

MARKET ACTION



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

RESIDENTIAL REVIEW: Metro Portland, Oregon

February 2006 Reporting Period

February Residential Highlights

The number of homes changing hands in the greater Portland Metro area is up again.

When comparing February 2006 to the same month of the previous year, the number of closed sales increased 2.2%. Alternatively, the number of new listings dropped 6.9% and the number of accepted offers decreased a significant 11.3%. See table below.

At the end of February 2006, there were 5,503 active residential listings in the Portland Metro area. Given the month's rate of sales they would take approximately 2.7 months to sell (see table to right).

Furthermore, the average time a listing remains on the market in the Portland Metro area continues to shrink—falling 19% from February 2006 (47 v. 58).

Year-To-Date Trends

When comparing market activity through February 2006 to the same time period in 2005, it appears that there has been a downward shift.

The number of closed sales is down slightly—1.3%. New listings also decreased 1.7%. Pending sales dropped more considerably, falling 8%. See table below.

Appreciation

To calculate sale price appreciation, prices for the twelve months that ended with February 2006 are compared to prices for the twelve months ending in February 2005.

Using those time periods, the average sale price appreciated 16% (\$288,500 v. \$248,700). Using the same date range to compare median sale price we see a 16.9% appreciation rate (\$242,000 v. \$207,000).

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Inventory in Months (Active Listings / Closed Sales)

	2004	2005	2006
January	6.1	3.4	3.2
February	4.8	3.0	2.7
March	3.4	1.8	
April	3.0	1.8	
May	2.8	1.6	
June	2.4	1.5	
July	2.5	1.7	
August	2.7	1.6	
September	2.8	1.9	
October	2.7	2.2	
November	2.9	2.2	
December	2.4	2.1	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	3,397	2,845	2,038	307,200	263,500	47
	Year-to-Date	7,137	5,360	3,867	303,800	256,500	45
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

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Metro Portland & Adjacent Regions, Oregon

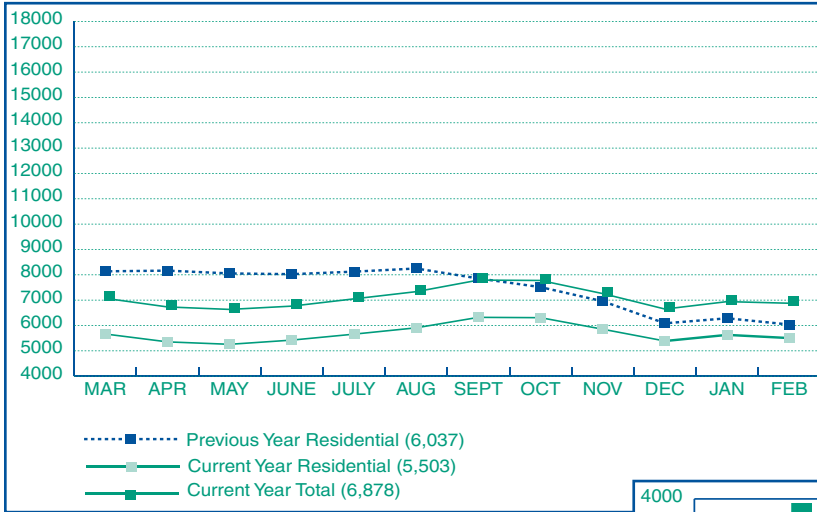
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 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	186	139	44	124	-14.5%	87	229,100	30	292	226	-11.7%	170	233,500	225,500	20.0%	3	181,000	10	132,200	12	296,100
142	Northeast Portland	441	331	101	286	-12.8%	191	294,800	34	671	509	-14.7%	364	285,800	245,000	17.1%	4	419,800	12	248,800	23	535,400
143	Southeast Portland	664	448	143	379	4.4%	275	269,000	43	945	722	10.1%	557	248,800	220,000	15.4%	6	312,800	26	164,300	46	400,700
144	Gresham/ Troutdale	379	244	63	201	-26.1%	164	247,900	50	470	357	-23.1%	330	245,700	235,000	13.1%	3	454,200	10	225,900	11	310,600
145	Milwaukie/ Clackamas	502	288	73	215	-7.7%	129	325,900	56	579	397	-5.0%	251	327,300	290,500	17.9%	1	400,000	45	248,800	4	217,500
146	Oregon City/ Canby	332	173	44	127	-18.6%	85	308,300	46	375	239	-10.5%	160	311,200	282,000	19.6%	2	81,500	13	275,400	5	278,600
147	Lake Oswego/West Linn	354	187	55	135	-17.2%	98	492,000	48	412	273	-4.9%	181	514,100	455,000	15.2%	0	N/A	7	525,000	1	665,000
148	West Portland	615	332	94	301	4.5%	197	434,100	51	792	590	-0.3%	362	432,700	358,000	15.9%	2	442,500	14	301,900	7	371,100
149	Northwest Washington County	224	153	29	103	-38.0%	92	367,500	46	305	206	-24.0%	185	346,800	307,500	14.1%	0	N/A	8	332,700	2	357,500
150	Beaverton/Aloha	474	352	65	303	-6.5%	197	263,600	39	708	552	-6.1%	364	268,400	247,500	13.6%	0	N/A	4	950,000	6	523,200
151	Tigard/Wilsonville	450	282	56	214	-25.4%	199	339,000	43	592	460	-8.7%	340	336,800	310,000	25.6%	0	N/A	7	791,600	3	335,100
152	Hillsboro/ Forest Grove	308	179	44	181	-19.2%	143	263,400	41	422	343	-21.9%	260	269,100	234,800	18.7%	4	516,400	8	622,400	14	240,300
153	Mt. Hood: Govt. Camp/Wemme	50	14	7	20	11.1%	21	246,500	73	33	34	-20.9%	42	289,400	277,400	36.1%	1	45,000	4	45,400	0	N/A
155	Columbia County	214	116	25	82	-14.6%	62	225,200	75	225	156	-9.8%	114	228,100	205,500	17.2%	4	306,500	17	126,300	5	208,800
156	Yamhill County	310	159	44	174	19.2%	98	237,100	75	316	296	9.6%	187	242,300	206,000	15.1%	8	224,200	23	183,600	5	243,200
170/172, 210	Marion/ Polk Counties	359	122	47	105	26.5%	71	201,200	70	266	200	29.0%	170	207,300	184,200	18.9%	2	159,500	9	73,800	4	352,700
180-200	North Coastal Counties	262	80	28	51	-5.6%	38	389,100	104	164	104	-1.9%	79	360,400	299,000	22.0%	1	215,000	25	133,300	3	635,000

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 2006 with February 2005. The Year-To-Date section compares year-to-date statistics from February 2006 with year-to-date statistics from February 2005.

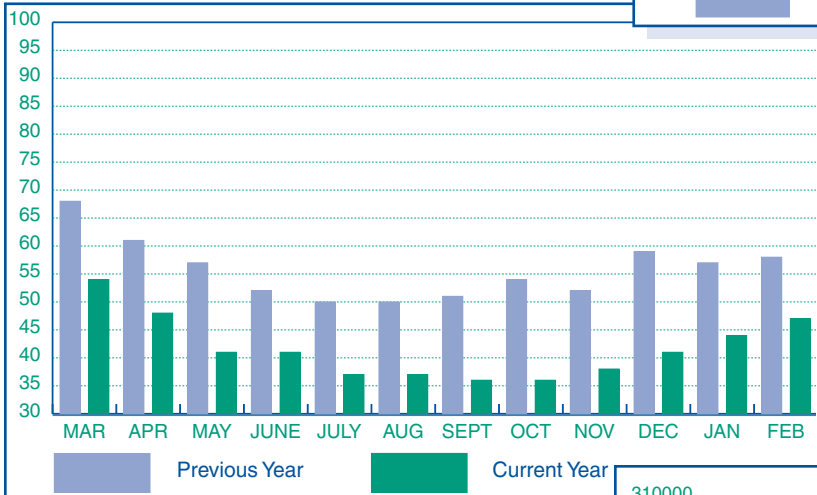
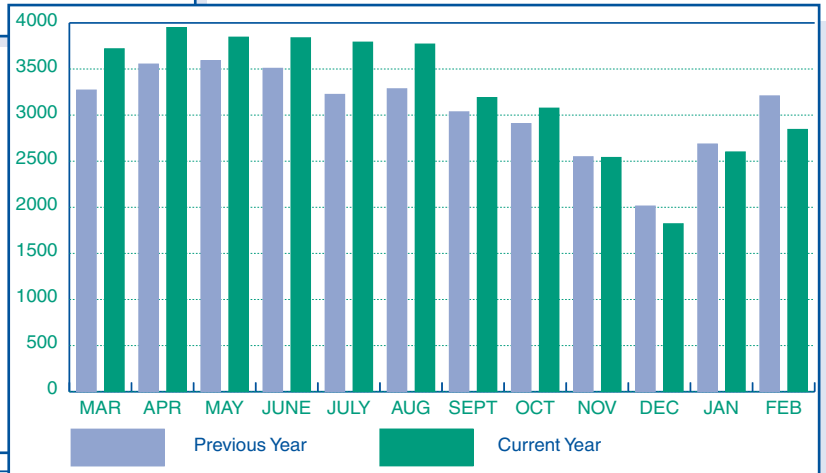
³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/05-2/28/06) with 12 months before (3/1/04-2/28/05).

