

# MARKET ACTION

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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

September 2003 Reporting Period

### September Residential Highlights Third Quarter Report

Someone took some time out of the new school year to buy some houses. September's closed sales, as shown in the table below, climbed 44.8% higher than sales in September of 2002. Pending sales, while not as stratospheric, managed to climb 5.5%. New listings, on the other hand, were down by 2.1%.

At the end of the month, the Portland metro area had 10,277 active residential listings. Given the rate of sales in September, that inventory would last only 3.6 months.

#### Appreciation

Comparing the 12 months ended with September to the 12 immediately preceding them, average sale price rose 6.3% (\$219,900 v. \$207,100) and median sale price rose 5.5% (\$184,500 v. \$174,900).

September closed the third quarter of 2003, a quarter in which market activity clearly increased over the same time period in 2002. Closed sales showed the greatest growth, up 28.6% (9,061 v. 7,047). Similar ambitions affected accepted offers, which rose 15.4% (9,049 v. 7,842). New listings put in some effort to head in the same direction, rising 2.6% (12,777 v. 12,448).

#### Year-to-Date Trends

Comparing year-to-date figures at the end of September 2003 to the same period in 2002 (see Year to Date rows of the table below), shows closed sales topped its previous measure by 13.2%. Pending sales rose as well, showing an increase by 11.4%. New listings also managed to climb, up 4.0%.

#### 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	3.8
August	4.7	4.5	3.5
September	6.1	5.4	3.6
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	September 2003	3,767	2,680	2,886	225,300	189,000	62
	Year to Date	38,393	25,389	23,357	222,100	185,900	65
LAST YEAR	September 2002	3,848	2,540	1,993	217,100	179,000	64
	Year to Date	36,932	22,782	20,641	210,700	176,000	68

# AREA REPORT • 9/2003

## Metro Portland, Oregon

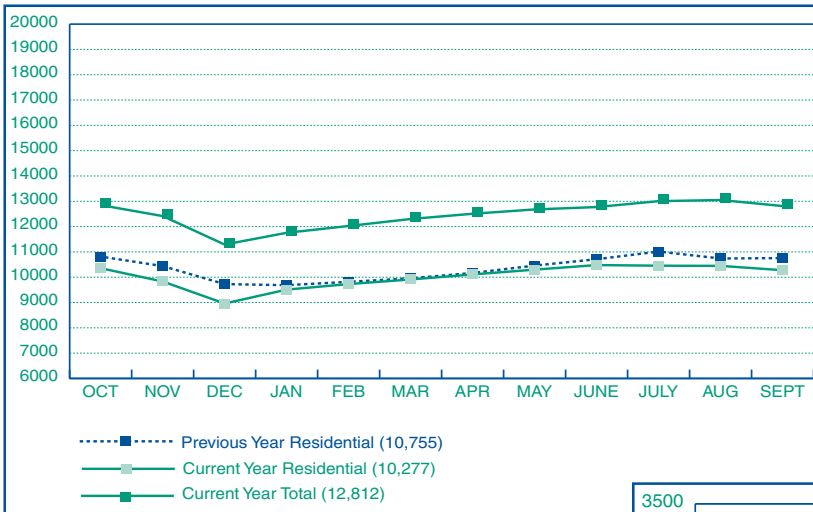
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2003 v. 2002 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <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	316	145	81	107	-1.8%	115	171,100	40	1,465	958	-1.2%	872	158,100	150,000	8.0%	18	241,700	27	67,000	43	258,900
142 NE Portland	845	466	183	279	4.1%	302	217,000	40	3,865	2,488	5.6%	2,328	208,600	181,100	8.1%	27	357,500	28	137,400	106	274,600
143 SE Portland	1,009	474	217	344	7.8%	342	182,600	49	4,746	3,174	14.0%	2,975	183,500	162,000	8.9%	25	307,600	82	96,800	171	313,500
144 Gresham/ Troutdale	725	268	118	173	-11.3%	206	191,300	60	2,680	1,680	8.7%	1,561	186,900	171,300	5.7%	10	309,600	80	138,200	51	239,500
145 Milwaukie/ Clackamas	646	253	103	159	-9.7%	222	211,000	56	2,588	1,699	15.2%	1,592	211,800	189,000	6.9%	14	282,800	103	166,200	26	278,500
146 Oregon City/ Canby	454	136	71	109	-7.6%	115	221,500	64	1,695	1,161	7.1%	1,048	214,500	198,700	5.7%	5	167,600	111	150,500	18	184,100
147 Lake Oswego/West Linn	637	181	107	144	1.4%	149	381,800	76	2,269	1,533	8.1%	1,425	342,500	280,300	4.9%	1	179,000	24	232,800	6	368,700
148 W Portland	1,077	375	164	235	21.8%	209	356,400	65	3,542	2,142	10.5%	1,933	330,800	262,000	8.6%	14	290,900	69	159,600	40	349,800
149 NW Washington County	373	127	75	95	8.0%	130	282,400	52	1,548	1,067	4.2%	986	291,600	261,000	7.1%	5	194,800	22	219,400	11	254,300
150 Beaverton/Aloha	781	374	105	278	13.0%	296	206,600	53	3,514	2,466	12.3%	2,250	199,300	175,600	3.0%	7	223,800	25	222,300	50	320,000
151 Tigard/Wilsonville	773	286	129	224	2.8%	230	244,700	59	3,217	2,364	14.8%	2,170	244,800	223,500	6.1%	5	161,500	35	328,100	18	268,000
152 Hillsboro/ Forest Grove	723	240	118	186	0.0%	185	199,100	65	2,538	1,699	8.0%	1,543	197,400	179,300	5.6%	14	188,100	43	169,800	47	202,300
153 Mt. Hood: Govt. Camp/Wemme	99	16	11	23	27.8%	25	160,500	71	260	175	30.6%	158	161,600	149,500	3.8%	1	33,000	33	56,000	0	N/A
154 Columbia County	421	81	49	76	8.6%	72	159,800	104	1,055	654	-3.4%	595	157,400	149,500	4.4%	6	339,500	63	127,300	14	291,700
155 Yamhill County	524	147	76	110	23.6%	134	185,400	101	1,513	1,003	28.1%	922	173,800	153,400	6.8%	17	228,500	82	125,200	37	206,800
156 Marion/ Polk Counties	401	119	57	85	39.3%	80	171,100	92	1035	622	46.0%	555	171,800	150,000	8.1%	7	363,500	44	108,200	9	289,200
180-200 N Coastal Counties	473	79	66	53	20.5%	74	194,000	138	863	504	50.0%	444	203,400	152,500	7.0%	8	211,100	115	94,200	10	448,700

<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 September 2003 with September 2002. The Year-To-Date section compares year-to-date statistics from September 2003 with year-to-date statistics from September 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (10/1/02-9/30/03) with 12 months before (10/1/01-9/30/02).

