

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

November 2005 Reporting Period

November Residential Highlights

The month of November 2005 ushered in the holiday season and frigid temperatures, but neither event seem to have any impact on diminishing the impressive activity in Portland's metro area. As you can see in the table below, both new listings and closed sales increased when compared to November 2004. New listings grew by 7.9% in November 2005. November 2005's closed sales also outpaced those of November 2004 by 8.1%. All the while, pending sales decreased by a slight 0.3%.

At November's rate of sales the 5,852 active residential listings at the end of the month, the Portland metro area's inventory, would last approximately 2.2 months (see table to the right).

Year-To-Date Trends

With only a month left in 2005, the year's trends continue to remain positive. New listings are up 6.4% from their total at this time in 2004 (see Year-To-Date rows in the table below). Pending sales exhibit a similar rate of growth, growing by 12.1%. Closed sales went slightly further, increasing by 14.3% when comparing January-November 2005 to January-November 2004

Appreciation

When we compare the average sale price for December 1, 2004 through November 30, 2005, to the twelve months prior the appreciation rate is up 14.6% (\$280,000 v. \$244,300). Using the same date ranges and formula median sale price appreciated 16.0% (\$234,900 v. \$202,500).

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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	1.8
April	4.1	3.0	1.8
May	3.8	2.8	1.6
June	3.6	2.4	1.5
July	3.6	2.5	1.7
August	3.3	2.7	1.6
September	3.4	2.8	1.9
October	3.5	2.7	2.2
November	4.2	2.9	2.2
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	November	3,203	2,541	2,623	299,400	252,500	38
	Year-to-Date	46,261	36,294	34,668	282,000	235,000	43
2004	November	2,970	2,549	2,426	266,600	212,000	52
	Year-to-Date	43,493	32,382	30,343	246,400	203,500	57

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Metro Portland & Adjacent Regions,

	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 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 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	
141	North Portland	228	143	48	101	-20.5%	92	228,500	32	1,991	1,485	6.9%	1,448	207,400	195,700	17.7%	20	369,800	32	122,200	92	379,900
142	Northeast Portland	479	350	141	270	8.0%	243	275,500	33	4,743	3,582	4.1%	3,511	260,700	230,000	15.2%	35	342,100	43	144,000	189	347,100
143	Southeast Portland	772	467	210	355	5.7%	350	245,500	37	6,545	4,795	20.3%	4,586	230,000	199,300	14.8%	43	330,000	122	149,900	343	360,500
144	Gresham/ Troutdale	432	250	60	203	-11.4%	232	238,100	44	3,424	2,803	20.5%	2,647	229,200	212,000	13.0%	19	484,400	130	187,300	93	277,100
145	Milwaukie/ Clackamas	499	242	90	177	-6.8%	173	322,700	49	3,365	2,521	10.7%	2,369	292,900	255,000	16.0%	23	291,400	237	366,600	41	316,000
146	Oregon City/ Canby	306	148	47	129	24.0%	117	319,700	46	2,134	1,641	7.2%	1,577	279,500	250,000	17.6%	18	287,200	84	219,900	50	310,800
147	Lake Oswego/West Linn	399	148	71	101	-19.8%	120	465,400	44	2,492	1,816	1.9%	1,780	451,800	370,300	12.9%	3	866,500	47	305,600	9	452,300
148	West Portland	641	279	116	223	-5.9%	217	432,700	43	4,444	3,370	8.7%	3,207	409,500	338,000	14.1%	25	397,700	107	224,000	67	700,300
149	Northwest Washington County	215	108	40	105	0.0%	98	398,100	25	1,889	1,520	9.9%	1,462	370,500	335,000	13.4%	9	407,100	51	315,400	21	350,100
150	Beaverton/Aloha	483	296	73	267	5.5%	257	260,800	28	4,509	3,829	16.4%	3,650	245,200	218,100	13.6%	15	289,000	61	391,800	83	327,200
151	Tigard/Wilsonville	452	273	109	199	-2.5%	250	357,100	34	3,949	3,225	11.7%	2,990	327,000	289,000	22.9%	13	423,100	51	460,900	31	425,700
152	Hillsboro/ Forest Grove	331	215	41	195	6.6%	211	263,300	34	3,087	2,659	11.3%	2,528	242,500	222,600	17.2%	25	322,200	62	281,800	111	280,500
153	Mt. Hood: Govt. Camp/Wemme	67	31	11	23	0.0%	32	265,200	47	353	253	-21.4%	299	225,200	219,900	28.6%	4	238,400	47	87,500	0	N/A
155	Columbia County	180	83	23	80	-2.4%	96	209,100	48	1,316	1,131	18.9%	1,048	198,100	182,000	14.4%	12	276,900	126	96,900	16	159,700
156	Yamhill County	368	170	35	113	13.0%	135	249,700	50	2,020	1,664	25.4%	1,566	220,900	190,800	11.3%	25	329,800	167	214,400	60	273,700
07/01/2005-11/30/2005	Marion/ Polk Counties	416	126	29	116	61.1%	89	224,900	60	1,741	1,250	31.4%	1,129	200,900	174,900	15.3%	17	462,600	115	125,100	32	390,500
180-200	North Coastal Counties	250	56	20	40	48.1%	40	297,400	91	985	687	-0.3%	660	279,300	229,000	11.2%	11	324,300	317	121,500	26	292,100
03/10/04-11/11/05	Columbia Gorge	336	83	33	55	N/A	77	261,200	75	1,395	1,059	N/A	1,031	203,400	174,000	N/A	38	312,400	515	95,900	26	181,700