Market Action



PENDING SALES
Metro Portland, Oregon

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

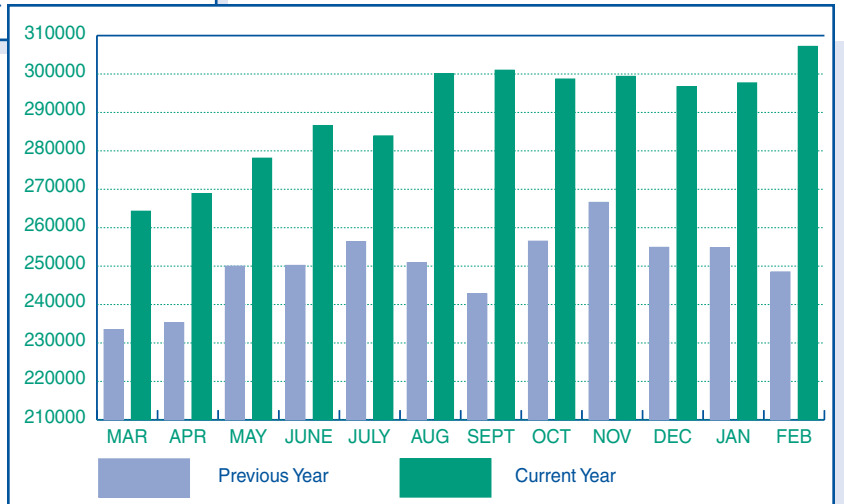


DAYS ON MARKET
Metro Portland, Oregon

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.

