

# 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

June 2003 Reporting Period

### June Residential Highlights

June's 4,614 new listings topped those entered during June of 2002 by 13.6% (see table below). Pending and closed sales climbed as well, up 23.2% and 12.6%, respectively, comparing June 2003 to June 2002.

June's rise in pending and closed sales helps account for the fact that, despite the increase in new listings, the inventory of residential properties is lower than ever. Given the month's rate of sales, the 10,480 active residential listings at June's end would last a mere 3.8 months (see table to right).

### Second Quarter Report

Compared to the second quarter of 2002, all indicators show increasing market activity for the second quarter of 2003. New listings are up 4.8% (13,378 v. 12,767). Pending sales are up 9.5% (9,125 v. 8,337). Closed sales are up as well, rising 6.8% (7,975 v. 7,471). The average time a listing remained on the market dropped to 62 days from 66.\*

### Appreciation

To measure price appreciation, the last 12 months are compared to the 12 months immediately before them. The average sale price for these two time periods rose from \$204,700 to \$214,900 (up 5.0%). At the same time, the median sale price rose from \$172,000 to \$180,000—an increase of 4.7%.

### 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	4.0
June	4.5	4.4	3.8
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 Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	June 2003	4,614	3,191	2,740	225,500	187,000	61
	Year to Date	25,527	16,564	13,923	216,800	182,900	68
LAST YEAR	June 2002	4,062	2,591	2,434	219,600	183,000	64
	Year to Date	24,073	15,115	13,090	207,800	175,000	71

# AREA REPORT • 6/2003

## Metro Portland, Oregon

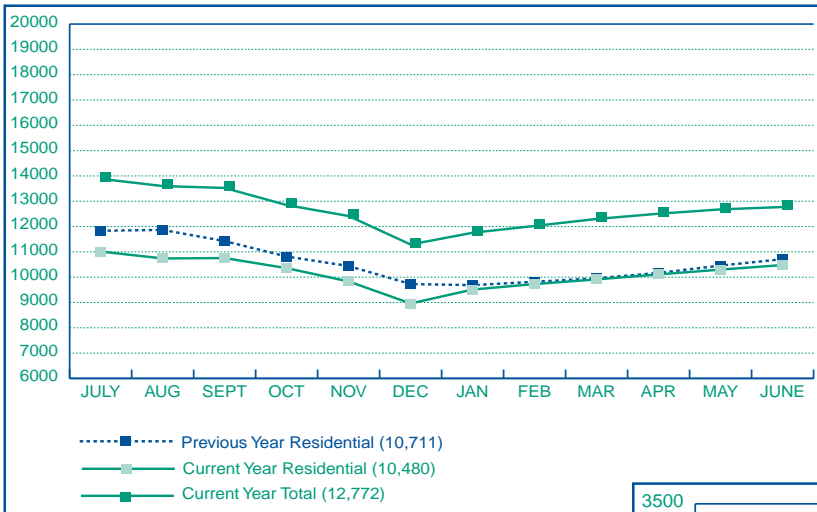
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2003 v. 2002 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2003 v. 2002 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141 N Portland	287	180	55	118	-11.3%	111	157,500	38	948	619	-3.7%	528	153,900	147,500	5.9%	11	193,300	20	66,400	26	286,400
142 NE Portland	750	453	144	287	13.0%	261	214,700	37	2,460	1,607	2.4%	1,404	205,100	177,000	5.9%	14	271,600	22	160,700	65	267,700
143 SE Portland	984	543	186	404	36.0%	355	192,800	46	3,129	2,112	15.2%	1,836	181,500	160,000	8.7%	18	295,700	60	94,800	113	285,800
144 Gresham/ Troutdale	755	347	137	214	11.5%	159	187,000	54	1,777	1,063	5.1%	901	182,400	168,600	2.9%	6	386,700	49	106,100	36	258,200
145 Milwaukie/ Clackamas	673	301	131	218	38.9%	192	213,500	54	1,721	1,114	14.8%	937	210,100	189,000	7.5%	9	314,400	68	131,000	16	297,100
146 Oregon City/ Canby	495	185	86	134	11.7%	127	218,800	72	1,161	763	5.5%	640	209,000	192,800	4.3%	2	124,000	71	151,200	8	184,700
147 Lake Oswego/West Linn	712	256	101	211	40.7%	191	367,100	80	1,579	1,034	9.9%	863	320,600	265,000	5.6%	1	179,000	13	195,200	2	281,200
148 W Portland	1,072	454	173	249	6.0%	240	316,700	61	2,377	1,390	5.9%	1,177	315,600	257,500	8.4%	9	194,300	42	147,000	30	342,900
149 NW Washington County	423	226	74	171	33.6%	112	281,700	58	1,058	712	-1.7%	554	284,800	257,400	3.4%	1	140,000	11	179,900	7	256,500
150 Beaverton/Aloha	753	382	120	306	23.9%	282	198,300	50	2,284	1,600	11.6%	1,346	194,800	173,500	2.3%	6	147,800	14	232,400	31	349,200
151 Tigard/Wilsonville	808	385	116	299	39.7%	250	237,600	58	2,208	1,574	13.7%	1,290	240,000	220,000	4.5%	5	161,500	19	202,400	10	229,000
152 Hillsboro/ Forest Grove	759	283	139	218	16.6%	167	191,300	76	1,688	1,115	6.9%	921	194,500	177,800	4.2%	10	205,200	32	176,600	27	198,300
153 Mt. Hood: Govt. Camp/Wemme	119	46	9	23	35.3%	22	154,700	95	175	94	16.0%	81	157,500	145,400	-6.6%	0	N/A	20	55,900	0	N/A
154 Columbia County	461	175	76	94	20.5%	58	157,800	119	724	433	-2.3%	357	157,800	149,000	5.9%	3	223,000	39	119,800	4	223,200
155 Yamhill County	549	170	74	127	23.3%	106	185,700	88	997	653	22.1%	546	174,000	151,900	5.4%	12	193,600	60	92,500	26	189,200
156 Marion/ Polk Counties	409	134	54	59	37.2%	45	155,800	112	681	375	44.8%	300	173,300	149,700	7.1%	5	421,400	22	116,300	5	388,600
180-200 N Coastal Counties	471	94	53	59	63.9%	62	214,900	134	560	306	46.4%	242	197,100	150,000	4.9%	2	477,500	67	95,400	6	676,800

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2003 with June 2002. The Year-To-Date section compares year-to-date statistics from June 2003 with year-to-date statistics from June 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/02-6/30/03) with 12 months before (7/1/01-6/30/02).

