

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

May 2003 Reporting Period

May Residential Highlights

New listings were cropping up along with the May flowers last month. As you can see in the table below, the number of properties listed during May 2003 exceeded the number listed in May 2002 (by 4.6%). Certainly sellers are primed and ready for the summer season, and it seems buyers are as well. Pending sales broke the 3,000 mark for the first time, closing out the month 8.7% ahead of May 2002. Closed sales stayed nearer familiar territory, but still climbed 0.9% from May 2002.

At May's rate of sales, the 10,299 active residential listings at month's end would supply inventory for only 4 months (see table to right).

Year-to-Date Trends

Listing indicators are all showing substantial growth in the area's residential real-estate market this year. As shown in the Year to Date rows of the table below, new listings since January are up 5.5% compared to the same time period last year. Already 899 additional pending sales have been recorded—an increase of 7.1% over January-May 2002. Closed sales, like the rest, are more numerous—up by 5.2%.

Appreciation

Along with rising market statistics are rising prices. Average sale price during the last 12 months is up 5.2% from the 12 months preceding them (\$214,200 v. \$203,700). At the same time, median sale price is up 5.3% (\$180,000 v. \$171,000).

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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	
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	May 2003	4,509	3,159	2,564	220,100	185,000	62
	Year to Date	20,913	13,495	10,947	214,400	181,500	67
LAST YEAR	May 2002	4,309	2,907	2,541	208,300	175,000	68
	Year to Date	19,815	12,596	10,410	205,300	173,000	72

AREA REPORT • 5/2003

Metro Portland, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation***	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
NORTH PORTLAND	263	177	40	125	14.7%	90	159,600	29	768	509	-1.0%	409	152,800	146,000	6.4%	9	194,000	16	50,200	22	299,600
NE PORTLAND	680	423	141	286	-3.1%	255	207,100	41	2,007	1,328	0.3%	1,119	203,100	175,000	5.7%	12	287,300	20	168,100	50	255,000
SE PORTLAND	960	561	167	394	12.9%	336	183,100	47	2,586	1,730	12.0%	1,451	179,000	159,500	7.9%	17	291,900	51	100,500	84	290,600
GRESHAM/TROUTDALE	703	315	136	184	1.1%	168	188,900	62	1,430	859	3.1%	731	181,900	167,000	2.3%	5	358,100	47	105,800	24	285,100
MILWAUKIE/CLACKAMAS	693	292	117	209	0.5%	169	212,200	61	1,420	904	9.4%	732	209,000	186,500	7.0%	4	452,500	53	113,200	13	252,600
OREGON CITY/CANBY	499	193	68	162	5.9%	129	220,500	70	976	636	5.3%	499	207,200	189,500	5.2%	2	124,000	57	154,700	8	184,700
LAKE OSWEGO/WEST LINN	742	276	90	188	-10.0%	132	328,600	75	1,323	828	4.4%	657	307,900	257,000	5.5%	1	179,000	10	205,100	2	281,200
WEST PORTLAND	1,021	399	107	269	5.5%	221	328,100	52	1,923	1,148	6.6%	900	314,100	255,000	9.4%	9	194,300	31	155,100	22	329,000
NORTHWEST WA. COUNTY	419	191	41	140	-2.1%	115	291,000	58	832	543	-8.7%	436	285,800	253,500	3.4%	1	140,000	8	162,900	6	259,900
BEAVERTON/ALOHA	765	426	138	286	-6.2%	215	188,500	53	1,902	1,309	9.9%	1,048	194,400	173,500	3.0%	3	185,500	13	243,000	24	340,500
TIGARD/WILSONVILLE	820	424	103	340	39.9%	268	231,400	70	1,823	1,291	10.3%	1,021	239,500	219,500	6.1%	4	175,300	15	203,800	5	258,100
HILLSBORO/FOREST GROVE	783	300	79	195	1.6%	179	197,200	68	1,405	903	4.8%	732	195,400	177,700	4.5%	7	213,900	29	178,600	23	203,900
MT. HOOD: GOV CAMP/WEMME	103	24	7	16	33.3%	11	172,300	96	129	71	7.6%	59	158,500	148,500	-5.9%	0	N/A	17	60,000	0	N/A
COLUMBIA COUNTY	442	106	31	75	0.0%	60	149,700	101	549	341	-7.1%	292	157,900	149,000	5.3%	1	344,000	35	76,700	2	277,500
YAMHILL COUNTY	550	194	56	132	50.0%	112	185,200	84	827	535	21.9%	430	171,500	151,500	4.0%	8	181,600	53	91,000	16	196,600
MARION/POLK COUNTIES	383	110	45	82	82.2%	54	182,600	89	547	316	47.7%	251	176,300	148,000	9.4%	4	491,800	22	116,300	2	664,500
NO. COASTAL COUNTIES	473	98	47	76	72.7%	50	218,200	155	466	244	38.6%	180	191,000	149,000	1.7%	2	477,500	57	95,800	3	1,183,300

* Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

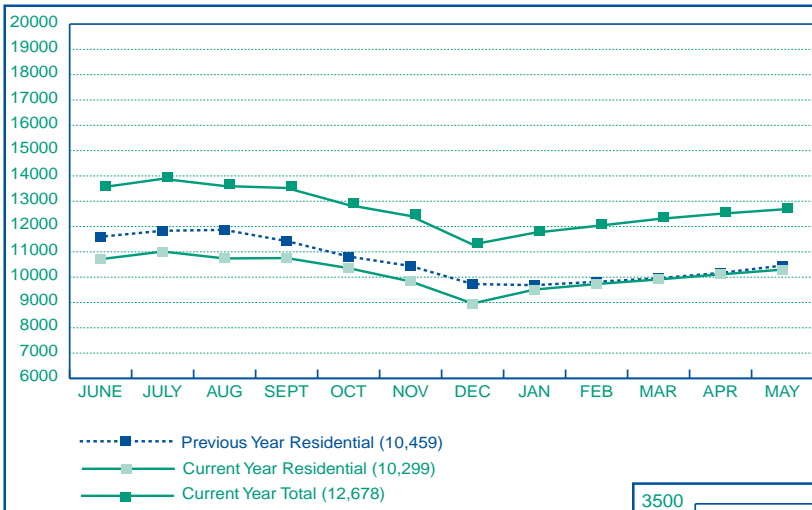
**Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is May 2003 with May 2002. Year-To-Date also compares May 2003 with May 2002.

*** Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (6/1/02 - 5/31/03 with 6/1/01 - 5/31/02).

Market Action

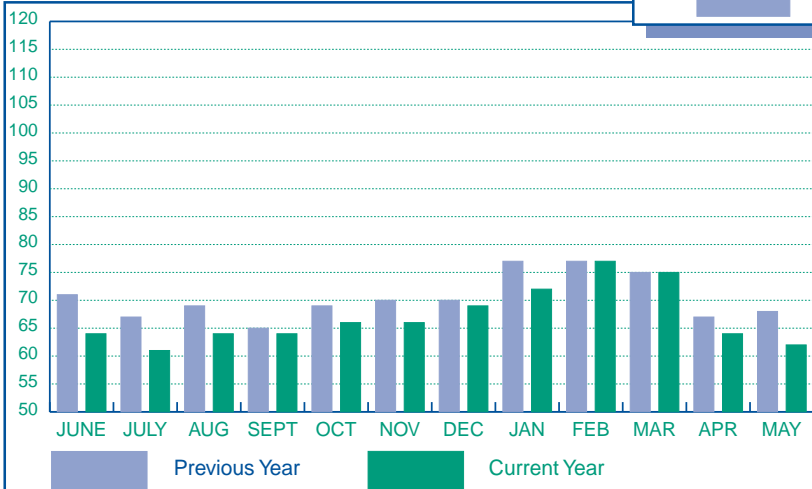
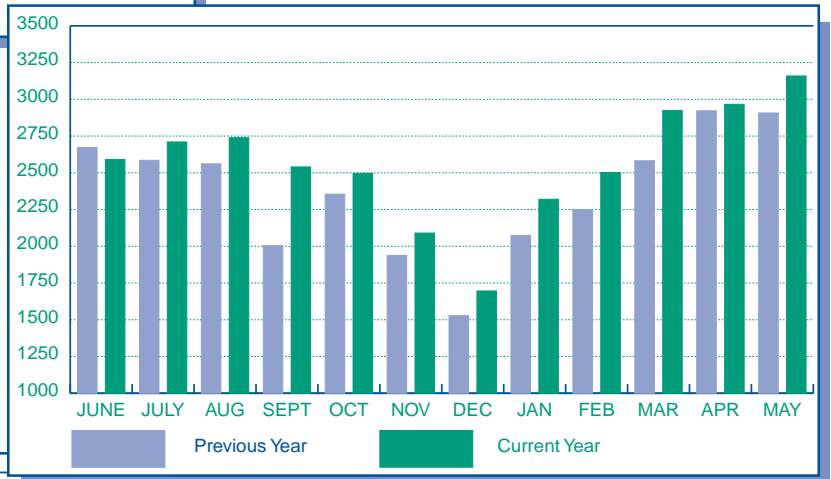
ACTIVE LISTINGS Metro Portland, Oregon

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.