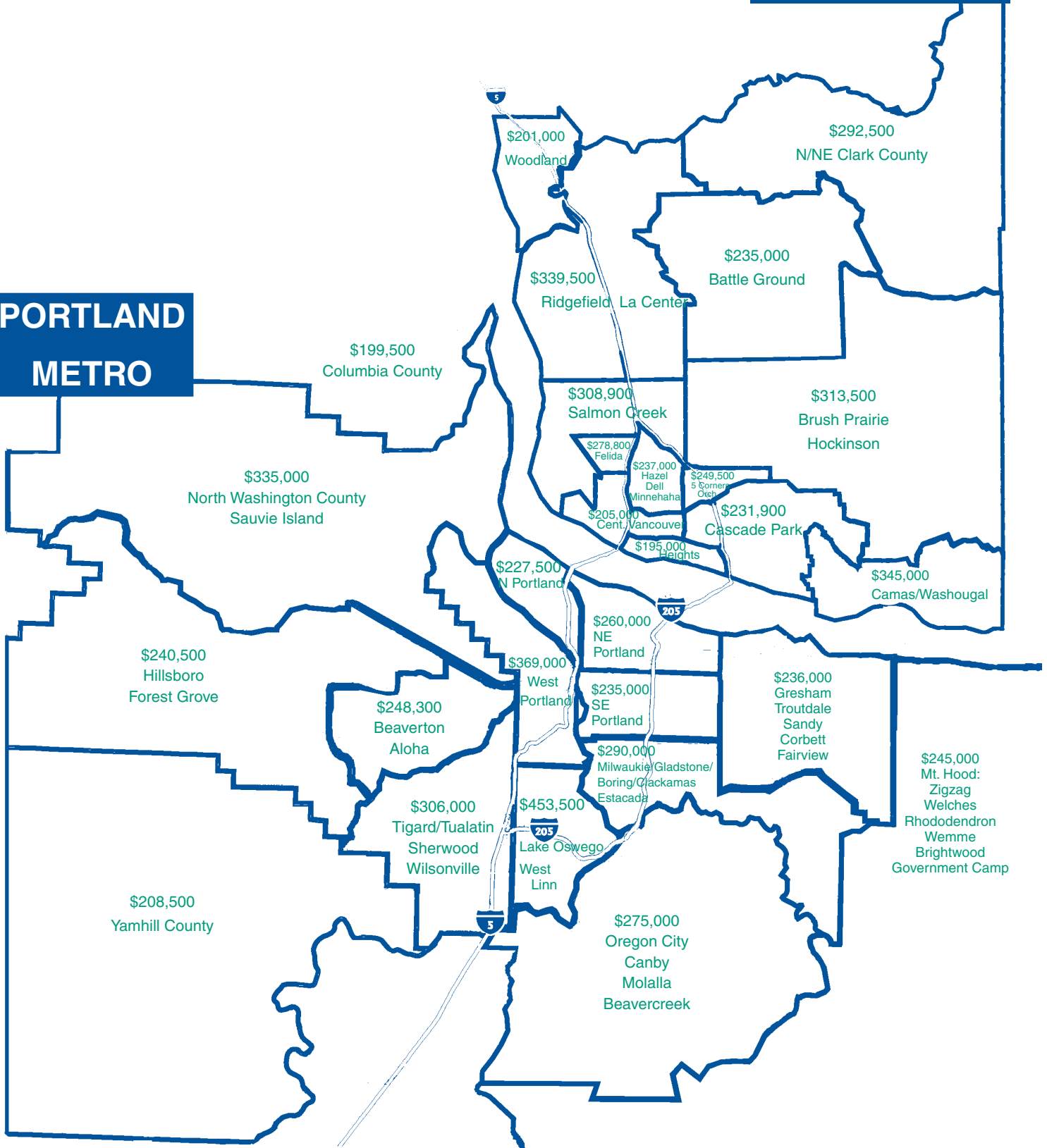


MEDIAN SALE PRICE

February 2006

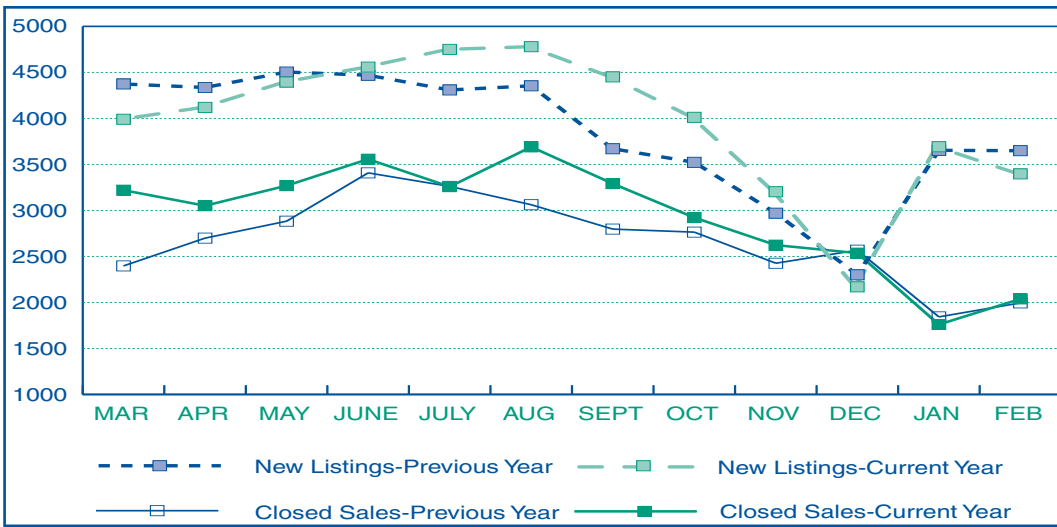
SW
WASHINGTON

PORTLAND
METRO



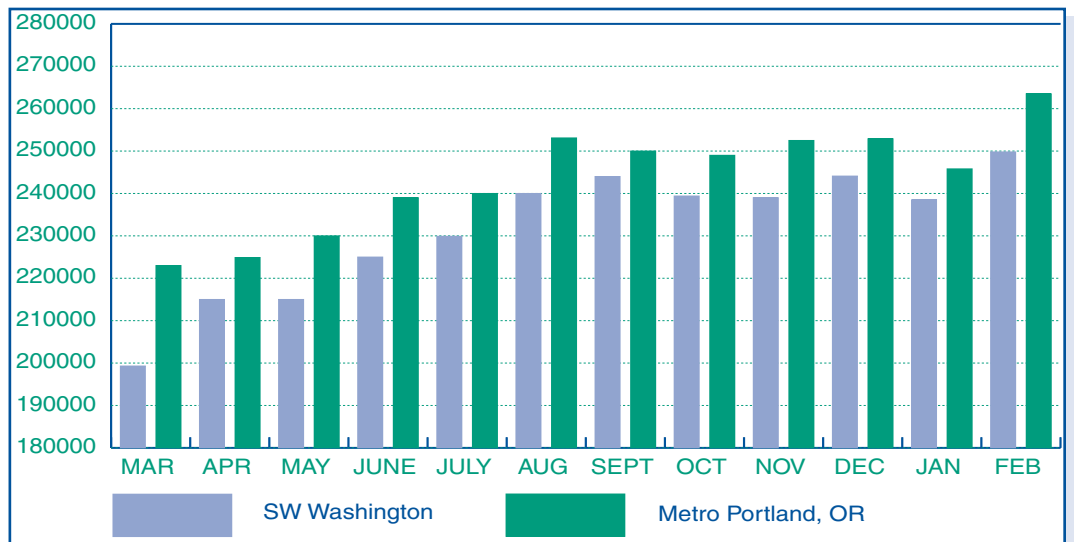
PORTLAND, OR NEW LISTINGS & CLOSED SALES

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



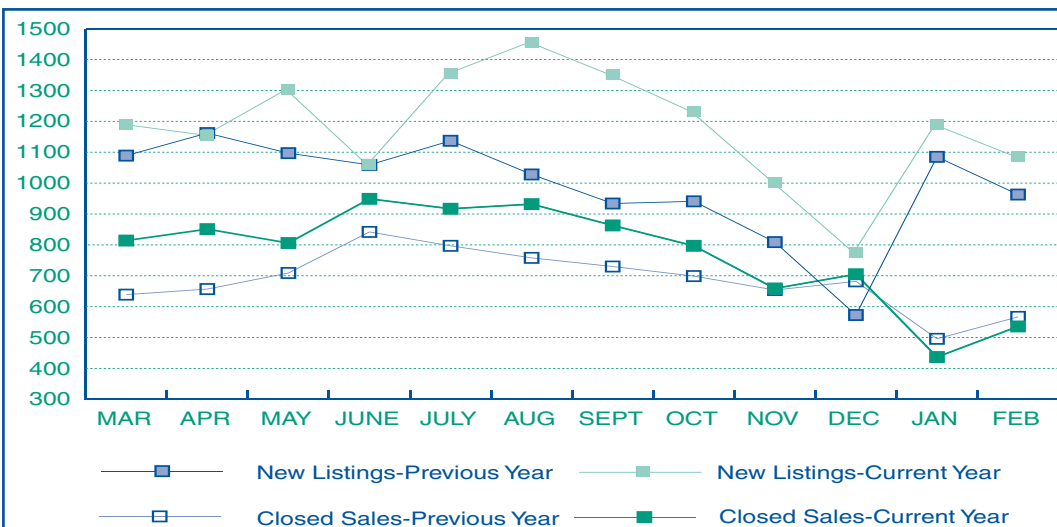
PORTLAND, OR & SOUTHWEST WA MEDIAN SALE PRICE

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

February 2006 Reporting Period

Residential Market Highlights

Southwest Washington		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	1,085	683	536	277,900	249,800	59
	Year-to-Date	2,217	1,373	997	287,500	245,000	58
2005	February	963	835	567	239,400	204,900	62
	Year-to-Date	2,018	1,575	1,083	233,400	200,000	57

February Residential Highlights

Inventory remains high, when comparing February 2006 to February 2005. The 12.7% increase in new listings combined with the 5.5% decrease in closed sales and 18.2% drop in pending sales may be to blame. At February's rate of sales the 2,476 residential listings in SW Washington would last 4.6 months. See table above and to the right.

Year-To-Date Trends

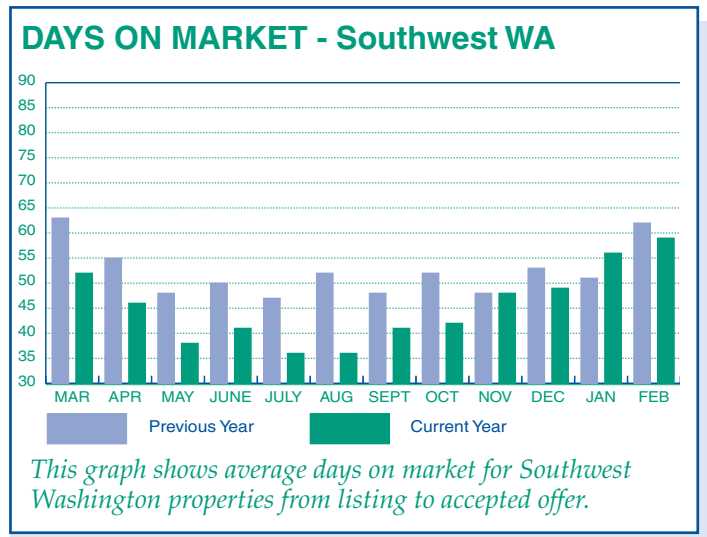
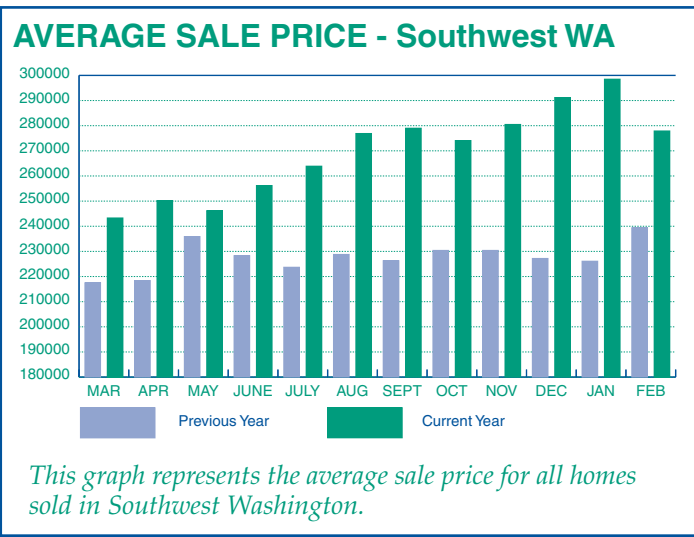
When comparing market activity through February 2006 to the same time period in 2005, new listings were up 9.9%. Meanwhile, accepted offers and closed sales were both down, 12.8% and 7.9% respectively.

Appreciation

Comparing the 12 months ending with February 2006 to the 12 immediately prior the average sale price climbed 17.2% (\$266,200 v. \$227,100). Using the same formula we can see that the median sale price increased 19.9% (\$230,000 v. \$199,900).