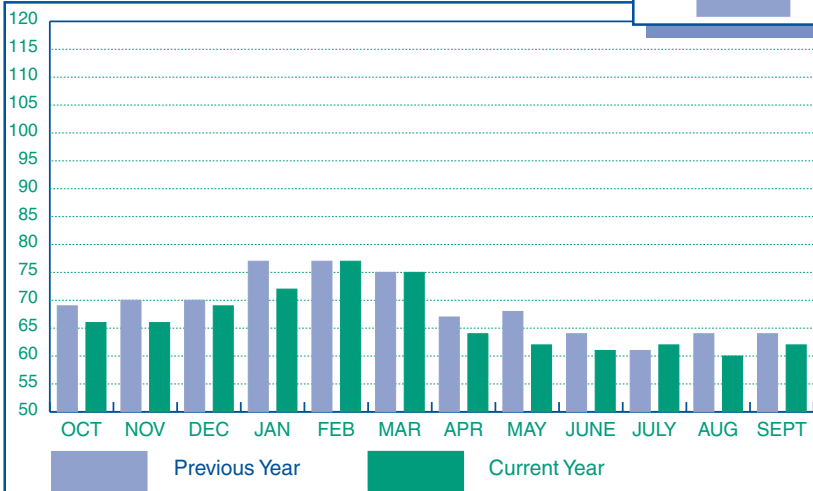
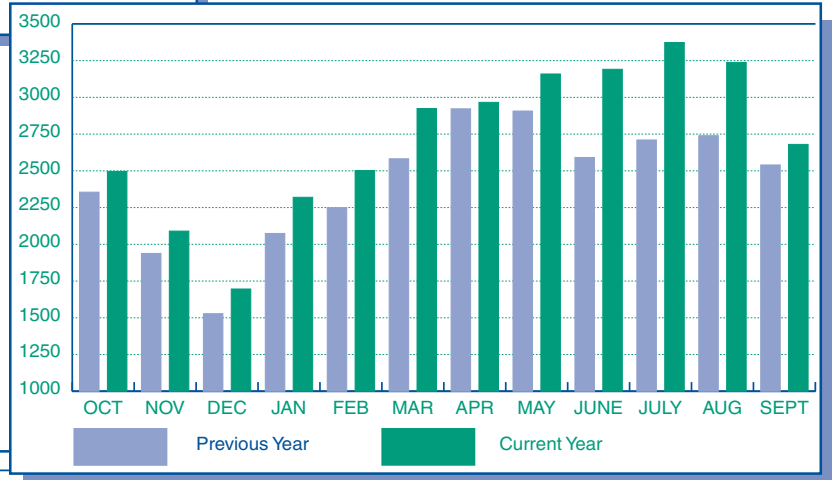
# Market Action



