

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

February 2005 Reporting Period

February Residential Highlights

The lack of snow may have decreased the number of lift tickets purchased on Mt. Hood this winter, but it didn't hurt the number of transactions in the Portland metro area.

Along with temperatures outside, accepted offers are still on the rise. Compared to February 2004 pending sales rose 23.4% (see table below). Closed sales also increased 20.6% and the number of new residential listings was up 6.2% than the previous year.

At February's current rate of sales, Portland's flurry of 6,037 active listings would sell in approximately 3 months.

The average time a listing is on the market in the Portland metro area continues to shrink—down 20.6% from last February.

Year-To-Date Trends

Market activity through February 2005 was sweet like candy hearts in February 2005. When compared to the same month in the previous year, the number of accepted offers increased 30.5%. Those proposals were closely followed by closed sales—up 28.9%. There were also 9.4% new listings.

Appreciation

To calculate sale price appreciation, prices for the twelve months that ended with February 2005 are compared to prices for the twelve months ending in February 2004.

Using those time periods, the average sale price appreciated 10.3% (\$248,800 v. \$225,600). Using the same date range to compare median sale price we see a 9.8% appreciation rate (\$207,000 v. \$188,500).

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Inventory in Months

(Active Listings / Closed Sales)

	2003	2004	2005
January	5.8	6.1	3.4
February	5.5	4.8	3.0
March	4.3	3.4	
April	4.1	3.0	
May	3.8	2.8	
June	3.6	2.4	
July	3.6	2.5	
August	3.3	2.7	
September	3.4	2.8	
October	3.5	2.7	
November	4.2	2.9	
December	3.7	2.4	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	February	3,649	3,209	1,995	248,500	213,400	58
	Year-to-Date	7,257	5,825	3,917	251,600	212,400	57
2004	February	3,435	2,601	1,654	225,600	192,500	73
	Year-to-Date	6,632	4,464	3,040	223,600	189,500	71

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Metro Portland & Adjacent Regions, Oregon

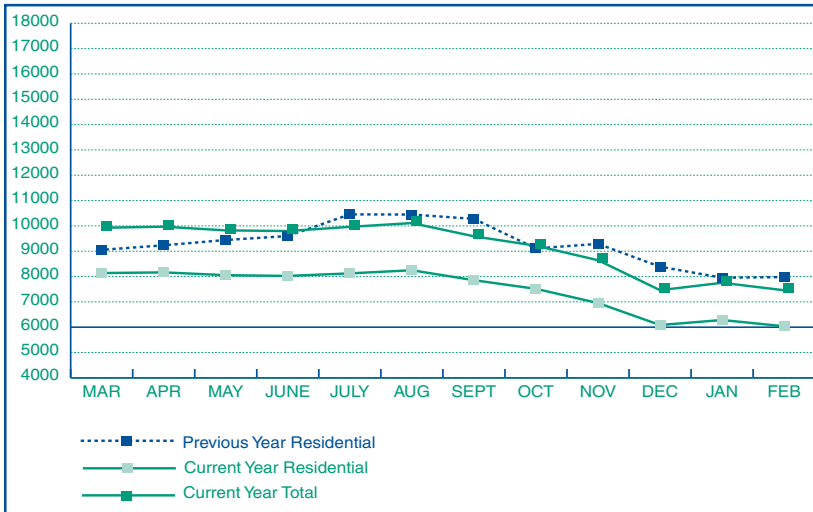
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	160	131	30	145	33.0%	95	186,500	51	255	256	27.4%	170	184,000	170,100	11.0%	1	250,000	6	67,000	12	308,400
142	Northeast Portland	496	354	113	328	13.9%	216	234,900	48	746	597	18.2%	396	231,800	198,750	8.6%	3	336,700	4	148,500	23	358,200
143	Southeast Portland	770	456	147	363	6.5%	229	211,700	53	951	656	16.7%	505	209,600	174,200	10.2%	6	436,500	19	143,800	44	361,200
144	Gresham/ Troutdale	499	298	59	272	54.5%	143	210,500	52	561	464	46.4%	270	212,700	204,750	10.0%	2	527,000	19	125,000	9	237,300
145	Milwaukie/ Clackamas	443	254	49	233	27.3%	137	261,600	60	506	418	27.1%	271	263,200	226,500	16.7%	4	211,000	67	174,200	4	247,500
146	Oregon City/Canby	267	162	28	156	26.8%	83	246,300	69	310	267	27.8%	182	251,600	224,900	8.8%	1	215,000	12	281,300	7	440,000
147	Lake Oswego/West Linn	363	202	60	163	-3.6%	79	414,600	81	378	287	9.1%	170	400,300	329,900	14.8%	0	N/A	6	295,000	0	N/A
148	West Portland	588	309	108	288	23.6%	207	331,400	60	675	592	41.0%	384	353,500	319,900	10.7%	1	473,500	23	196,000	9	535,200
149	Northwest Washington County	200	177	37	166	52.3%	91	320,900	38	336	271	54.0%	190	341,300	325,000	8.4%	2	591,000	8	216,300	7	359,600
150	Beaverton/Aloha	499	314	65	324	28.6%	217	236,200	46	669	588	40.0%	428	232,900	200,000	10.0%	0	N/A	6	168,800	10	272,800
151	Tigard/Wilsonville	574	440	58	287	24.2%	177	273,200	57	689	504	22.3%	316	275,200	244,900	9.1%	1	62,000	7	332,200	8	760,600
152	Hillsboro/ Forest Grove	393	249	51	224	17.9%	135	209,500	83	524	439	35.9%	280	215,000	201,750	6.5%	3	174,300	6	272,300	6	194,600
153	Mt. Hood: Govt. Camp/Wemme	58	29	5	18	0.0%	29	206,800	55	52	43	87.0%	56	199,500	206,486	11.1%	1	33,500	5	67,000	0	N/A
155	Columbia County	275	120	23	96	23.1%	65	174,900	80	228	173	37.3%	117	179,700	165,000	9.2%	1	175,000	18	136,300	1	106,500
156	Yamhill County	452	154	37	146	44.6%	92	181,300	69	377	270	51.7%	182	189,100	164,900	11.1%	3	192,700	28	154,600	7	271,200
170/2/10	Marion/ Polk Counties	357	102	40	83	12.2%	62	173,800	80	213	155	17.4%	134	171,900	160,000	2.8%	2	97,500	14	112,200	4	410,000
180-200	North Coastal Counties	251	67	11	54	1.9%	39	220,400	139	147	106	3.9%	73	196,000	178,000	10.9%	1	262,500	20	137,200	3	377,300
03/04-05/02/05	Columbia Gorge	88	20	47	15	150.0%	8	339,200	80	33	19	90.0%	14	279,100	197,500	14.0%	0	N/A	11	73,200	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. The Current Month section compares February 2005 with February 2004. The Year-To-Date section compares year-to-date statistics from February 2005 with year-to-date statistics from February 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/04-2/28/05) with 12 months before (3/1/03-2/28/04).