Inventory in Months (Active Listings / Closed Sales)

	2004	2005	2006
January	5.2	3.5	5.4
February	4.7	3.0	4.6
March	2.9	2.0	
April	2.9	1.9	
May	2.7	2.0	
June	2.3	1.8	
July	2.5	2.1	
August	2.6	2.2	
September	2.6	2.6	
October	2.6	3.0	
November	2.7	3.7	
December	2.5	3.3	



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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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 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	49	25	6	20	-6.3%	15	257,700	24	56	41	46.4%	28	223,700	192,500	10.8%	2	475,000	1	465,000	4	241,000
12	NW Heights	53	39	12	34	-50.0%	19	186,200	29	72	57	9.6%	44	178,600	166,000	16.3%	1	405,000	0	N/A	10	257,400
13	SW Heights	41	10	3	8	-71.4%	4	381,000	96	27	19	-20.8%	13	302,200	233,000	7.9%	0	N/A	0	N/A	0	N/A
14	Lincoln/Hazel Dell	30	13	2	8	-53.3%	7	253,100	60	33	23	4.5%	15	226,800	220,900	28.3%	0	N/A	0	N/A	0	N/A
15	E Hazel Dell	106	59	6	39	-45.9%	20	228,800	48	96	74	8.8%	45	247,900	230,400	21.3%	2	108,000	3	79,900	0	N/A
20	NE Heights	40	28	5	16	-40.7%	16	211,600	34	52	36	-29.4%	30	208,800	202,000	22.1%	0	N/A	3	336,000	1	377,000
21	Orchards	116	65	16	42	-4.5%	42	252,900	74	128	84	13.5%	66	261,900	281,000	23.3%	0	N/A	1	140,000	0	N/A
22	Evergreen	137	90	20	64	-11.7%	53	223,400	49	185	127	-7.3%	98	217,700	209,000	13.0%	0	N/A	1	400,000	3	291,600
23	E Heights	38	24	1	9	-15.4%	11	265,300	27	46	28	3.7%	18	261,200	194,000	18.8%	0	N/A	0	N/A	0	N/A
24	Cascade Park	56	23	5	30	-26.3%	14	297,400	77	52	44	25.7%	34	305,300	244,300	16.3%	0	N/A	0	N/A	2	335,100
25	Five Corners	84	35	8	36	-32.5%	27	236,700	41	94	63	-16.0%	45	231,200	225,900	20.4%	0	N/A	0	N/A	0	N/A
26	E Orchards	88	45	11	22	-48.3%	15	318,700	68	91	45	-27.4%	29	310,600	272,000	25.4%	0	N/A	0	N/A	0	N/A
27	Fisher's Landing	69	44	19	33	-50.0%	23	283,500	26	102	56	-28.2%	34	286,200	280,000	19.0%	0	N/A	3	316,700	0	N/A
31	SE County	35	10	7	4	-66.7%	2	214,700	56	20	7	-22.2%	4	302,800	214,700	31.4%	0	N/A	1	405,000	0	N/A
32	Camas City	211	93	34	44	-64.8%	25	377,600	59	180	85	-19.8%	61	506,300	375,000	20.7%	0	N/A	4	204,800	1	246,000
33	Washougal	264	79	22	38	-28.2%	28	335,800	87	151	78	9.9%	54	318,800	297,500	31.9%	0	N/A	16	203,700	1	590,000
41	N Hazel Dell	53	26	3	15	-39.1%	14	290,000	77	46	38	-26.9%	34	276,600	271,800	25.3%	0	N/A	0	N/A	1	1,153,800
42	S Salmon Creek	61	28	11	16	-30.6%	25	252,300	72	59	42	-42.5%	42	261,700	254,000	16.5%	1	6,000	1	140,000	0	N/A
43	N Felida	96	51	10	29	-29.0%	22	318,100	71	98	52	-13.3%	41	317,600	298,800	11.0%	0	N/A	0	N/A	0	N/A
44	N Salmon Creek	115	31	11	20	-41.9%	18	344,800	58	75	42	-34.4%	26	339,700	285,000	34.1%	0	N/A	1	175,000	0	N/A
50	Ridgefield	72	26	2	10	16.7%	7	298,500	108	49	17	21.4%	17	353,700	292,000	33.5%	1	165,000	2	188,000	0	N/A
51	W of I-5 County	27	6	2	3	-50.0%	2	545,000	514	13	5	-44.4%	2	545,000	545,000	2.6%	0	N/A	0	N/A	0	N/A
52	NW E of I-5 County	32	16	5	4	-42.9%	8	374,900	74	26	13	-50.0%	11	383,300	338,500	39.8%	0	N/A	3	325,000	0	N/A
61	Battleground	152	75	21	43	-10.9%	41	291,900	52	146	92	-9.8%	69	315,100	265,000	26.1%	0	N/A	4	249,500	0	N/A
62	Brush Prairie	124	37	15	24	4.0%	26	350,500	44	90	56	21.7%	39	394,000	338,000	17.2%	0	N/A	3	248,300	0	N/A
63	East County	3	2	1	0	N/A	0	N/A	N/A	3	1	N/A	0	N/A	N/A	10.8%	0	N/A	0	N/A	0	N/A
64	Central County	9	3	1	2	80.0%	1	965,000	95	5	4	-55.6%	2	576,000	576,000	40.2%	0	N/A	3	237,200	0	N/A
65	Mid-Central County	17	5	1	4	-90.0%	1	262,000	34	10	9	-18.2%	4	508,000	535,000	28.5%	0	N/A	0	N/A	0	N/A
66	Yacolt	29	8	2	4	-66.7%	4	188,400	38	16	10	-44.4%	8	262,100	212,500	1.7%	0	N/A	3	276,600	0	N/A
70	La Center	39	11	2	14	200.0%	12	357,400	70	36	30	172.7%	17	353,000	339,500	21.1%	0	N/A	0	N/A	0	N/A
71	N Central	21	4	3	1	-66.7%	2	387,000	46	8	2	-77.8%	2	387,000	387,000	44.0%	0	N/A	2	227,500	0	N/A
72	NE Corner	10	4	2	2	-66.7%	2	202,500	70	8	5	-54.5%	3	188,300	195,000	32.1%	0	N/A	3	172,000	0	N/A
80	Woodland City	20	8	2	10	-80.0%	3	197,300	20	19	14	-75.0%	5	201,000	187,900	29.6%	0	N/A	3	437,300	0	N/A
81	Woodland Area	40	6	3	2	-94.1%	1	215,000	96	18	5	-80.0%	7	268,000	265,000	11.7%	0	N/A	0	N/A	0	0
82	Cowlitz County	139	56	24	33	-13.3%	26	180,300	68	107	69	15.0%	50	189,100	172,200	2.5%	1	65,000	14	76,300	3	162,200

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 February 2006 with February 2005. The Year-To-Date section compares year-to-date statistics from February 2006 with year-to-date statistics from February 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/05-2/28/06) with 12 months before (3/1/04-2/28/05).



Lane County



RESIDENTIAL REVIEW: Lane County, Oregon

February 2006 Reporting Period

Residential Market Highlights

Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	475	408	284	242,700	216,000	60
	Year-to-Date	972	754	545	239,300	208,900	58
2005	February	405	405	271	194,500	175,000	64
	Year-to-Date	837	747	517	195,700	170,000	60

February Residential Highlights

When comparing February 2006 to February 2005, market activity in Lane County seems to be on the rise. For example, the number of new listings increased 17.3%. Further, closed sales were up 4.8%. Even pending sales increased slightly—up 0.7%.

Year-To-Date Trends

When comparing market activity through February 2006 to the same time period in 2005, new listings were up 16.1%. The number of closed sales also grew 5.4% and the number of pending sales rose 0.9%.

