900	-3.6%	0	N/A	1	380,000	1	186,900
25- Five Corners	67	33	8	22	29.4%	20	167,200	54	74	45	15.4%	46	140,200	138,500	-2.9%	0	N/A	1	45,000	0	N/A
26- E Orchards	70	31	6	28	7.7%	18	227,300	52	74	58	11.5%	35	240,700	193,000	3.9%	0	N/A	0	N/A	0	N/A
27- Fishers Landing	81	50	6	28	21.7%	24	181,900	50	88	63	26.0%	51	193,400	179,500	6.3%	0	N/A	0	N/A	0	N/A
31- SE County	36	4	4	6	20.0%	2	234,300	78	9	10	0.0%	5	212,200	243,900	14.4%	0	N/A	4	74,100	0	N/A
32- Camas City	237	55	22	45	12.5%	35	250,400	79	131	101	44.3%	87	243,000	210,000	-2.6%	0	N/A	8	145,400	4	168,500
33- Washougal	142	36	15	26	73.3%	18	181,700	117	77	49	75.0%	38	179,500	165,700	4.5%	0	N/A	19	81,900	5	160,700
41- N Hazel Dell	92	34	7	43	152.9%	19	169,400	72	74	70	75.0%	40	194,500	174,700	13.4%	0	N/A	3	110,000	0	N/A
42- S Salmon Crk.	70	29	8	23	4.5%	16	167,600	137	54	44	-22.8%	21	177,600	159,900	1.7%	0	N/A	1	62,900	0	N/A
43- N Felida	138	69	11	48	182.4%	13	223,500	85	119	76	81.0%	35	219,600	217,000	865.1%	0	N/A	3	101,600	0	N/A
44- N Salmon Crk.	81	28	4	18	38.5%	6	246,200	123	64	28	7.7%	15	207,600	163,000	7.8%	0	N/A	2	327,500	0	N/A
50- Ridgefield	11	7	0	9	800.0%	1	154,900	85	13	10	233.3%	2	152,500	152,500	6.3%	0	N/A	0	N/A	0	N/A
51- W of I-5 County	26	8	3	8	300.0%	4	271,100	109	13	12	100.0%	6	247,400	215,000	-1.6%	0	N/A	3	1,423	0	N/A
52-NW E of I-5 County	47	9	4	12	140.0%	3	245,200	135	21	17	88.9%	12	277,200	247,500	9.9%	0	N/A	4	107,500	0	N/A
61- Battleground	146	62	10	49	157.9%	25	165,600	49	129	89	196.7%	68	168,900	153,400	-5.8%	0	N/A	8	111,900	2	242,500
62- Brush Prairie	136	31	14	19	-20.8%	20	244,200	147	78	39	14.7%	33	224,500	205,000	-2.7%	0	N/A	8	128,600	0	N/A
63- East County	2	0	0	0	-100.0%	1	257,500	81	2	2	100.0%	2	256,300	256,300	-8.5%	0	N/A	0	N/A	0	N/A
64- Central County	16	5	1	2	0.0%	2	248,300	135	7	3	0.0%	4	252,100	256,000	6.5%	0	N/A	0	N/A	0	N/A
65- Mid-Central County	32	8	3	3	-57.1%	4	145,400	49	16	7	-30.0%	8	191,100	181,000	14.8%	0	N/A	2	94,800	0	N/A
66- Yacolt	22	7	1	8	700.0%	2	154,000	87	14	14	180.0%	2	154,000	154,000	4.0%	0	N/A	2	74,900	0	N/A
70- La Center	34	4	3	7	-12.5%	3	148,600	121	16	12	9.1%	5	184,200	180,000	-2.8%	0	N/A	7	75,900	0	N/A
71- N Central	31	7	2	2	-33.3%	3	208,500	71	14	4	-42.9%	5	250,200	226,600	7.8%	0	N/A	2	156,500	0	N/A
72- NE Corner	25	6	3	5	150.0%	4	180,400	84	18	11	37.5%	8	137,900	127,500	5.0%	0	N/A	1	49,900	0	N/A
80- Woodland City	34	10	0	4	0.0%	1	185,000	178	16	6	-25.0%	3	152,500	157,900	10.8%	0	N/A	1	91,000	0	N/A
81- Woodland Area	57	3	3	3	0.0%	2	192,500	43	13	7	16.7%	5	171,100	186,500	-23.5%	0	N/A	6	45,100	0	N/A
82- Cowlitz County	85	13	13	8	300.0%	2	105,400	153	40	17	240.0%	9	153,300	184,800	-3.8%	2	400,000	0	N/A	1	65,000