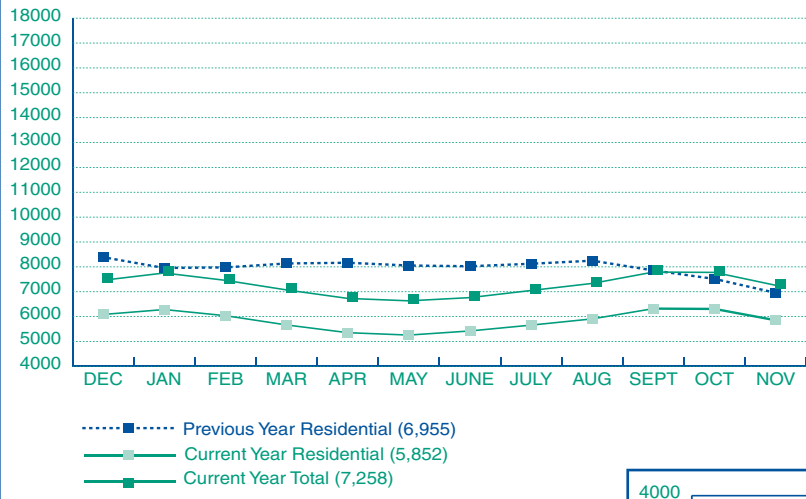
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2005 with November 2004. The Year-To-Date section compares year-to-date statistics from November 2005 with year-to-date statistics from November 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/04-11/30/05) with 12 months before (12/1/03-11/30/04).

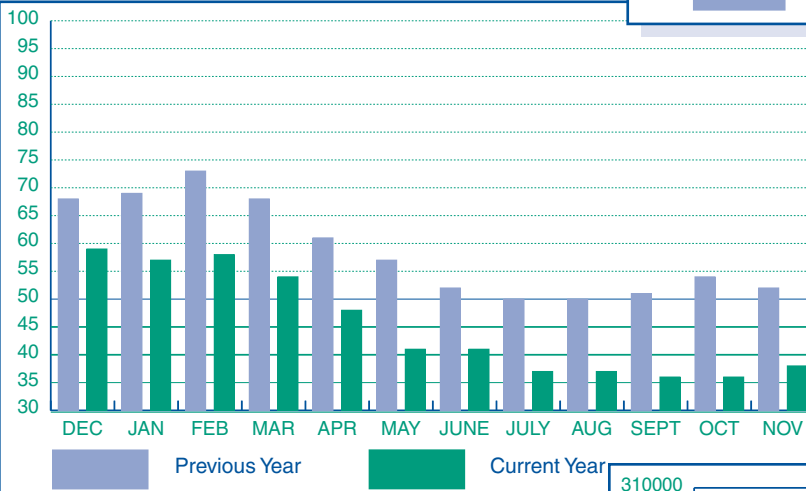
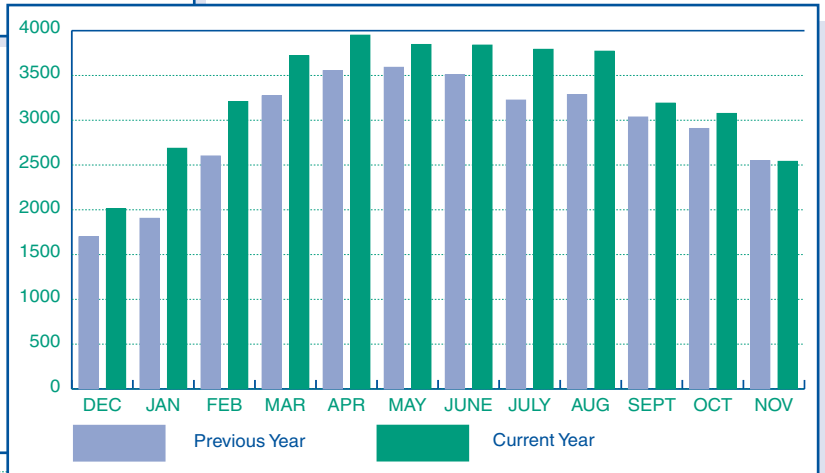
⁴ Due to a recent increase in membership, and subsequently listings, in the Columbia Gorge areas, comparable data for these areas is no longer accurate. We will expand our coverage of these areas in this newsletter as soon as possible.

Market Action



PENDING SALES
Metro Portland, Oregon

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

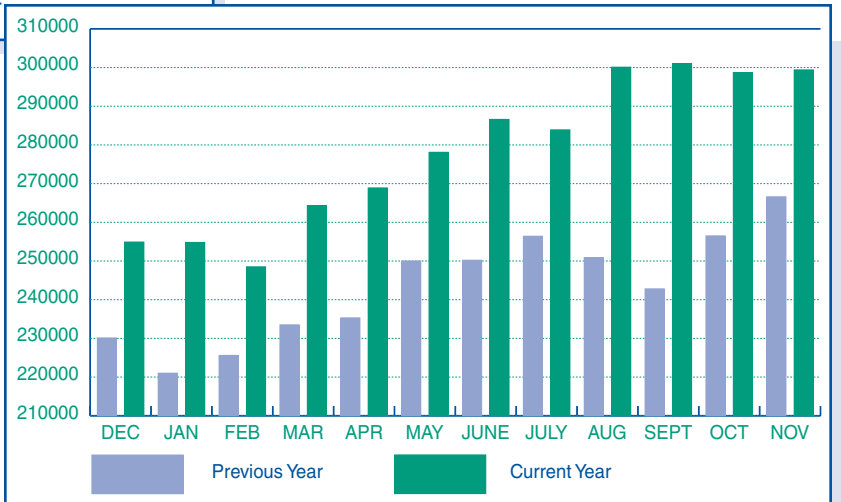


DAYS ON MARKET
Metro Portland, Oregon

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.