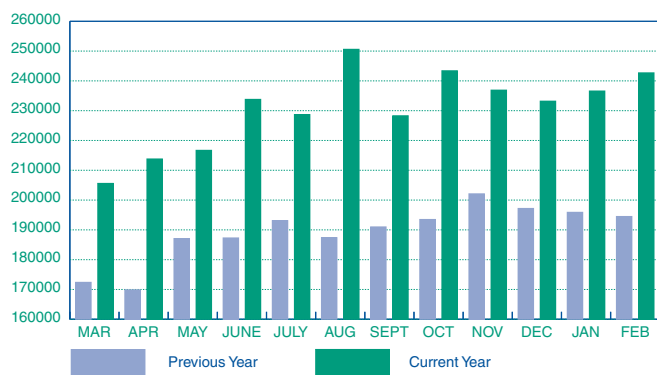
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with February 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 22.5% (\$230,700 v. \$188,300). Using the same formula we can see that the median sale price increased up 21.3% (\$199,000 v. \$164,000).

Inventory in Months (Active Listings / Closed Sales)

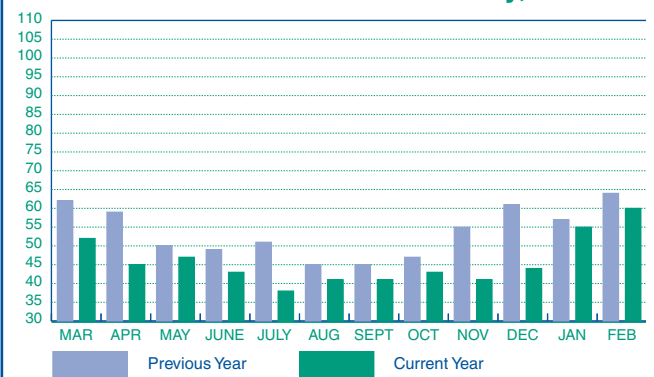
	2004	2005	2006
January	4.9	3.4	4.1
February	3.8	2.8	3.4
March	2.6	1.8	
April	2.6	1.8	
May	2.3	1.7	
June	2.0	1.8	
July	2.2	2.1	
August	2.2	2.1	
September	2.6	2.5	
October	2.8	2.8	
November	2.5	2.6	
December	2.2	2.5	

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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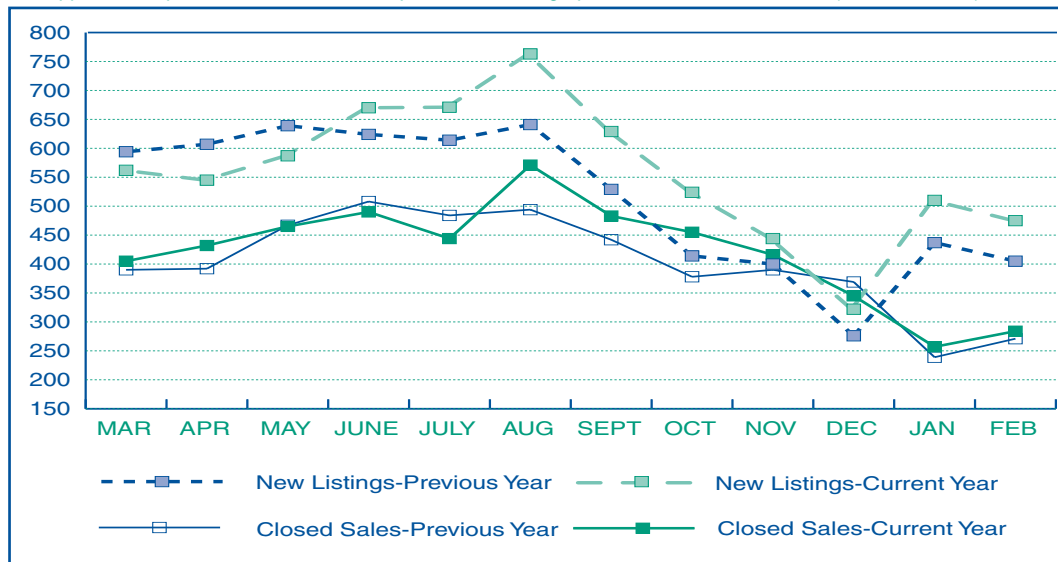
Lane County, Oregon

	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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 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	25	18	1	8	-27.3%	7	223,500	36	26	19	0.0%	19	233,100	207,500	17.1%	0	N/A	0	N/A	0	N/A
233 McKenzie Valley	39	6	3	5	-28.6%	5	356,700	63	24	11	-15.4%	9	328,100	321,500	17.0%	1	300,000	2	227,500	0	N/A
234 Pleasant Hill/Oak	60	15	6	17	-5.6%	13	147,700	80	30	29	-19.4%	21	152,800	152,000	9.0%	2	87,500	2	92,500	0	N/A
235 Cottage Grove/ Creswell/Dorena	125	39	12	40	-28.6%	19	207,700	65	89	67	-16.3%	42	192,500	178,800	28.8%	2	177,500	7	131,000	0	N/A
236 Veneta/Elmira	60	31	7	19	-13.6%	14	227,600	58	65	46	15.0%	25	235,100	201,800	12.9%	1	231,800	3	168,000	0	N/A
237 Junction City	33	15	8	15	-28.6%	9	333,600	55	35	28	-26.3%	18	236,600	172,000	10.2%	2	217,500	2	141,000	2	244,500
238 Florence	13	1	1	2	0.0%	1	143,000	29	3	2	-66.7%	3	275,300	298,000	163.4%	0	N/A	1	72,500	0	N/A
239 Thurston	61	35	7	32	23.1%	28	209,200	47	84	64	18.5%	55	203,800	194,500	22.4%	1	1,750,000	4	66,500	4	214,900
240 Coburg I-5	10	3	3	9	80.0%	3	234,400	36	10	12	50.0%	6	319,600	199,200	39.8%	0	N/A	1	47,000	0	N/A
241 N Gilham	26	11	1	12	0.0%	6	277,700	67	25	26	-21.2%	16	318,900	268,500	41.5%	0	N/A	0	N/A	0	N/A
242 Ferry Street Bridge	55	37	7	29	-3.3%	24	256,000	72	67	52	15.6%	39	279,900	257,000	18.1%	0	N/A	0	N/A	1	235,000
243 E Eugene	56	28	13	25	31.6%	18	404,900	57	66	49	36.1%	34	373,800	299,300	31.4%	0	N/A	3	191,800	3	284,300
244 SW Eugene	77	38	14	37	-28.8%	35	310,500	70	94	80	-8.0%	58	303,500	289,600	17.3%	0	N/A	5	231,600	3	343,300
245 W Eugene	30	10	3	9	-10.0%	7	174,700	77	25	21	10.5%	17	173,400	149,000	23.1%	1	470,000	1	168,000	4	288,400
246 Danebo	80	66	18	49	36.1%	25	180,600	44	113	72	-4.0%	54	185,600	192,000	18.9%	0	N/A	1	55,000	1	247,500
247 River Road	25	21	3	18	28.6%	11	202,700	63	36	28	12.0%	20	206,000	182,000	19.6%	0	N/A	0	N/A	0	N/A
248 Santa Clara	68	52	12	32	23.1%	26	277,500	51	83	62	12.7%	47	274,900	255,000	24.0%	0	N/A	1	200,000	3	359,800
249 Springfield	63	43	13	49	40.0%	32	161,400	59	86	83	23.9%	57	166,800	159,000	22.4%	1	215,000	1	145,000	7	229,400
250 Mohawk Valley	19	6	3	1	-66.7%	1	515,000	229	11	3	-72.7%	5	366,000	389,900	27.7%	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 2006 with February 2005. The Year-To-Date section compares year-to-date statistics from February 2006 with year-to-date statistics from February 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/05-2/28/06) with 12 months before (3/1/04-2/28/05).



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 2006 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	218	116	105	203,200	194,900	84
	Year-to-Date	430	241	202	195,700	172,500	85
2005	February	187	146	80	163,700	137,300	94
	Year-to-Date	334	262	222	184,100	167,800	96

February Residential Highlights

When comparing February 2006 to February 2005, market activity in Douglas County is mixed. For example, the number of new listings increased 16.6% and closed sales were up 31.3%. Pending sales on the hand dropped 20.6%.

Year-To-Date Trends

When comparing market activity through February 2006 to the same time period in 2005, new listings were up 28.7%. However, closed sales fell 9% and accepted offers decreased 8%.