*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 February 2003 with February 2002. Year-To-Date compares February 2003 with February 2002. ***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (3/1/02 -2/28/03 with 3/1/01 - 2/28/02).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

February 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	February 2003	486	377	249	156,000	137,000	69
	Year To Date	972	691	507	158,300	139,900	73
LAST YEAR	February 2002	471	341	229	149,200	131,000	83
	Year To Date	1,016	646	449	151,600	132,900	87

February Residential Highlights

Market trends in Lane County show nothing but positive movement for February 2003 (see table above). Compared to February 2002, new listings are up by 3.2%. At the same time, the number of listings modified to reflect pending sales jumped by 10.6%, and the number changed for closed sales rose by 8.7%.

Were the rate of closed sales reported in February to remain steady, the 1,317 active residential listings at month's end would last 5.3 months (see table to right).

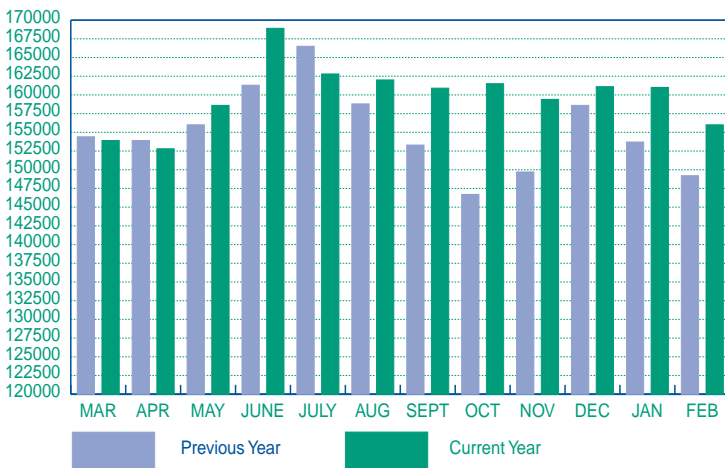
Year-To-Date Trends

With two months of 2003 down, the number of listings being entered is the only market statistic to show a decline. Compared to this time in 2002, the number of new listings has dropped by 4.3%. However, pending sales are up 7.0% and closed sales are up by 12.9%.

Available Inventory in Months

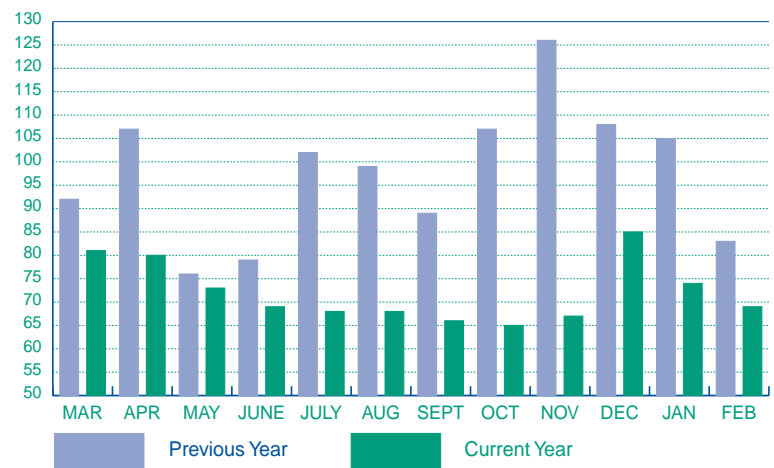
	2002	2003
January	7.5	5.5
February	7.1	5.3
March	5.5	
April	5.9	
May	4.5	
June	4.8	
July	4.7	
August	4.3	
September	4.3	
October	3.9	
November	4.3	
December	4.0	

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.)