# Market Action

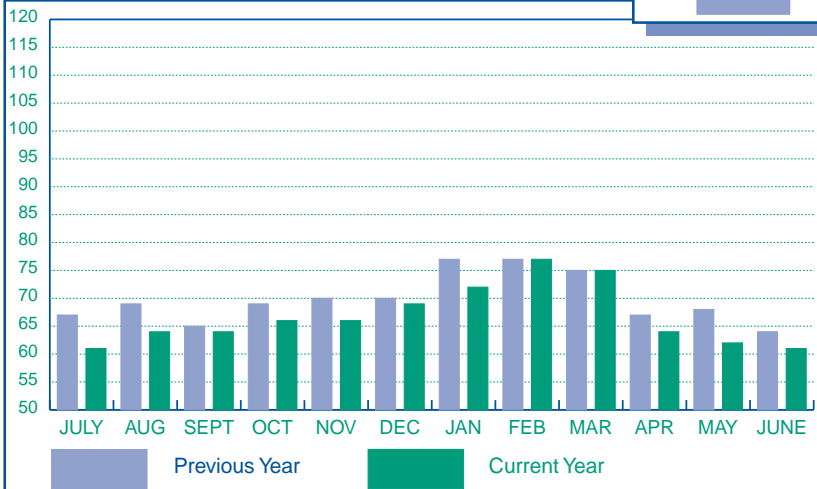
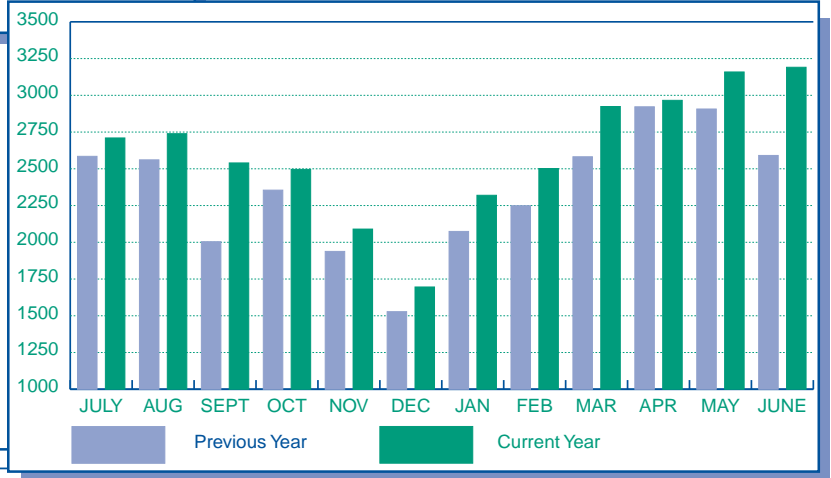


## ACTIVE LISTINGS Metro Portland, Oregon

*This graph shows the active listings offered through RMLS™ for all property categories this year, with a comparison of the residential active listings last year.*