### PENDING SALES

#### Metro Portland, Oregon

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



### DAYS ON MARKET

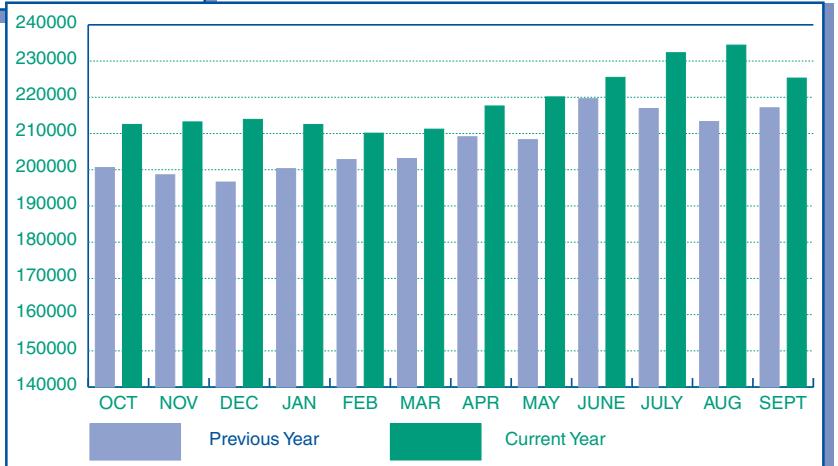
#### Metro Portland, Oregon

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

### AVERAGE SALE PRICE

#### Metro Portland, Oregon

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

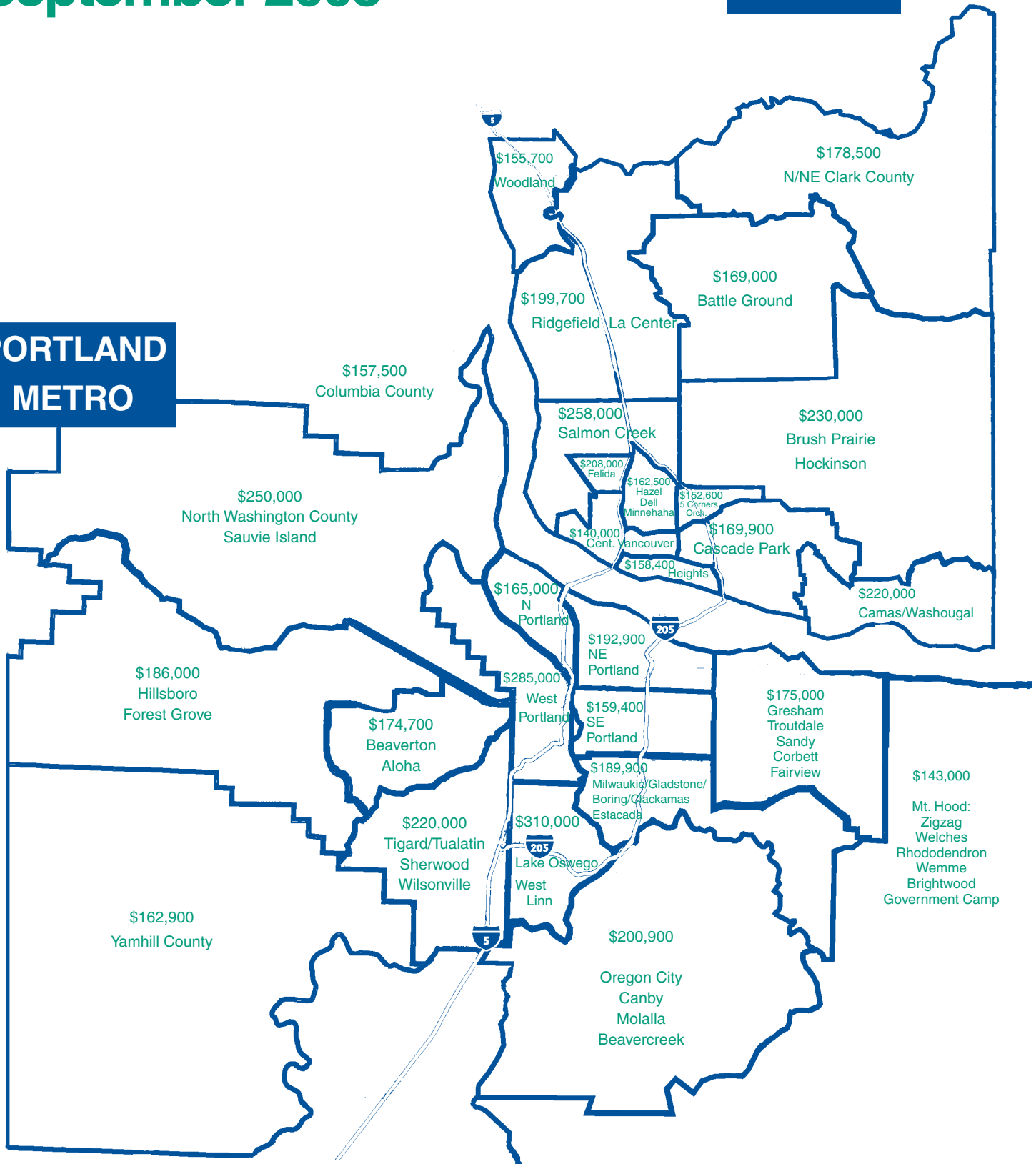


# MEDIAN SALE PRICE

## September 2003

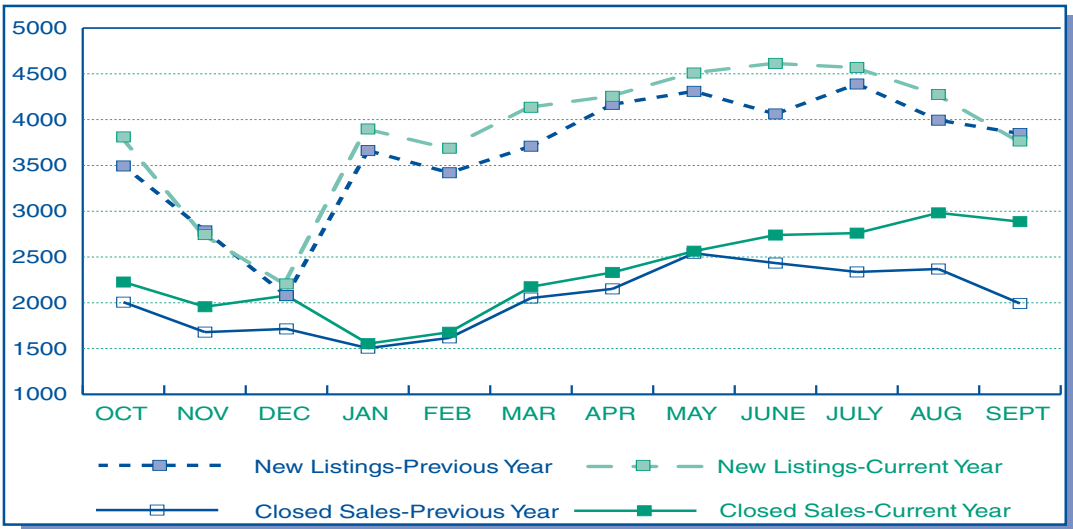
**CLARK COUNTY**

**PORTLAND METRO**



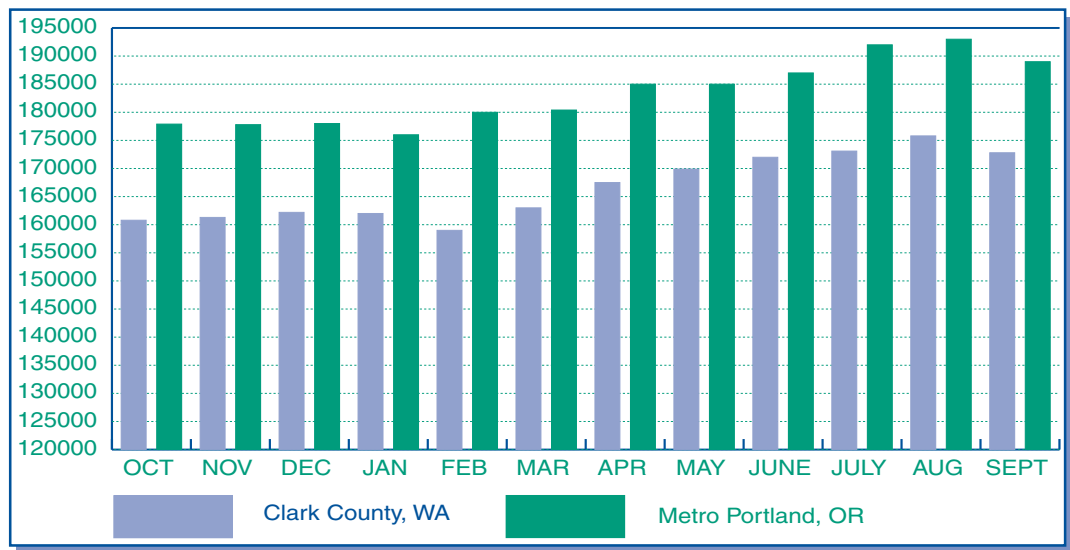
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**