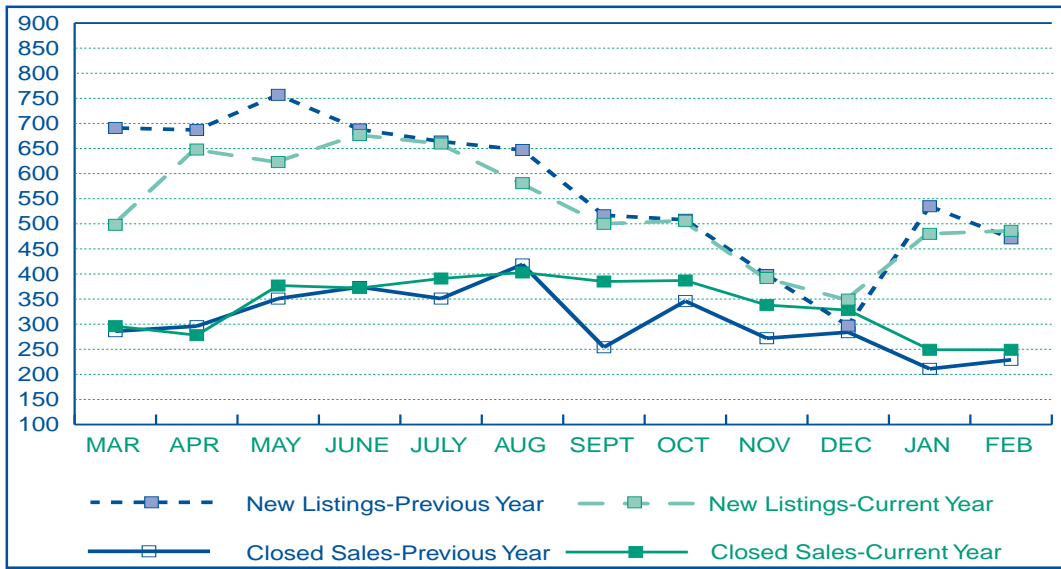
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AREA REPORT • 2/2003