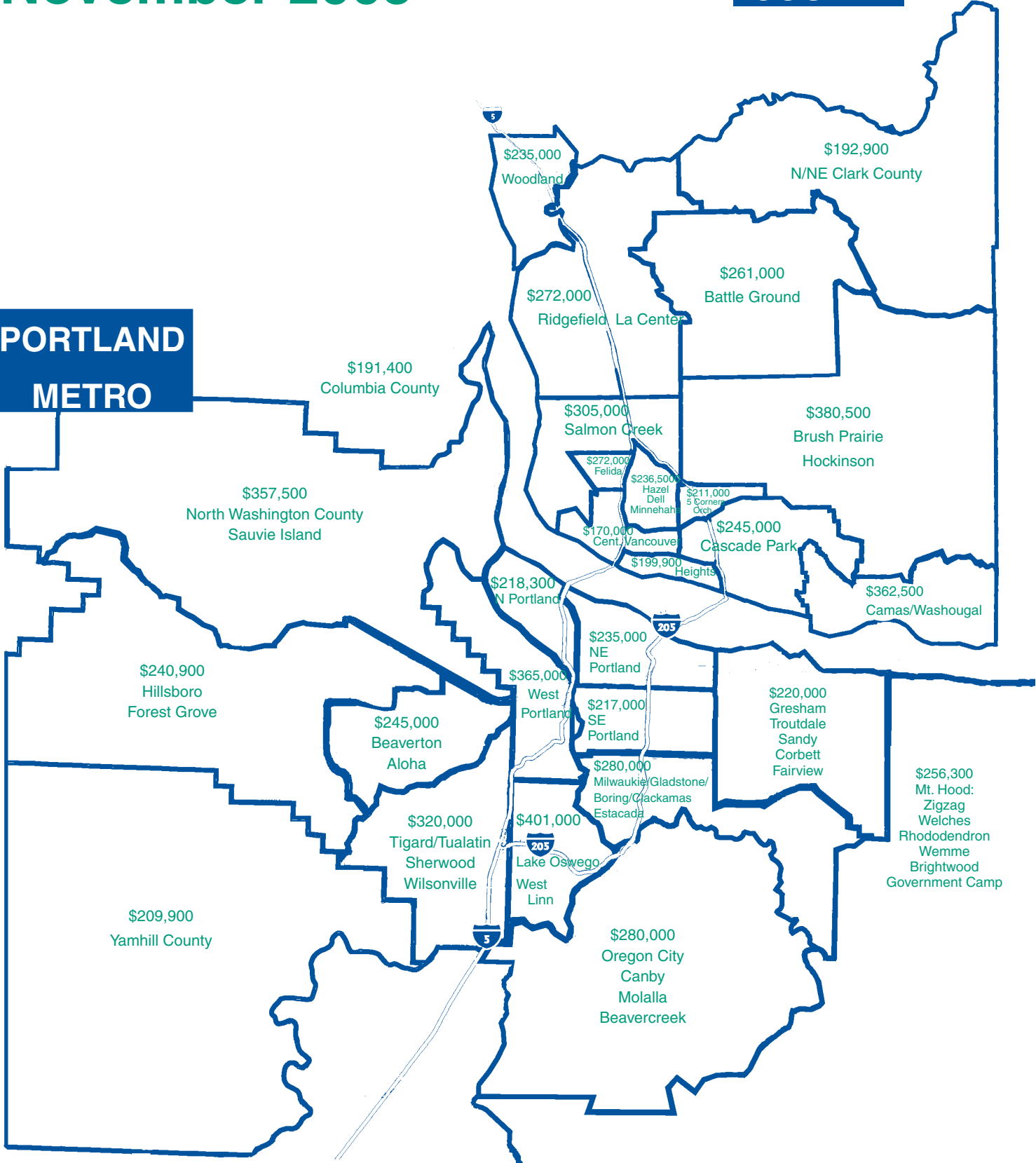


MEDIAN SALE PRICE

November 2005

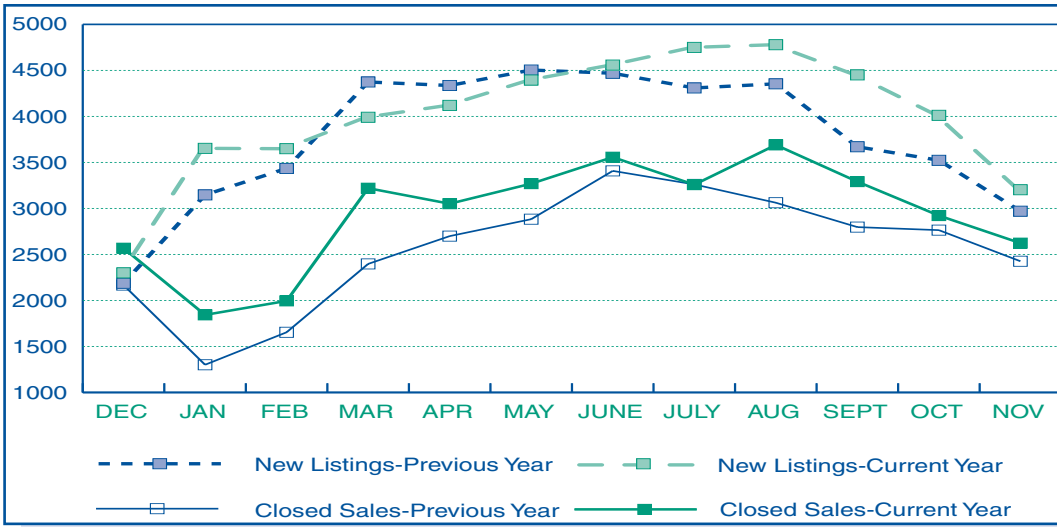
CLARK COUNTY

PORTLAND METRO



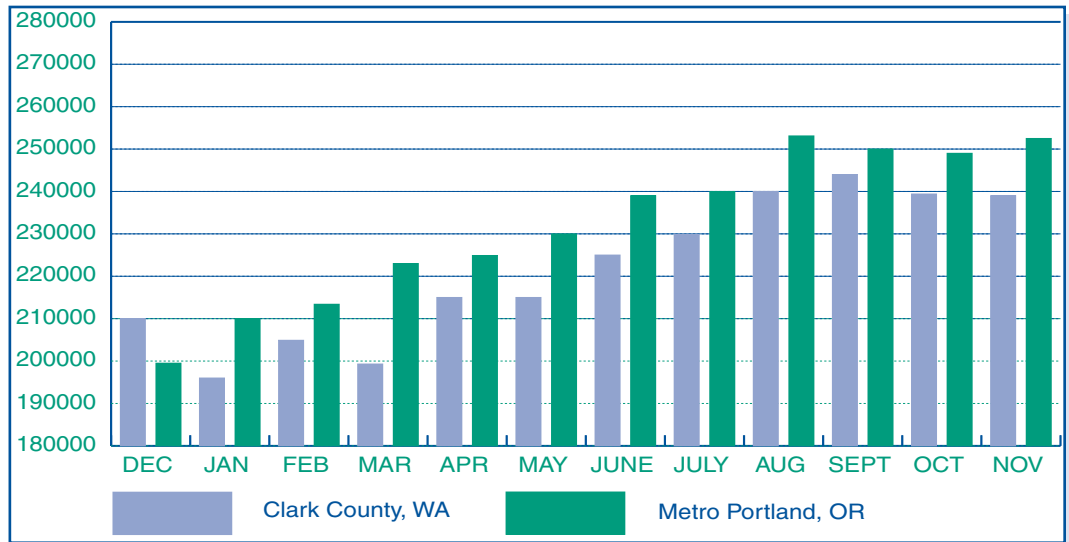
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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



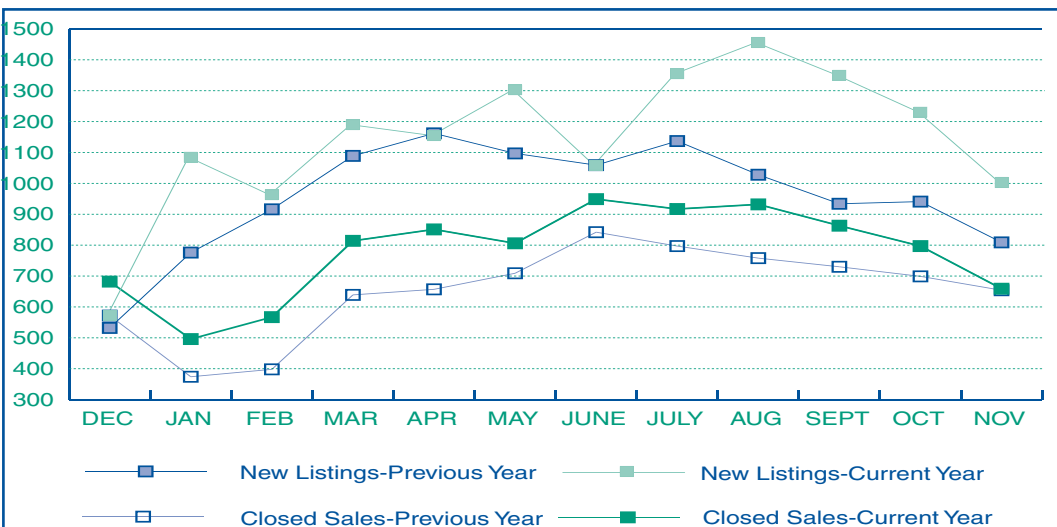
**PORTLAND, OR &
SOUTHWEST WA
MEDIAN
SALE PRICE**

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metro area and Southwest Washington



**SOUTHWEST WA
NEW LISTINGS &
CLOSED SALES**

This graph shows the new residential listings and closed sales over the past 24 months in Southwest Washington





SW Washington



RESIDENTIAL REVIEW: Southwest Washington

November 2005 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	November	1,003	638	659	280,500	239,000	48