## PENDING SALES Metro Portland, Oregon

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

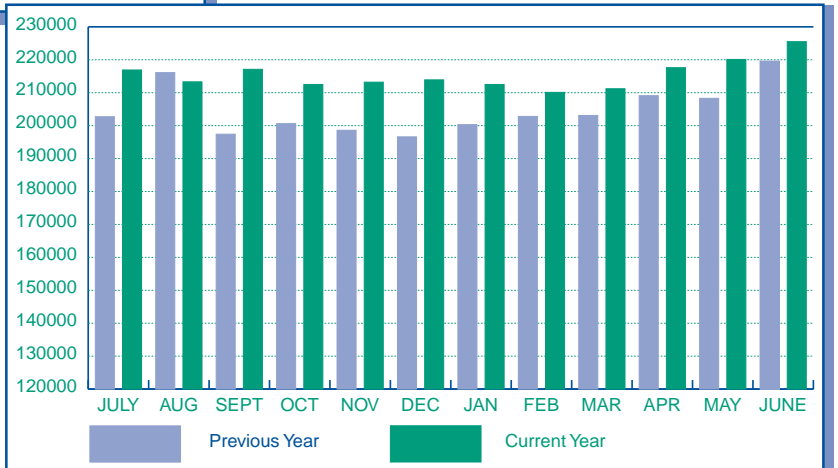


## DAYS ON MARKET Metro Portland, Oregon

*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.*

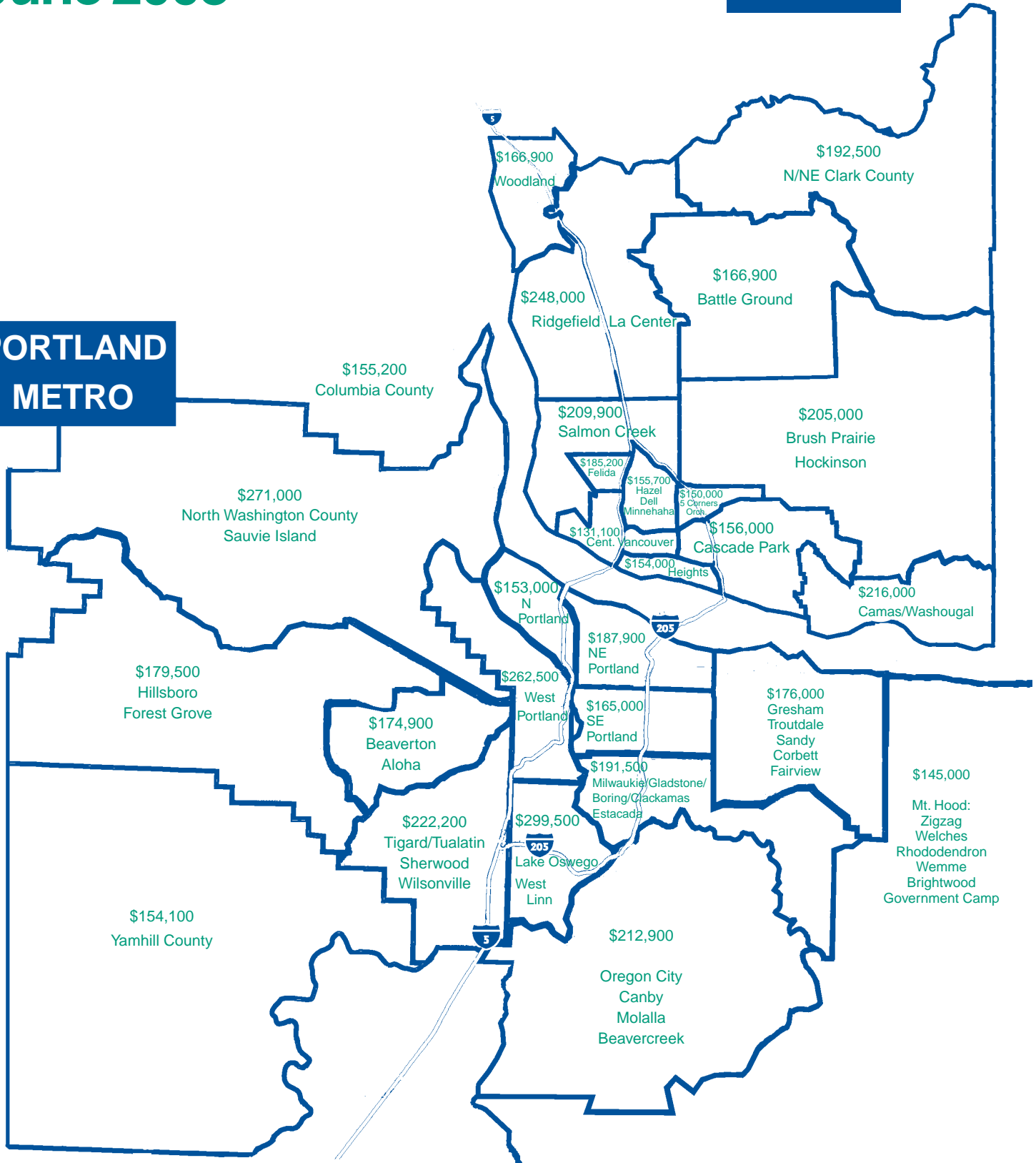


# MEDIAN SALE PRICE

## June 2003

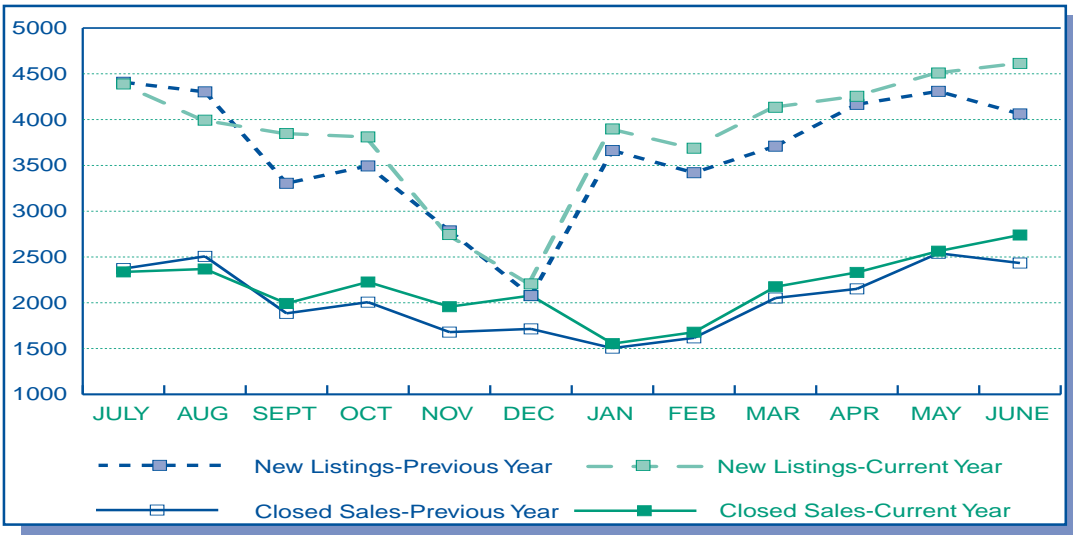
**CLARK COUNTY**

**PORTLAND METRO**



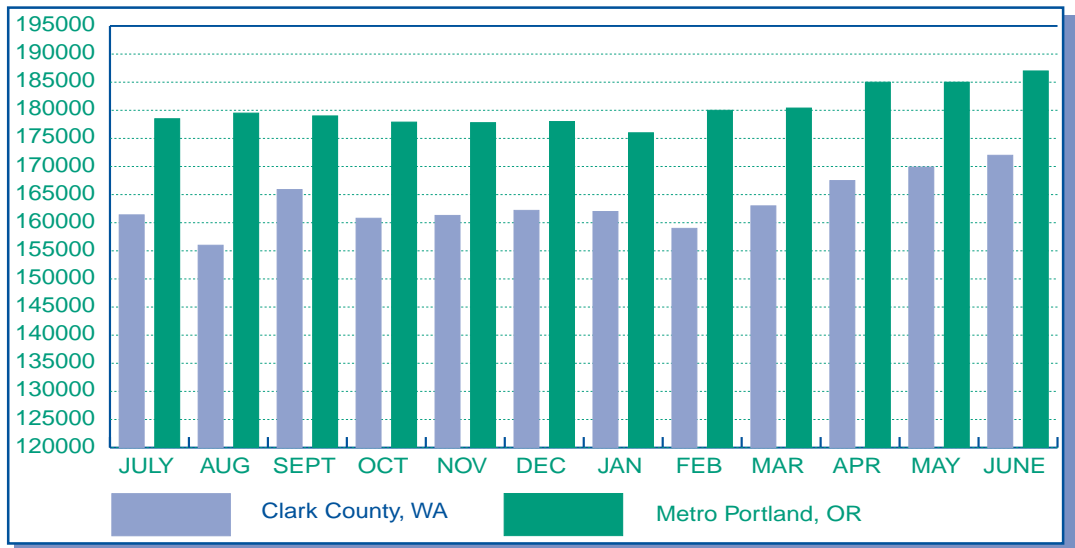
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**