Market Action

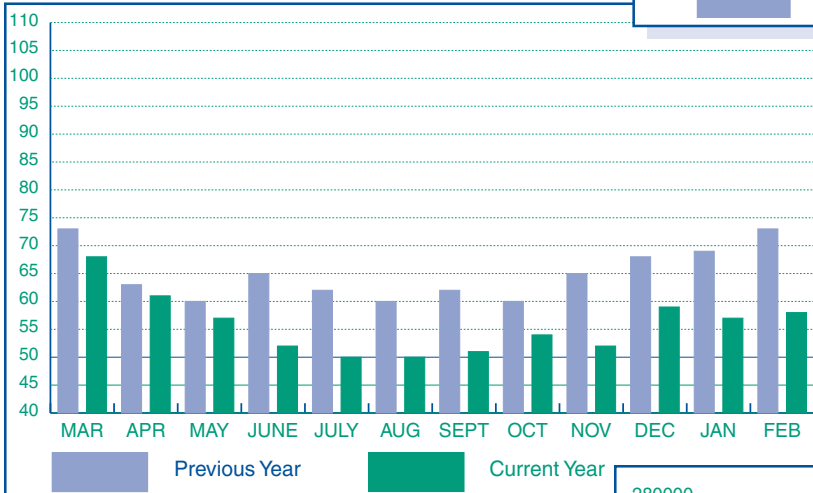
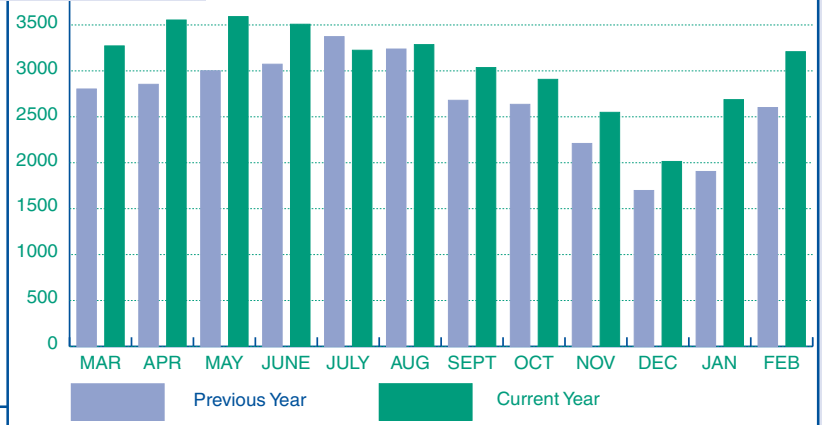


ACTIVE LISTINGS Metro Portland, Oregon

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.

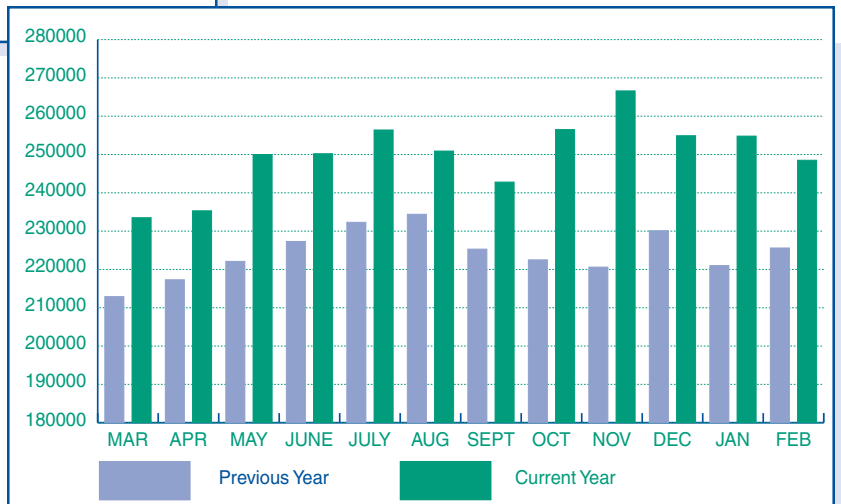


DAYS ON MARKET Metro Portland, Oregon

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.