	Year-to-Date	13,280	9,846	9,303	258,500	223,900	44
2004	November	809	679	654	235,900	195,000	48
	Year-to-Date	10,885	8,340	7,748	224,000	189,000	53

November Residential Highlights

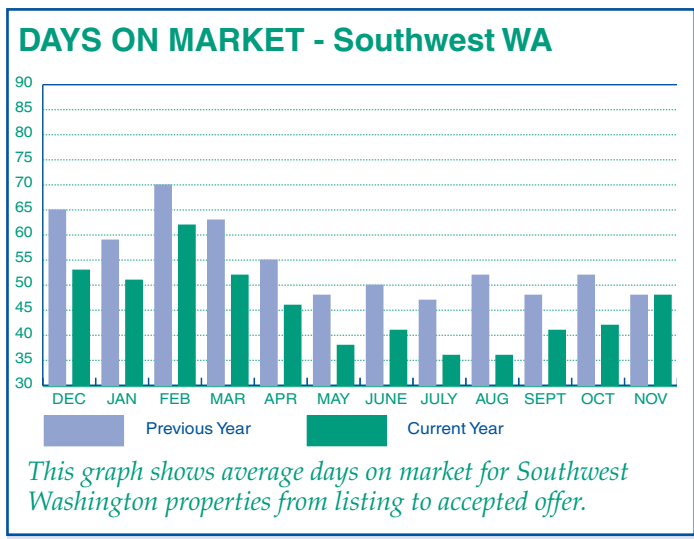
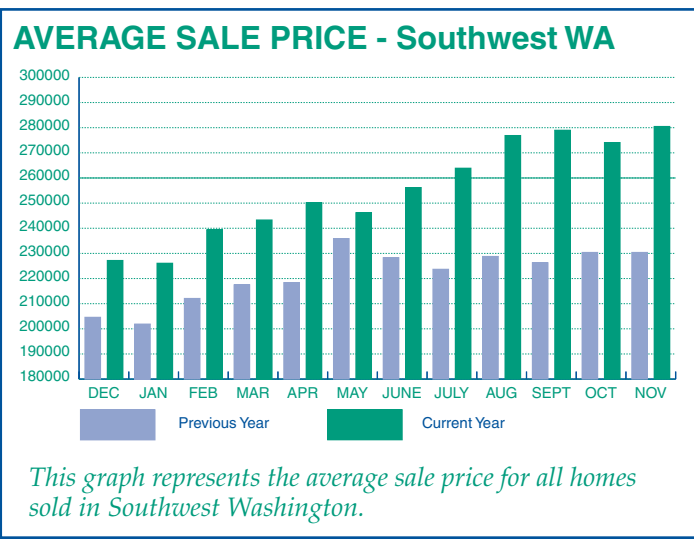
Temperatures may be dropping like crazy, but it appears that high-end properties are having a hay day in Southwest Washington, which ended November 2005 with the highest average sale price on record (\$280,500). Meanwhile the median sale price remained relatively in line with the last few months (\$239,000). (See table above.) The number of new listings is still climbing, up 23.4% from November 2004. Closed sales also rose slightly, up 0.8%, and pending sales decreased 6.0%. At month's end there were 2,446 active residential listings to last 3.7 months at November's rate of sales.

