

MARKET ACTION



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

Residential Review: Southwest Washington

August 2009 Reporting Period

August Residential Highlights

In August, Clark County sales activity outpaced that of August 2008.

Compared to the same month last year, pending sales rose 24.9% this August and closed sales increased 11.1%. New listings, on the other hand, dropped 21.4%.

On the other hand, when comparing August 2009 with July 2009 closed sales fell 12.6% (459 v. 525) and pending sales decreased 1.2% (591 v. 598). New listings declined 2.8% (874 v. 899).

At the month's rate of sales the 3,673 active residential listings would last approximately 8 months.

Year-to-Date

Comparing January-August 2009 with the same period in 2008, pending sales increased 10.9%. However,

closed sales dropped 0.4% and new listings were down 27.6%.

Sale Prices

The average sale price for August 2009 was down 8.8% compared to August 2008, while the median sale price dropped 7.9%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with July levels; the average sale price increased 5.3% (\$249,800 v. \$237,300) and the median sale price was up 3.3% (\$220,000 v. \$213,000).

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-14.1% (\$248,800 v. \$289,800)

Median Sale Price % Change:

-11.2% (\$222,000 v. \$250,000)

For further explanation of this measure, see the second footnote on page 3.

Inventory in Months*

	2007	2008	2009
January	9.7	17	21
February	7.8	14.6	18.6
March	7	11.9	11.7
April	7.2	12.4	11.9
May	7.1	12.6	11.1
June	6.8	12.6	7.9
July	7.6	12.7	7.3
August	7.7	12.7	8
September	12	12.7	
October	11.4	13.7	
November	11	16.9	
December	12.7	14.8	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	August	874	591	459	249,800	220,000	158
	Year-to-date	7,132	3,768	3,054	242,600	216,000	162
2008	August	1,112	473	413	273,800	239,000	147
	Year-to-date	9,854	3,397	3,066	285,300	247,000	149
Change	August	-21.4%	24.9%	11.1%	-8.8%	-7.9%	7.2%
	Year-to-date	-27.6%	10.9%	-0.4%	-15.0%	-12.6%	8.4%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 8/2009