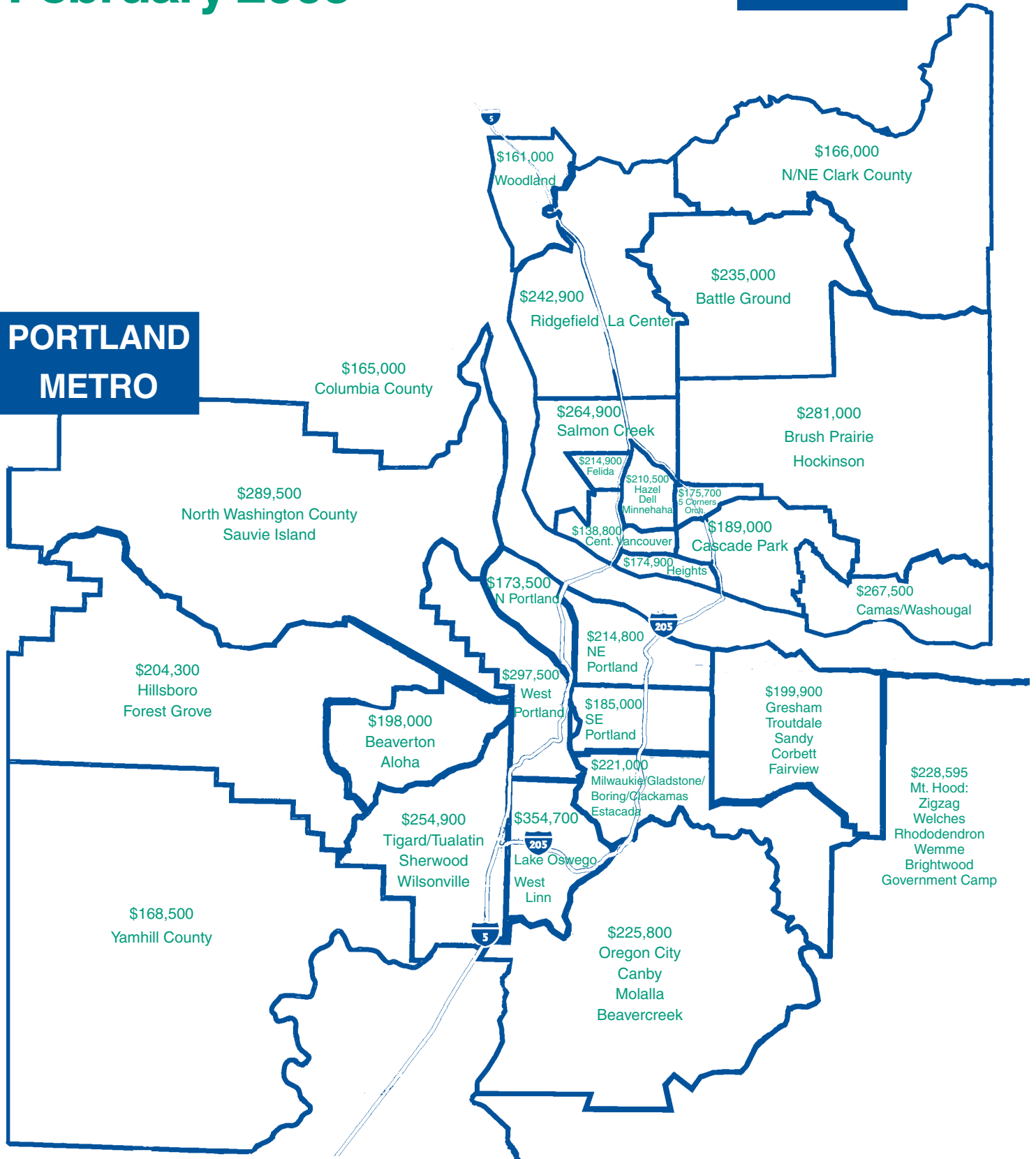


MEDIAN SALE PRICE

February 2005

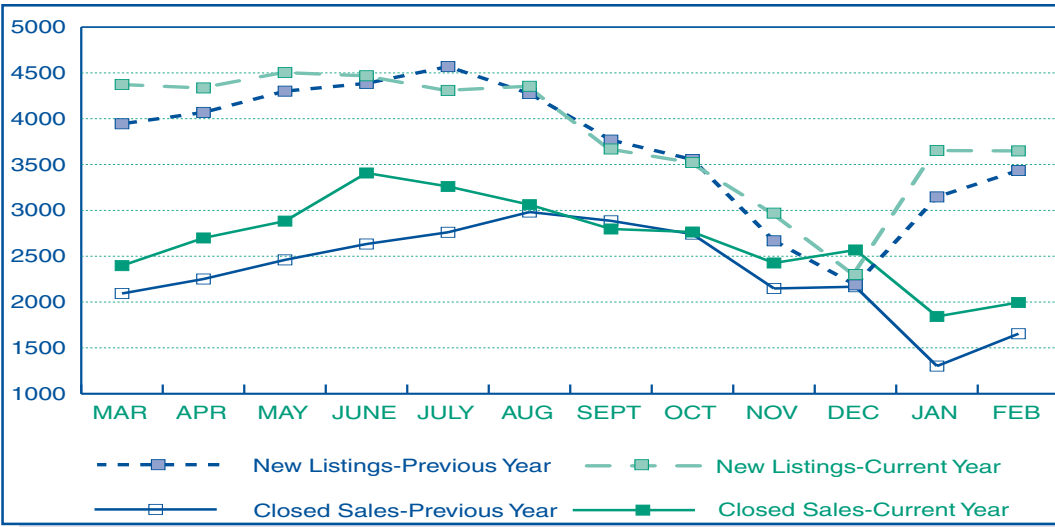
CLARK COUNTY

PORTLAND METRO



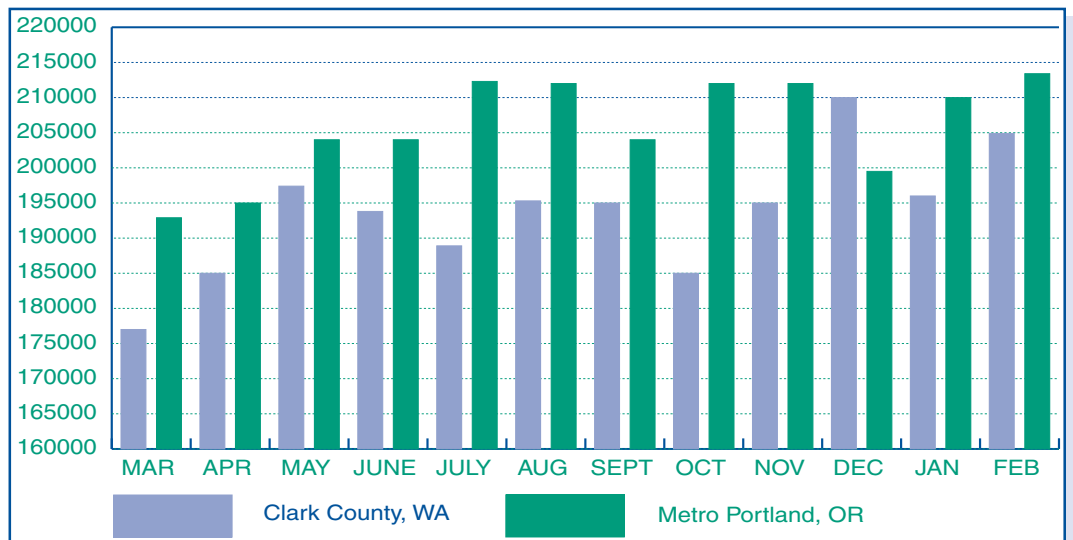
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



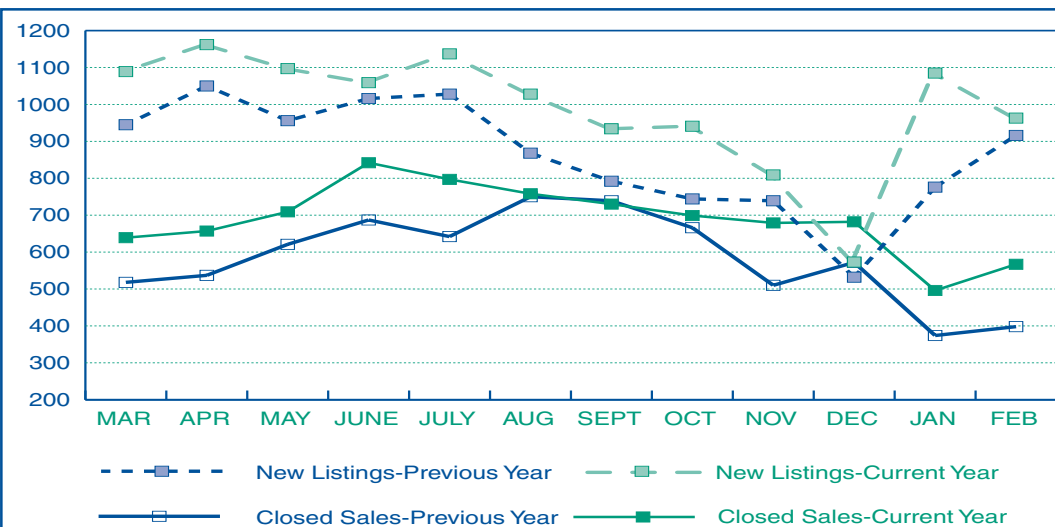
**PORTLAND, OR &
CLARK COUNTY, WA
MEDIAN
SALE PRICE**

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

February 2005 Reporting Period

Residential Market Highlights

Clark County, Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	February	963	835	567	239,400	204,900	62
	Year-to-Date	2,018	1,575	1,083	233,400	200,000	57
2004	February	916	716	398	212,100	180,200	70
	Year-to-Date	1,691	1,220	786	206,500	175,000	66

February Residential Highlights

While the lack of snow pack disappointed many outdoor enthusiasts, the real estate market left nothing to be desired. In fact, the number of closed sales in February 2005 was 42.5% percent greater than the number in February 2004 (see table above). Pending sales also increased 16.6% and there were 5.1% more new listings on the market than the previous year.