Appreciation

When we compare the average sale price for December 1, 2004 through November 30, 2005, to the twelve months prior, the appreciation rate is up 15.4% (\$256,300 v. \$222,100). Using the same date ranges and formula median sale price appreciated 17.3% (\$220,000 v. \$187,500).

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	2.0
April	4.4	2.9	1.9
May	3.6	2.7	2.0
June	3.1	2.3	1.8
July	3.3	2.5	2.1
August	2.8	2.6	2.2
September	2.7	2.6	2.6
October	2.8	2.6	3.0
November	4.0	2.7	3.7
December	3.2	2.5	



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Southwest 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 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 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	
11	Downtown Vancouver	46	24	6	21	87.5%	30	204,300	34	396	287	12.1%	283	193,700	164,400	9.2%	5	200,300	2	86,500	33	234,000
12	NW Heights	73	50	10	28	4.2%	25	167,000	42	443	351	26.7%	328	156,500	151,100	13.0%	2	502,500	8	218,000	62	259,900
13	SW Heights	39	11	6	2	-37.5%	6	179,900	62	172	108	18.7%	101	298,000	240,000	7.7%	1	135,000	3	476,700	3	370,700
14	Lincoln/Hazel Dell	22	7	2	6	-25.0%	12	244,300	30	183	146	1.4%	146	217,800	209,000	26.2%	2	184,000	2	110,000	7	263,000
15	E Hazel Dell	99	42	35	30	29.0%	40	220,100	48	658	476	36.8%	437	211,900	209,900	22.9%	1	129,900	18	280,700	12	330,400
20	NE Heights	35	26	0	15	-34.8%	15	205,700	18	328	282	-4.7%	277	202,700	184,000	16.6%	3	451,000	5	657,000	7	265,100
21	Orchards	108	58	12	36	-34.9%	28	225,400	28	603	432	9.4%	398	209,500	196,000	19.4%	1	525,000	15	278,800	4	316,000
22	Evergreen	137	80	23	70	-21.9%	59	220,100	39	1,072	889	11.0%	815	207,800	192,000	11.4%	7	338,400	14	271,000	20	256,800
23	E Heights	30	14	7	8	20.0%	12	339,200	50	239	196	18.1%	200	266,200	205,000	23.3%	2	147,800	10	175,300	6	201,200
24	Cascade Park	74	44	8	27	-42.9%	16	226,300	35	397	290	1.8%	270	284,400	240,000	12.5%	3	53,300	5	349,500	20	268,500
25	Five Corners	58	38	10	36	40.9%	33	222,400	40	517	422	40.2%	389	205,800	197,900	19.6%	2	622,500	3	1,200,000	3	365,700
26	E Orchards	70	31	4	17	-26.7%	22	365,300	61	494	377	-4.6%	370	282,500	266,100	22.6%	0	N/A	3	478,300	1	298,000
27	Fisher's Landing	55	29	18	26	-23.8%	33	306,300	24	513	416	-5.7%	416	280,300	268,000	17.5%	0	N/A	5	625,700	1	302,000
31	SE County	37	11	0	5	-42.9%	4	405,600	76	104	64	1.6%	61	393,700	357,000	32.9%	0	N/A	26	190,600	0	N/A
32	Camas City	224	66	20	41	55.2%	46	431,400	51	902	605	13.3%	561	375,900	333,100	18.7%	3	371,000	55	214,200	16	279,000
33	Washougal	224	67	23	38	-14.3%	24	351,700	79	761	454	25.8%	400	312,100	268,700	28.5%	3	348,300	85	186,700	13	276,800
41	N Hazel Dell	53	23	13	20	0.0%	23	282,500	43	422	346	18.1%	326	275,900	259,000	17.5%	1	1,250,000	11	178,600	0	N/A
42	S Salmon Creek	73	31	15	26	-18.5%	22	242,500	44	523	406	20.8%	363	246,400	236,900	14.3%	3	453,300	9	400,800	4	314,500
43	N Felida	78	27	7	25	-29.0%	22	347,700	97	480	399	14.3%	388	325,400	295,500	19.2%	0	N/A	15	176,600	1	300,000
44	N Salmon Creek	109	45	14	16	-29.4%	12	400,100	52	362	283	-17.7%	281	295,400	255,000	29.7%	3	493,700	16	434,000	1	580,000
50	Ridgefield	51	18	4	5	12.5%	18	265,300	13	189	121	-30.5%	122	270,800	225,900	26.0%	0	N/A	13	139,000	0	N/A
51	W of I-5 County	22	10	1	3	33.3%	4	711,500	60	68	45	-27.4%	44	473,400	405,000	11.6%	0	N/A	22	257,600	0	N/A
52	NW E of I-5 County	35	13	2	5	42.9%	10	474,900	71	161	122	38.6%	118	405,400	380,000	30.6%	0	N/A	36	309,900	1	359,900
61	Battleground	140	63	23	30	-37.0%	29	244,900	28	816	574	26.2%	544	262,300	235,000	25.7%	6	175,800	16	173,500	1	225,900
62	Brush Prairie	117	50	29	24	-4.8%	20	423,500	49	485	327	-7.4%	308	351,500	303,300	15.4%	1	290,000	27	261,800	5	253,600
63	East County	8	3	2	0	-100.0%	0	0	0	16	5	-44.4%	5	341,000	334,000	0.4%	0	N/A	3	166,300	0	N/A
64	Central County	10	5	0	1	0.0%	3	446,200	40	49	46	12.2%	44	368,300	382,500	33.2%	0	N/A	6	259,200	0	N/A
65	Mid-Central County	25	7	1	4	-20.0%	4	442,600	41	85	65	-15.6%	61	361,000	351,000	24.0%	0	N/A	15	155,300	0	N/A
66	Yacolt	27	7	6	4	-50.0%	3	328,000	41	116	74	42.3%	73	261,300	209,900	4.6%	0	N/A	20	185,400	1	140,000
70	La Center	49	14	4	2	100.0%	8	322,700	92	135	88	23.9%	89	296,900	289,000	17.7%	1	239,200	21	110,800	0	N/A
71	N Central	23	5	0	1	-66.7%	1	165,000	45	61	35	-5.4%	35	309,600	272,500	28.6%	0	N/A	14	210,500	0	N/A
72	NE Corner	14	2	2	3	-75.0%	2	297,500	38	54	41	-30.5%	43	229,900	183,000	22.8%	1	65,000	10	100,200	0	N/A
80	Woodland City	17	7	1	5	75.0%	7	247,300	96	292	218	289.3%	221	214,400	210,000	24.7%	4	84,100	10	385,100	0	N/A
81	Woodland Area	40	6	3	4	100.0%	8	624,600	117	145	107	52.9%	105	289,300	225,000	9.3%	2	537,500	57	134,700	1	257,000
82	Cowlitz County	224	69	23	54	171.4%	58	169,600	66	1,039	749	188.1%	681	175,500	156,500	2.7%	8	334,400	125	99,600	23	250,200

