

# MARKET ACTION

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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

January 2003 Reporting Period

### January Residential Highlights

The new year brought new listings. As a matter of fact, it brought 6.4% more new listings than January 2002 (see table below). For that matter, it also brought pending sales—up by 11.9%. Closed sales tagged along too, rising 3.3% from the total reported for January 2002.

The inventory of active residential listings at the end of January (9,510) would last 6.1 months at January's rate of sales (see table to right).

### 2002 New Construction

Listings sold as new construction, proposed, or under construction totaled 4,042—down 4.9% from 2001 (with 4,251). However, average sales price for those homes rose by 5.0% (\$236,500 vs. \$225,300) and median sales price rose by 2.7% (\$188,900 vs. \$183,900).

### 2002 Average Price by County

	Average Sales Price	Change 2002-03
Clackamas	\$244,000	5.0%
Columbia	\$153,000	0.5%
Multnomah	\$201,900	5.8%
Washington	\$214,900	5.1%
Yamhill	\$173,200	3.0%

### Affordability

Per an NAR formula, the area's affordability index reached 139 in December 2002 (see graph, page 12). The result takes account of median household income (\$57,200, per HUD), and the interest for a 30-year fixed mortgage, (6.05%, per Freddie Mac). With 20% down, the income provides 39% more than minimally necessary to afford a median-priced home (\$178,000 in December).

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### Available Inventory in Months

	2001	2002	2003
January	8.5	6.4	6.1
February	8.1	6.1	
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	January 2003	3,898	2,320	1,554	212,500	176,000	72
	Year To Date	3,898	2,320	1,554	212,500	176,000	72
LAST YEAR	January 2002	3,662	2,074	1,505	200,300	169,000	77
	Year To Date	3,662	2,074	1,505	200,300	169,000	77

# AREA REPORT • 1/2003

## Metro Portland, Oregon

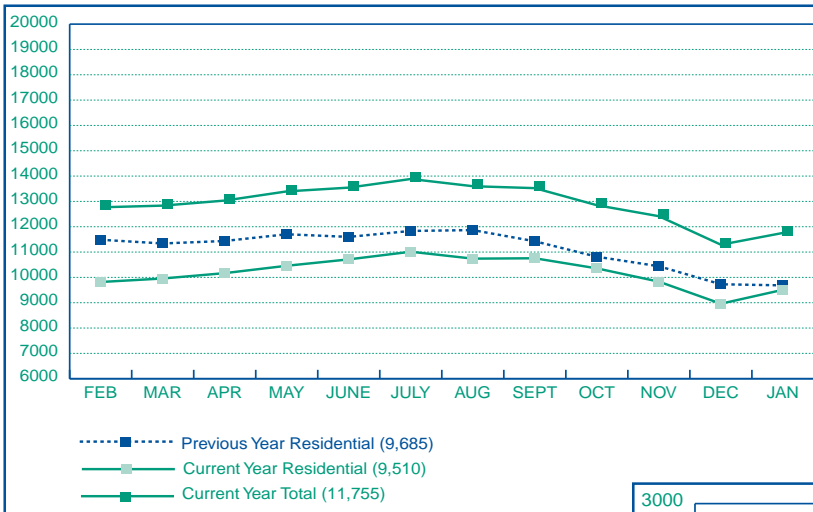
	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending 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	203	133	44	85	-5.6%	59	151,400	38	133	85	-5.6%	59	151,400	145,000	7.6%	1	45,000	2	45,500	5	217,800	
NE PORTLAND	592	353	109	213	-0.5%	185	185,200	49	353	213	-0.5%	185	185,200	164,000	6.8%	2	95,300	2	103,800	7	287,900	
SE PORTLAND	876	484	168	318	32.0%	240	174,300	56	484	318	32.0%	240	174,300	160,500	5.4%	4	66,000	14	78,700	17	284,900	
GRESHAM/TROUTDALE	664	323	94	157	27.6%	106	178,800	72	323	157	27.6%	106	178,800	159,900	1.9%	2	241,000	5	95,200	7	199,300	
MILWAUKIE/CLACKAMAS	679	266	97	148	5.7%	106	217,600	83	266	148	5.7%	106	217,600	197,500	7.4%	2	497,500	6	92,300	1	455,000	
OREGON CITY/CANBY	519	185	72	105	4.0%	68	200,000	63	185	105	4.0%	68	200,000	177,000	4.1%	1	105,000	4	257,400	1	133,000	
LAKE OSWEGO/WEST LINN	719	238	97	141	3.7%	74	356,300	109	238	141	3.7%	74	356,300	280,000	6.5%	0	N/A	1	40,000	1	390,000	
WEST PORTLAND	874	380	128	223	28.9%	115	327,400	71	380	223	28.9%	115	327,400	257,500	11.0%	1	223,000	5	230,000	3	375,000	
NORTHWEST WA. COUNTY	392	153	65	87	-10.3%	50	290,400	67	153	87	-10.3%	50	290,400	254,500	3.7%	0	N/A	1	60,000	0	N/A	
BEAVERTON/ALOHA	728	358	107	207	4.0%	145	188,700	54	358	207	4.0%	145	188,700	168,000	4.1%	2	190,000	3	214,000	3	390,600	
TIGARD/WILSONVILLE	763	299	98	202	-2.4%	145	245,900	77	299	202	-2.4%	145	245,900	220,000	6.3%	0	N/A	5	211,000	2	261,500	
HILLSBORO/FOREST GROVE	663	258	79	182	27.3%	90	200,100	67	258	182	27.3%	90	200,100	173,100	5.0%	3	243,300	4	219,200	2	248,000	
MT. HOOD: GOV CAMP/WEMME	97	30	6	12	9.1%	12	172,300	80	30	12	9.1%	12	172,300	133,000	-12.0%	0	N/A	3	28,800	0	N/A	
COLUMBIA COUNTY	415	101	41	65	12.1%	40	176,000	138	101	65	12.1%	40	176,000	154,500	0.3%	0	N/A	4	45,600	1	425,000	
YAMHILL COUNTY	514	148	61	98	34.2%	69	172,500	115	148	98	34.2%	69	172,500	143,500	3.0%	1	33,500	12	86,200	3	260,800	
MARION/POLK COUNTIES	368	91	35	45	32.4%	27	203,200	75	91	45	32.4%	27	203,200	152,400	7.1%	2	838,600	3	369,900	0	N/A	
N.O. COASTAL COUNTIES	441	98	36	32	-5.9%	23	155,800	224	98	32	-5.9%	23	155,800	125,000	6.1%	0	N/A	11	75,600	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 January 2003 with January 2002. Year-To-Date also compares January 2003 with January 2002.