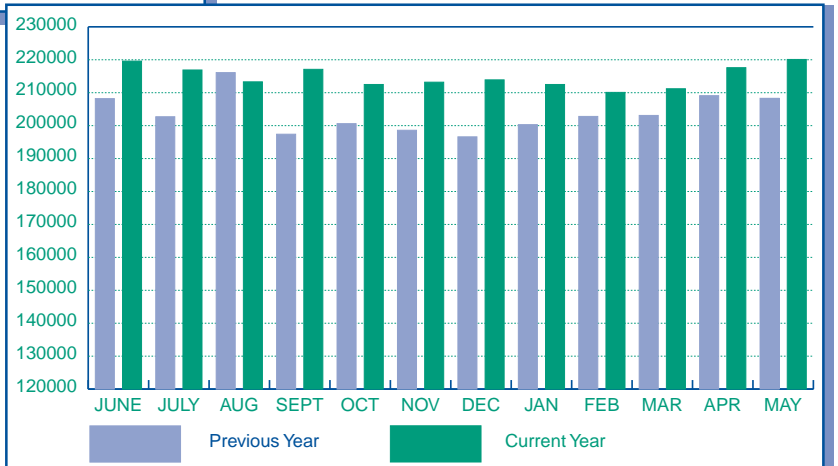


DAYS ON MARKET Metro Portland, Oregon

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

AVERAGE SALES PRICE Metro Portland, Oregon

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

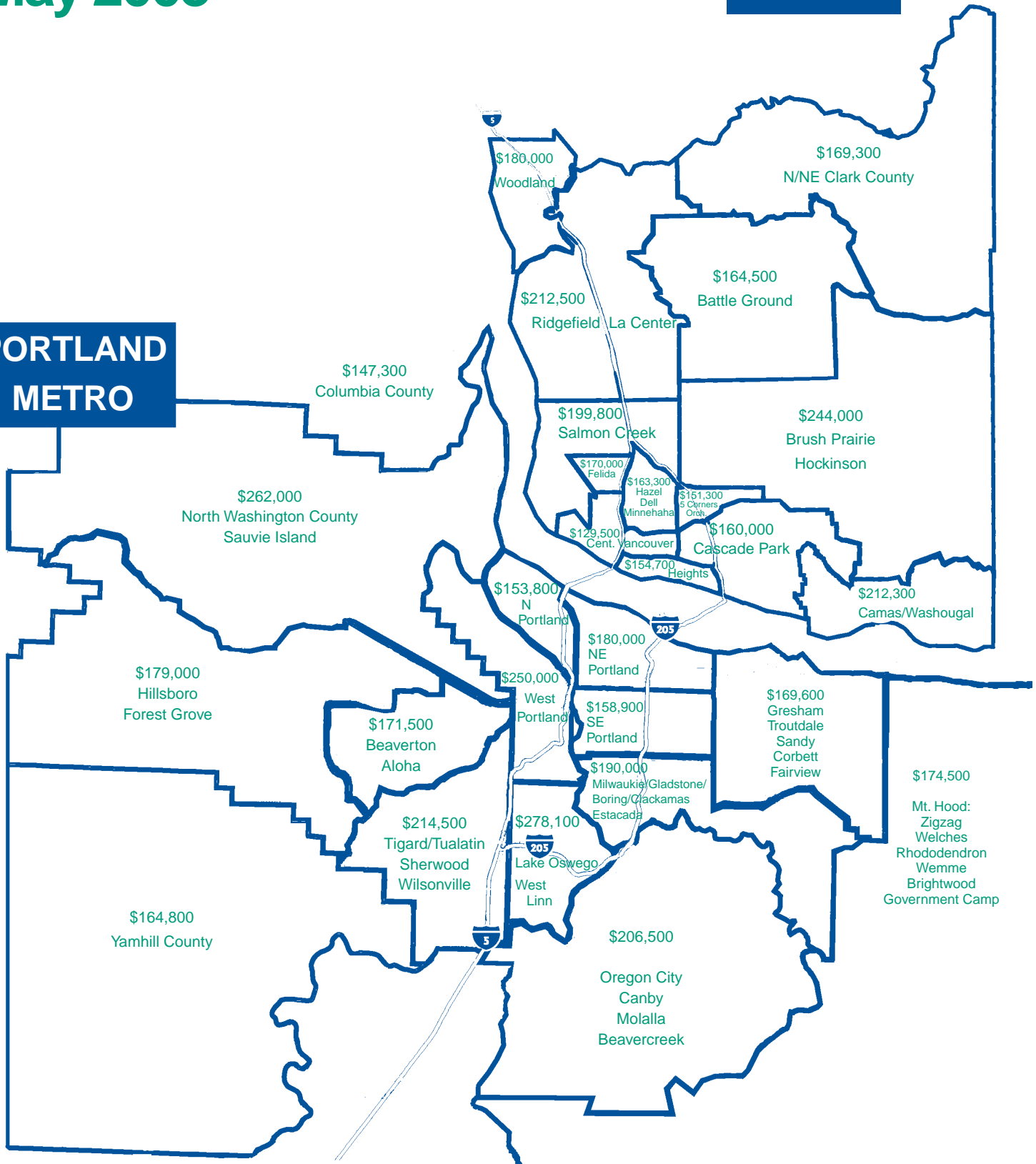


MEDIAN SALES PRICE

May 2003

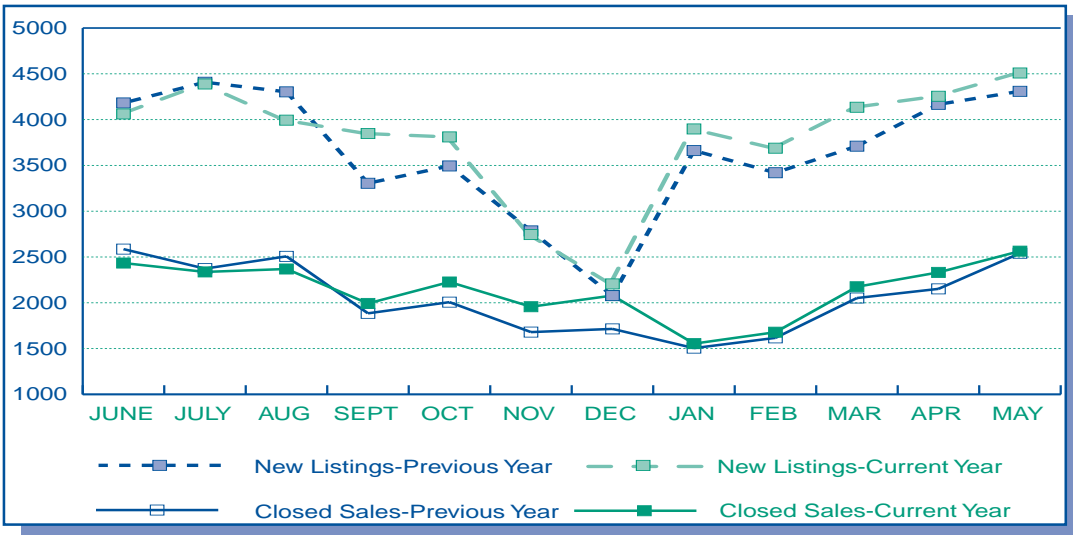
CLARK COUNTY

PORTLAND METRO



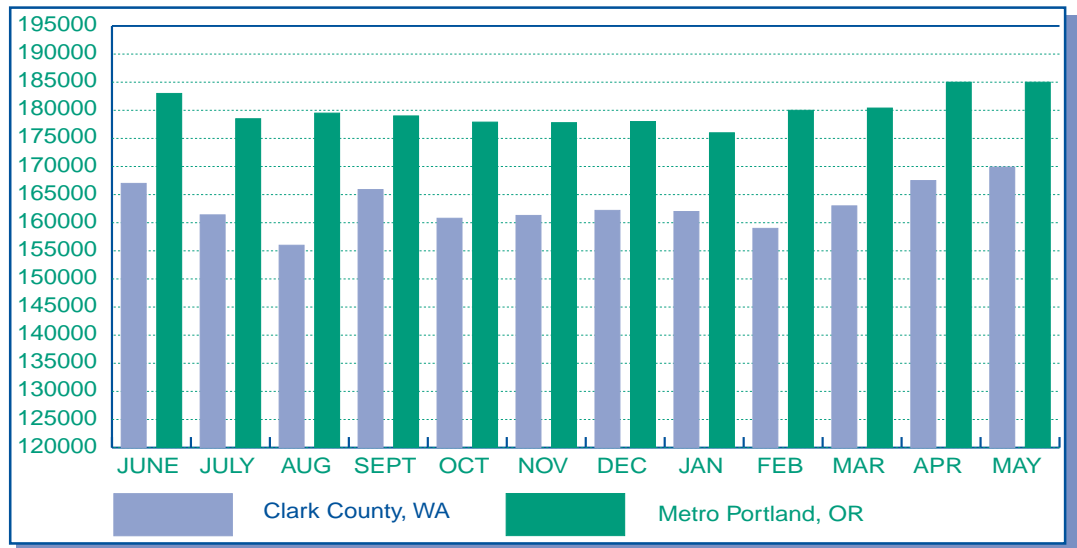
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