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



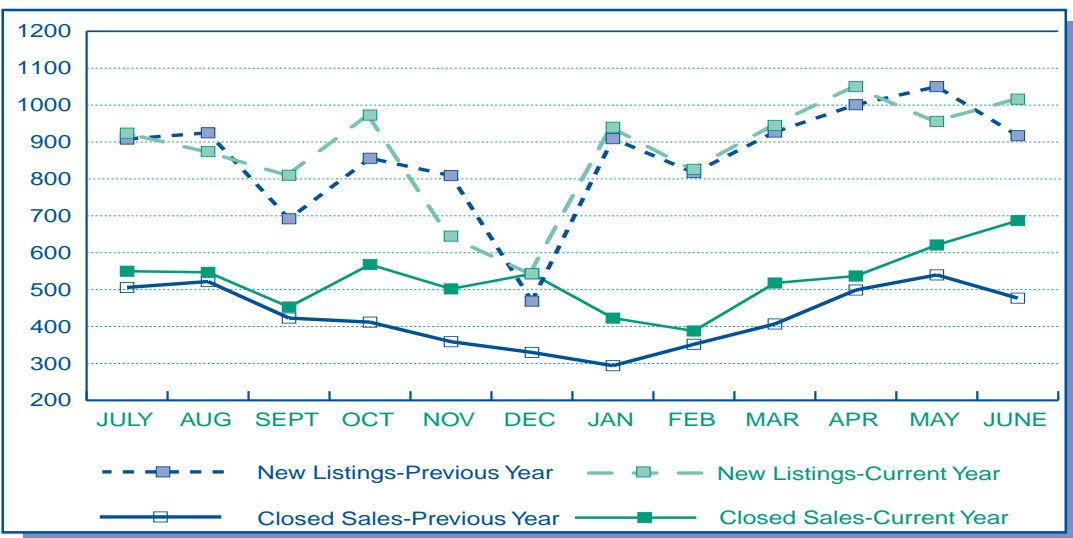
**PORTLAND, OR &  
CLARK COUNTY, WA  
MEDIAN  
SALE PRICE**

*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

June 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	June 2003	1,016	840	687	193,700	172,000	70
	Year to Date	5,831	4,331	3,414	190,500	166,300	72
LAST YEAR	June 2002	917	584	477	188,200	167,000	70
	Year to Date	5,704	3,323	2,777	180,100	156,000	77

### June Residential Highlights

Since we began recording Clark County market activity in 1999, there has never been a month with as many accepted offers and closed sales as June of 2003. The standard comparison is June 2003 to June 2002 (see table above). It reveals a 10.8% rise in new listings, a 43.8% rise in accepted offers, and a 44.0% rise in closed sales.

The area's inventory makes it clear that the market is surpassing the rise in new listings. The 2,155 active residential listings at the end of June would last only 3.1 months given the rate of sales for the month (see table to right).

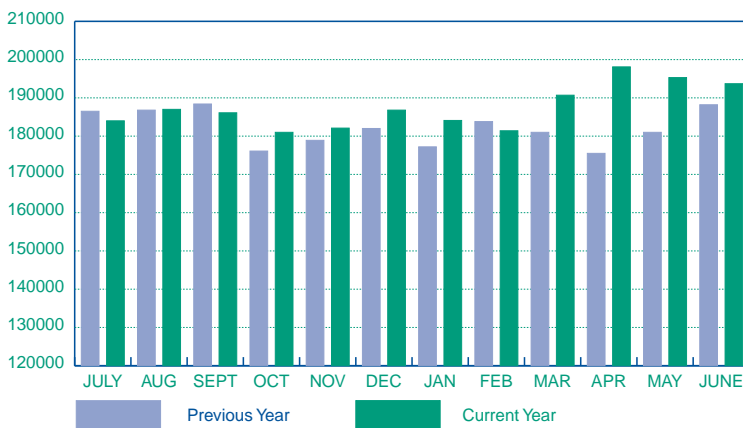
### Second Quarter Report

The second quarter of 2003 has seen market activity increase, compared to the second quarter of 2002. New listings rose from 2,999 to 3,022—up 0.8%. Accepted offers rose from 1,844 to 2,407—an increase of 30.5%. Closed sales rose from 1,592 to 1,953—an increase of 22.7%.

### Available Inventory in Months

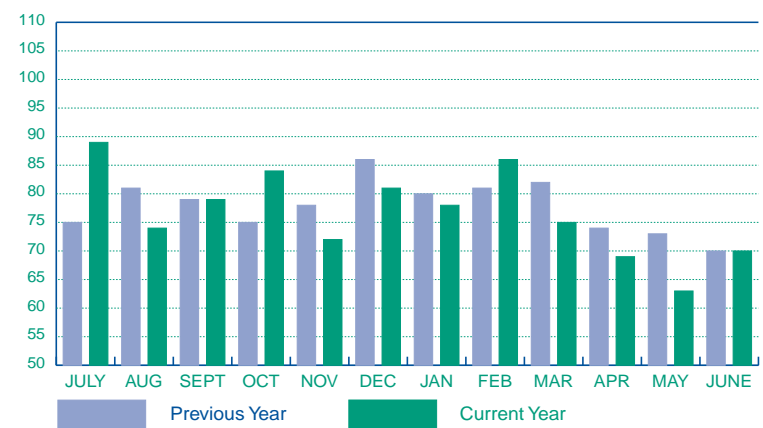
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	6.1
March	6.9	6.7	4.5
April	7.1	5.6	4.4
May	6.4	5.5	3.6
June	6.1	6.2	3.1
July	5.9	5.3	
August	5.7	5.2	
September	6.9	6.0	
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