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

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/04-11/30/05) with 12 months before (12/1/03-11/30/04).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

November 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	November	444	353	416	236,900	205,000	41
	Year-to-Date	6,539	5,099	4,914	225,600	194,900	45
2004	November	400	354	390	202,100	179,700	55
	Year-to-Date	6,040	4,836	4,642	185,600	160,000	53

November Residential Highlights

In November 2005 Lane County saw 11% new listings when compared to the number of new listings in November 2004 (see table above for details). Closed sales also increased 6.7%. Pending sales dropped 0.3%.

The 1,028 active residential listings at the end of November would last 2.6 months at the current rate of sales (see table to the right).

Year-to-Date Trends

When comparing the January-November 2005 to the same time period in 2004 the number of new listings increased 8.3%, closed sales increased 5.9%, and pending sales also increased 5.4%. (See Year-to-Date rows in table above.)

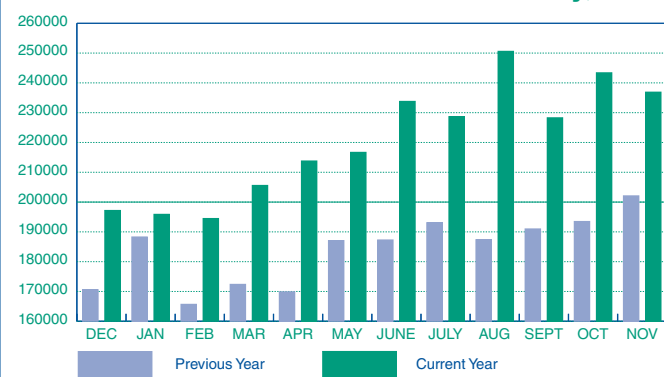
Appreciation

During the 12 months that ended with November 2005 average sale price was up 21% from the prior twelve months (\$223,300 v. \$184,600). Median sale price rose 20.1% (\$192,000 v. \$159,900).

Inventory in Months (Active Listings / Closed Sales)

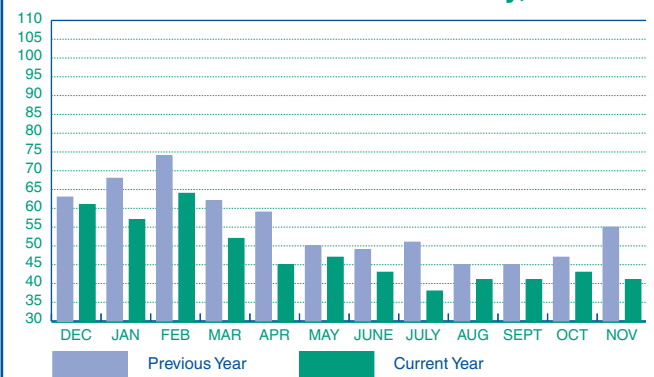
	2003	2004	2005
January	5.5	4.9	3.4
February	5.3	3.8	2.8
March	4.0	2.6	1.8
April	4.2	2.6	1.8
May	3.6	2.3	1.7
June	3.6	2.0	1.8
July	3.4	2.2	2.1
August	3.1	2.2	2.1
September	3.4	2.6	2.5
October	3.0	2.8	2.8
November	3.8	2.5	2.6
December	2.8	2.2	

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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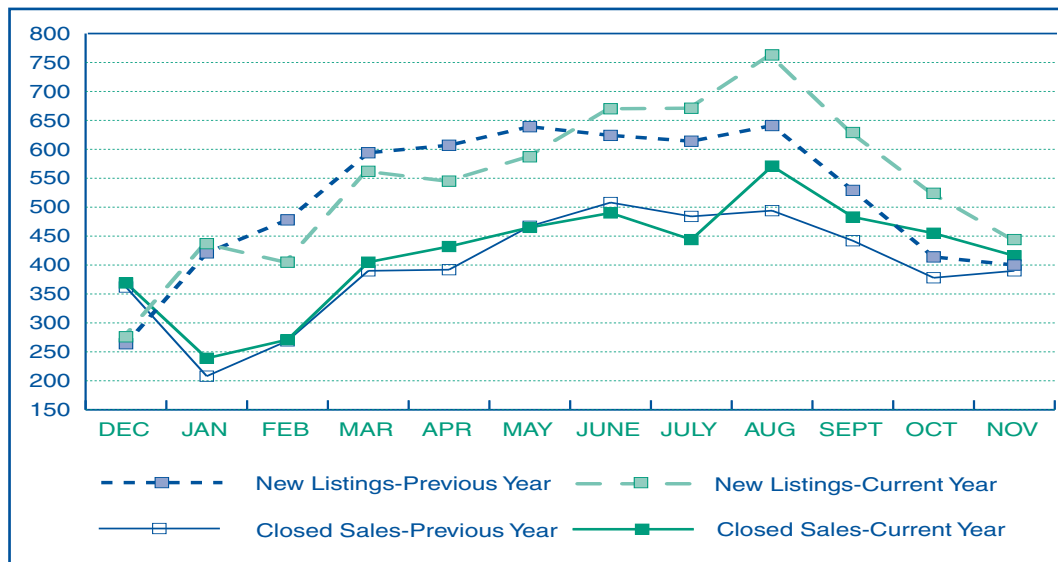
Lane County, Oregon