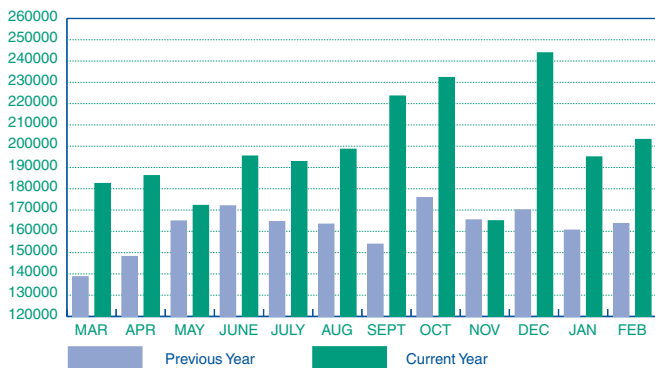
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with February 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 24.3% (\$201,300 v. \$161,900). Using the same formula we can see that the median sale price also increased—up 18.7% (\$165,000 v. \$139,000).

Inventory in Months (Active Listings / Closed Sales)

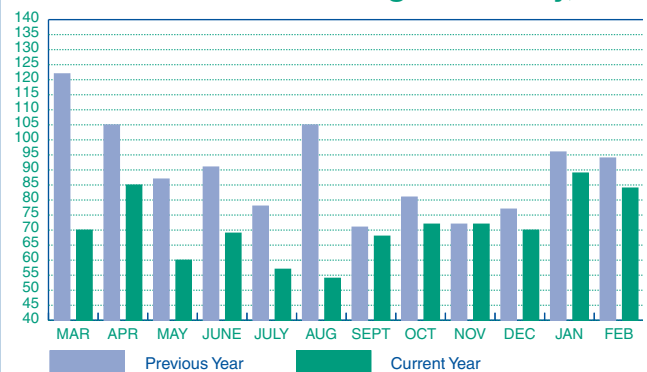
	2004	2005	2006
January	8.0	3.4	6.5
February	7.7	4.8	6.2
March	4.4	3.3	
April	4.4	3.1	
May	3.5	3.0	
June	3.2	2.9	
July	3.2	3.0	
August	3.5	3.5	
September	3.7	3.5	
October	2.9	4.6	
November	3.2	4.7	
December	3.4	5.5	

AVG. SALE PRICE - Douglas County, OR



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

DAYS ON MARKET - Douglas County, OR



This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 2/2006

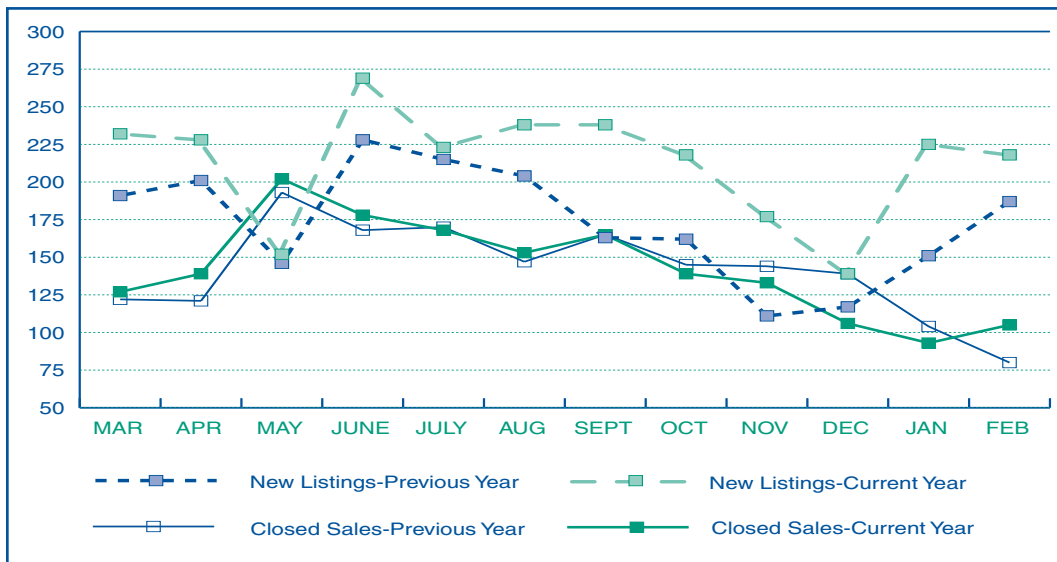
Douglas County, Oregon

	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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 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	70	32	13	17	-10.5%	15	225,500	72	59	33	-8.3%	26	197,100	146,000	44.9%	0	N/A	12	102,200	0	N/A
252	NW Roseburg	61	16	4	10	-28.6%	7	303,700	90	28	20	-9.1%	19	296,000	229,000	24.8%	0	N/A	6	168,000	0	N/A
253	SE Roseburg	37	20	5	10	-47.4%	4	213,300	24	32	17	-39.3%	13	192,600	179,900	17.2%	1	80,000	5	50,700	0	N/A
254	SW Roseburg	40	12	6	9	12.5%	9	208,500	62	29	24	4.3%	15	253,200	235,000	16.7%	0	N/A	3	110,000	1	157,500
255	Glide & E of Roseburg	31	12	3	6	50.0%	4	272,500	267	20	10	11.1%	8	287,600	289,500	54.7%	0	N/A	3	365,000	0	N/A
256	Sutherlin/ Oakland Area	88	32	10	17	-10.5%	16	197,100	66	70	32	10.3%	27	189,700	170,000	18.8%	2	1,137,500	5	69,900	1	375,000
257	Winston & SW of Roseburg	70	23	9	11	-8.3%	16	200,300	78	43	30	42.9%	23	187,100	175,000	24.5%	2	208,500	4	413,000	0	N/A
258	Myrtle Creek & S/SE of Roseburg	112	28	10	21	-4.5%	20	188,200	95	66	38	-9.5%	35	178,400	158,000	33.8%	3	138,700	4	123,000	0	N/A
259	Green District	47	10	3	10	-23.1%	9	117,200	88	28	25	19.0%	17	125,500	147,500	23.7%	0	N/A	1	520,000	1	319,000
265	North Douglas County	99	33	13	5	-68.8%	5	165,000	78	55	12	-61.3%	19	124,900	115,000	12.1%	2	160,000	4	55,600	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 2006 with February 2005. The Year-To-Date section compares year-to-date statistics from February 2006 with year-to-date statistics from February 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/05-2/28/06) with 12 months before (3/1/04-2/28/05).



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

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



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

February 2006 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	110	70	55	207,800	177,000	67
	Year-to-Date	229	122	113	200,800	160,000	69
2005	February	93	96	49	156,700	135,000	80
	Year-to-Date	193	172	117	156,300	135,000	84

February Residential Highlights

Market Activity in Coos County appears mixed, when comparing February 2006 to February 2005. For example, the number of new listings increased 18.3%. Further, closed sales were up 12.2%. However, the number of pending sales fell 27.1%. See table above.

Year-To-Date Trends

When comparing market activity through February 2006 to the same time period in 2005, new listings were up 18.7%. The number of closed and pending sales both dropped, 3.4% and 29.1% respectively.

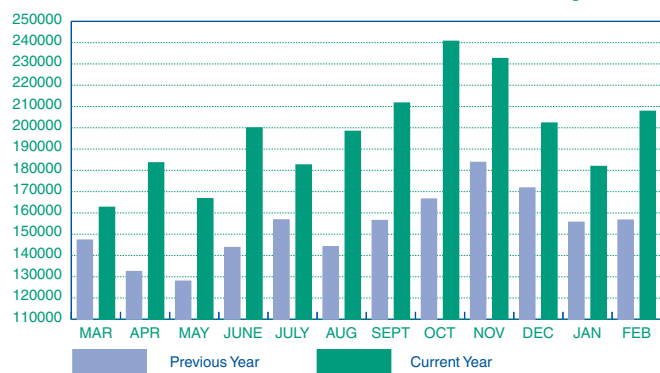
Appreciation

To calculate sale price appreciation, we compare the 12 months ending with February 2006 to the 12 immediately prior. Using those time periods, the average sale price climbed 29.8% (\$199,700 v. \$153,800). Using the same formula we can see that the median sale price also increased—up 27.4% (\$169,500 v. \$133,000).