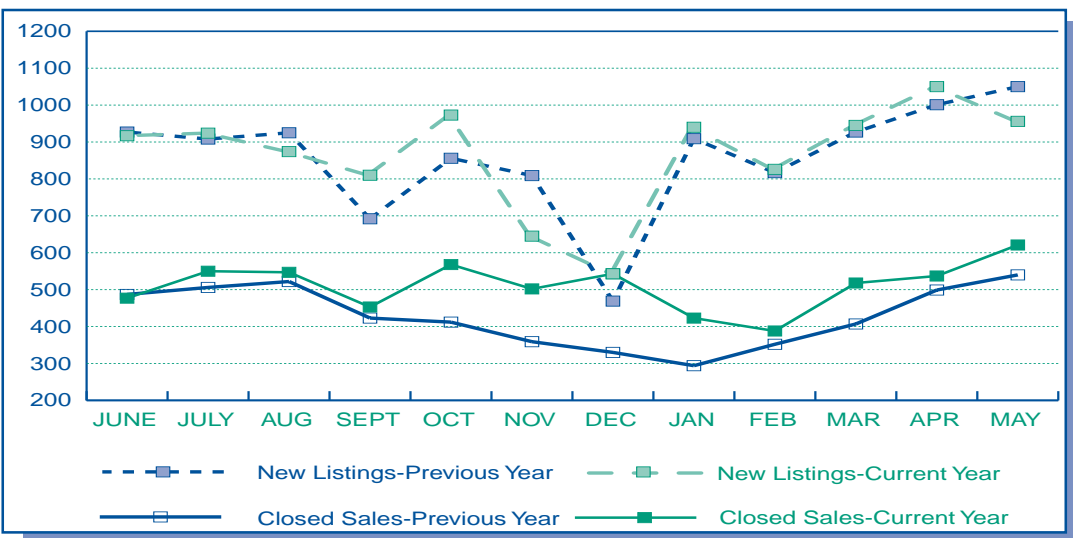
**PORTLAND, OR &
CLARK COUNTY, WA
MEDIAN
SALES PRICE**

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

May 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	May 2003	956	829	621	195,300	169,900	63
	Year to Date	4,815	3,528	2,657	190,000	165,000	73
LAST YEAR	May 2002	1,050	649	540	181,000	158,500	73
	Year to Date	4,764	2,745	2,231	178,400	155,000	78

May Residential Highlights

There was a 9.0% decrease in new listings comparing May 2003 to May 2002 (see table above). However, other listing indicators have not languished. Closed sales climbed 15.0% over May 2002. Pending sales are up 27.7% over May 2002.

Another indicator of such fluctuation in the market is the area's inventory. The 2,222 active residential listings at month's end would last only 3.6 months (see table to right).

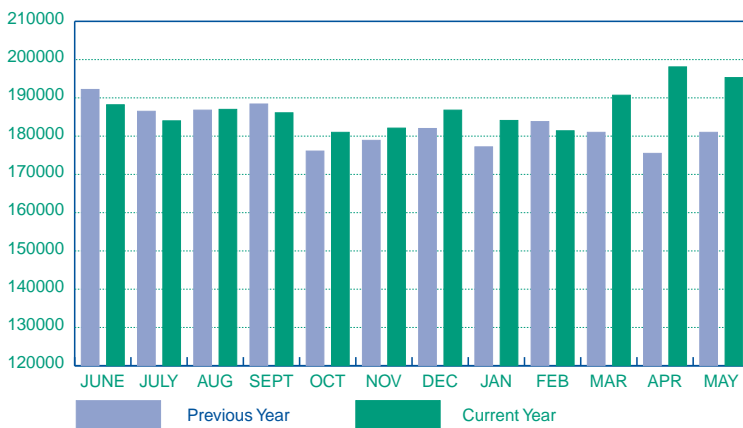
Year-to-Date Trends

Comparing January-May 2003 to January-May 2002, new listings have climbed only 1.1% (see Year to Date rows of the table above). Meanwhile, an additional 783 pending sales have been recorded—a jump of 28.5%. Similarly, closed sales are up by 19.1%.

Available Inventory in Months

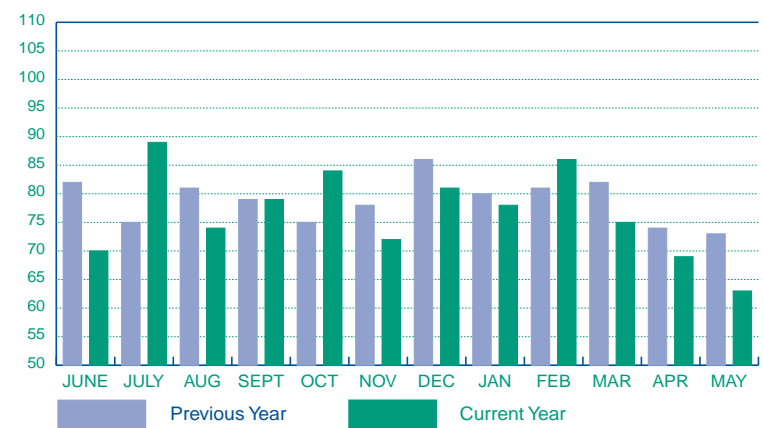
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	6.1
March	6.9	6.7	4.5
April	7.1	5.6	4.4
May	6.4	5.5	3.6
June	6.1	6.2	
July	5.9	5.3	
August	5.7	5.2	
September	6.9	6.0	
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