Lane County, Oregon

	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 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	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	16	6	6	-45.5%	6	206,100	193	27	11	-52.2%	201,300	172,000	-0.7%	0	N/A	3	185,300	0	N/A
PLEASNT HLL/OAK	101	19	10	12	-63.6%	4	96,100	97	39	26	-49.0%	167,400	164,900	6.3%	0	N/A	4	195,700	0	N/A
CRESWELL/DORENA/ COTTAGE GROVE	181	43	20	35	20.7%	22	141,000	64	112	57	16.3%	136,800	134,500	-8.2%	1	263,000	5	57,000	1	136,000
VENETA/ELMIRA	76	24	10	12	-67.6%	8	116,000	52	43	27	-66.3%	125,600	119,000	-1.6%	2	116,000	0	N/A	2	168,800
JUNCTION CITY	79	27	12	14	27.3%	10	133,200	72	47	33	43.5%	133,800	119,000	1.0%	0	N/A	0	N/A	0	N/A
FLORENCE	7	5	1	2	-92.6%	1	180,000	50	5	5	-90.9%	117,500	115,000	12.2%	0	N/A	0	N/A	0	N/A
THURSTON	104	39	7	39	333.3%	27	146,500	44	94	65	225.0%	144,500	142,800	5.1%	0	N/A	4	71,000	2	169,900
COBURG I-5	27	8	2	1	-96.2%	2	219,000	211	15	7	-87.7%	159,700	147,900	-8.0%	0	N/A	2	275,000	0	N/A
NORTH GILHAM	41	14	2	11	-77.1%	8	166,500	56	27	22	-73.2%	198,600	164,900	5.9%	0	N/A	9	95,300	0	N/A
FERRY ST. BRG	58	34	6	37	37.0%	15	203,000	65	66	56	16.7%	192,900	160,000	9.1%	0	N/A	0	N/A	1	231,000
EAST EUGENE	66	28	6	21	162.5%	17	178,500	46	58	38	123.5%	201,800	178,800	3.5%	1	330,000	2	176,300	1	335,000
SW EUGENE	117	57	12	38	N/A	25	224,400	50	105	63	1160.0%	233,300	201,000	10.5%	0	N/A	7	82,600	2	211,800
WEST EUGENE	19	14	3	19	216.7%	11	130,300	62	31	31	210.0%	135,000	134,500	2.6%	1	250,000	1	48,000	4	234,900
DANEBO	123	47	15	36	227.3%	27	116,600	86	85	64	178.3%	118,800	121,800	-0.7%	0	N/A	2	25,000	3	690,800
RIVER ROAD	40	20	3	13	-61.8%	8	159,600	80	37	26	-51.9%	151,400	147,300	10.0%	0	N/A	0	N/A	1	159,900
SANTA CLARA	75	43	9	34	385.7%	23	169,400	77	76	66	340.0%	168,400	155,900	4.5%	0	N/A	2	49,000	4	162,800
SPRINGFIELD	116	40	15	42	147.1%	32	122,500	61	93	87	155.9%	119,300	110,900	0.3%	1	575,000	6	51,400	7	145,900
MOHAWK VALLEY	27	8	3	5	N/A	3	197,900	228	12	7	N/A	175,800	143,900	1.5%	0	N/A	1	95,000	0	N/A

* 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 February 2003 with February 2002. Year-To-Date compares February 2003 with February 2002. ***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (3/1/02 - 2/28/03 with 3/1/01 - 2/28/02).



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

February 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	February 2003	180	123	69	135,200	115,500	118
	Year To Date	337	205	156	135,000	121,800	121
LAST YEAR	February 2002	165	89	67	128,000	104,000	116
	Year To Date	341	169	116	129,300	112,300	123

	Coos County Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	February 2003	70	46	36	126,000	119,900	106
	Year To Date	187	99	84	125,300	113,000	124
LAST YEAR	February 2002	85	45	32	98,000	95,000	124
	Year To Date	175	84	71	105,900	100,000	136

Douglas County February Residential Highlights

Douglas County has more of everything, when comparing market activity for February 2003 to that for February 2002. New listings rose by 9.1%. Pending sales rose by 38.2%. Closed sales rose by 3.0%.

Year-To-Date Trends

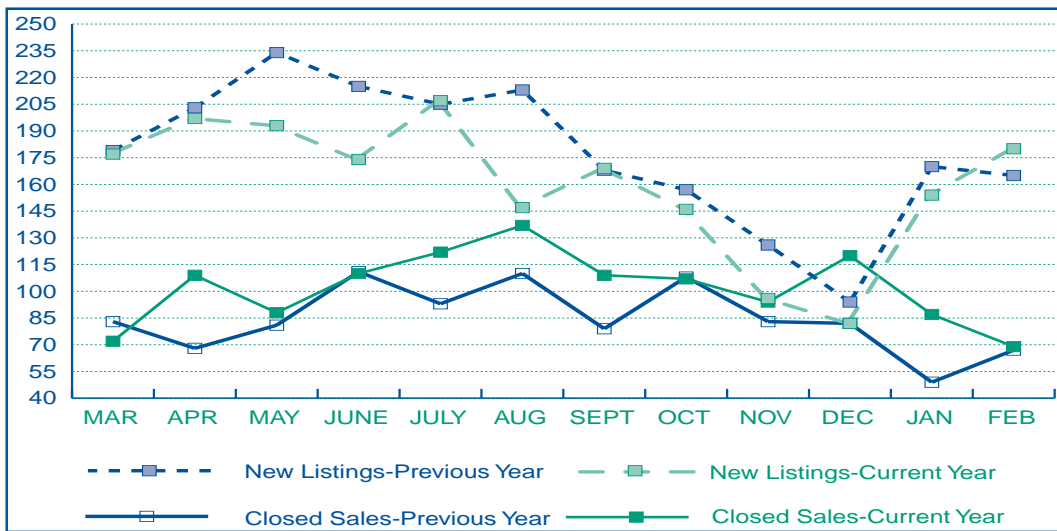
In the first months of 2003, pending sales are up by 21.3% over January-February of 2002. Closed sales are also up, by 34.5%. New listings, though, are slightly lower, by 1.2%.