Inventory in Months (Active Listings / Closed Sales)

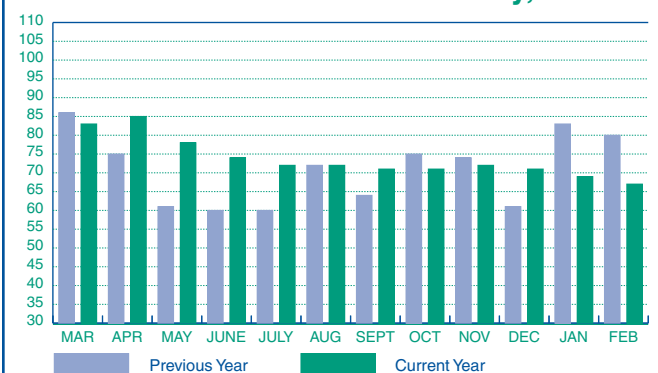
	2004	2005	2006
January	5.1	3.7	7.8
February	6.3	4.5	7.7
March	4.1	2.6	
April	3.4	3.6	
May	4.7	3.2	
June	3.3	3.3	
July	2.3	4.1	
August	2.8	3.6	
September	2.8	3.7	
October	2.8	4.7	
November	2.9	4.9	
December	2.8	7.7	

AVERAGE SALE PRICE - Coos County, OR



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

DAYS ON MARKET - Coos County, OR



This graph shows average days on market for Coos County, Oregon properties from listing to accepted offer.

Market Action



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

February 2006 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	64	22	14	239,100	243,500	93
	Year-to-Date	113	37	34	306,600	280,000	102
2005	February	43	22	21	334,800	350,000	102
	Year-to-Date	81	40	45	306,800	255,000	99

February Residential Highlights

Comparing February 2006 to February 2005, new listings in Curry County increase 48.8%. Closed sales dropped, 33.3%. However, the number of pending sales was exactly the same.

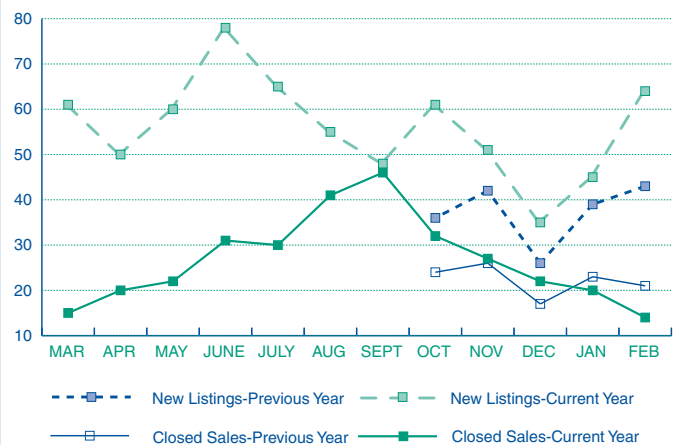
Year-To-Date Trends

During January-February 2006 compared to the same time period in 2005, new listings were up 39.5%. Closed sales dropped 24.4% and pending sales fell 7.5%.

Appreciation

Comparing the 12 months ending with February 2006 to the 12 immediately prior, average sale price climbed 15.3% (\$334,600 v. \$290,100). Using the same formula we can see that the median sale price also increased—up 11.9% (\$300,00 v. \$268,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



AREA REPORT • 2/2006 • 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 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 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	426	110	46	70	-27.1%	55	207,800	67	229	122	-29.1%	113	200,800	160,000	29.8%	6	508,300	23	254,300	2	237,500
270	City, Airport, Marina Hts., NB Chetco	107	27	27	12	-20.0%	9	265,900	100	43	24	-14.3%	21	316,300	329,900	8.7%	2	255,000	6	241,100	1	340,000
271	Harbor, Winchuck, SB Chetco	55	12	12	3	0.0%	4	189,900	98	26	6	-14.3%	7	248,100	260,000	18.1%	1	415,000	3	214,000	0	N/A
272	Carpenterville, Cape Ferrello, Whaleshead	23	6	6	0	50.0%	0	N/A	N/A	14	4	33.3%	4	393,600	340,300	25.7%	0	N/A	1	450,000	0	N/A
273	Gold Beach	34	13	13	1	N/A	1	195,000	11	22	2	100.0%	2	235,000	235,000	178.9%	1	3,850,000	1	260,000	0	N/A
274	Port Orford, Langlois	23	6	6	1	0.0%	0	N/A	N/A	8	1	0.0%	0	N/A	N/A	N/A	0	N/A	2	113,300	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. The Current Month section compares February 2006 with February 2005. The Year-To-Date section compares year-to-date statistics from February 2006 with year-to-date statistics from February 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/05-2/28/06) with 12 months before (3/1/04-2/28/05).



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

February 2006 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2006	February	113	67	52	293,900	202,000	88
	Year-to-Date	208	130	106	278,000	194,400	87
2006	January	100	65	53	263,900	172,000	87
	Year-to-Date	100	65	53	263,900	172,000	87

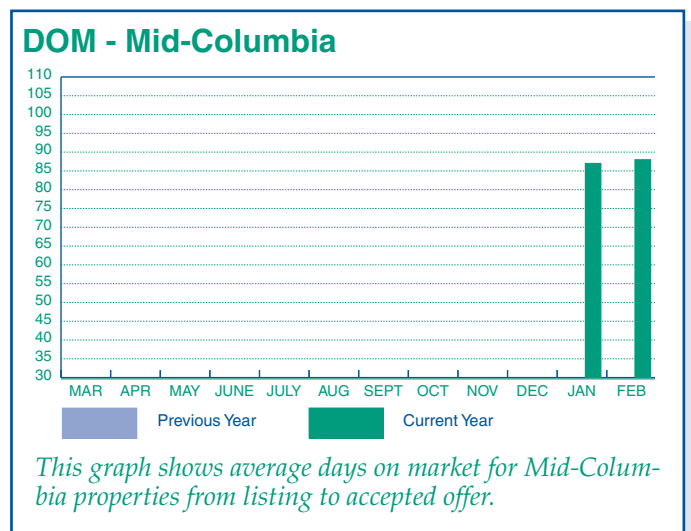
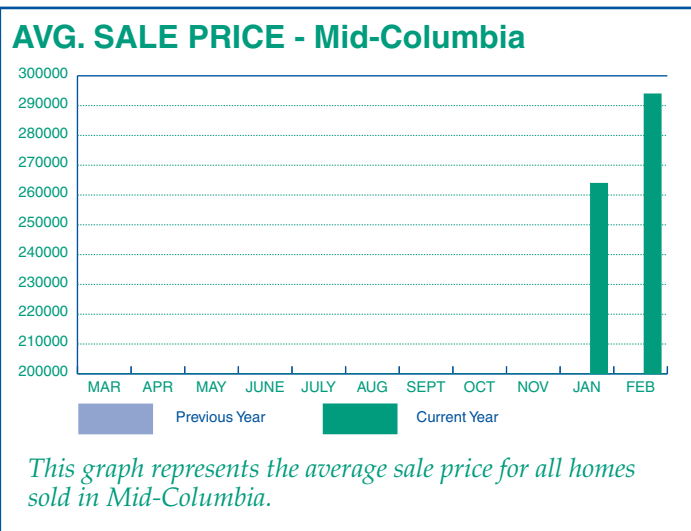
Traditionally the above chart compares the current month with the same month of the previous year. However, due to the recent conversion in the Mid-Columbia areas, comparable data for these areas is not available. We will include comparable data beginning with the January 2007 issue of Market Action. Until then we will include information for the current and previous month.

February Residential Highlights

We are happy to announce that Mid-Columbia statistics are now a regular feature in the Market Action Newsletter. However, because our historical data is severely limited due to their recent conversion we are unable to provide comparable statistics. We will include appreciation and percentage changes for all categories in January 2007 once we have compiled a reliable listings archive.