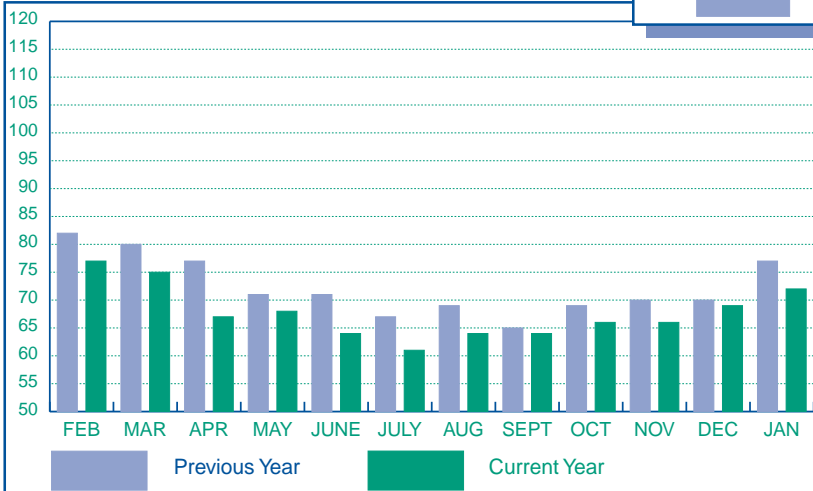
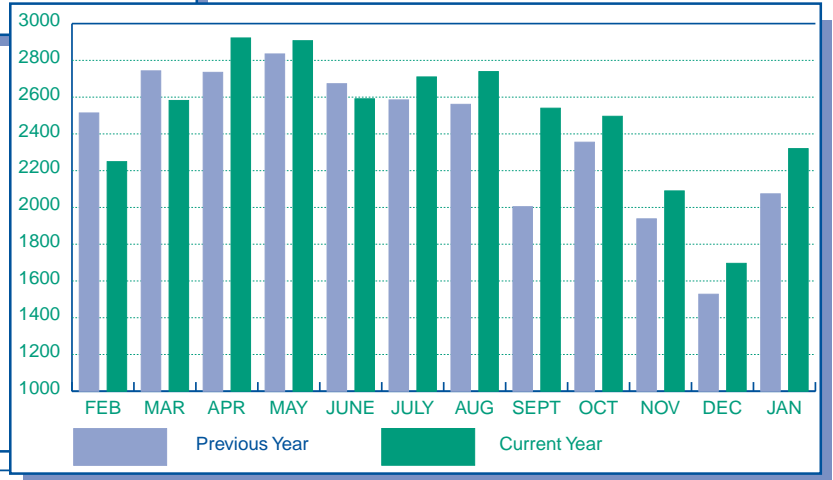
\*\*\* Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (2/1/02 - 1/31/03 with 2/1/01 - 1/31/02).