Year-To-Date Trends

Clark County is hot and it's not just the unusually warm temperatures we're referencing here. The Year to Date information from 2005 exhibits increasing market measures when compared to 2004. Closed sales increased by 37.8%, pending sales are up 29.1% and new listings rose 19.3%.

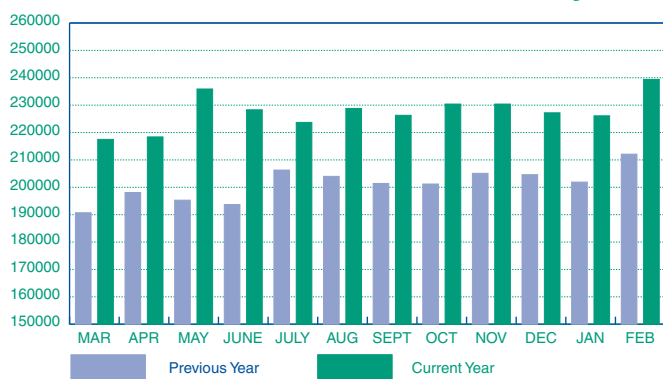
Appreciation

Comparing the 12 months ending with February to the 12 immediately prior the average sale price climbed 14.1% (\$227,300 v. \$199,200). The median sale price rose 11.6% (\$192,000 v. \$172,000).

Inventory in Months (Active Listings / Closed Sales)

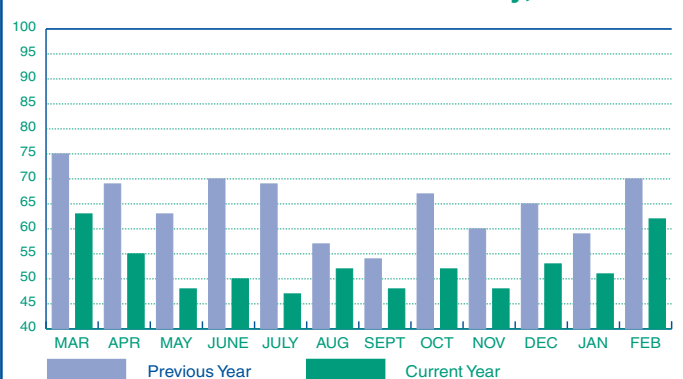
	2003	2004	2005
January	5.8	5.2	3.5
February	6.1	4.7	3.0
March	4.5	2.9	
April	4.4	2.9	
May	3.6	2.7	
June	3.1	2.3	
July	3.3	2.5	
August	2.8	2.6	
September	2.7	2.6	
October	2.8	2.6	
November	4.0	2.7	
December	3.2	2.5	

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.