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



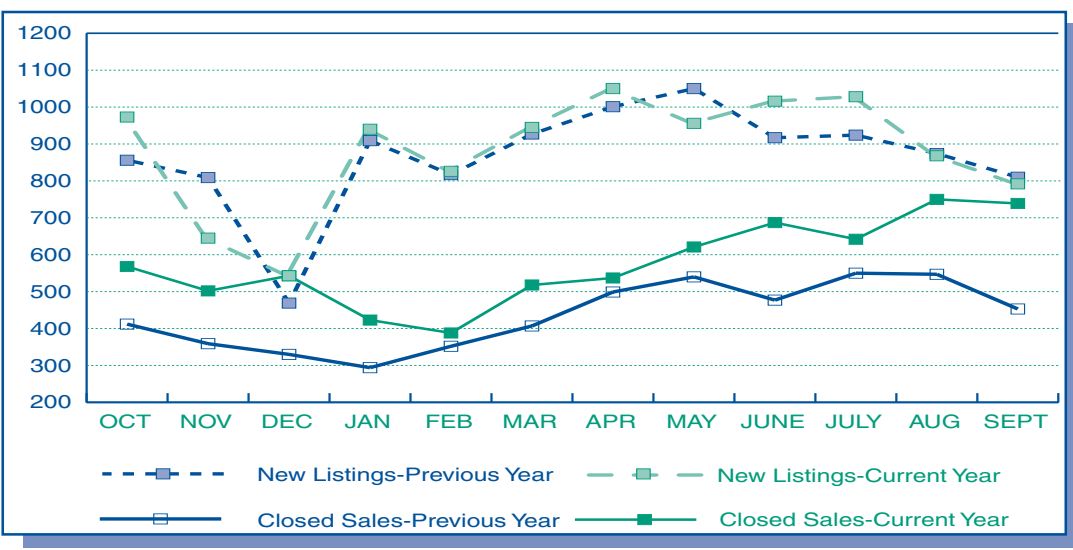
**PORTLAND, OR &  
CLARK COUNTY, WA  
MEDIAN  
SALE PRICE**

*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

September 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	September 2003	792	679	739	201,400	172,800	54
	Year to Date	8,545	6,497	5,768	195,000	169,000	67
LAST YEAR	September 2002	810	619	453	186,100	165,900	79
	Year to Date	8,361	5,131	4,508	182,200	158,000	78

### September Residential Highlights

Closed sales came within 60 listings of actually surpassing the number of new listings in September (see table above). Closed sales, in fact, rose 63.1% from September 2002, while pending sales rose 9.7%. New listings, on the other hand, fell 2.2%.

### Third Quarter Report

Comparing the third quarter of 2003 to that of 2002, closed sales exhibit a dramatic rise of 37.8% (2,220 v. 1,611). Pending sales followed suit with a rise of 23.0% (2,267 v. 1,843). Meanwhile, new listings mustered a rise of 2.8% (2,708 v. 2,634).

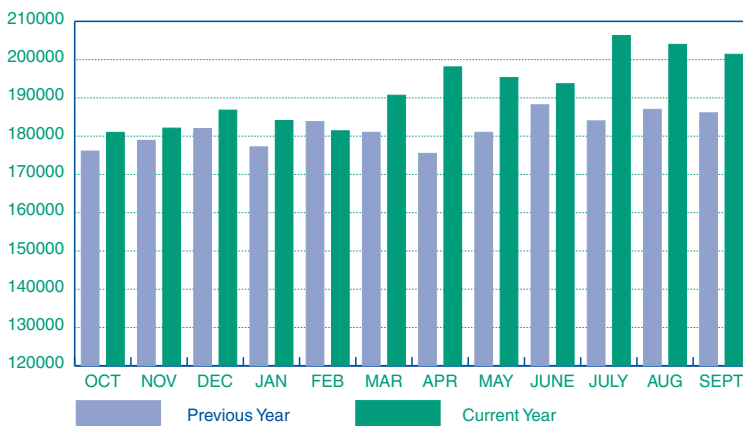
### Year-to-Date Trends

So far this year, Clark County's real estate market has generated 28.0% more closed sales than it did in 2002 (see Year to Date rows of the table above). At the same time, pending sales rose a similar 26.6%, whereas new listings rose a slight 2.2%.

### Available Inventory in Months

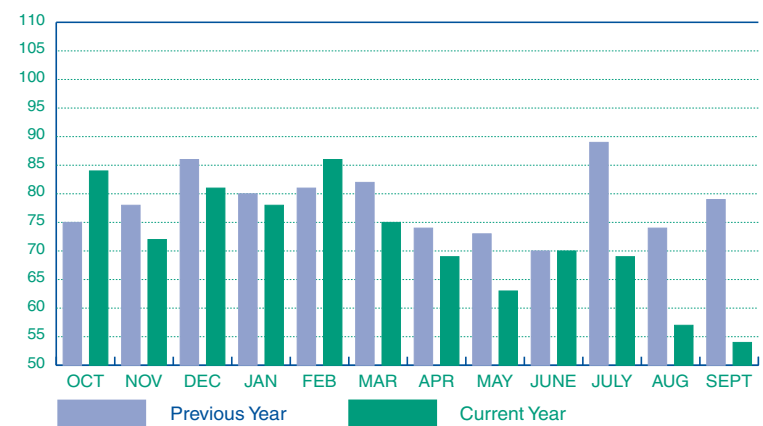
	2001	2002	2003
January	11.0	9.0	5.8
February	9.7	7.6	6.1
March	6.9	6.7	4.5
April	7.1	5.6	4.4
May	6.4	5.5	3.6
June	6.1	6.2	3.1
July	5.9	5.3	3.3
August	5.7	5.2	2.8
September	6.9	6.0	2.7
October	6.8	4.8	
November	7.6	5.3	
December	7.9	4.3	

### AVERAGE SALE PRICE - Clark County, WA



This graph represents the average sale price for all homes sold in Clark County, Washington.

### DAYS ON MARKET - Clark County, WA



This graph shows average days on market for Clark County, Washington properties from listing to accepted offer (see footnote page 1).