	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 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 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	22	10	7	8	0.0%	8	272,700	33	175	140	7.7%	138	210,100	190,000	14.3%	1	2,300,000	1	535,000	7	198,200
233 McKenzie Valley	32	9	2	7	-22.2%	9	303,800	113	167	118	7.3%	118	320,200	272,500	21.9%	9	404,400	23	114,600	1	279,000
234 Pleasant Hill/Oak	80	25	9	15	7.1%	19	241,500	54	310	216	-1.8%	204	183,200	144,200	11.1%	9	134,000	38	89,300	2	134,700
235 Cottage Grove/ Creswell/Dorena	128	48	10	25	-39.0%	29	235,300	55	629	470	-2.7%	457	208,700	172,000	26.4%	5	415,500	57	76,600	6	229,700
236 Veneta/Elmira	58	18	11	8	-11.1%	21	216,800	38	293	231	20.3%	217	211,800	190,000	12.9%	3	383,800	19	194,200	3	167,800
237 Junction City	46	19	11	23	21.1%	14	257,300	57	256	207	-1.0%	193	203,400	179,800	7.6%	3	523,300	19	167,300	3	215,300
238 Florence	28	7	4	1	N/A	0	N/A	N/A	66	23	35.3%	22	319,800	232,500	96.4%	1	900,000	7	117,800	0	N/A
239 Thurston	63	39	15	37	68.2%	28	187,600	33	472	399	22.8%	372	181,200	176,000	16.1%	1	205,000	17	59,800	33	302,700
240 Coburg I-5	19	8	1	5	0.0%	5	194,000	6	84	58	-20.5%	52	286,600	213,500	37.4%	2	145,500	18	271,400	1	212,500
241 N Gilham	30	16	5	12	50.0%	16	301,000	32	201	169	27.1%	161	293,100	255,000	28.2%	0	N/A	1	230,000	2	235,500
242 Ferry Street Bridge	65	21	6	23	-4.2%	40	295,000	44	467	359	8.8%	352	280,200	245,000	22.2%	2	925,000	2	81,300	9	268,600
243 E Eugene	67	20	12	27	22.7%	33	302,900	44	480	353	-5.6%	337	297,100	269,900	25.0%	4	265,000	46	133,600	25	318,700
244 SW Eugene	105	49	16	38	18.8%	41	277,300	30	753	595	19.0%	586	283,700	259,000	18.3%	0	N/A	63	184,600	17	292,800
245 W Eugene	34	12	2	14	40.0%	12	181,800	12	224	157	-4.8%	138	194,000	175,000	23.7%	9	435,600	2	120,000	26	296,800
246 Danebo	66	42	13	42	-10.6%	48	183,300	30	652	545	4.4%	522	170,800	174,000	17.4%	0	N/A	11	85,000	20	206,000
247 River Road	26	10	8	8	-38.5%	12	200,300	45	238	192	3.2%	188	193,300	185,300	20.9%	0	N/A	3	108,600	15	245,500
248 Santa Clara	56	37	4	20	-35.5%	29	239,600	36	445	358	5.3%	356	232,000	218,400	20.0%	1	196,500	7	98,800	15	277,400
249 Springfield	86	51	9	37	5.7%	46	157,300	49	557	452	-3.8%	441	154,900	145,000	20.9%	8	322,600	11	90,500	47	212,500
250 Mohawk Valley	17	3	1	3	-40.0%	6	382,900	36	70	57	0.0%	60	316,900	316,800	10.8%	0	N/A	9	120,800	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 November 2005 with November 2004. The Year-To-Date section compares year-to-date statistics from November 2005 with year-to-date statistics from November 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/04-11/30/05) with 12 months before (12/1/03-11/30/04).



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

November 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	November	177	132	133	205,000	165,000	72
	Year-to-Date	2,330	1,637	1,597	194,400	160,000	71
2004	November	111	137	144	165,400	140,000	72
	Year-to-Date	1,949	1,634	1,514	159,000	139,000	92

November Residential Highlights

When comparing the month of November 2005 with November 2004, Douglas County saw a generous increase of new listings, up 59.5%. Pending sales decreased 3.7% and the number of closed sales dropped 7.6%.

Appreciation

When comparing the twelve months ending in November 2005 to the twelve months prior, the average sale price of Douglas County homes appreciated 22.5% (\$192,400 v. \$157,000). According to the same formula the median sale price appreciated 16.9% (\$159,000 v. \$136,000).