Market Action

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Clark County, Washington

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	35	36	14	16	-42.9%	8	308,300	57	50	28	-42.9%	22	215,400	156,500	12.8%	1	267,000	0	N/A	1	212,000
12	NW Heights	35	32	10	38	26.7%	18	138,800	35	65	52	20.9%	28	138,000	130,500	18.1%	0	N/A	1	205,000	3	195,000
13	SW Heights	31	15	2	14	40.0%	8	273,800	35	30	24	50.0%	12	273,400	181,900	34.3%	0	N/A	0	N/A	0	N/A
14	Lincoln/Hazel Dell	24	13	2	15	36.4%	6	168,600	45	28	22	57.1%	18	170,900	184,300	13.2%	0	N/A	1	110,000	0	N/A
15	E Hazel Dell	47	30	4	37	-27.5%	27	227,300	56	73	68	4.6%	46	219,500	198,500	16.1%	0	N/A	3	72,300	0	N/A
20	NE Heights	21	21	6	27	92.9%	16	188,900	46	49	51	64.5%	35	180,300	169,000	10.6%	0	N/A	2	1,112,500	2	181,800
21	Orchards	45	43	6	44	33.3%	28	194,500	56	85	74	25.4%	56	192,600	175,700	12.3%	0	N/A	4	182,000	0	N/A
22	Evergreen	67	62	14	60	-17.8%	57	188,700	49	121	137	12.3%	105	180,300	168,000	13.2%	2	410,000	5	254,800	5	211,500
23	E Heights	56	29	3	13	-18.8%	9	219,300	57	51	27	-18.2%	24	228,000	197,500	10.2%	0	N/A	0	N/A	2	212,400
24	Cascade Park	37	27	1	19	-38.7%	15	241,600	39	48	35	-20.5%	25	240,900	216,500	20.1%	1	50,000	1	140,000	2	234,000
25	Five Corners	23	46	5	40	48.1%	32	182,500	28	81	75	78.6%	52	182,500	172,200	12.3%	0	N/A	0	N/A	0	N/A
26	E Orchards	73	38	4	29	-14.7%	27	250,900	26	120	62	3.3%	53	249,700	223,500	9.8%	0	N/A	0	N/A	0	N/A
27	Fisher's Landing	39	43	7	46	39.4%	26	250,200	47	88	78	56.0%	54	250,000	237,000	13.3%	0	N/A	1	188,500	0	N/A
31	SE County	18	6	6	6	0.0%	1	622,500	135	11	9	28.6%	7	342,500	270,000	14.6%	0	N/A	4	101,300	0	N/A
32	Camas City	141	83	17	71	65.1%	31	340,300	78	156	106	29.3%	52	341,900	307,500	17.9%	1	399,000	16	187,400	2	233,000
33	Washougal	123	54	19	39	56.0%	27	254,000	86	112	71	44.9%	52	249,400	237,500	13.2%	0	N/A	10	120,300	0	N/A
41	N Hazel Dell	76	29	5	23	-11.5%	22	224,800	46	71	52	33.3%	38	225,200	209,500	11.2%	1	1,250,000	1	760,000	0	N/A
42	S Salmon Creek	60	42	11	36	176.9%	23	227,800	64	91	73	128.1%	41	217,500	209,900	19.1%	0	N/A	1	315,000	2	350,000
43	N Felida	70	38	4	31	-11.4%	28	365,000	138	66	60	-7.7%	50	341,200	322,500	19.0%	0	N/A	1	210,000	0	N/A
44	N Salmon Creek	73	26	1	31	-3.1%	21	234,300	71	55	64	20.8%	53	238,400	202,500	3.7%	0	N/A	2	125,000	1	580,000
50	Ridgefield	25	14	2	6	-14.3%	9	210,000	3	21	14	-44.0%	25	219,100	219,400	12.4%	0	N/A	1	129,300	0	N/A
51	W of I-5 County	11	1	1	4	-20.0%	3	640,500	98	5	9	28.6%	5	557,300	539,000	46.6%	0	N/A	3	246,400	0	N/A
52	NW E of I-5 County	44	12	3	14	40.0%	12	280,100	94	29	26	44.4%	19	284,700	286,000	12.1%	0	N/A	2	117,500	0	N/A
61	Battleground	71	52	12	46	0.0%	38	250,000	44	118	102	32.5%	71	236,600	212,500	20.1%	1	300,000	1	80,000	0	N/A
62	Brush Prairie	76	36	12	25	-7.4%	22	309,500	78	69	46	-16.4%	40	314,700	275,000	11.0%	0	N/A	4	202,300	0	N/A
63	East County	2	0	0	0	N/A	0	N/A	N/A	1	0	-100.0%	0	N/A	N/A	52.9%	0	N/A	0	N/A	0	N/A
64	Central County	9	3	0	5	150.0%	4	292,600	101	5	9	350.0%	4	292,600	261,400	-0.1%	0	N/A	1	200,000	0	N/A
65	Mid-Central County	22	10	1	10	233.3%	2	307,500	236	13	11	120.0%	4	284,600	286,800	13.0%	0	N/A	2	147,000	0	N/A
66	Yacolt	16	10	1	12	200.0%	5	307,900	101	17	18	350.0%	8	310,500	356,000	15.3%	0	N/A	2	72,500	1	140,000
70	La Center	36	17	6	4	0.0%	3	318,400	78	20	11	22.2%	11	254,100	247,900	33.7%	0	N/A	2	82,500	0	N/A
71	N Central	17	8	1	6	-14.3%	3	176,200	86	15	9	12.5%	4	254,600	224,300	3.7%	0	N/A	3	125,700	0	N/A
72	NE Corner	11	5	0	6	0.0%	7	182,100	75	10	11	10.0%	8	200,200	166,300	22.7%	0	N/A	3	76,500	0	N/A
80	Woodland City	66	11	2	15	150.0%	2	140,000	32	111	56	460.0%	9	150,300	141,500	17.0%	0	N/A	1	122,500	0	N/A
81	Woodland Area	38	11	5	17	750.0%	6	183,500	166	29	25	257.1%	11	193,100	189,500	36.9%	0	N/A	5	83,500	1	257,000
82	Cowlitz County	138	60	24	30	87.5%	21	153,000	92	104	60	122.2%	41	169,400	137,200	3.3%	1	600,000	15	99,700	2	642,500