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 • 5/2003

Clark County, Washington

	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
	Monthly									Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation***	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	
11- Downtown Vanc	99	33	4	22	15.8%	18	134,000	62	163	96	33.3%	68	141,800	129,900	4.3%	1	350,000	1	210,000	4	177,100	
12- NW Heights	65	22	10	22	22.2%	18	118,700	38	156	94	10.6%	72	112,400	107,800	6.0%	1	270,000	3	24,100	13	198,500	
13- SW Heights	38	17	4	12	50.0%	14	215,100	101	69	57	58.3%	40	209,000	166,400	-14.2%	0	N/A	0	N/A	1	350,000	
14- Lincoln/Hazel Dell	37	18	5	15	25.0%	19	157,400	37	97	75	50.0%	53	151,900	149,900	-1.9%	2	218,500	4	52,100	3	186,800	
15- E Hazel Dell	70	36	15	23	4.5%	23	160,300	66	170	127	24.5%	105	141,300	139,300	-2.5%	2	87,300	4	258,600	3	249,200	
20- NE Heights	34	21	7	23	-8.0%	15	154,200	77	107	90	15.4%	65	149,800	147,900	-7.7%	0	N/A	1	245,000	3	280,300	
21- Orchards	68	36	9	30	-26.8%	32	159,200	42	192	144	2.9%	120	151,000	144,300	0.4%	0	N/A	3	77,700	4	253,800	
22- Evergreen	146	81	20	78	56.0%	66	149,300	55	432	359	43.6%	293	154,000	143,900	4.9%	2	50,700	40	94,400	11	207,900	
23- E Heights	45	19	3	12	-14.3%	15	202,200	99	89	74	13.8%	65	199,600	168,900	9.7%	1	250,000	4	138,400	2	168,300	
24- Cascade Park	63	39	10	34	6.3%	19	210,200	61	157	119	-4.8%	81	221,500	170,900	-3.4%	1	142,900	5	412,400	3	219,500	
25- Five Corners	43	36	11	46	76.9%	20	155,000	30	189	160	18.5%	121	144,200	144,900	-1.4%	0	N/A	4	261,300	0	N/A	
26- E Orchards	62	37	5	29	3.6%	24	211,500	39	179	143	12.6%	105	212,600	192,000	-0.5%	0	N/A	1	125,000	0	N/A	
27- Fishers Landing	86	50	12	38	31.0%	36	201,900	63	247	206	46.1%	169	199,800	186,200	4.6%	0	N/A	0	N/A	0	N/A	
31- SE County	34	9	6	9	80.0%	5	265,800	111	43	25	13.6%	17	236,100	243,900	15.9%	0	N/A	20	84,600	0	N/A	
32- Camas City	233	74	26	57	18.8%	45	253,300	90	373	266	28.5%	220	261,700	224,700	7.5%	0	N/A	34	113,200	5	159,200	
33- Washougal	142	44	13	24	41.2%	23	189,000	85	191	135	66.7%	107	179,100	166,700	-0.5%	1	188,000	74	86,900	6	160,600	
41- N Hazel Dell	78	52	11	51	131.8%	26	210,700	78	212	181	64.5%	130	193,900	172,300	15.1%	1	132,800	4	98,700	1	175,000	
42- S Salmon Crk.	50	28	18	18	-40.0%	21	202,900	66	124	108	-20.0%	87	181,400	168,100	7.1%	0	N/A	2	75,500	1	219,900	
43- N Felida	95	51	13	50	42.9%	51	225,700	41	271	225	43.3%	167	220,600	204,900	-1.1%	0	N/A	8	95,900	0	N/A	
44- N Salmon Crk.	64	23	8	38	111.1%	20	241,900	69	147	107	30.5%	67	246,000	208,000	13.5%	0	N/A	4	206,400	0	N/A	
50- Ridgefield	19	11	1	3	-40.0%	1	119,000	24	31	17	21.4%	12	147,100	133,000	6.9%	0	N/A	3	91,300	0	N/A	
51- W of I-5 County	24	5	1	6	500.0%	2	125,000	144	30	21	90.9%	15	255,600	230,000	-2.7%	0	N/A	10	182,200	0	N/A	
52-NW E of I-5 County	44	13	6	10	11.1%	9	219,600	105	57	44	33.3%	37	258,500	245,000	-4.5%	0	N/A	10	144,200	0	N/A	
61- Battleground	165	78	27	70	94.4%	31	174,600	51	442	267	122.5%	169	175,600	158,000	-4.4%	1	215,000	29	83,300	3	205,600	
62- Brush Prairie	136	52	20	45	18.4%	29	308,200	60	240	137	12.3%	96	276,300	245,000	5.2%	1	275,000	27	130,700	0	N/A	
63- East County	2	1	0	0	-100.0%	0	N/A	0	5	4	-20.0%	3	249,200	255,000	-2.4%	0	N/A	2	99,000	0	N/A	
64- Central County	12	4	0	4	100.0%	3	182,800	56	21	17	30.8%	12	242,100	219,300	-0.2%	0	N/A	3	91,300	0	N/A	
65- Mid-Central County	35	8	1	5	-44.4%	3	220,500	69	39	19	-45.7%	16	196,500	188,500	10.5%	0	N/A	2	94,800	0	N/A	
66- Yacolt	16	7	5	5	0.0%	6	211,500	61	32	25	78.6%	20	208,900	208,700	2.7%	0	N/A	6	155,900	0	N/A	
70- La Center	21	5	5	12	71.4%	8	205,300	53	43	40	33.3%	23	172,800	181,000	-3.6%	0	N/A	14	66,700	0	N/A	
71- N Central	20	1	1	8	60.0%	3	190,300	110	30	25	47.1%	16	206,200	198,800	-2.4%	0	N/A	10	93,100	0	N/A	
72- NE Corner	25	9	2	7	40.0%	3	134,400	172	43	26	44.4%	23	134,700	127,500	6.1%	0	N/A	5	53,900	0	N/A	
80- Woodland City	27	8	4	7	0.0%	5	162,900	42	37	24	26.3%	16	138,600	135,500	8.0%	1	150,000	4	88,900	0	N/A	
81- Woodland Area	41	8	8	6	100.0%	2	216,400	151	43	23	35.3%	16	209,300	195,000	-27.5%	0	N/A	8	47,200	0	N/A	
82- Cowlitz County	83	20	14	10	0.0%	6	180,400	81	114	48	65.5%	31	160,800	174,500	-4.0%	3	380,000	7	57,100	7	249,300	

*Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. **Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is May 2003 with May 2002. Year-To-Date compares May 2003 with May 2002.

***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (6/1/02 -5/31/03 with 6/1/01 - 5/31/02).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

May 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	May 2003	619	468	397	169,300	148,500	64
	Year to Date	2,765	1,987	1,634	162,100	143,000	74
LAST YEAR	May 2002	623	429	377	158,600	139,500	73
	Year to Date	2,841	1,877	1,468	154,500	134,900	89

May Residential Highlights

Lane County's residential inventory remains low (see table to right). The measure indicates that the area's 1,426 active residential listings at the end of May would last only 3.6 months, given May's rate of sales.

That rate of sales, climbed 5.3% higher in May 2003 than in May 2002, and proceeded to display its effect on the inventory, as did a concurrent 0.6% drop in the number of new listings (see table above). While the inventory measure itself does not take it into account, another important market indicator is pending sales. These increased 9.1%.