As you can see in the table above there were 113 new listings in January 2006 in Mid-Columbia—up 13% from the previous month. There was a 3% increase in pending sales (67 v. 65). Closed sales, however, dropped 1.9% (52 v. 53). The average sale price increased 11% (\$293,000 v. \$263,900) and the median sale price jumped 17.4% (\$202,000 v. \$172,000). The average listing was on the market for 88 days—up 11.5%. However, due to possible reporting inconsistencies, average Market Time should be use to analyze trends only.

At months end there were 364 active residential listings that would last 7 months at February’s rate of sales.



AREA REPORT • 2/2006

Mid-Columbia

	Current Month									Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/ Cancelled Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2006 v. 2005 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/Bingen	26	13	1	10	N/A	8	321,400	73	16	13	N/A	11	300,600	199,000	N/A	2	325,000	1	170,000	0	N/A
101	Snowden	8	3	0	0	N/A	0	N/A	N/A	5	0	N/A	1	595,000	595,000	N/A	0	N/A	2	211,000	0	N/A
102	Trout Lake/Glenwood	8	0	1	0	N/A	2	322,300	79	4	1	N/A	3	541,500	470,000	N/A	0	N/A	0	N/A	0	N/A
103	Husum/BZ Corner	8	0	0	0	N/A	0	N/A	N/A	3	0	N/A	1	140,000	140,000	N/A	0	N/A	3	134,000	0	N/A
104	Lyle	8	3	0	0	N/A	0	N/A	N/A	5	0	N/A	0	N/A	N/A	N/A	1	475,000	2	374,500	0	N/A
105	Dallesport/Murdock	11	1	0	1	N/A	0	N/A	N/A	2	3	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
106	Appleton/Timber Valley	1	0	0	3	N/A	0	N/A	N/A	0	4	N/A	0	N/A	N/A	N/A	0	N/A	1	120,000	0	N/A
107	Centerville/High Prairie	1	1	0	0	N/A	0	N/A	N/A	2	0	N/A	0	N/A	N/A	N/A	0	N/A	1	37,000	0	N/A
108	Goldendale	40	12	2	6	N/A	2	47,500	55	22	11	N/A	10	101,600	108,000	N/A	0	N/A	13	95,500	0	N/A
109	Bickleton/East County	5	2	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
110	Klickitat	2	1	1	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	1	75,000	0	N/A
111	Skamania	6	1	1	0	N/A	0	N/A	N/A	2	0	N/A	1	146,000	146,000	N/A	1	149,000	2	102,500	0	N/A
112	North Bonneville	6	1	0	1	N/A	2	345,000	153	2	4	N/A	2	345,000	345,000	N/A	0	N/A	0	N/A	0	N/A
113	Stevenson	28	4	1	3	N/A	0	N/A	N/A	5	3	N/A	3	421,100	280,500	N/A	1	405,000	4	91,800	0	N/A
114	Carson	8	4	1	1	N/A	2	205,300	74	7	2	N/A	2	205,300	205,300	N/A	0	N/A	0	N/A	0	N/A
115	Home Valley	2	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
116	Cook, Underwood, Mill A. Willard	6	2	0	1	N/A	0	N/A	N/A	3	1	N/A	2	407,500	407,500	N/A	0	N/A	2	92,000	0	N/A
117	Unincorporated North	4	0	0	0	N/A	1	117,000	62	0	1	N/A	1	117,000	117,000	N/A	0	N/A	0	N/A	0	N/A

351	The Dalles	73	32	6	16	N/A	17	183,000	87	58	40	N/A	37	167,100	145,000	N/A	1	212,000	1	17,500	1	164,500
352	Dufur	1	0	0	0	N/A	1	490,000	19	1	1	N/A	1	490,000	490,000	N/A	0	N/A	2	54,500	0	N/A
353	Tygh Valley	3	2	0	1	N/A	0	N/A	N/A	2	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
354	Wamic/Pine Hollow	15	3	1	0	N/A	1	52,000	140	5	1	N/A	1	52,000	52,000	N/A	0	N/A	1	385,000	0	N/A
355	Maupin/Pine Grove	5	1	0	1	N/A	0	N/A	N/A	1	1	N/A	0	N/A	N/A	N/A	0	N/A	2	115,000	0	N/A
356	Rowena	1	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
357	Mosier	6	1	1	0	N/A	1	260,000	36	1	1	N/A	2	290,000	290,000	N/A	0	N/A	0	N/A	0	N/A
361	Cascade Locks	8	1	2	1	N/A	0	N/A	N/A	7	4	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
362	Hood River City	25	13	6	12	N/A	7	509,800	68	25	20	N/A	15	441,200	355,000	N/A	0	N/A	0	N/A	1	280,000
363	Hood River-Westside	18	5	1	3	N/A	3	729,800	248	9	4	N/A	7	527,600	425,000	N/A	0	N/A	2	200,000	0	N/A
364	Hood River-Eastside	6	1	0	1	N/A	0	N/A	0	2	1	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
366	Odell	3	1	0	1	N/A	3	197,500	91	3	4	N/A	3	197,500	200,000	N/A	0	N/A	0	N/A	0	N/A
367	Parkdale/Mt. Hood	14	4	0	4	N/A	1	384,000	18	10	6	N/A	2	517,000	517,000	N/A	0	N/A	0	N/A	0	N/A
370	Sherman County	8	1	0	1	N/A	1	104,000	36	2	3	N/A	1	104,000	104,000	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 2006 with February 2005. The Year-To-Date section compares year-to-date statistics from February 2006 with year-to-date statistics from February 2005.

³ Appreciation percents based on a comparison of average price for the last 12 months (3/1/05-2/28/06) with 12 months before (3/1/04-2/28/05).

⁴ Due to a recent increase in membership, and subsequently listings, in the Mid0Columbia areas, comparable data for these areas is not available. We will include comparable data beginning with the January 2007 issue of Market Action.



MULTIPLE LISTING SERVICE

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Eugene, OR 97401
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Curry County

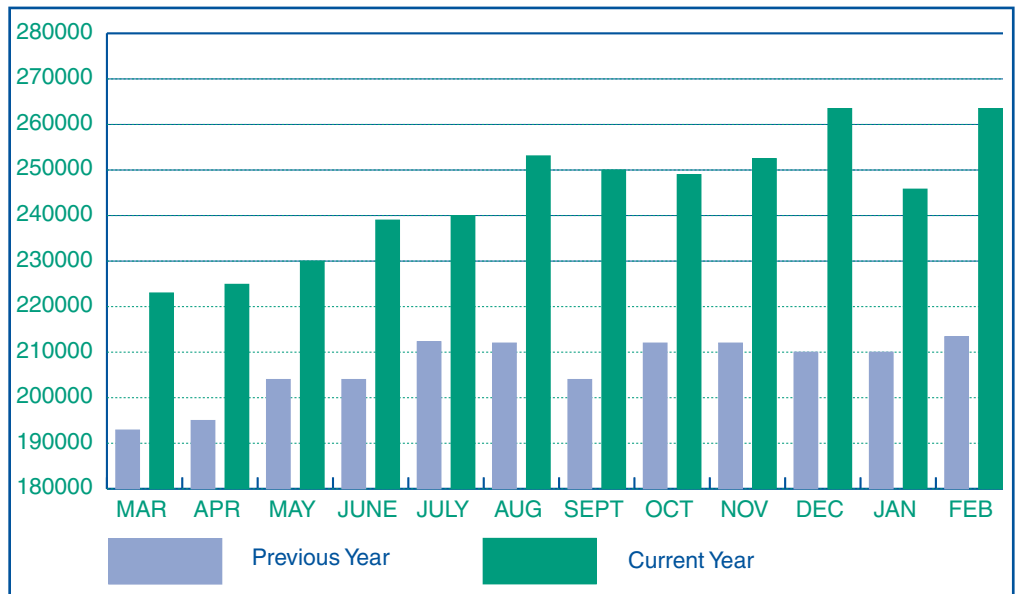
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