### AVERAGE 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 on page 1.)

# Market Action

# AREA REPORT • 6/2003

## 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 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2003 v.2002 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11 Downtown Vancouver	105	29	43	24	140.0%	18	150,300	72	192	118	43.9%	87	143,000	130,600	5.5%	1	350,000	1	210,000	5	175,700
12 NW Heights	55	39	22	23	91.7%	17	106,800	36	195	115	18.6%	90	110,800	109,000	3.5%	1	270,000	5	61,400	16	183,800
13 SW Heights	23	12	8	15	15.4%	11	161,300	43	81	72	46.9%	52	197,100	163,200	-7.7%	0	N/A	0	N/A	2	390,000
14 Lincoln/Hazel Dell	37	15	6	17	112.5%	15	162,500	47	112	91	56.9%	70	153,500	155,200	-0.7%	2	218,500	4	52,100	4	193,100
15 E Hazel Dell	72	31	9	30	0.0%	25	150,000	65	201	156	18.2%	132	143,500	141,000	-0.4%	2	87,300	5	215,900	3	249,200
20 NE Heights	32	19	7	23	53.3%	17	151,000	42	126	112	20.4%	82	150,100	148,400	-7.0%	0	N/A	1	245,000	3	280,300
21 Orchards	66	44	11	40	53.8%	19	165,500	41	236	182	9.6%	143	153,200	144,000	2.5%	0	N/A	5	253,100	4	253,800
22 Evergreen	148	82	30	65	30.0%	62	151,600	43	514	419	39.7%	366	153,900	143,900	5.8%	2	50,700	51	95,300	11	207,900
23 E Heights	42	20	6	19	0.0%	11	225,100	182	109	91	8.3%	79	201,500	166,000	6.9%	1	250,000	5	126,700	2	168,300
24 Cascade Park	64	42	13	33	32.0%	23	182,700	40	199	151	0.7%	108	212,200	168,800	-5.3%	1	142,900	6	363,000	3	219,500
25 Five Corners	62	55	10	30	-6.3%	39	160,000	33	244	190	13.8%	164	147,900	149,100	-0.3%	0	N/A	4	261,300	0	N/A
26 E Orchards	54	32	14	27	35.0%	22	210,000	85	211	173	17.7%	130	212,500	193,000	-0.1%	0	N/A	2	119,000	0	N/A
27 Fisher's Landing	89	58	12	48	41.2%	31	222,800	57	305	251	43.4%	202	203,100	191,500	5.7%	0	N/A	1	224,900	0	N/A
31 SE County	43	17	8	7	0.0%	5	294,000	102	60	32	10.3%	23	248,200	243,900	25.3%	0	N/A	28	86,500	0	N/A
32 Camas City	198	69	44	67	91.4%	40	262,100	122	442	331	36.8%	265	261,400	228,800	9.0%	0	N/A	40	106,200	5	159,200
33 Washougal	148	68	26	39	200.0%	28	220,100	122	259	171	83.9%	136	187,500	179,700	1.1%	1	188,000	88	84,500	6	160,600
41 N Hazel Dell	70	38	11	48	71.4%	44	217,400	83	250	225	63.0%	177	200,200	175,000	13.6%	1	132,800	5	96,000	1	175,000
42 S Salmon Creek	41	32	6	33	22.2%	21	195,100	81	156	141	-13.0%	112	184,400	169,500	9.1%	0	N/A	3	65,300	2	450,000
43 N Felida	85	42	11	44	29.4%	35	220,900	72	313	267	39.8%	205	220,200	202,300	-0.7%	0	N/A	9	93,500	0	N/A
44 N Salmon Creek	70	44	10	27	125.0%	34	234,400	91	191	133	41.5%	103	241,700	218,000	13.7%	0	N/A	7	148,300	0	N/A
50 Ridgefield	19	5	2	5	66.7%	3	259,800	82	36	22	29.4%	16	164,200	136,500	11.8%	0	N/A	4	256,000	0	N/A
51 W of I-5 County	23	5	3	7	133.3%	6	207,300	187	35	27	92.9%	21	241,800	215,000	-9.5%	0	N/A	17	285,300	0	N/A
52 NW E of I-5 County	47	16	4	9	50.0%	6	320,000	121	73	51	30.8%	44	265,100	247,300	-2.6%	0	N/A	13	140,300	0	N/A
61 Battleground	162	78	19	56	43.6%	63	170,900	24	520	320	101.3%	237	174,000	158,000	-1.2%	2	290,000	35	84,400	3	205,600
62 Brush Prairie	129	48	24	44	131.6%	33	211,300	54	288	180	27.7%	131	259,800	238,000	-0.9%	2	311,400	29	128,900	0	N/A
63 East County	2	0	0	0	-100.0%	1	102,000	8	5	4	-42.9%	4	212,400	245,000	-7.0%	0	N/A	2	99,000	0	N/A
64 Central County	12	4	2	6	50.0%	5	255,500	53	25	23	35.3%	17	246,000	223,500	2.0%	0	N/A	3	91,300	0	N/A
65 Mid-Central County	29	6	8	6	0.0%	2	218,000	52	45	25	-39.0%	18	198,900	188,500	8.6%	0	N/A	5	91,500	0	N/A
66 Yacolt	21	10	1	5	-16.7%	4	229,000	59	42	30	50.0%	24	212,200	215,000	3.0%	0	N/A	7	158,900	0	N/A
70 La Center	23	8	3	6	20.0%	10	218,000	157	51	44	25.7%	33	186,500	190,000	3.9%	0	N/A	14	66,700	0	N/A
71 N Central	17	5	3	5	400.0%	10	235,500	90	35	30	66.7%	26	217,500	200,500	6.7%	0	N/A	13	96,200	0	N/A
72 NE Corner	24	6	4	6	50.0%	6	149,000	67	49	32	45.5%	29	137,600	127,500	7.8%	0	N/A	6	54,100	0	N/A
80 Woodland City	29	6	0	5	66.7%	4	126,300	101	43	29	31.8%	23	135,800	132,500	8.3%	1	150,000	4	88,900	0	N/A
81 Woodland Area	37	11	5	10	11.1%	6	218,800	182	54	33	26.9%	22	211,900	203,200	-23.0%	0	N/A	8	47,200	0	N/A
82 Cowlitz County	77	20	14	11	83.3%	11	169,600	140	134	60	71.4%	43	162,000	173,000	-4.5%	3	380,000	10	58,800	8	238,800

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2003 with June 2002. The Year-To-Date section compares year-to-date statistics from June 2003 with year-to-date statistics from June 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/02-6/30/03) with 12 months before (7/1/01-6/30/02).



# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

June 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	June 2003	606	482	388	176,200	154,500	62
	Year to Date	3,371	2,459	2,047	164,600	144,900	71
LAST YEAR	June 2002	677	405	372	168,900	145,000	69
	Year to Date	3,532	2,278	1,862	157,200	137,100	77

### June Residential Highlights

Comparing the activity in the Lane County area during June 2003 to its activity during June 2002, most market indicators are on the rise (see table above). New listings fell by 10.5%. Pending sales rose by 19.0%. Closed sales, while not exhibiting as wide a margin, rose by 4.3%.