# Market Action



### PENDING SALES Metro Portland, Oregon

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

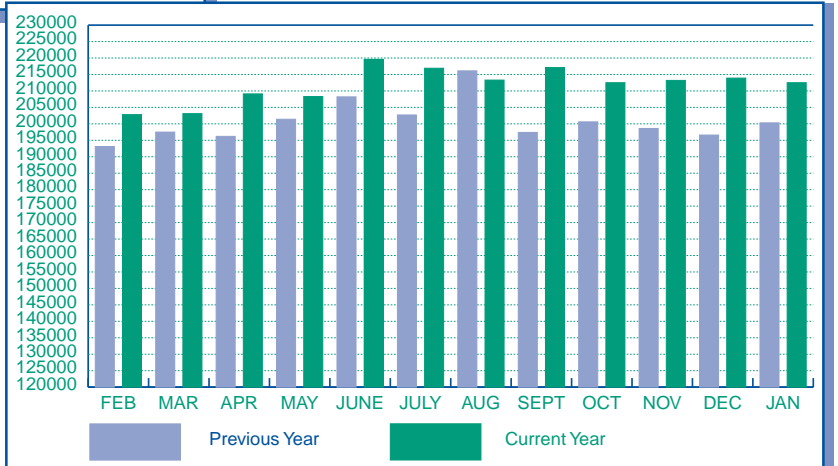


### DAYS ON MARKET Metro Portland, Oregon

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

### AVERAGE SALES PRICE Metro Portland, Oregon

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

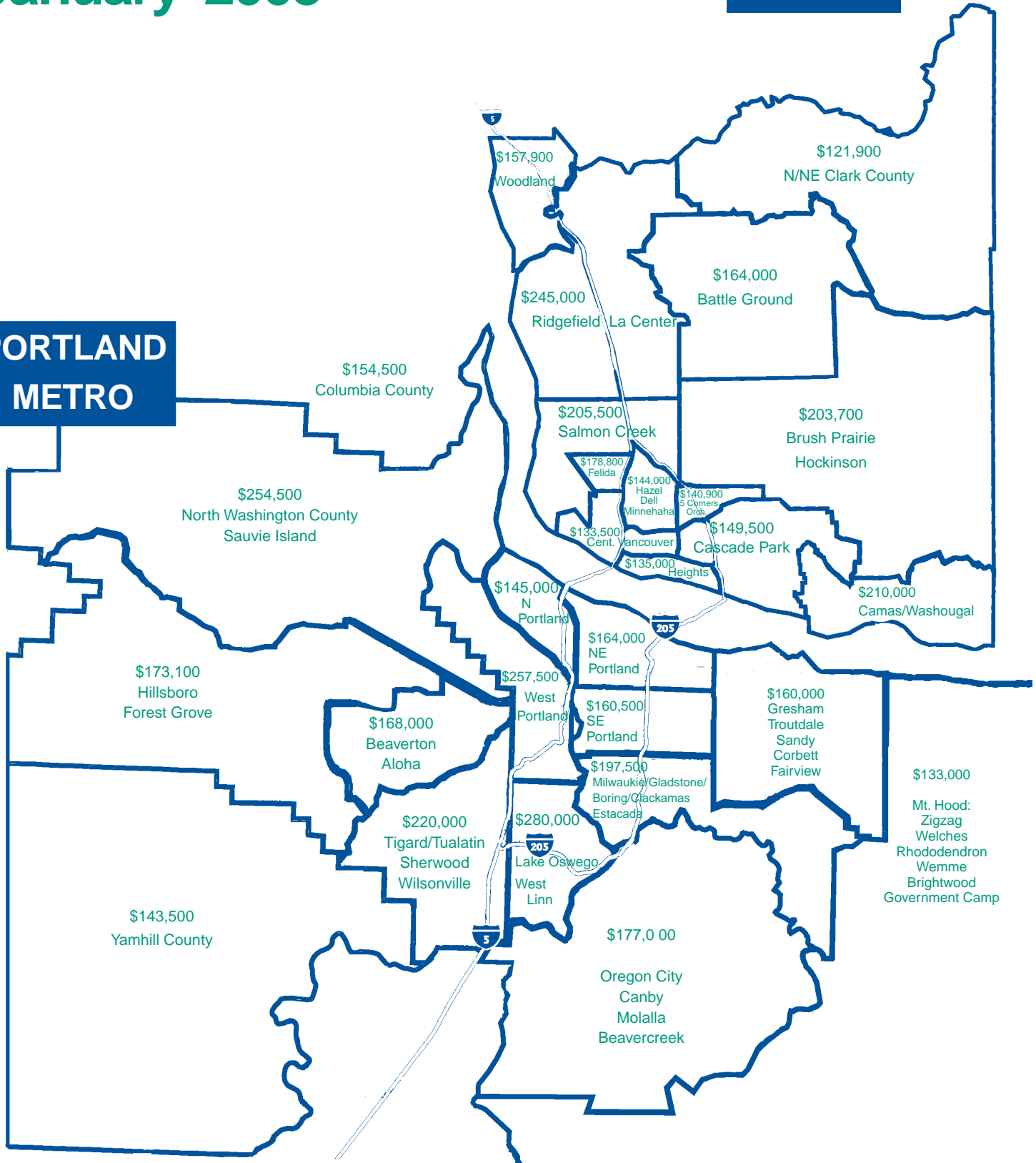


# MEDIAN SALES PRICE

## January 2003

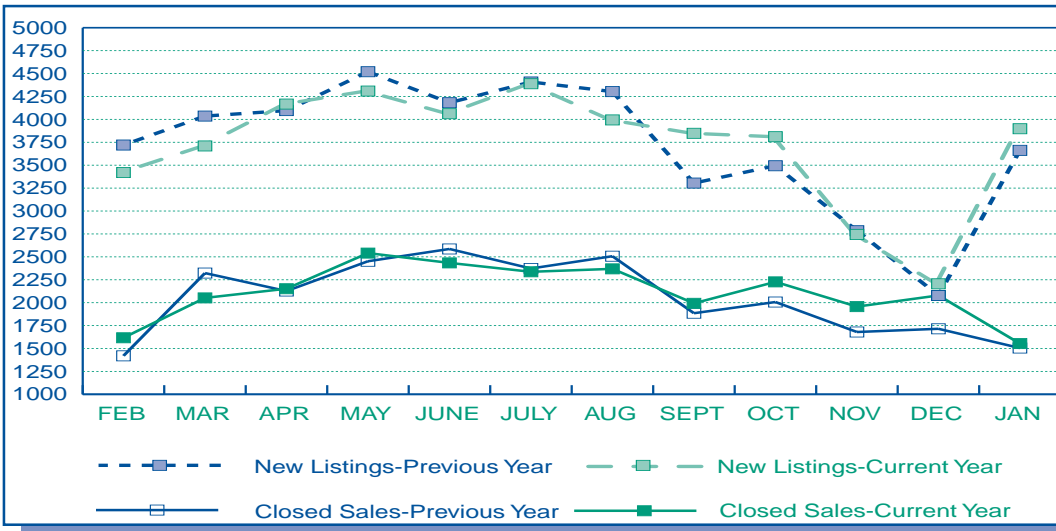
**CLARK COUNTY**

**PORTLAND METRO**



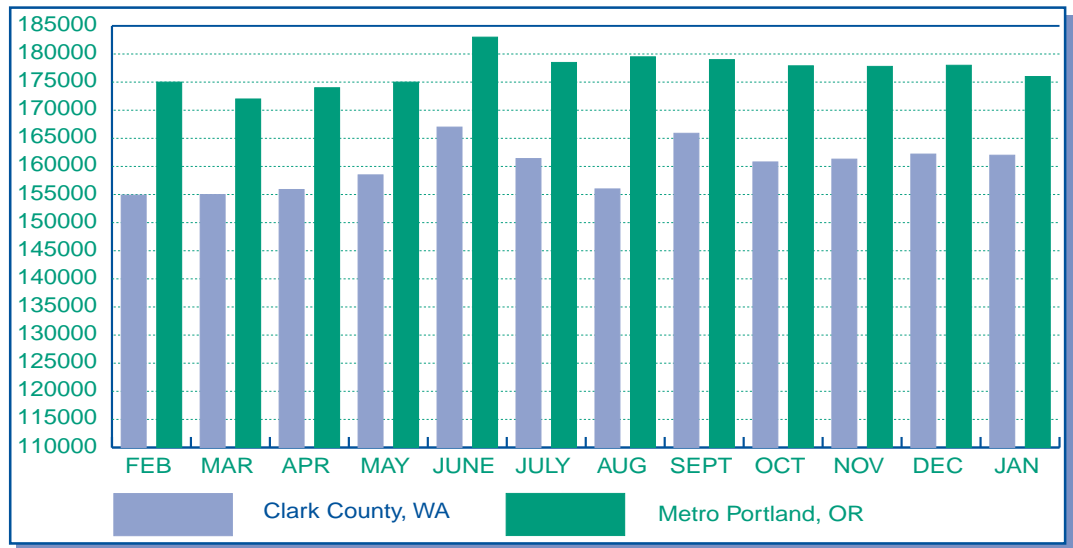
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**