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. The Current Month section compares February 2005 with February 2004. The Year-To-Date section compares year-to-date statistics from February 2005 with year-to-date statistics from February 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/04-2/28/05) with 12 months before (3/1/03-2/28/04).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

February 2005 Reporting Period

Residential Market Highlights

Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	February	405	405	271	194,500	175,000	64
	Year-to-Date	837	747	517	195,700	170,000	60
2004	February	478	383	269	165,700	150,000	74
	Year-to-Date	906	686	480	175,200	152,700	71

February Residential Highlights

Despite the impending drought conditions the number of accepted offers in Lane County was in abundance when comparing February 2005 with February 2004. Pending sales were up 5.7%, while closed sales was approximately the same (see table above). The number of new listings was down 15.3%.

Year-To-Date Trends

Now two months into the year 2005 it appears that Lane County's market activity is a bit mixed. Pending sales are up 8.9% and the number of closed sales is 7.7% higher than the same time period in 2004 (see table above.) The number of new homes on the market has decreased by 7.6%.

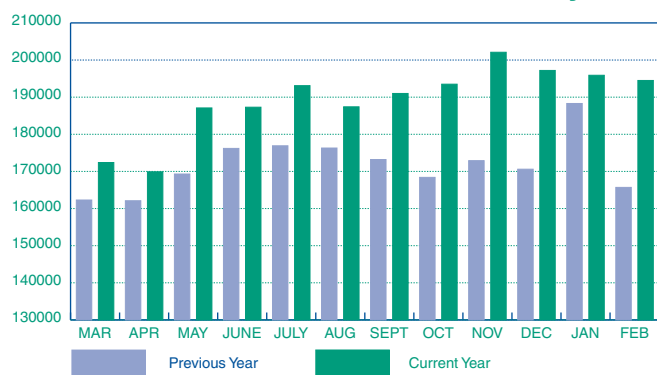
Appreciation

The average sale price during the 12 months that ended with February 2005 was \$188,500, up 10.5% from the prior twelve months (\$170,600). Similarly, median sale price rose 9.4% (\$164,000 v. \$149,900).

Inventory in Months (Active Listings / Closed Sales)

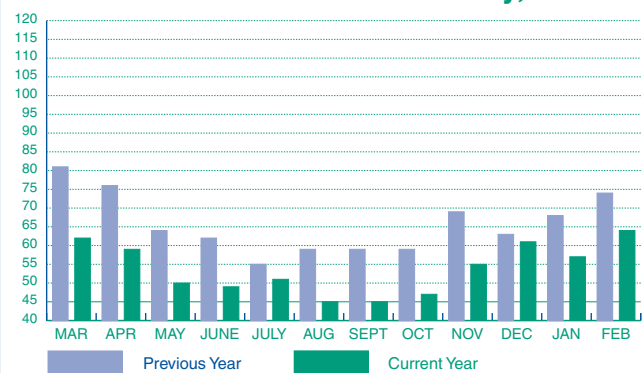
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April	4.2	2.6	
May	3.6	2.3	
June	3.6	2.0	
July	3.4	2.2	
August	3.1	2.2	
September	3.4	2.6	
October	3.0	2.8	
November	3.8	2.5	
December	2.8	2.2	

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.

Market Action

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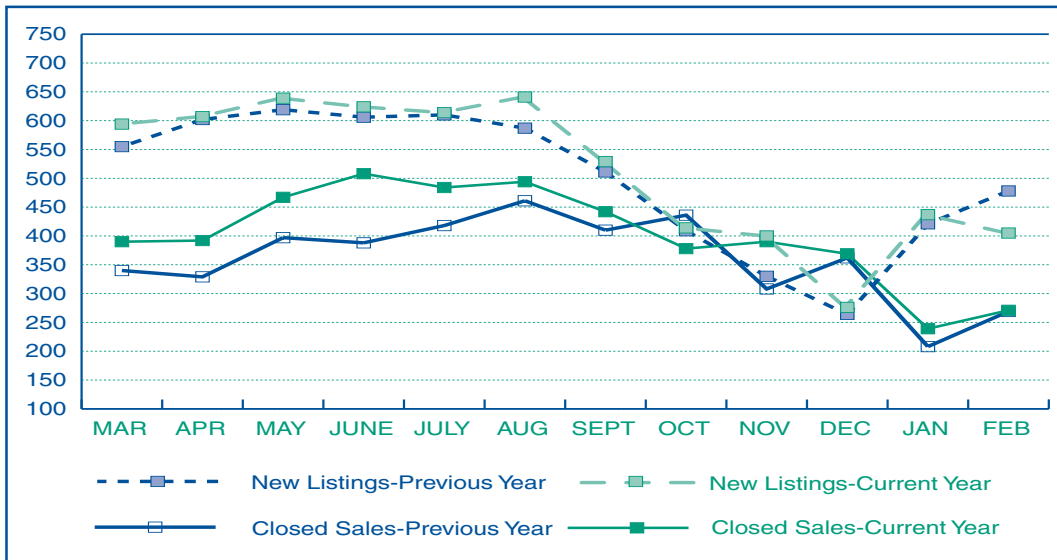
Lane County, Oregon