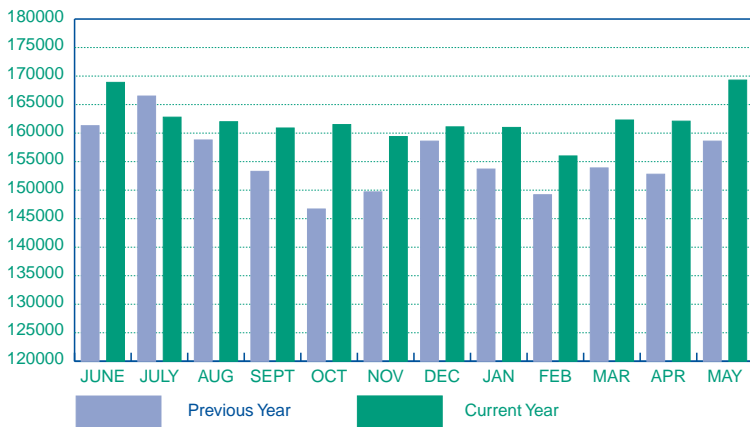
Year-to-Date Trends

Through the end of May, 2003 has shown increases in the number of pending sales and closed sales compared to the same time period in 2002 (see Year to Date rows of the table above). Pending sales are up 5.9%. Closed sales are up 11.3%. New listings, though, declined slightly (2.7%).

Available Inventory in Months

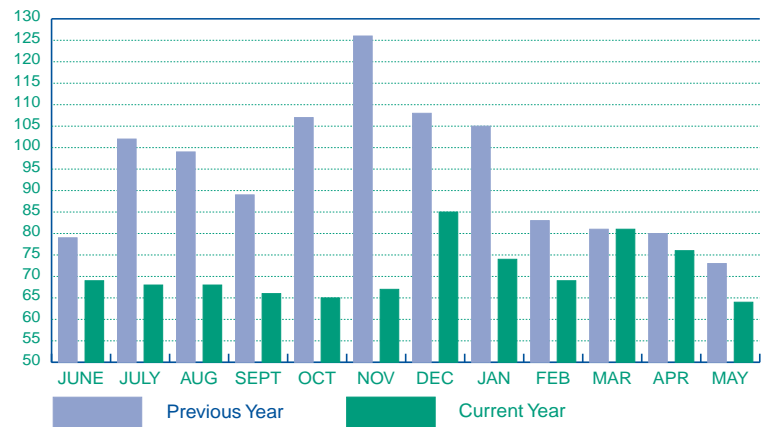
	2002	2003
January	7.5	5.5
February	7.1	5.3
March	5.5	4.0
April	5.9	4.2
May	4.5	3.6
June	4.8	
July	4.7	
August	4.3	
September	4.3	
October	3.9	
November	4.3	
December	4.0	

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



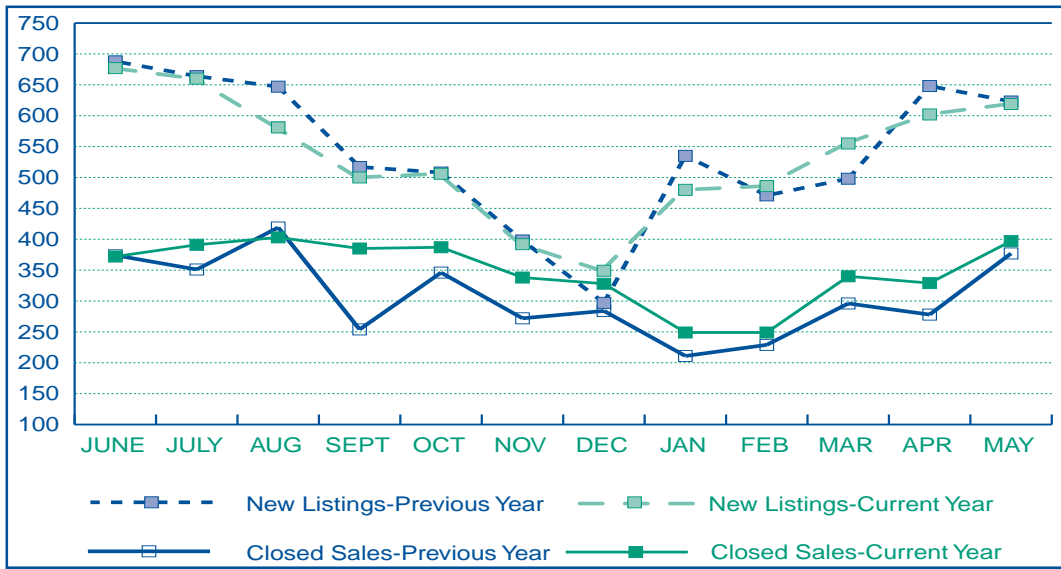
This graph shows average days on market for Lane County, Oregon properties from listing to accepted offer. (See footnote on page 1.)