Coos County February Residential Highlights

The biggest shift in Coos County's market, when comparing February 2003 to February 2002, is the lack of new listings, down by 17.7%. Nevertheless, pending sales rose 2.2% and closed sales rose 12.5%.

Year-To-Date Trends

Considering the year-to-date against the same time in 2002, the trend is towards the positive. New listings are up by 6.9%. Pending sales have increased by 17.9%. Closed sales are up by 18.3%.



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

Market Action

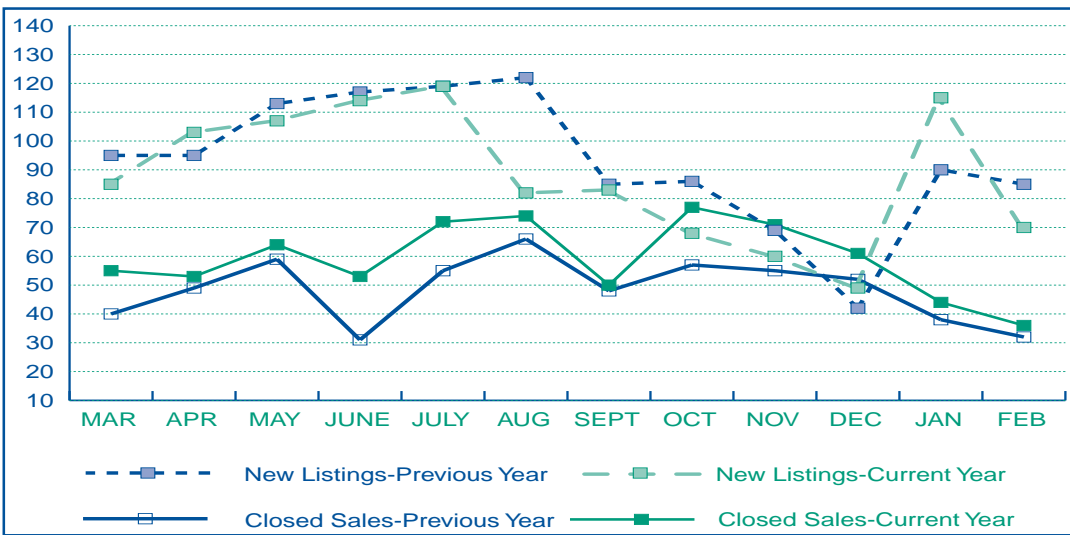
AREA REPORT • 2/2003

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	56	20	6	12	140.0%	12	131,500	103	40	27	58.8%	25	122,000	112,500	-3.5%	2	255,200	4	55,500	2	142,000
ROSEBURG NORTHWEST	55	18	4	16	14.3%	9	148,100	79	30	25	0.0%	22	158,800	155,500	11.5%	0	N/A	10	90,800	1	126,000
ROSEBURG SOUTHEAST	44	15	4	11	22.2%	4	108,300	82	24	17	13.3%	10	106,600	99,500	-6.4%	2	69,000	1	20,500	5	76,100
ROSEBURG SOUTHWEST	39	18	1	14	180.0%	6	151,700	20	30	21	50.0%	15	158,300	145,500	-4.7%	0	N/A	5	46,000	0	N/A
GLIDE & EAST of ROSEBURG	43	6	2	4	0.0%	3	115,700	200	17	8	0.0%	10	133,400	132,600	-4.1%	0	N/A	2	60,000	0	N/A
SUTHERLIN & N of ROSEBURG	132	40	12	23	76.9%	13	152,800	170	66	40	90.5%	25	140,100	142,000	-4.6%	0	N/A	5	34,400	2	157,500
WINSTON & SW of ROSEBURG	55	9	5	12	71.4%	7	93,000	121	27	18	-5.3%	16	115,700	133,000	16.9%	0	N/A	0	N/A	1	155,000