# Market Action

# AREA REPORT • 9/2003

## 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	84	23	2	30	50.0%	26	159,300	67	263	202	53.0%	162	151,400	138,200	3.7%	1	350,000	2	130,000	8	161,900
12 NW Heights	73	32	8	27	107.7%	15	131,600	61	288	167	13.6%	145	114,600	114,000	-0.2%	3	155,000	6	59,500	28	179,700
13 SW Heights	30	16	4	12	50.0%	5	195,900	30	125	103	51.5%	90	200,900	156,700	4.3%	0	N/A	0	N/A	3	451,700
14 Lincoln/Hazel Dell	38	33	2	17	6.3%	20	170,600	54	181	141	34.3%	127	156,700	155,400	5.8%	2	218,500	5	57,700	5	202,100
15 E Hazel Dell	60	26	9	26	0.0%	30	157,100	34	306	253	16.1%	222	147,800	145,000	5.6%	3	253,600	6	197,400	5	389,900
20 NE Heights	36	25	5	23	-4.2%	16	160,800	25	199	167	18.4%	143	152,800	149,000	-1.1%	0	N/A	2	142,000	3	280,300
21 Orchards	75	40	17	29	7.4%	36	153,400	54	374	280	5.7%	245	156,300	148,300	6.1%	0	N/A	6	217,400	4	253,800
22 Evergreen	129	86	21	65	10.2%	81	172,900	50	766	639	29.4%	597	157,600	146,600	9.4%	2	50,700	68	100,500	21	190,700
23 E Heights	43	14	6	11	-54.2%	19	254,600	67	167	135	-4.3%	128	208,600	165,000	13.6%	1	250,000	10	134,600	4	174,900
24 Cascade Park	61	24	11	21	-12.5%	22	229,500	39	289	217	-0.5%	197	209,900	169,000	4.6%	2	470,500	8	294,100	6	208,100
25 Five Corners	35	21	6	29	-19.4%	36	168,100	33	339	291	16.4%	276	152,900	150,100	5.9%	2	200,600	5	220,000	0	N/A
26 E Orchards	36	16	8	27	80.0%	26	199,900	44	284	254	22.1%	223	211,100	193,000	-2.4%	0	N/A	2	119,000	2	246,300
27 Fisher's Landing	53	20	10	29	-32.6%	44	205,000	32	416	367	33.0%	349	204,100	189,100	5.2%	0	N/A	3	136,000	1	173,000
31 SE County	37	7	5	8	300.0%	9	201,600	96	89	56	16.7%	45	232,000	224,900	1.6%	0	N/A	43	91,200	0	N/A
32 Camas City	209	60	36	37	0.0%	69	259,300	95	673	493	28.4%	464	269,900	240,000	10.4%	1	260,000	55	110,500	7	237,200
33 Washougal	137	34	14	26	0.0%	29	219,600	58	373	270	65.6%	231	202,000	188,400	2.0%	1	188,000	129	90,600	9	147,400
41 N Hazel Dell	73	40	12	26	8.3%	25	233,000	47	346	304	41.4%	279	207,500	178,000	12.0%	1	132,800	11	83,100	1	175,000
42 S Salmon Creek	42	19	7	31	-20.5%	26	178,900	39	237	221	-11.2%	180	182,700	169,500	9.5%	2	237,000	4	86,200	2	450,000
43 N Felida	86	46	15	37	19.4%	28	278,600	64	448	364	26.4%	325	229,600	205,000	1.0%	1	166,000	11	126,000	1	190,000
44 N Salmon Creek	73	26	2	25	78.6%	35	238,200	53	298	229	47.7%	193	234,200	218,000	12.2%	1	1,650,000	9	126,600	0	N/A
50 Ridgefield	27	13	3	4	33.3%	2	236,500	28	58	29	7.4%	25	187,100	154,900	22.3%	0	N/A	6	248,200	0	N/A
51 W of I-5 County	41	8	1	1	-66.7%	1	118,000	40	61	32	33.3%	31	283,800	291,000	1.5%	0	N/A	26	232,900	0	N/A
52 NW E of I-5 County	38	10	5	9	-18.2%	7	229,600	75	105	75	15.4%	71	264,300	245,000	-8.4%	0	N/A	28	139,400	0	N/A
61 Battleground	98	54	22	48	23.1%	64	181,200	35	707	475	66.7%	410	176,700	158,800	-0.1%	3	208,300	42	100,000	5	198,800
62 Brush Prairie	117	31	10	28	64.7%	29	260,200	55	409	271	34.2%	231	264,000	239,000	3.5%	2	311,400	68	109,800	0	N/A
63 East County	2	0	0	2	N/A	1	199,900	118	8	6	-25.0%	5	209,900	235,000	-3.9%	0	N/A	4	80,700	0	N/A
64 Central County	9	3	3	4	33.3%	0	N/A	N/A	41	32	28.0%	27	261,700	240,000	3.9%	0	N/A	6	102,300	0	N/A
65 Mid-Central County	29	10	6	4	N/A	3	225,300	157	74	38	-28.3%	29	235,800	229,900	-5.9%	0	N/A	16	119,800	0	N/A
66 Yacolt	19	4	3	6	50.0%	6	226,200	66	66	44	57.1%	37	208,500	207,500	-8.7%	1	34,000	9	134,000	0	N/A
70 La Center	36	8	7	6	50.0%	4	203,900	107	92	63	40.0%	52	200,100	203,500	14.4%	0	N/A	14	66,700	0	N/A
71 N Central	18	1	0	4	300.0%	3	153,700	233	47	40	73.9%	35	213,100	200,000	5.4%	0	N/A	16	93,900	0	N/A
72 NE Corner	15	7	6	2	-50.0%	4	214,500	92	67	48	23.1%	45	148,600	135,000	0.4%	0	N/A	15	65,400	0	N/A
80 Woodland City	20	8	5	6	-40.0%	3	107,800	45	60	44	4.8%	38	140,500	133,800	14.1%	2	105,000	6	78,800	0	N/A
81 Woodland Area	32	10	20	6	200.0%	6	133,000	71	85	51	21.4%	34	190,300	189,300	2.4%	0	N/A	13	60,000	0	N/A
82 Cowlitz County	103	17	11	13	30.0%	9	202,700	68	204	96	65.5%	77	160,800	155,000	13.4%	4	335,000	22	64,000	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 September 2003 with September 2002. The Year-To-Date section compares year-to-date statistics from September 2003 with year-to-date statistics from September 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (10/1/02-9/30/03) with 12 months before (10/1/01-9/30/02).



# Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

September 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	September 2003	511	409	410	173,200	155,200	59
	Year to Date	5,101	3,689	3,397	168,900	148,900	66
LAST YEAR	September 2002	500	418	385	160,900	140,000	66
	Year to Date	5,317	3,572	3,152	158,600	139,000	73

### September Residential Highlights

Closed sales kept up a steady pace and surpassed the number reported in September 2002 by 6.5% (see table above). New listings managed to increase as well, up by 2.2%. Pending sales, however, faltered just enough to account for a 2.2% decrease.