Market Action

AREA REPORT • 5/2003 • 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/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Closed Sales	Average Sales Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2003 v. 2002 ²	Average Sales Price	Median Sales Price	Appreciation ³	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
HAYDEN BRIDGE	26	11	3	10	0.0%	23	166,100	79	73	80	29.0%	149,400	144,500	6.3%	0	N/A	14	61,400	5	160,700
MCKENZIE VALLEY	74	19	6	16	220.0%	5	195,000	68	84	38	22.6%	224,500	187,900	4.1%	0	N/A	6	161,200	0	N/A
PLEASNT HLL/OAK	120	29	7	10	-44.4%	10	220,900	118	126	68	-4.2%	156,600	123,500	4.6%	0	N/A	9	123,400	0	N/A
CRESWELL/DORENA/ COTTAGE GROVE	194	56	12	34	0.0%	31	168,200	125	262	163	-8.4%	150,600	135,000	-3.9%	5	422,600	19	113,900	2	114,300
VENETA/ELMIRA	85	29	15	19	46.2%	14	193,400	108	120	70	29.6%	160,100	148,000	-1.7%	2	116,000	3	72,500	2	168,800
JUNCTION CITY	88	29	15	23	64.3%	15	171,300	86	137	82	10.8%	146,000	138,000	-4.7%	0	N/A	0	N/A	0	N/A
FLORENCE	9	0	0	0	-100.0%	1	62,000	14	7	5	150.0%	115,100	115,000	5.0%	0	N/A	0	N/A	0	N/A
THURSTON	97	49	13	42	90.9%	30	140,800	67	224	168	28.2%	138,800	131,200	7.4%	0	N/A	8	51,400	13	160,800
COBURG I-5	28	5	5	7	133.3%	3	250,000	177	38	23	-11.5%	176,200	166,000	-14.0%	1	575,000	3	290,000	0	N/A
NORTH GILHAM	36	19	4	19	72.7%	9	204,500	78	71	57	11.8%	216,200	184,800	12.5%	0	N/A	20	114,700	0	N/A
FERRY ST. BRG	79	49	14	37	-11.9%	35	177,800	40	211	158	-4.2%	196,000	167,800	11.4%	0	N/A	1	430,000	3	186,300
EAST EUGENE	70	51	7	44	18.9%	25	205,700	67	186	139	-16.3%	214,200	183,500	8.2%	1	330,000	10	110,500	2	267,500
SW EUGENE	139	84	16	63	8.6%	54	218,800	47	320	221	0.5%	219,700	183,000	13.4%	1	137,000	25	81,500	7	211,900
WEST EUGENE	30	17	1	19	5.6%	13	145,700	18	93	86	38.7%	129,100	128,000	2.9%	2	457,400	4	83,800	9	192,000
DANEBO	114	58	20	35	2.9%	33	116,700	57	261	198	15.1%	120,400	122,800	3.2%	0	N/A	4	28,800	7	184,300
RIVER ROAD	35	16	4	13	-23.5%	23	140,800	33	90	72	2.9%	141,100	139,000	8.3%	0	N/A	1	45,000	10	209,400
SANTA CLARA	71	36	8	34	-10.5%	42	167,000	58	198	181	11.0%	169,700	163,100	1.8%	0	N/A	2	49,000	4	162,800
SPRINGFIELD	97	56	14	39	-4.9%	27	114,200	41	229	161	21.1%	112,500	105,000	-1.7%	1	575,000	1	29,900	18	171,400
MOHAWK VALLEY	34	6	5	4	100.0%	4	141,500	44	35	17	41.7%	184,000	156,000	-3.1%	0	N/A	2	91,300	0	N/A

¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only. ² Percent change in number of pending sales this year compared to last year. In Monthly section, comparison is May 2003 with May 2002. Year-To-Date compares May 2003 with May 2002. ³ Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (6/1/02 -5/31/03 with 6/1/01 -5/31/02).



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

May 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	May 2003	172	154	97	147,200	125,000	88
	Year to Date	940	564	423	138,700	120,000	105
LAST YEAR	May 2002	193	123	88	128,600	115,000	108
	Year to Date	929	514	393	126,500	112,500	114

	Coos County Oregon	New Listings	Pending Sales	Closed Sales	Average Sales Price	Median Sales Price	Average Market Time*
THIS YEAR	May 2003	101	108	53	104,200	92,500	84
	Year to Date	511	338	254	121,600	102,500	112
LAST YEAR	May 2002	107	69	64	99,800	89,000	153
	Year to Date	473	283	248	105,500	93,900	151

Douglas County May Residential Highlights

The action this month centered on accepted offers, which were 25.2% higher than in May 2002. Closed sales climbed 10.2% at the same time. New listings, meanwhile, dropped by 10.8%.

Year-to-Date Trends

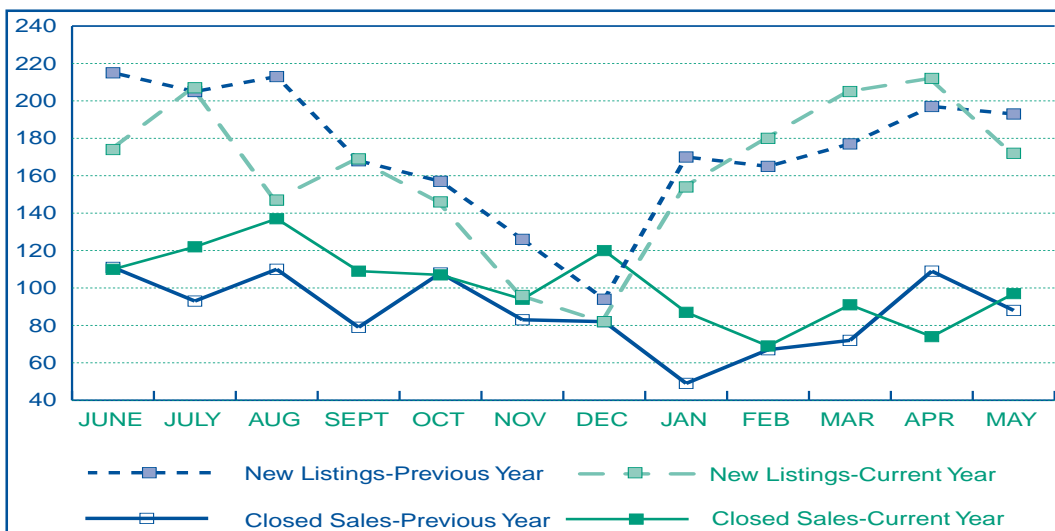
Through the end of May this year, new listings in the Douglas County area rose 1.2%, compared to January-May 2002. Closed sales rose by 7.6%. Pending sales rose the most, up 9.7%.

Coos County May Residential Highlights

Decreasing closed sales tempered tremendous growth in pending sales, comparing May 2003 to May 2002. Pending sales are up 56.5%, while closed sales are down 17.2%. New listings are down 5.6%.

Year-to-Date Trends

Comparing January-May 2003 with January-May 2002 shows that listings activity has increased all-around. The area has 2.4% more closed sales, 8.0% more new listings, and 19.4% more pending sales.