AREA REPORT • 11/2005 • 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 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 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	56	15	3	20	11.1%	20	151,600	58	272	201	7.5%	180	178,500	151,000	34.4%	10	667,700	53	130,500	16	373,400
252	NW Roseburg	66	22	7	12	-7.7%	12	259,200	53	238	164	-17.6%	158	274,500	253,500	22.5%	6	457,800	35	185,900	0	N/A
253	SE Roseburg	35	10	2	11	22.2%	9	150,500	67	153	116	13.7%	117	162,000	170,000	12.4%	9	571,900	13	160,800	9	983,600
254	SW Roseburg	44	10	3	3	-75.0%	10	411,100	38	168	118	-7.1%	121	268,800	229,000	16.4%	3	529,000	22	117,600	0	N/A
255	Glide & E of Roseburg	34	5	3	5	0.0%	4	396,300	253	107	81	1.3%	82	287,400	250,000	64.9%	8	173,000	33	85,800	1	149,000
256	Sutherlin/ Oakland Area	83	29	9	19	26.7%	21	198,400	71	300	197	-7.5%	195	183,700	154,000	17.5%	4	172,100	32	93,200	4	160,000
257	Winston & SW of Roseburg	56	19	6	12	-29.4%	14	204,800	62	238	162	-4.7%	162	174,900	152,000	16.8%	6	519,000	27	75,500	6	141,400
258	Myrtle Creek & S/SE of Roseburg	114	31	12	20	-23.1%	16	162,600	83	382	259	-3.7%	254	162,800	143,000	32.2%	11	191,800	64	72,200	8	199,000
259	Green District	48	19	1	16	45.5%	14	129,600	84	183	148	-4.5%	137	161,200	139,000	22.0%	4	236,500	37	54,600	0	N/A
265	North Douglas County	89	17	9	14	27.3%	13	201,800	68	289	191	44.7%	191	169,500	144,000	10.6%	7	207,400	32	101,800	3	172,100
	Douglas County Totals	625	177	55	132	-3.6%	133	205,000	72	2,330	1,637	0.2%	1,597	194,400	160,000	22.5%	68	380,200	348	103,000	47	395,200

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

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/04-11/30/05) with 12 months before (12/1/03-11/30/04).



Coos & Curry Counties



RESIDENTIAL REVIEW: Coos & Curry Counties, Oregon

November 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	November	104	51	85	232,600	200,000	74
	Year-to-Date	1,438	961	960	193,700	165,000	72
2004	November	88	83	82	183,800	142,500	76
	Year-to-Date	1,223	1,006	942	150,100	130,000	84

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2005	November	51	29	27	295,000	275,000	95
	Year-to-Date	612	327	318	328,200	299,000	91
2004	November	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 November Residential Highlights

Coos County saw 18.2% new listings, when comparing November 2005 with November 2004. Closed sales also grew 3.7%. Pending sales dropped 38.6%.

Appreciation

Comparing the twelve months ending in November 2005 to the twelve prior, the Average sale price appreciated 28.7% (\$192,100 v. \$149,300).

Curry County November Residential Highlights

The number of new listings and pending sales decreased in November 2005 when compared with October 2005 (51 v. 61 and 29 v. 35, respectively). Closed sales also decreased (27 v. 32).

We are continuing to compile data and will include appreciation and percentage changes for all categories beginning with the January 2006 edition.

AREA REPORT • 11/2005 • 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/ Canceled Listings	Pending Sales	Pending Sales 2005 v. 2004 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2005 v. 2004 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	414	104	36	51	-38.6%	85	232,600	74	1,438	961	-4.5%	960	193,700	165,000	28.7%	40	356,600	242	127,300	42	221,300
270 City, Airport, Marina Hts., NB	115	27	20	13	N/A	15	294,800	96	330	188	N/A	188	329,600	300,000	N/A	4	458,500	57	225,000	10	285,000
271 Harbor, Winchuck, SB Chetco	36	7	8	7	N/A	6	300,600	108	124	76	N/A	75	316,000	275,000	N/A	4	220,500	22	201,600	1	237,000
272 Carpenterville, Cape Ferrello, Whaleshead	15	5	4	6	N/A	3	374,000	36	61	43	N/A	39	354,300	340,000	N/A	0	N/A	8	248,300	0	N/A
273 Gold Beach	29	10	3	3	N/A	1	135,000	109	54	12	N/A	8	362,800	299,000	N/A	2	2,524,500	3	210,000	0	N/A
274 Port Orford, Langlois	20	2	9	0	N/A	2	241,700	137	43	8	N/A	8	250,100	195,000	N/A	1	179,500	8	147,600	0	N/A

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² Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2005 with November 2004. The Year-To-Date section compares year-to-date statistics from November 2005 with year-to-date statistics from November 2004.

³ Appreciation percents based on a comparison of average price for the last 12 months (12/1/04-11/30/05) with 12 months before (12/1/03-11/30/04).



MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Douglas Oregon

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

Southwest Washington

1514 Broadway, Suite 101
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

Curry County

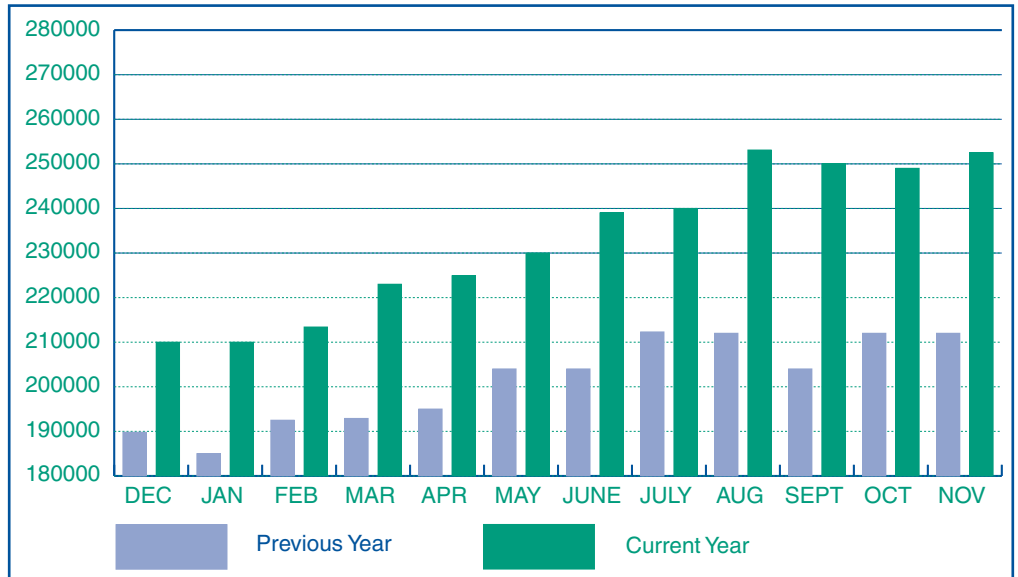
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-5416

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