### Third Quarter Report

The third quarter of 2003 saw 8.5% (1,321 v. 1,218) more closed sales than did the third quarter of 2002. At the same time, pending sales fell by 4.2% (1,273 v. 1,329) and new listings fell by 2.6% (1,719 v. 1,765).

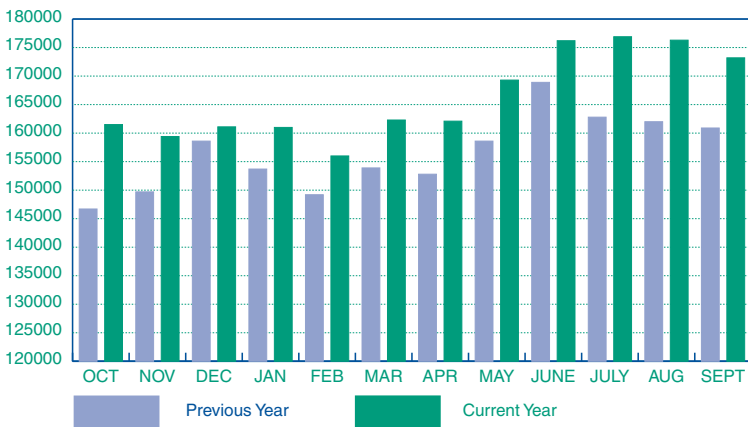
### Year-to-Date Trends

Market activity between the beginning of January and the end of September is reflected in the Year to Date rows of the table above. Comparing 2003 to 2002 displays increases of 7.8% in closed sales and 3.3% in pending sales. It also displays a 4.1% drop in new listings.

### Available Inventory in Months

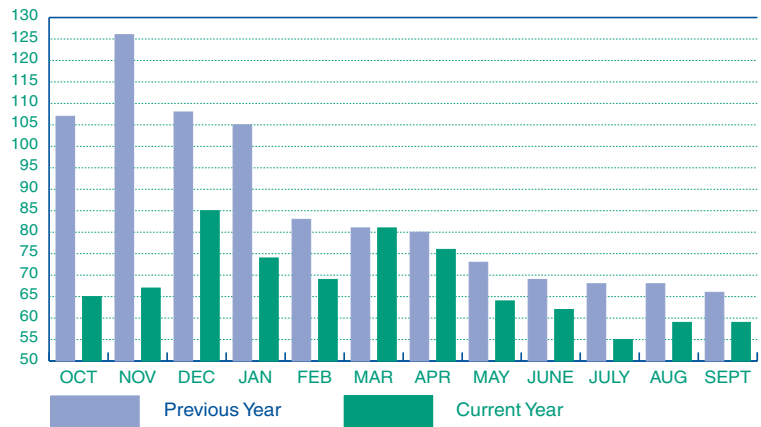
	2002	2003
January	7.5	5.5
February	7.1	5.3
March	5.5	4.0
April	5.9	4.2
May	4.5	3.6
June	4.8	3.6
July	4.7	3.4
August	4.3	3.1
September	4.3	3.4
October	3.9	
November	4.3	
December	4.0	

### AVERAGE SALE PRICE - Lane County, OR



This graph represents the average sale price for all homes sold in Lane County, Oregon.

### DAYS ON MARKET - Lane County, OR



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

# Market Action

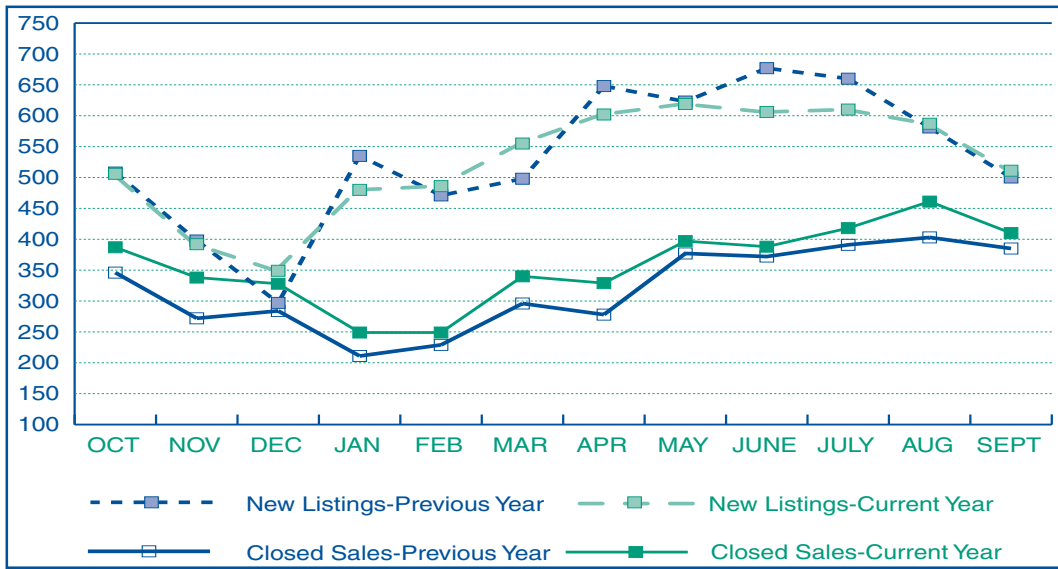
# AREA REPORT • 9/2003 • Lane County, Oregon