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

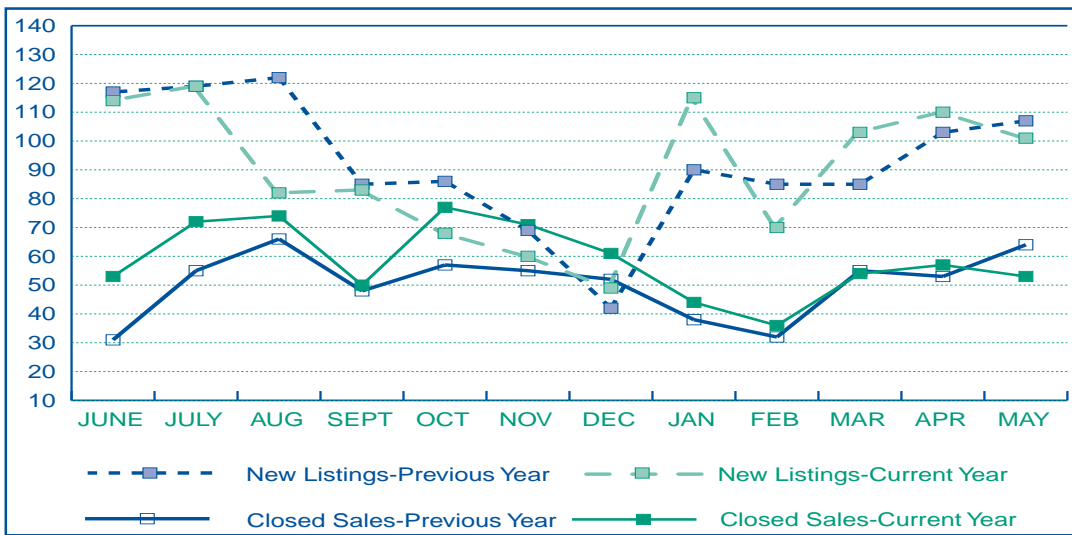
Market Action

AREA REPORT • 5/2003

Douglas & Coos Counties, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Average Market Time*	New Listings	Pending Sales	Pending Sales 2003 v. 2002**	Closed Sales	Average Sales Price	Median Sales Price	Appreciation***	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price	Closed Sales	Average Sales Price
ROSEBURG NORTHEAST	75	20	8	16	77.8%	10	154,800	60	115	69	21.1%	54	129,800	112,300	2.7%	2	255,200	15	92,000	5	136,000
ROSEBURG NORTHWEST	59	25	7	18	-18.2%	13	209,600	133	91	60	-27.7%	52	183,200	171,500	16.4%	0	N/A	28	81,600	1	126,000
ROSEBURG SOUTHEAST	35	10	4	5	-37.5%	17	135,100	68	63	48	9.1%	42	118,600	110,500	2.3%	4	143,300	5	37,300	9	98,500
ROSEBURG SOUTHWEST	44	15	4	16	-27.3%	12	176,500	83	78	59	11.3%	43	170,500	145,500	6.8%	0	N/A	11	51,200	0	N/A
GLIDE & EAST of ROSEBURG	49	11	1	12	71.4%	7	184,400	167	47	28	21.7%	27	170,300	160,000	10.4%	0	N/A	10	68,400	2	246,000
SUTHERLIN & N of ROSEBURG	167	32	7	31	82.4%	15	134,700	100	202	107	32.1%	77	126,700	113,000	-5.6%	2	107,500	12	101,400	4	140,800
WINSTON & SW of ROSEBURG	64	13	6	12	71.4%	6	105,200	40	81	47	-2.1%	34	117,300	125,000	5.0%	2	102,500	4	62,000	2	300,000
MYRTLE CRK & S/SE of ROSEBURG	133	29	14	21	-4.5%	13	95,800	73	169	90	4.7%	60	135,000	108,300	-1.4%	5	160,500	14	49,600	1	42,500
GREEN DISTRICT	64	17	6	23	155.6%	4	102,200	41	94	56	43.6%	34	99,600	100,000	0.1%	0	N/A	8	53,300	0	N/A
DOUGLAS CO. TOTALS	690	172	57	154	25.2%	97	147,200	88	940	564	9.7%	423	138,700	120,000	2.9%	15	153,700	107	71,800	24	141,300
COOS COUNTY	366	101	26	108	56.5%	53	104,200	84	511	338	19.4%	254	121,600	102,500	9.0%	13	277,900	47	60,700	12	194,600

*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 May 2003 with May 2002. Year-To-Date compares May 2003 with May 2002. ***Appreciation percents based on a comparison of average price for the last 12 months with 12 months before (6/1/02 -5/31/03 with 6/1/01 -5/31/02).



COOS COUNTY NEW LISTINGS & CLOSED SALES

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



MULTIPLE LISTING SERVICE

Corporate

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

Southern Oregon

1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Southwest Washington

1514 Broadway, Suite 101
PO Box 61776
Vancouver, WA 98666
(360) 696-0718
Fax: (360) 696-9342

Lane County

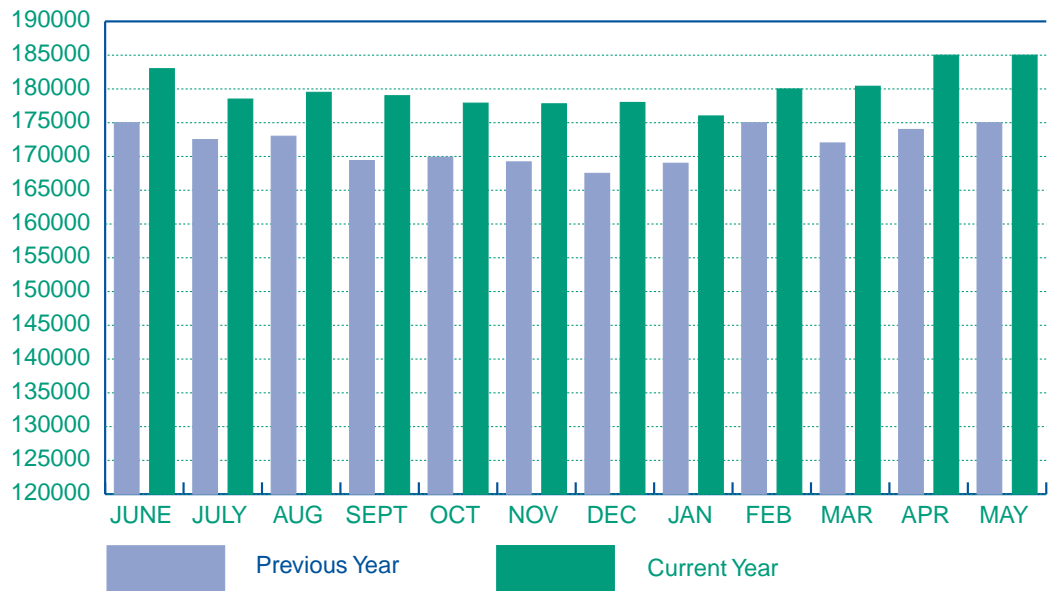
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

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

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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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Kurt von Wasmuth, Communications Manager
Robert Dell, Editor