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



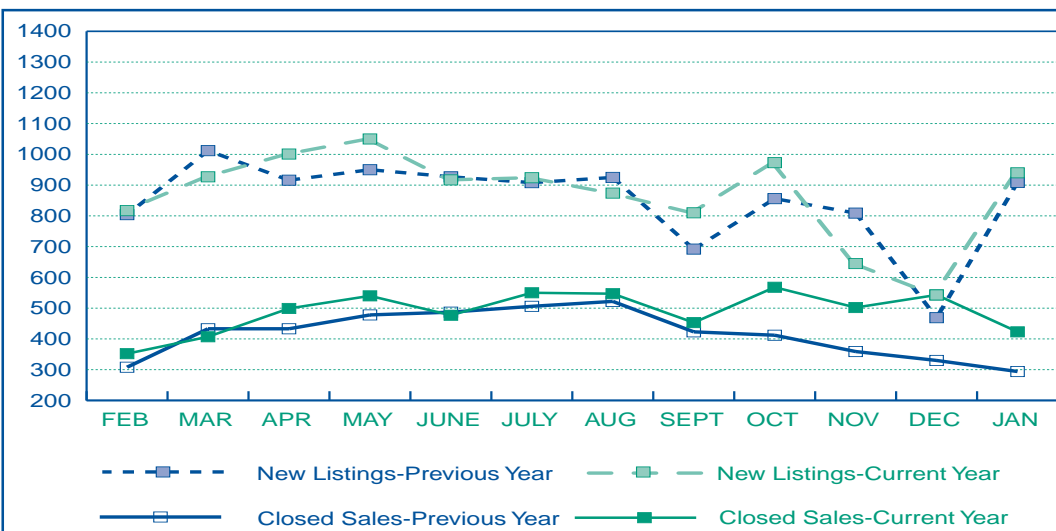
**PORTLAND, OR &  
CLARK CO., WA  
MEDIAN  
SALES PRICE**

*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

January 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	January 2003	940	597	423	184,100	162,000	78
	Year To Date	940	597	423	184,100	162,000	78
LAST YEAR	January 2002	909	469	294	177,200	154,900	80
	Year To Date	909	469	294	177,200	154,900	80

### January Residential Highlights

Clark County kept up a blistering pace for closed sales in January 2003, rising 43.9% higher than January 2002 (see table above). Pending sales tried to keep up, topping January 2002 by 27.3%. New listings, meanwhile, trailed behind with a rise of 3.4%.

The area's inventory clearly illustrates the gap between the number of listings entering the market and the number leaving (see table to right). The month ended with 2,473 active residential listings that would last 5.8 months at January's rate of sales.

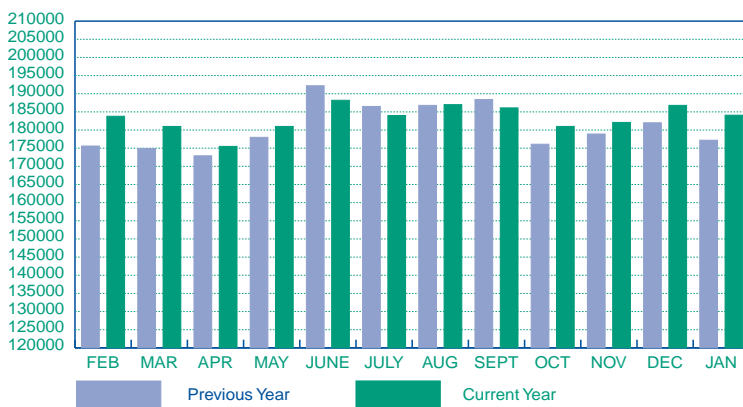
### 2002 New Construction

Property labeled new construction, proposed, or under construction accounted for 1,153 sales in 2002—up 24.6% from the 925 reported in 2001. The average sales price for new construction rose as well, up 1.5% (\$214,100 vs. \$211,000). Median sales price climbed from \$188,000 to \$191,000, a rise of 1.6%.

### Available Inventory in Months

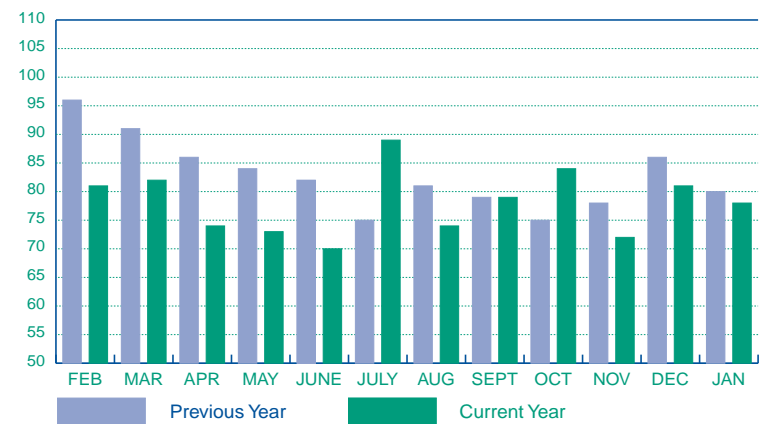
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	
March	6.9	6.7	
April	7.1	5.6	
May	6.4	5.5	
June	6.1	6.2	
July	5.9	5.3	
August	5.7	5.2	
September	6.9	6.0	
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