Even with the ups and downs of the monthly indicators, Lane County's inventory remains well below its measure from 2002. With the 1,407 active residential listings at the end of June and June's rate of sales, the area's inventory would last 3.6 months (see table to right).

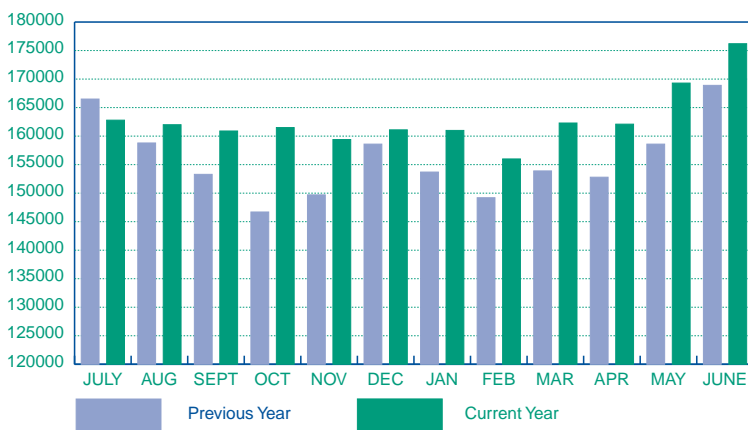
### Second Quarter Report

Widening our scope to compare 2003's second quarter with the second quarter of 2002 shows a 7.6% decline in new listings—from 1,977 to 1,827. Pending and closed sales, however, do show significant rises—up 7.5% (1,369 v. 1,273) and 7.6% (1,144 v. 1,063), respectively.

### Available Inventory in Months

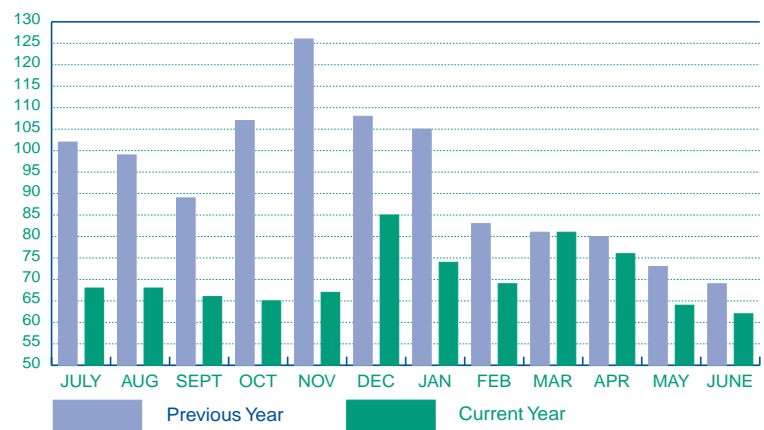
	2002	2003
January	7.5	5.5
February	7.1	5.3
March	5.5	4.0
April	5.9	4.2
May	4.5	3.6
June	4.8	3.6
July	4.7	
August	4.3	
September	4.3	
October	3.9	
November	4.3	
December	4.0	

### 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 on page 1.)

# Market Action

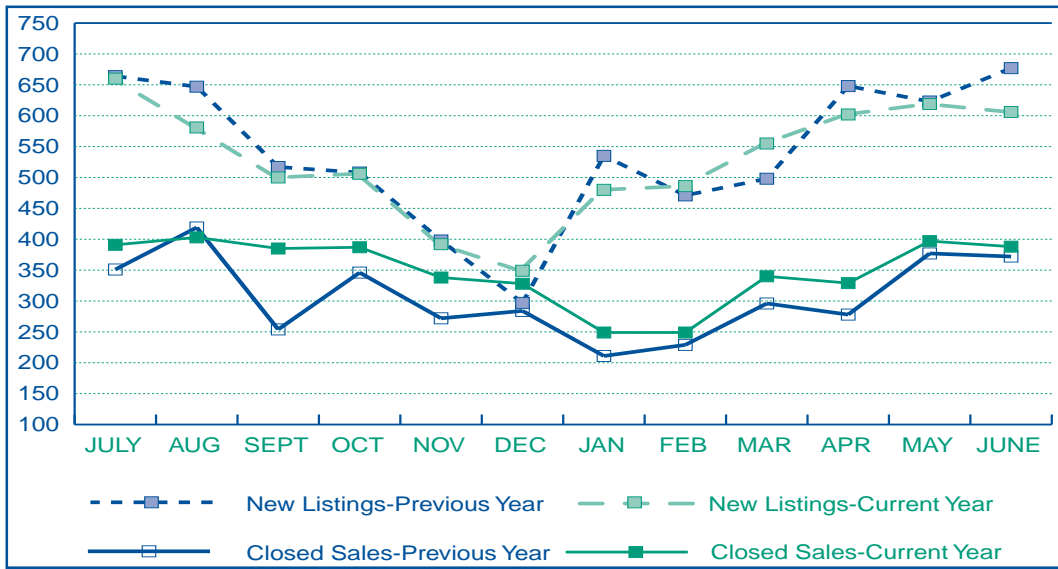
# AREA REPORT • 6/2003 • Lane County, Oregon