	RESIDENTIAL															COMMERCIAL	LAND	MULTIFAMILY				
	Current Month									Year-To-Date						Appreciation <sup>3</sup>	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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
232 Hayden Bridge	30	17	5	11	-35.3%	19	154,700	42	147	135	3.8%	133	152,900	144,900	11.1%	1	845,000	18	58,100	5	160,700	
233 McKenzie Valley	87	15	8	10	11.1%	8	175,000	84	168	79	14.5%	70	230,800	203,000	3.5%	0	N/A	11	119,200	0	N/A	
234 Pleasant Hill/Oak	116	25	15	15	-16.7%	15	151,500	143	243	143	3.6%	131	166,100	140,000	19.2%	0	N/A	23	93,900	0	N/A	
235 Cottage Grove/ Creswell/Dorena	199	60	29	28	-17.6%	36	167,300	94	506	301	-5.6%	273	151,900	132,000	7.0%	7	329,400	27	106,300	5	184,300	
236 Veneta/Elmira	77	19	8	23	43.8%	19	152,000	57	224	143	20.2%	119	163,800	150,000	-1.5%	2	116,000	11	68,200	4	156,900	
237 Junction City	83	20	17	18	100.0%	15	203,600	65	236	143	11.7%	127	153,400	135,000	-0.6%	1	110,000	6	94,000	2	200,000	
238 Florence	6	0	1	0	N/A	2	148,300	52	13	12	300.0%	13	112,800	102,000	-6.0%	0	N/A	2	153,500	0	N/A	
239 Thurston	92	39	14	35	-12.5%	29	126,800	50	406	303	18.4%	265	139,800	134,000	6.9%	1	235,000	13	45,700	23	149,400	
240 Coburg I-5	28	6	0	6	100.0%	11	159,100	81	74	51	6.3%	48	186,300	146,900	1.9%	1	575,000	8	234,800	1	217,400	
241 N Gilham	38	15	4	12	-20.0%	14	200,400	67	140	110	4.8%	113	223,200	197,500	12.9%	0	N/A	21	114,000	2	213,300	
242 Ferry Street Bridge	83	37	7	24	-14.3%	28	201,800	37	376	279	-7.6%	261	204,200	173,000	12.5%	1	692,500	1	430,000	3	186,300	
243 E Eugene	78	43	10	35	-2.8%	35	233,900	34	368	278	-11.2%	258	215,400	179,600	11.7%	1	330,000	21	97,600	9	250,300	
244 SW Eugene	132	53	19	43	2.4%	49	214,700	71	562	414	3.8%	385	216,400	192,900	7.1%	1	137,000	50	94,500	12	207,600	
245 W Eugene	33	19	4	9	-35.7%	4	138,100	24	145	120	-11.1%	114	137,300	128,500	6.2%	2	457,400	6	148,800	11	180,700	
246 Danebo	129	45	18	33	-2.9%	42	137,700	48	490	370	14.9%	344	126,100	129,100	6.9%	1	140,000	6	32,300	11	209,200	
247 River Road	38	21	2	17	41.7%	10	144,600	16	166	133	-7.0%	119	144,900	139,900	8.1%	0	N/A	16	38,500	10	209,400	
248 Santa Clara	58	28	9	41	17.1%	32	168,400	47	361	321	9.2%	306	173,300	165,000	4.9%	0	N/A	3	98,300	8	187,200	
249 Springfield	84	45	15	42	44.8%	39	148,900	48	420	313	23.2%	285	119,800	111,000	7.4%	3	933,300	7	52,900	43	190,000	
250 Mohawk Valley	19	4	3	7	75.0%	3	189,000	92	56	41	41.4%	33	202,600	209,500	-14.3%	0	N/A	7	88,500	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 September 2003 with September 2002. The Year-To-Date section compares year-to-date statistics from September 2003 with year-to-date statistics from September 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (10/1/02-9/30/03) with 12 months before (10/1/01-9/30/02).



## 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

September 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	September 2003	138	122	128	146,300	130,500	100
	Year to Date	1,684	1,039	940	139,900	120,000	102
LAST YEAR	September 2002	169	125	109	141,900	118,000	117
	Year to Date	1,661	998	884	130,500	115,000	112

Coos County Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
THIS YEAR	September 2003	83	91	85	132,700	108,000	89
	Year to Date	901	707	609	123,000	107,500	116
LAST YEAR	September 2002	83	78	50	126,800	106,500	147
	Year to Date	874	579	518	111,600	95,000	157

### Douglas County September Residential Highlights

Closed sales rose 17.4% while new listings and pending sales fell by 18.3% and 2.4%, respectively, when comparing September 2002 to September 2003. See the table above for precise totals.

### Year-to-Date Trends

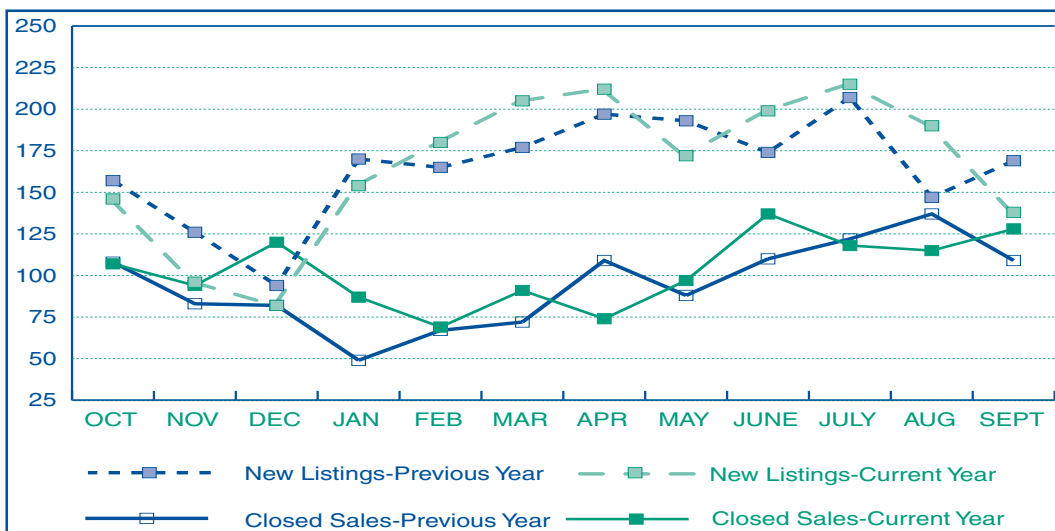
Douglas County's market shows positive movement when comparing year-to-date figures of 2002 and 2003. Closed sales are up 6.3%, pending sales are up 4.1%, and new listings are up 1.4%.

### Coos County September Residential Highlights

New listings didn't budge, not when comparing September 2002 to September 2003. Closed sales, on the other hand, climbed 70.0%, and pending sales rose by 16.7%.

### Year-to-Date Trends

The year 2003 shows steady increases compared to 2002 (see Year to Date rows of the table above). Pending sales are up 22.1%, closed sales are up 17.6%, and new listings are up 3.1%.



## DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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

# Market Action

# AREA REPORT • 9/2003

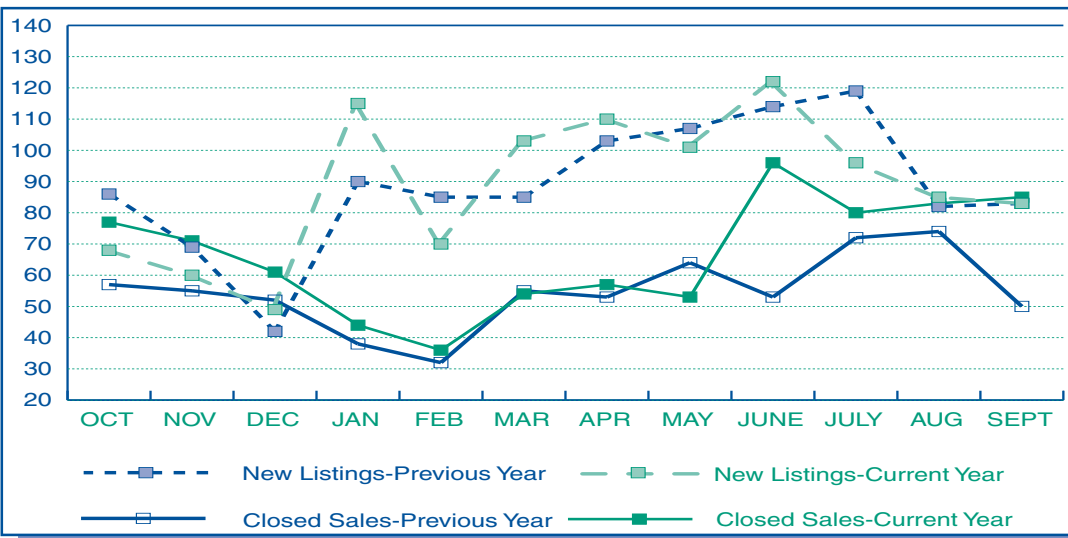
## Douglas & Coos Counties, Oregon

	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	56	11	5	11	-15.4%	14	142,900	68	182	123	5.1%	121	130,500	111,000	8.2%	5	347,100	33	69,800	8	138,600
252 NW Roseburg	67	16	8	14	-26.3%	17	184,000	96	175	120	-21.6%	111	187,600	173,000	-0.4%	0	N/A	45	75,300	1	126,000
253 SE Roseburg	34	6	8	4	-42.9%	6	99,000	103	106	70	1.4%	70	117,400	104,200	7.3%	6	137,200	7	40,600	13	106,500
254 SW Roseburg	47	12	2	12	-36.8%	12	174,000	92	133	101	-5.6%	98	171,300	147,800	15.2%	1	1,000,000	21	97,000	3	148,500
255 Glide & E of Roseburg	40	7	9	6	-14.3%	8	143,700	70	85	56	51.4%	50	160,800	160,000	6.3%	0	N/A	15	84,200	2	246,000
256 Sutherlin/ Oakland Area	96	27	13	22	144.4%	12	141,500	119	234	139	0.0%	117	131,200	112,800	-1.3%	3	129,000	20	65,300	4	140,800
257 Winston & SW of Roseburg	83	10	9	11	-8.3%	8	135,900	93	168	86	-2.3%	81	126,500	119,900	6.2%	3	111,700	14	69,000	4	199,500
258 Myrtle Creek & S/SE of Roseburg	127	24	15	23	27.8%	27	140,300	118	308	178	10.6%	144	126,300	105,500	12.7%	7	127,700	26	71,200	2	80,300
259 Green District	59	13	7	5	-16.7%	15	107,200	90	148	92	13.6%	92	106,600	105,000	2.4%	0	N/A	12	57,000	1	177,900
265 North Douglas County	84	12	10	14	250.0%	9	175,500	139	145	74	138.7%	56	147,600	135,300	5.3%	3	104,300	10	104,000	1	154,000
Douglas County Totals	693	138	86	122	-2.4%	128	146,300	100	1684	1039	4.1%	940	139,900	120,000	5.2%	28	196,000	203	74,500	39	138,700
260 Coos County	300	83	20	91	16.7%	85	132,700	89	901	707	22.1%	609	123,000	107,500	10.6%	26	200,800	117	60,800	28	181,000

<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 September 2003 with September 2002. The Year-To-Date section compares year-to-date statistics from September 2003 with year-to-date statistics from September 2002.

<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (10/1/02-9/30/03) with 12 months before (10/1/01-9/30/02).



### COOS COUNTY NEW LISTINGS & CLOSED SALES

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

## 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

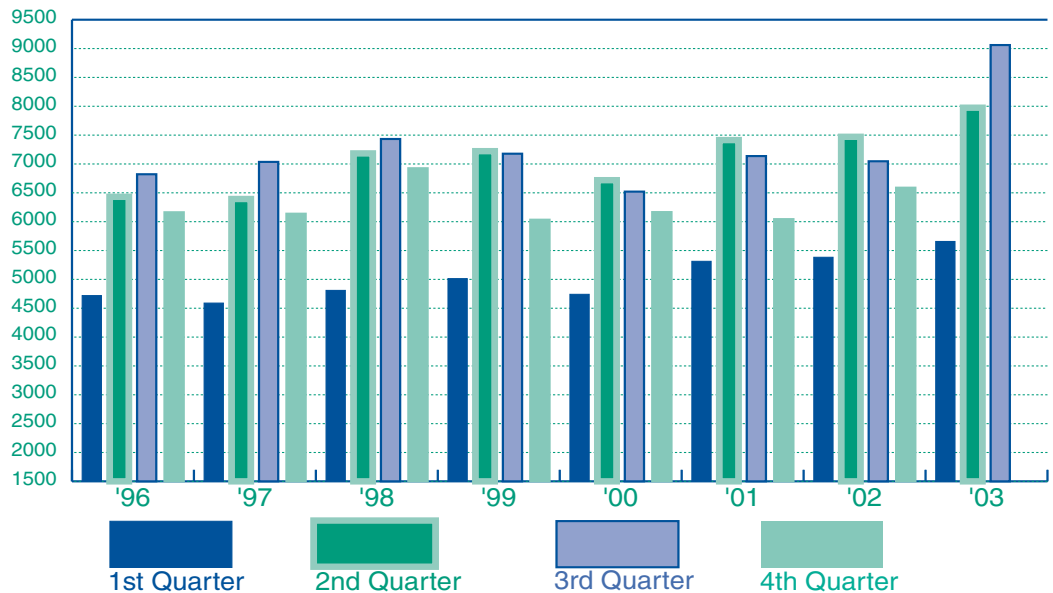
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™. Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, Columbia, and portions of other northwestern Oregon Counties;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

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

Subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657.

Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## QUARTERLY CLOSINGS - Metro Portland, Oregon



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

Yvonne Davis, Chairman of the Board  
 Beth Murphy, President  
 Kurt von Wasmuth, Communications Manager  
 Robert Dell, Editor