MYRTLE CRK & S/SE of ROSEBURG	121	35	5	21	-16.0%	9	168,700	183	60	34	0.0%	19	156,600	115,000	-2.5%	1	225,000	4	33,800	0	N/A
GREEN DISTRICT	70	19	2	10	42.9%	6	95,500	78	43	15	-6.3%	14	101,000	100,000	-3.4%	0	N/A	2	27,500	0	N/A
DOUGLAS CO. TOTALS	615	180	41	123	38.2%	69	135,200	118	337	205	21.3%	156	135,000	121,800	-0.6%	5	174,700	33	56,400	11	114,600
COOS COUNTY	372	70	34	46	2.2%	36	126,000	106	187	99	17.9%	84	125,300	113,000	7.3%	4	61,800	13	60,600	3	211,000

*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 February 2003 with February 2002. Year-To-Date compares February 2003 with February 2002. ***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (3/1/02 - 2/28/03 with 3/1/01 - 2/28/02).



COOS COUNTY NEW LISTINGS & CLOSED SALES

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



MULTIPLE LISTING SERVICE

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

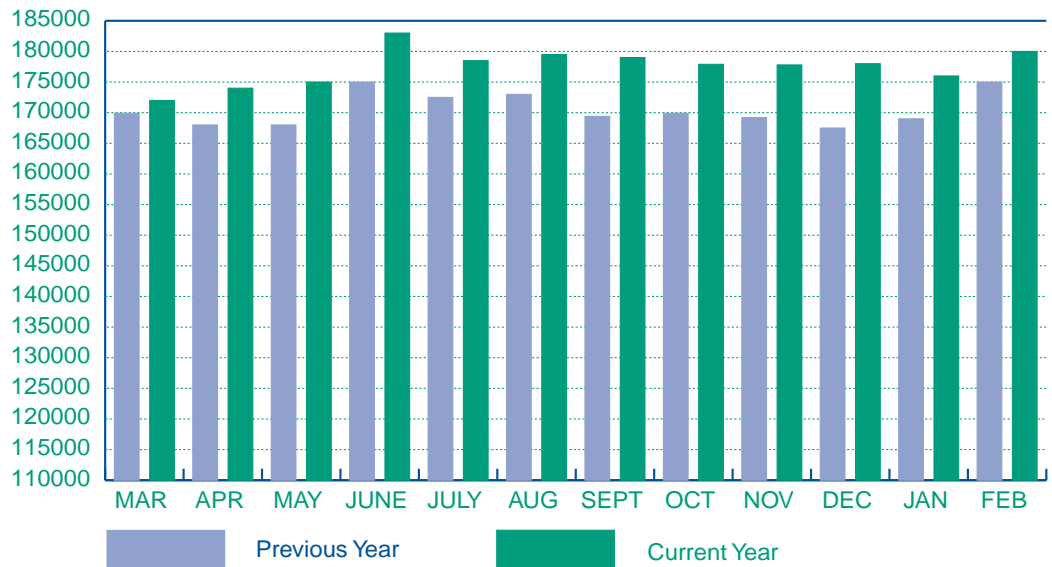
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

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MEDIAN SALES PRICE - Metro Portland, Oregon



This graph shows the median price for closed sales over the past 24 months in the greater Portland, OR metro area.

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Beth Murphy, President
Kurt von Wasmuth, Communications Manager
Robert Dell, Editor