	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 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
232 Hayden Bridge	12	9	2	11	0.0%	5	205,200	72	15	19	5.6%	14	189,700	170,000	14.6%	0	N/A	0	N/A	2	177,500
233 McKenzie Valley	35	5	4	7	-41.7%	3	316,300	311	18	13	-23.5%	11	315,600	308,000	11.2%	3	528,300	1	31,500	0	N/A
234 Pleasant Hill/Oak	63	20	8	18	12.5%	14	154,800	88	38	36	20.0%	25	173,100	160,000	5.0%	1	135,000	3	48,300	0	N/A
235 Cottage Grove/ Creswell/Dorena	90	32	13	56	14.3%	20	163,700	65	85	80	-1.2%	40	155,200	140,900	5.2%	0	N/A	8	82,500	1	237,500
236 Veneta/Elmira	52	27	6	22	46.7%	11	164,400	74	44	40	25.0%	21	169,200	156,000	15.6%	0	N/A	1	159,500	1	167,000
237 Junction City	42	20	2	21	75.0%	11	152,600	115	41	38	100.0%	23	147,100	134,500	26.6%	0	N/A	1	120,000	0	N/A
238 Florence	3	0	1	2	-33.3%	4	222,400	95	3	6	50.0%	6	223,200	185,000	36.2%	0	N/A	0	N/A	0	N/A
239 Thurston	50	23	6	26	18.2%	24	167,600	49	56	54	28.6%	40	161,300	158,800	8.9%	0	N/A	2	35,500	4	217,500
240 Coburg I-5	11	5	3	5	-28.6%	3	192,700	74	12	8	-20.0%	4	184,500	173,200	13.4%	0	N/A	5	128,800	0	N/A
241 N Gilham	19	14	6	12	71.4%	14	206,500	77	27	33	106.3%	23	205,800	176,500	-2.2%	0	N/A	0	N/A	0	N/A
242 Ferry Street Bridge	49	33	4	30	3.4%	19	300,200	60	62	45	0.0%	36	266,200	228,500	17.8%	0	N/A	0	N/A	2	250,500
243 E Eugene	56	30	9	19	-17.4%	15	260,200	25	57	36	-20.0%	29	262,800	208,200	5.8%	0	N/A	8	107,400	1	269,900
244 SW Eugene	78	43	14	52	57.6%	28	225,400	49	94	87	20.8%	46	268,800	229,500	13.4%	0	N/A	2	86,500	0	N/A
245 W Eugene	12	13	2	10	-9.1%	10	160,900	33	22	19	0.0%	17	165,600	165,000	14.1%	0	N/A	0	N/A	1	500,000
246 Danebo	64	56	11	36	-18.2%	27	152,700	61	98	75	-8.5%	53	159,500	155,000	14.6%	0	N/A	3	104,300	4	181,400
247 River Road	18	14	3	14	40.0%	8	207,700	47	31	25	-7.4%	14	181,400	171,200	12.4%	0	N/A	1	52,500	2	216,200
248 Santa Clara	27	25	6	26	-33.3%	22	203,200	62	50	55	1.9%	49	208,600	194,000	10.4%	0	N/A	0	N/A	3	215,700
249 Springfield	56	32	6	35	-7.9%	27	146,100	55	72	67	0.0%	54	139,200	137,800	8.5%	0	N/A	2	100,300	6	201,100
250 Mohawk Valley	18	4	0	3	50.0%	6	284,200	64	12	11	83.3%	12	266,300	244,800	29.6%	0	N/A	2	105,500	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. The Current Month section compares February 2005 with February 2004. The Year-To-Date section compares year-to-date statistics from February 2005 with year-to-date statistics from February 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/04-2/28/05) with 12 months before (3/1/03-2/28/04).



LANE COUNTY NEW LISTINGS & CLOSED SALES

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



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

February 2005 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	February	187	146	80	163,700	137,300	94
	Year-to-Date	334	262	222	184,100	167,800	96
2004	February	186	140	76	137,400	118,900	115
	Year-to-Date	334	237	147	141,900	122,500	118

February Residential Highlights

Market activity is still on the rise in Douglas County, although it appears to have tapered off slightly. February 2005 saw 5.3% more closed sales, 4.3% pending sales and 0.5% more new listings than February 2004.

Appreciation

When comparing the twelve months ending in February 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 15.9% (\$162,200 v. \$139,900). According to the same formula the median sale price appreciated 15.8% (\$139,000 v. \$120,000).

AREA REPORT • 2/2005 • Douglas 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 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	29	19	2	19	-5.0%	8	108,000	33	37	36	0.0%	53	249,700	223,500	0.8%	2	259,000	7	190,500	3	870,500
252	NW Roseburg	42	21	3	14	16.7%	7	262,400	70	37	22	-4.3%	19	123,500	123,900	18.4%	1	500,000	3	87,800	0	N/A
253	SE Roseburg	16	22	0	19	171.4%	7	124,100	133	29	28	180.0%	14	223,400	208,000	22.4%	4	228,000	1	273,000	1	200,000
254	SW Roseburg	36	16	3	8	-11.1%	11	196,700	117	31	23	35.3%	20	139,900	146,300	36.1%	0	N/A	3	115,000	0	N/A
255	Glide & E of Roseburg	34	14	0	4	-20.0%	5	249,200	79	19	9	-25.0%	21	195,100	180,000	12.2%	1	165,000	11	69,900	0	N/A
256	Sutherlin/ Oakland Area	40	17	2	19	90.0%	11	178,700	198	33	29	7.4%	11	233,300	195,000	19.2%	0	N/A	7	63,700	0	N/A
257	Winston & SW of Roseburg	44	27	4	12	-63.6%	6	145,700	63	43	21	-47.5%	25	194,600	128,000	19.0%	2	272,000	4	56,100	0	N/A
258	Myrtle Creek & S/SE of Roseburg	58	20	3	22	15.8%	11	149,000	80	39	42	31.3%	17	125,600	124,000	7.6%	1	37,500	3	34,700	1	235,000
259	Green District	28	11	3	13	0.0%	5	98,600	26	24	21	5.0%	31	138,600	132,500	17.3%	0	N/A	11	35,200	0	N/A
265	North Douglas County	58	20	7	16	33.3%	9	127,100	66	42	31	55.0%	11	127,400	116,500	9.4%	1	200,000	2	192,000	0	N/A
	Douglas County Totals	385	187	27	146	4.3%	80	163,700	94	334	262	10.5%	222	184,100	167,800	15.9%	12	239,700	52	87,100	5	609,300