### 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 • 1/2003

## 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 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	87	16	2	16	77.8%	9	158,500	59	16	16	77.8%	9	158,500	150,000	3.0%	0	N/A	0	N/A	0	N/A	
12- NW Heights	52	36	7	20	66.7%	7	116,200	77	36	20	66.7%	7	116,200	117,500	7.9%	0	N/A	0	N/A	2	120,000	
13- SW Heights	46	15	2	9	80.0%	2	172,800	25	15	9	80.0%	2	172,800	172,800	-16.7%	0	N/A	0	N/A	0	N/A	
14- Lincoln/Hazel Dell	44	18	3	11	83.3%	8	161,500	30	18	11	83.3%	8	161,500	158,500	0.1%	1	117000	1	65,000	0	N/A	
15- E Hazel Dell	85	38	5	22	22.2%	16	145,300	87	38	22	22.2%	16	145,300	141,700	-2.8%	0	N/A	0	N/A	0	N/A	
20- NE Heights	45	26	6	21	23.5%	11	142,000	52	26	21	23.5%	11	142,000	134,500	-9.1%	0	N/A	0	N/A	0	N/A	
21- Orchards	82	49	12	20	11.1%	17	140,700	30	49	20	11.1%	17	140,700	140,000	0.9%	0	N/A	0	N/A	0	N/A	
22- Evergreen	151	80	12	66	40.4%	46	136,500	73	80	66	40.4%	46	136,500	136,000	0.6%	1	150000	4	93,700	2	161,500	
23- E Heights	62	23	4	10	-28.6%	14	158,200	108	23	10	-28.6%	14	158,200	135,000	-3.6%	0	N/A	0	N/A	0	N/A	
24- Cascade Park	65	25	15	21	31.3%	13	166,700	105	25	21	31.3%	13	166,700	155,000	-3.4%	0	N/A	1	380,000	1	186,900	
25- Five Corners	63	40	12	27	22.7%	24	143,200	61	40	27	22.7%	24	143,200	143,800	-3.2%	0	N/A	0	N/A	0	N/A	
26- E Orchards	73	45	8	30	15.4%	17	254,900	95	45	30	15.4%	17	254,800	218,100	4.8%	0	N/A	0	N/A	0	N/A	
27- Fishers Landing	78	36	17	36	33.3%	24	202,000	70	36	36	33.3%	24	201,900	192,600	3.5%	0	N/A	0	N/A	0	N/A	
31- SE County	38	5	1	4	-20.0%	2	261,500	128	5	4	-20.0%	2	261,500	261,500	15.3%	0	N/A	3	75,500	0	N/A	
32- Camas City	237	75	20	58	93.3%	49	242,100	94	75	58	93.3%	49	242,100	215,000	-0.4%	0	N/A	3	266,000	4	168,500	
33- Washougal	155	39	23	23	76.9%	16	189,000	99	39	23	76.9%	16	189,000	179,100	5.7%	0	N/A	13	93,000	4	162,400	
41- N Hazel Dell	109	39	12	26	13.0%	21	217,200	120	39	26	13.0%	21	217,200	178,800	13.2%	0	N/A	0	N/A	0	N/A	
42- S Salmon Crk.	71	24	4	21	-40.0%	3	178,300	50	24	21	-40.0%	3	178,300	196,000	1.1%	0	N/A	1	62,900	0	N/A	
43- N Felida	144	49	10	27	8.0%	21	212,900	56	49	27	8.0%	21	212,900	216,500	-1.9%	0	N/A	3	101,600	0	N/A	
44- N Salmon Crk.	77	38	1	10	-23.1%	9	181,900	142	38	10	-23.1%	9	181,900	171,000	8.3%	0	N/A	2	327,500	0	N/A	
50- Ridgefield	12	6	3	2	0.0%	1	150,000	8	6	2	0.0%	1	150,000	150,000	2.1%	0	N/A	0	N/A	0	N/A	
51- W of I-5 County	29	5	5	3	-25.0%	1	200,000	2	5	3	-25.0%	1	200,000	200,000	2.1%	0	N/A	1	167,000	0	N/A	
52-NW E of I-5 County	55	13	8	5	25.0%	9	287,900	125	13	5	25.0%	9	287,900	250,000	10.2%	0	N/A	3	120,000	0	N/A	
61- Battleground	152	66	10	43	290.9%	43	170,800	38	66	43	290.9%	43	170,800	158,000	-5.3%	0	N/A	4	102,600	2	242,500	
62- Brush Prairie	128	46	13	20	100.0%	13	194,200	72	46	20	100.0%	13	194,200	159,900	-4.0%	0	N/A	3	166,600	0	N/A	
63- East County	3	2	0	3	0.0%	1	255,000	496	2	3	N/A	1	255,000	255,000	-9.5%	0	N/A	0	N/A	0	N/A	
64- Central County	15	2	3	1	0.0%	2	256,000	84	2	1	0.0%	2	256,000	256,000	4.9%	0	N/A	0	N/A	0	N/A	
65- Mid-Central County	29	8	2	4	33.3%	4	216,900	87	8	4	33.3%	4	216,900	208,500	17.7%	0	N/A	0	N/A	0	N/A	
66- Yacolt	26	7	4	7	75.0%	0	N/A	0	7	7	75.0%	0	N/A	N/A	7.4%	0	N/A	1	90,800	0	N/A	
70- La Center	37	10	4	5	66.7%	2	237,700	163	10	5	66.7%	2	237,700	237,700	-4.6%	0	N/A	3	66,800	0	N/A	
71- N Central	28	6	4	2	0.0%	2	312,800	190	6	2	-50.0%	2	312,800	312,800	13.1%	0	N/A	0	N/A	0	N/A	
72- NE Corner	25	12	3	6	0.0%	4	95,400	81	12	6	0.0%	4	95,400	110,200	5.6%	0	N/A	1	49,900	0	N/A	
80- Woodland City	26	5	2	3	-25.0%	2	136,200	159	5	3	-25.0%	2	136,200	136,200	9.6%	0	N/A	1	91,000	0	N/A	
81- Woodland Area	60	11	3	5	66.7%	3	156,800	70	11	5	66.7%	3	156,800	186,500	-25.1%	0	N/A	1	25,000	0	N/A	
82- Cowlitz County	84	25	14	10	233.3%	7	166,900	196	25	10	233.3%	7	166,900	192,000	-3.3%	0	N/A	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 January 2003 with January 2002. Year-To-Date compares January 2003 with January 2002. \*\*\*Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (2/1/02 -1/31/03 with 2/1/01 - 1/31/02).



# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

January 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	January 2003	480	316	249	161,000	140,900	74
	Year To Date	480	316	249	161,000	140,900	74
LAST YEAR	January 2002	535	291	211	153,700	133,000	105
	Year To Date	535	291	211	153,700	133,000	105

### January Residential Highlights

Lane County let the closed sales climb in January. Comparing January 2003 to January 2002, the measure rose by 18.0% (see table above). Pending sales got just about halfway there, rising to 8.6%. New listings, however, headed in the opposite direction, declining by 10.3%.

The inventory of active residential listings at the end of January 2003 (1,372) would last 5.5 months, were the rate of sales to hold steady. Inventory in January 2002 (1,582), on the other hand, was enough to last an extra two months (see table at right).

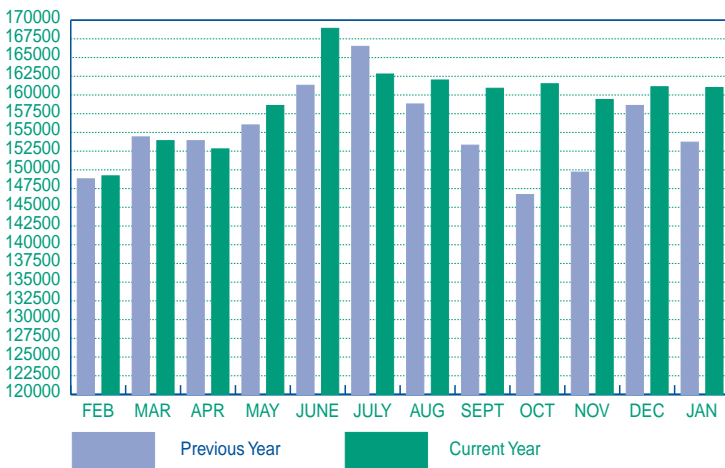
### 2002 New Construction

Lane County listed 298 properties under the description of new construction, proposed, or under construction during 2002. Combined, the average sales price for those properties reached \$177,300. The median sales price was \$154,700.

### Available Inventory in Months

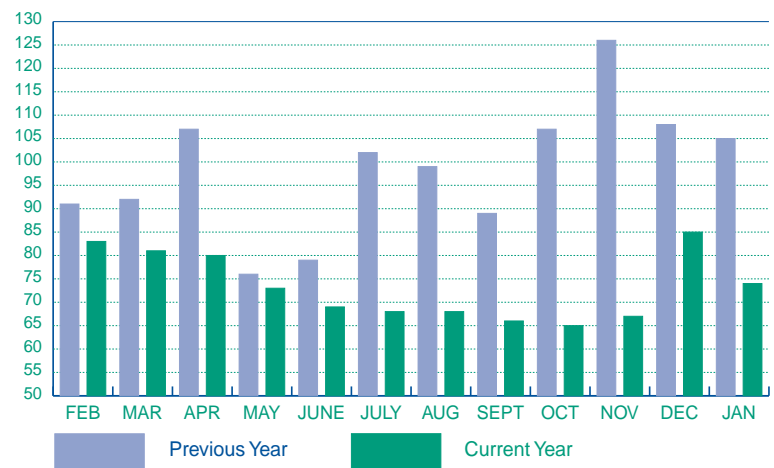
	2002	2003
January	7.5	5.5
February	7.1	
March	5.5	
April	5.9	
May	4.5	
June	4.8	
July	4.7	
August	4.3	
September	4.3	
October	3.9	
November	4.3	
December	4.0	