	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 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2003 v. 2002 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
232 Hayden Bridge	29	17	6	8	-55.6%	12	152,400	34	90	87	8.8%	86	149,900	144,500	7.4%	0	N/A	16	59,500	5	160,700
233 McKenzie Valley	82	33	5	15	87.5%	10	293,300	105	117	52	33.3%	32	246,000	227,000	5.2%	0	N/A	7	146,900	0	N/A
234 Pleasant Hill/Oak	126	45	16	29	141.7%	17	217,100	123	171	96	15.7%	76	168,800	133,500	13.3%	0	N/A	11	110,600	0	N/A
235 Cottage Grove/ Creswell/Dorena	199	62	30	35	-2.8%	29	143,700	138	324	197	-7.9%	161	149,200	132,000	2.8%	5	422,600	20	114,100	3	126,200
236 Veneta/Elmira	83	27	13	19	18.8%	17	170,200	63	147	90	28.6%	74	163,200	152,500	-1.1%	2	116,000	5	64,700	2	168,800
237 Junction City	84	22	9	17	-5.6%	13	106,600	56	159	99	7.6%	75	139,300	131,600	-5.5%	0	N/A	1	69,700	0	N/A
238 Florence	7	1	3	1	N/A	0	N/A	0	8	6	200.0%	7	115,100	115,000	5.0%	0	N/A	0	N/A	0	N/A
239 Thurston	97	40	20	29	3.6%	29	143,000	42	264	197	23.9%	167	139,500	131,200	8.7%	0	N/A	9	49,900	14	159,000
240 Coburg I-5	26	7	4	9	125.0%	9	197,500	66	45	31	3.3%	27	183,300	164,900	-6.4%	1	575,000	4	298,800	1	217,400
241 N Gilham	31	21	5	18	100.0%	8	162,600	59	92	76	26.7%	57	207,500	169,500	10.1%	0	N/A	20	114,700	1	259,900
242 Ferry Street Bridge	78	37	10	34	-8.1%	31	225,600	47	248	192	-5.0%	160	201,500	170,000	12.0%	1	692,500	1	430,000	3	186,300
243 E Eugene	65	50	16	43	26.5%	38	198,100	37	236	180	-10.0%	141	208,600	174,500	8.3%	1	330,000	11	110,000	5	267,500
244 SW Eugene	128	61	22	58	26.1%	56	221,600	42	381	278	4.5%	224	219,600	183,000	9.2%	1	137,000	33	81,300	8	205,500
245 W Eugene	27	15	5	14	-17.6%	20	154,200	53	108	99	25.3%	86	134,900	127,700	3.2%	2	457,400	5	115,600	11	180,700
246 Danebo	125	58	47	41	28.1%	35	130,300	77	319	237	16.2%	210	122,400	124,900	5.5%	0	N/A	5	28,100	8	181,400
247 River Road	34	18	8	17	21.4%	12	151,900	63	108	90	7.1%	79	142,700	137,100	10.1%	0	N/A	1	45,000	10	209,400
248 Santa Clara	72	43	7	37	37.0%	28	176,800	53	241	217	14.2%	202	170,700	165,000	1.2%	0	N/A	2	49,000	6	202,800
249 Springfield	86	45	17	52	108.0%	22	110,700	54	274	212	34.2%	164	112,400	106,500	-1.2%	1	575,000	2	39,200	21	176,600
250 Mohawk Valley	28	4	5	6	100.0%	2	229,200	93	39	23	53.3%	19	188,700	156,000	-8.5%	0	N/A	3	98,200	0	N/A

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2003 with June 2002. The Year-To-Date section compares year-to-date statistics from June 2003 with year-to-date statistics from June 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/02-6/30/03) with 12 months before (7/1/01-6/30/02).



## 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

June 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	June 2003	199	134	137	133,200	116,800	95
	Year to Date	1,139	677	564	137,300	120,000	104
LAST YEAR	June 2002	174	116	110	151,100	123,500	89
	Year to Date	1,108	622	505	131,900	115,000	109

Coos County Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	June 2003	122	103	96	110,800	99,500	96
	Year to Date	633	440	352	118,400	102,000	106
LAST YEAR	June 2002	114	57	53	121,100	104,500	178
	Year to Date	589	340	303	108,400	95,000	156

### Douglas County June Residential Highlights

As shown in the table above, Douglas County saw a 14.4% rise in new listings, comparing June 2003 to June 2002. At the same time, pending sales rose 15.5% and closed sales rose 24.6%.

### Second Quarter Report

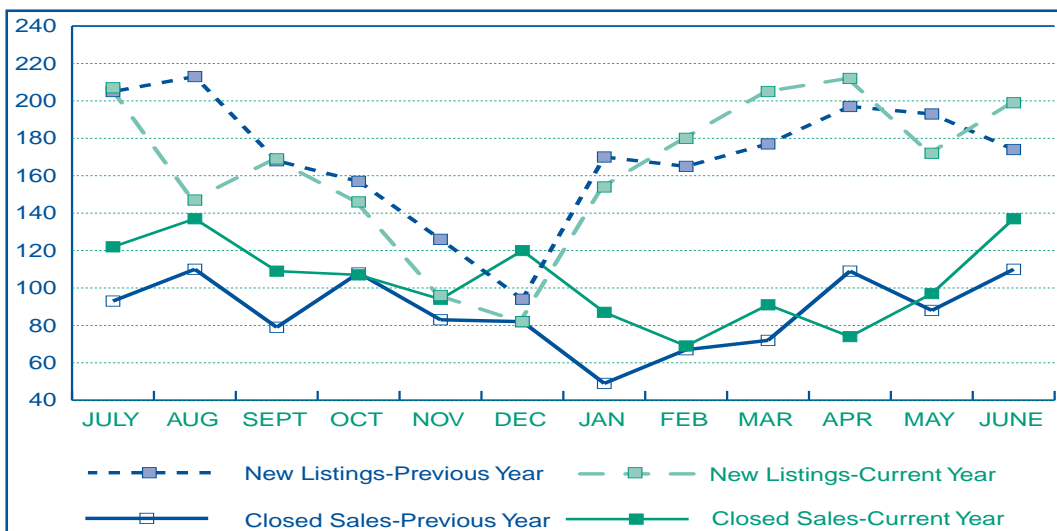
Comparing Quarter 2 of 2003 to that of 2002, new listings for the Douglas County area rose from 577 to 583 (1.0%), pending sales rose from 356 to 393 (10.4%), and closed sales rose from 311 to 314 (1.0%).

### Coos County June Residential Highlights

Coos County's new listings rose (7.0%) when comparing June 2003 to June 2002, but pending and closed sales *really* rose (80.7% and 81.1%, respectively, see table above).

### Second Quarter Report

The area's second quarter for 2003 shows increases over that of 2002. New listings during the periods rose 2.2% (333 v. 326), pending sales rose 42.6% (271 v. 190), and closed sales rose 21.6% (208 v. 171).



### DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

# Market Action

# AREA REPORT • 6/2003

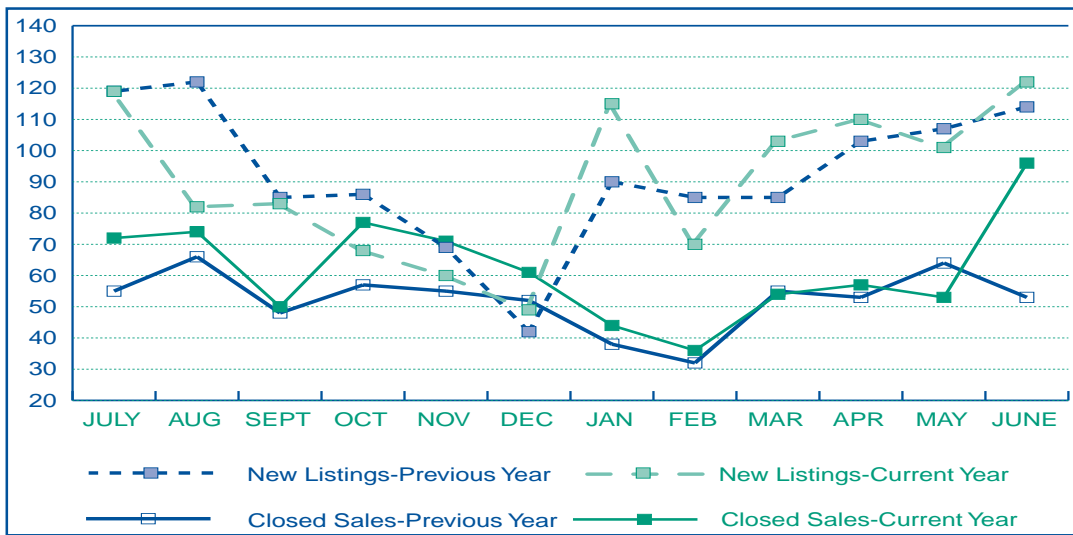
## Douglas & Coos Counties, Oregon

	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 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2003 v. 2002 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251 NE Roseburg	64	14	6	18	12.5%	20	151,800	89	129	86	19.4%	74	135,700	112,300	5.6%	5	347,100	18	82,300	6	141,500
252 NW Roseburg	70	23	5	14	0.0%	12	183,300	97	114	70	-27.1%	64	183,200	172,800	8.7%	0	N/A	35	75,800	1	126,000
253 SE Roseburg	29	12	8	5	-50.0%	10	119,300	69	75	54	0.0%	52	118,700	105,600	1.1%	4	143,300	6	37,800	11	105,600
254 SW Roseburg	38	12	2	16	60.0%	15	147,800	42	90	73	17.7%	59	163,700	140,000	7.4%	0	N/A	14	59,500	1	112,500
255 Glide & E of Roseburg	52	12	5	7	75.0%	4	152,500	74	59	35	34.6%	31	168,000	160,000	8.0%	0	N/A	11	76,800	2	246,000
256 Sutherlin & N of Roseburg	174	49	14	27	80.0%	23	109,600	116	251	129	37.2%	102	123,100	112,900	-8.1%	3	100,700	15	91,000	4	140,800
257 Winston & SW of Roseburg	73	26	9	15	114.3%	10	177,600	133	107	56	3.7%	45	131,200	133,500	8.7%	2	102,500	6	74,700	2	300,000
258 Myrtle Creek & S/SE of Roseburg	145	38	13	19	-38.7%	28	114,900	104	207	107	-7.0%	88	128,600	105,500	5.0%	6	134,900	17	48,800	1	42,500
259 Green District	59	13	6	13	44.4%	15	98,200	106	107	67	36.7%	49	99,200	100,000	1.3%	0	N/A	8	53,300	1	177,900
Douglas County Totals	704	199	68	134	15.5%	137	133,200	95	1,139	677	8.8%	564	137,300	120,000	1.3%	20	181,200	130	70,100	29	142,200
260 Coos County	362	122	37	103	80.7%	96	110,800	96	633	440	29.4%	352	118,400	102,000	5.9%	17	248,600	67	57,200	16	196,300

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2003 with June 2002. The Year-To-Date section compares year-to-date statistics from June 2003 with year-to-date statistics from June 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (7/1/02-6/30/03) with 12 months before (7/1/01-6/30/02).



### COOS COUNTY NEW LISTINGS & CLOSED SALES

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



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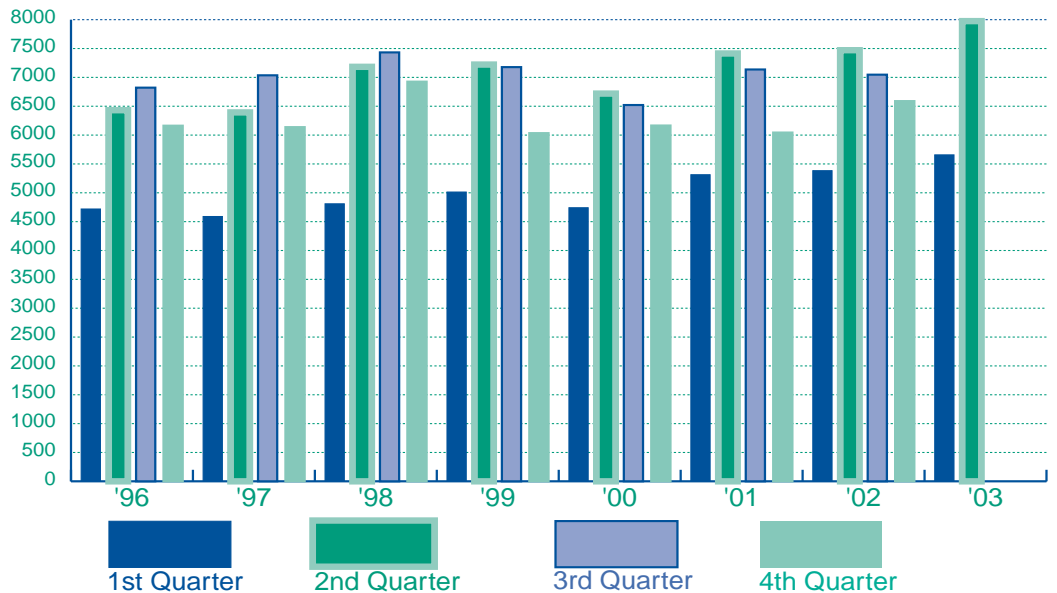
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other northwestern Oregon Counties; Clark County, Washington; and Douglas, Coos and Lane Counties in southern Oregon.

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**QUARTERLY CLOSINGS - Metro Portland, Oregon**



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

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