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. The Current Month section compares February 2005 with February 2004. The Year-To-Date section compares year-to-date statistics for February 2005 with year-to-date statistics from February 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/04-2/28/05) with 12 months before (3/1/03-2/28/04).



Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

February 2005 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	February	93	96	49	156,700	135,000	80
	Year-to-Date	193	172	117	156,300	135,000	84
2004	February	94	88	41	169,000	127,500	113
	Year-to-Date	193	154	95	138,900	114,900	95

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	February	43	22	21	334,800	350,000	102
	Year-to-Date	81	40	45	306,800	255,000	99
2004	February	N/A	N/A	N/A	N/A	N/A	N/A
	Year-to-Date	N/A	N/A	N/A	N/A	N/A	N/A

Coos County February Residential Highlights

Closed sales climbed 19.5% in February 2005 (see table above), when compared to February 2004. Pending sales also rose 9.1%, but new listings decreased 1.1%.

Appreciation

Comparing the twelve months ending in February 2005 to the twelve prior, the sale price of Coos County homes appreciated 21.7% (\$153,300 v. \$126,000).

Curry County February Residential Highlights

We are happy to announce that Curry County statistics are now a regular feature in the Market Action newsletter. However, because our historical data is severely limited due to the recent conversion we are unable to provide comparable statistics. We will include appreciation and percentage changes for all categories as soon as we have compiled a reliable listings archive.

AREA REPORT • 2/2005 • Coos & Curry 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 2004 v. 2003 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2004 v. 2003 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
260 Coos County	221	93	12	96	9.1%	49	156,700	80	193	172	11.7%	117	156,300	135,000	21.7%	10	182,500	32	111,600	4	177,700
270 City, Airport, Marina Hts., NB Chetco	71	23	13	15	N/A	13	327,100	135	38	28	N/A	28	318,500	301,800	N/A	1	750,000	11	231,100	2	255,000
271 Harbor, Winchuck, SB Chetco	28	9	1	4	N/A	6	330,800	26	19	7	N/A	11	266,600	216,000	N/A	1	250,000	6	196,000	1	237,000
272 Carpenterville, Cape Ferrello, Whaleshead	16	5	3	2	N/A	1	515,000	92	7	3	N/A	5	335,500	317,500	N/A	0	N/A	2	355,000	0	N/A
273 Gold Beach	12	5	0	0	N/A	1	279,000	133	9	1	N/A	1	279,000	279,000	N/A	0	N/A	0	N/A	0	N/A
274 Port Orford, Langlois	14	1	0	1	N/A	0	N/A	N/A	8	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	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. The Current Month section compares February 2005 with February 2004. The Year-To-Date section compares year-to-date statistics from February 2005 with year-to-date statistics from February 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/04-2/28/05) with 12 months before (3/1/03-2/28/04).



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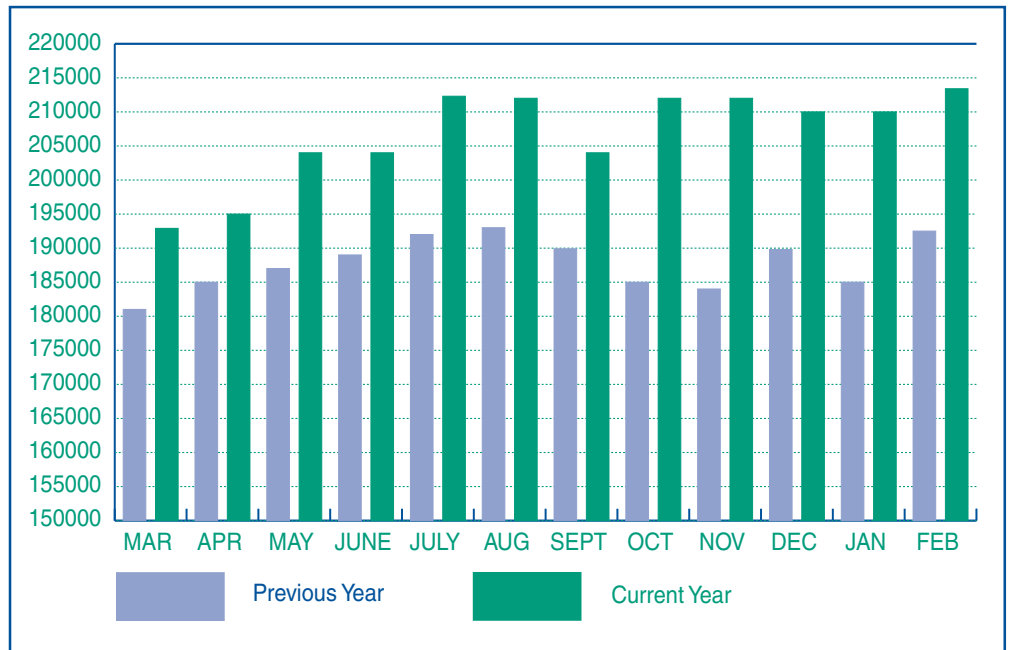
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MEDIAN SALES PRICE - Metro Portland, Oregon



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



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