### 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.)

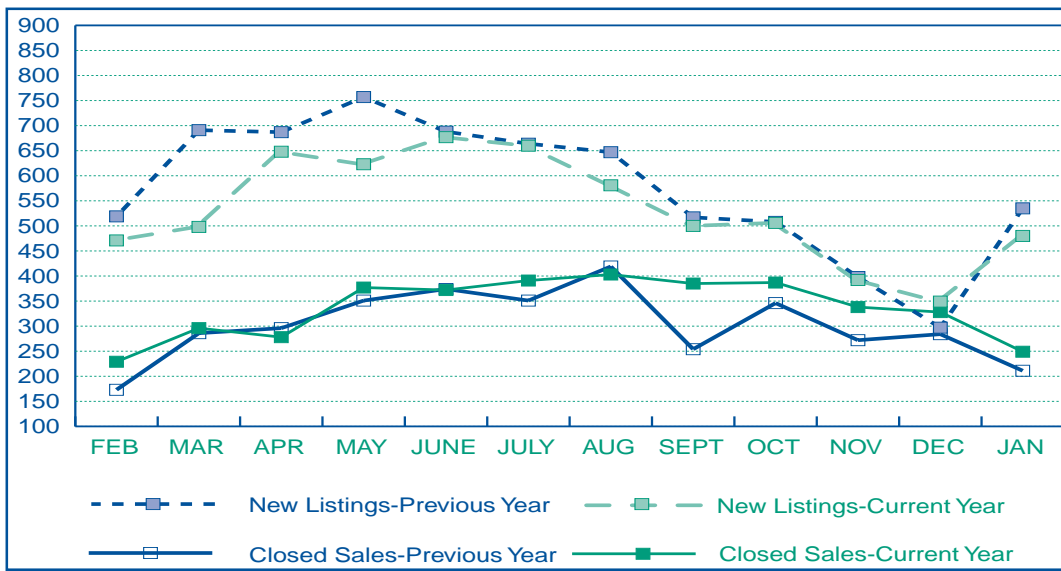
# Market Action

# AREA REPORT • 1/2003

## 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	58	11	6	6	-53.8%	3	191,700	81	11	6	-53.8%	191,700	225,000	-5.5%	0	N/A	2	193,000	0	N/A
PLEASNT HLL/OAK	102	21	21	13	-35.0%	11	192,400	157	21	13	-35.0%	192,400	165,000	2.7%	0	N/A	4	195,700	0	N/A
CRESWELL/DORENA/ COTTAGE GROVE	196	68	18	21	0.0%	16	130,900	101	68	21	0.0%	130,900	131,000	-6.6%	0	N/A	3	65,300	0	N/A
VENETA/ELMIRA	74	19	7	16	-60.0%	7	136,600	99	19	16	-60.0%	136,600	119,000	0.6%	1	135000	0	N/A	2	168800
JUNCTION CITY	80	20	8	18	50.0%	9	146,600	70	20	18	50.0%	146,600	170,000	0.4%	0	N/A	0	N/A	0	N/A
FLORENCE	5	0	1	4	0.0%	2	86,300	66	0	4	0.0%	86,300	86,300	-16.6%	0	N/A	0	N/A	0	N/A
THURSTON	104	53	18	26	136.4%	21	142,000	51	53	26	136.4%	142,000	144,000	5.8%	0	N/A	3	70,300	1	193800
COBURG I-5	24	7	7	5	-82.1%	5	128,400	48	7	5	-82.1%	128,400	130,900	-11.0%	0	N/A	1	225,000	0	N/A
NORTH GILHAM	40	12	4	11	-65.6%	8	223,100	82	12	11	-65.6%	223,100	180,000	6.7%	0	N/A	7	91,900	0	N/A
FERRY ST. BRG	63	32	7	19	-9.5%	16	188,200	79	32	19	-9.5%	188,200	152,500	9.1%	0	N/A	0	N/A	0	N/A
EAST EUGENE	59	27	3	17	112.5%	19	222,600	64	27	17	112.5%	222,600	192,000	2.3%	0	N/A	1	37,500	0	N/A
SW EUGENE	112	47	11	25	400.0%	21	244,000	99	47	25	400.0%	244,000	181,000	9.9%	0	N/A	4	79,500	2	211800
WEST EUGENE	28	18	4	13	225.0%	9	140,600	31	18	13	225.0%	140,600	135,500	1.8%	0	N/A	1	48,000	3	245700
DANEBO	153	36	12	29	107.1%	28	119,500	84	36	29	107.1%	119,500	125,200	-2.3%	0	N/A	1	250,000	2	942500
RIVER ROAD	37	17	3	13	-23.5%	6	140,500	38	17	13	-23.5%	140,500	143,500	8.0%	0	N/A	0	N/A	1	159900
SANTA CLARA	83	33	8	32	300.0%	32	167,800	67	33	32	300.0%	167,800	148,000	4.3%	0	N/A	2	49,000	3	173700
SPRINGFIELD	130	55	17	46	206.7%	34	116,700	54	55	46	206.7%	116,700	107,900	0.6%	0	N/A	1	19,000	5	149100
MOHAWK VALLEY	24	4	1	2	N/A	2	142,800	35	4	2	N/A	142,800	142,800	8.1%	0	N/A	0	N/A	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 January 2003 with January 2002. Year-To-Date compares January 2003 with January 2002. \*\*\*Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (2/1/02 -1/31/03 with 2/1/01 - 1/31/02).



### 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

January 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	January 2003	154	88	87	134,100	123,900	124
	Year To Date	154	88	87	134,100	123,900	124
LAST YEAR	January 2002	170	84	49	130,900	125,000	133
	Year To Date	170	84	49	130,900	125,000	133

Coos County Oregon		New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	January 2003	115	55	44	123,600	120,000	140
	Year To Date	115	55	44	123,600	120,000	140
LAST YEAR	January 2002	90	41	38	113,600	108,800	149
	Year To Date	90	41	38	113,600	108,800	149

### Douglas County January Residential Highlights

As you can see in the table above, closed sales soared past those of January 2002—up 77.6%. Pending sales mustered a rise of 4.8%. New listings couldn't be bothered to join in, falling by 9.4%.

### Appreciation

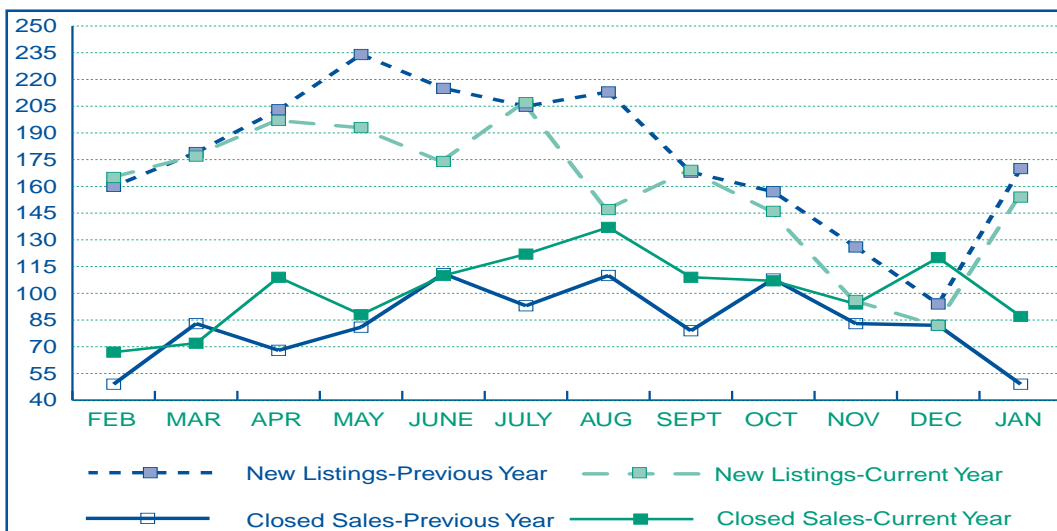
Prices remain steady. The average sales price for the 12 months ending in January was \$130,400—down 1.0% from the prior 12 months (at \$131,700). Median price didn't budge, holding at \$115,000.

### Coos County January Residential Highlights

Coos County's market got some new listings in January 2003 (27.8% more than entered in January 2002), but eagerly took listings off the market as well. Pending sales rose 34.2%—closed sales, 15.8%.

### A Summary of 2002

Average sales price appreciated 4.9% to \$112,100 for the 12 months ending in January compared to \$106,900 for the 12 months immediately prior. Median price rose 1.3% (\$95,500 vs. \$94,300).



### DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

# Market Action

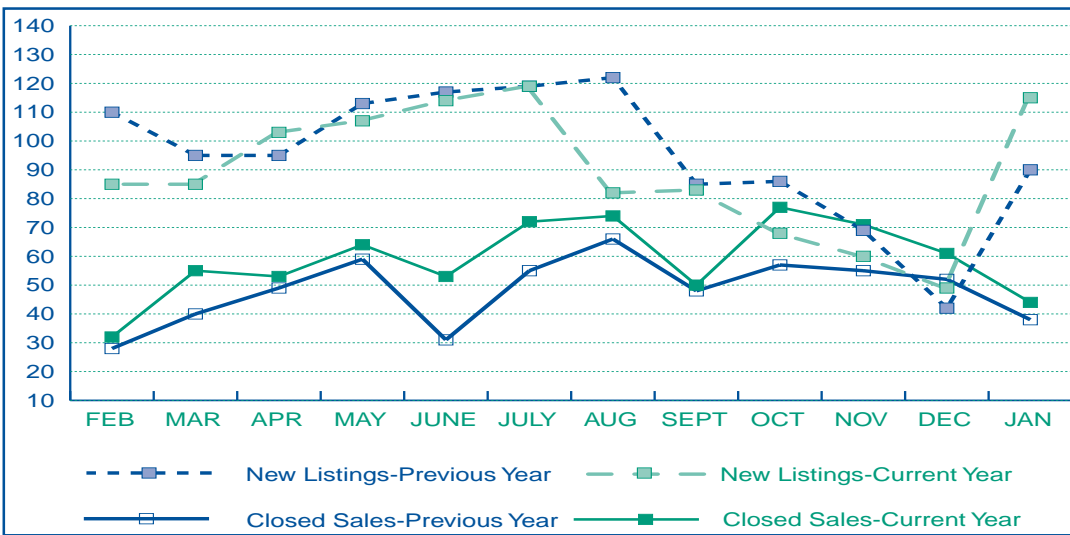
# AREA REPORT • 1/2003

## 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	2	15	36.4%	13	113,200	160	20	15	36.4%	13	113,200	120,000	-3.8%	1	87,800	2	31,000	1	165,000	
ROSEBURG NORTHWEST	54	11	6	9	-18.2%	13	166,200	143	11	9	-18.2%	13	166,200	170,000	11.5%	0	N/A	5	61,700	0	N/A	
ROSEBURG SOUTHEAST	42	9	4	7	0.0%	6	105,600	101	9	7	0.0%	6	105,600	99,500	-7.8%	1	65,000	0	N/A	2	68,500	
ROSEBURG SOUTHWEST	36	12	1	7	-22.2%	9	162,700	62	12	7	-22.2%	9	162,700	145,500	-5.1%	0	N/A	1	40,000	0	N/A	
GLIDE & EAST of ROSEBURG	42	10	6	4	0.0%	6	136,200	74	10	4	0.0%	6	136,200	141,600	-2.6%	0	N/A	1	75,000	0	N/A	
SUTHERLIN & N of ROSEBURG	117	26	19	19	90.0%	12	126,400	184	26	19	90.0%	12	126,400	135,000	-5.0%	0	N/A	3	36,000	2	157,500	
WINSTON & SW of ROSEBURG	65	18	10	6	-50.0%	9	133,300	104	18	6	-50.0%	9	133,300	140,000	13.9%	0	N/A	0	N/A	1	155,000	
MYRTLE CRK & S/SE of ROSEBURG	112	25	8	14	27.3%	11	142,100	114	25	14	27.3%	11	142,100	106,000	0.5%	0	N/A	1	27,000	0	N/A	
GREEN DISTRICT	58	23	4	7	-22.2%	8	105,100	110	23	7	-22.2%	8	105,100	100,000	-4.9%	0	N/A	2	27,500	0	N/A	
DOUGLAS CO. TOTALS	582	154	60	88	4.8%	87	134,100	124	154	88	4.8%	87	134,100	123,900	-1.0%	2	76,400	15	45,000	6	128,700	
COOS COUNTY	372	115	33	55	34.1%	44	123,600	140	115	55	34.1%	44	123,600	105,000	4.9%	2	98,500	4	53,200	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 January 2003 with January 2002. Year-To-Date compares January 2003 with January 2002. \*\*\*Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (2/1/02 -1/31/03 with 2/1/01 - 1/31/02).



### COOS COUNTY NEW LISTINGS & CLOSED SALES

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

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

## Southern Oregon

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 Roseburg, OR 97470  
 (541) 673-3571  
 Fax: (541) 673-6581

## Southwest Washington

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

## Lane County

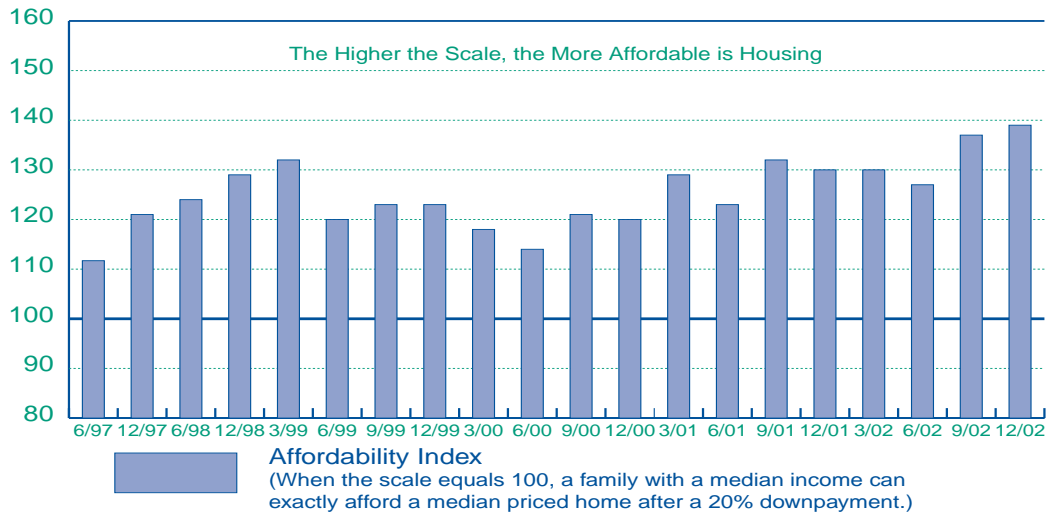
2139 Centennial Plaza  
 Eugene, OR 97401  
 (541) 686-2885  
 Fax: (541) 484-3854

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