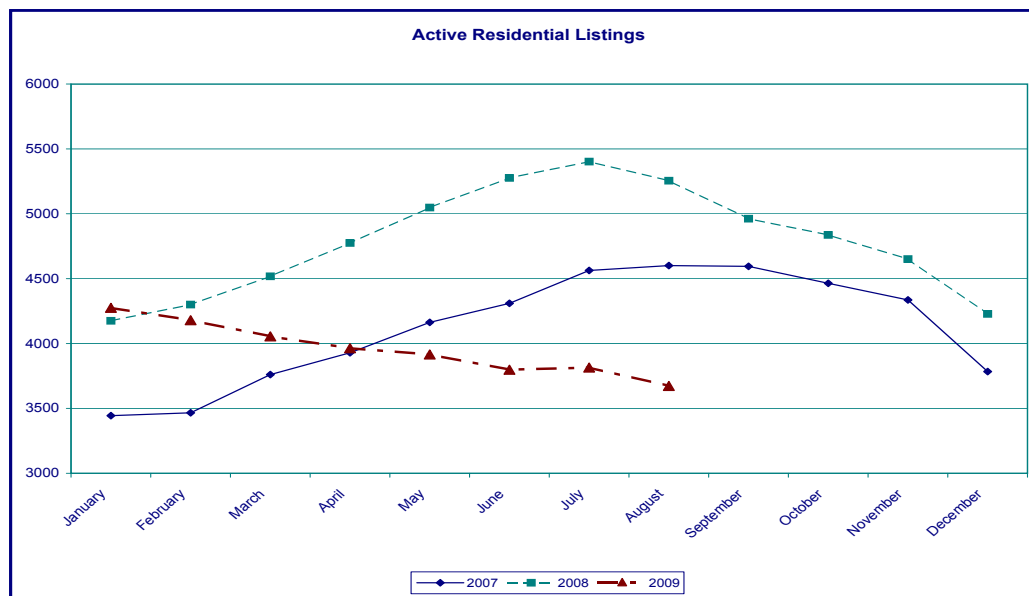
SW Washington

		RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time			Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	102	22	23	14	0.0%	20	209,700	69	231	115	16.2%	93	185,500	174,900	128	-20.3%	1	866,000	-	-	1	110,000		
12	NW Heights	95	29	16	19	35.7%	8	112,000	149	192	107	11.5%	84	133,600	134,500	165	-19.7%	1	199,900	3	57,600	8	154,800		
13	SW Heights	106	17	15	7	-12.5%	5	236,600	145	145	44	-13.7%	38	320,700	232,300	139	-22.6%	-	-	6	200,000	2	169,000		
14	Lincoln/Hazel Dell	39	11	7	16	166.7%	5	165,000	57	114	64	25.5%	49	205,200	200,000	129	-11.8%	-	-	1	165,000	1	226,400		
15	E Hazel Dell	191	50	40	35	-2.8%	30	215,700	217	375	231	17.3%	187	192,400	194,200	160	-15.0%	1	475,000	6	69,300	2	335,700		
20	NE Heights	96	24	7	17	13.3%	16	165,300	217	171	118	19.2%	95	183,800	180,000	188	-16.2%	-	-	-	-	4	232,500		
21	Orchards	190	55	19	38	15.2%	21	175,500	135	410	244	-3.2%	189	192,400	186,400	151	-12.6%	1	7,900	2	365,000	-	-		
22	Evergreen	292	72	36	59	34.1%	44	172,300	163	626	356	-6.8%	284	193,300	180,000	140	-11.8%	1	45,000	3	108,300	3	220,000		
23	E Heights	69	14	6	10	42.9%	8	278,800	100	140	55	-8.3%	40	259,300	243,800	147	-19.6%	-	-	1	457,000	1	229,000		
24	Cascade Park	108	25	11	27	145.5%	22	278,600	154	219	134	24.1%	103	277,900	242,000	190	-6.9%	-	-	-	-	2	260,000		
25	Five Corners	88	34	8	26	85.7%	15	198,700	130	211	134	7.2%	103	183,100	184,000	152	-17.2%	-	-	-	-	1	120,000		
26	E Orchards	100	23	17	22	57.1%	17	256,800	226	232	142	29.1%	125	240,200	235,000	143	-14.7%	-	-	1	40,000	-	-		
27	Fisher's Landing	102	20	14	20	-4.8%	20	266,700	98	252	185	-1.1%	172	248,300	240,000	148	-15.2%	-	-	-	-	-	-		
31	SE County	47	11	3	4	100.0%	2	316,300	16	63	18	-14.3%	11	374,300	295,000	69	0.6%	-	-	1	550,000	-	-		
32	Camas City	284	88	45	47	6.8%	33	370,800	184	595	309	26.6%	266	333,500	315,600	184	-11.9%	1	375,000	13	175,800	5	162,300		
33	Washougal	264	55	22	34	17.2%	30	236,100	171	458	227	21.4%	184	264,900	245,000	174	-14.7%	-	-	15	127,000	1	109,000		
41	N Hazel Dell	116	33	15	16	-11.1%	18	257,000	133	249	129	-0.8%	109	231,900	212,000	150	-16.0%	-	-	2	220,000	2	537,500		
42	S Salmon Creek	130	44	23	28	75.0%	20	199,000	178	317	169	-4.5%	133	223,500	225,000	151	-15.6%	-	-	6	65,800	-	-		
43	N Felida	136	31	30	20	42.9%	25	374,500	182	304	154	16.7%	138	287,800	255,100	170	-17.4%	-	-	1	50,000	1	183,900		
44	N Salmon Creek	201	41	33	25	25.0%	13	303,800	172	346	150	18.1%	118	270,800	252,000	172	-16.9%	1	90,000	4	758,500	-	-		
50	Ridgefield	78	22	14	11	37.5%	8	221,300	80	141	73	7.4%	61	257,700	246,900	178	-22.9%	2	207,000	1	133,000	-	-		
51	W of I-5 County	44	7	13	1	-75.0%	1	449,000	134	58	18	0.0%	15	386,500	350,000	218	-14.1%	-	-	6	261,700	-	-		
52	NW E of I-5 County	63	10	13	5	0.0%	6	318,400	190	93	39	21.9%	27	380,500	338,000	231	-22.1%	-	-	7	200,000	-	-		
61	Battleground	236	53	28	34	13.3%	34	239,200	115	454	238	15.5%	190	238,200	210,000	150	-11.6%	2	193,800	2	137,500	-	-		
62	Brush Prairie	246	41	28	34	41.7%	20	379,000	226	402	183	22.8%	142	306,600	282,400	182	-21.5%	-	-	7	142,800	-	-		
63	East County	4	2	1	1	-	-	-	-	6	2	-	-	-	-	-	-22.3%	-	-	-	-	-	-		
64	Central County	30	7	2	2	100.0%	3	322,200	144	49	19	58.3%	13	352,000	361,500	204	-13.0%	-	-	-	-	-	-		
65	Mid-Central County	39	3	7	4	-	1	356,400	7	57	25	150.0%	19	307,200	320,900	196	-20.9%	-	-	3	250,000	-	-		
66	Yacolt	54	10	10	3	-57.1%	5	233,600	28	76	23	-23.3%	21	211,100	185,000	131	-9.7%	1	42,500	1	165,000	-	-		
70	La Center	70	6	2	9	200.0%	7	216,100	246	69	41	105.0%	29	242,800	240,000	219	-19.8%	-	-	-	-	1	282,500		
71	N Central	35	7	7	2	-	1	330,000	96	52	17	88.9%	13	277,600	265,000	242	-11.7%	-	-	1	610,000	-	-		
72	NE Corner	18	7	2	1	-	1	113,000	18	25	5	0.0%	3	193,000	200,000	48	1.0%	-	-	2	141,300	-	-		
	Grand Total	3,673	874	517	591	24.9%	459	249,800	158	7,132	3,768	10.9%	3,054	242,600	216,000	162	-14.1%	12	241,900	95	193,200	35	214,400		
80	Woodland City	47	17	8	11	10.0%	4	192,100	134	79	48	2.1%	34	221,500	206,900	201	-16.9%	-	-	-	-	-	-		
81	Woodland Area	60	16	12	5	-16.7%	4	171,100	446	81	26	18.2%	18	270,800	241,500	334	-18.9%	-	-	4	159,100	-	-		
82	Cowlitz County	370	69	40	43	7.5%	16	210,700	193	554	228	-6.9%	174	186,900	174,100	138	-13.1%	2	118,300	16	106,100	8	335,100		
	Grand Total	477	102	60	59	5.4%	24	201,000	225	714	302	-3.8%	226	198,800	183,800	163	-14.2%	2	118,300	20	116,700	8	335,100		
87	Pacific County	174	20	15	15	25.0%	11	166,100	225	207	75	10.3%	65	170,000	154,000	207	-9.0%	1	125,000	14	38,300	-	-		

ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

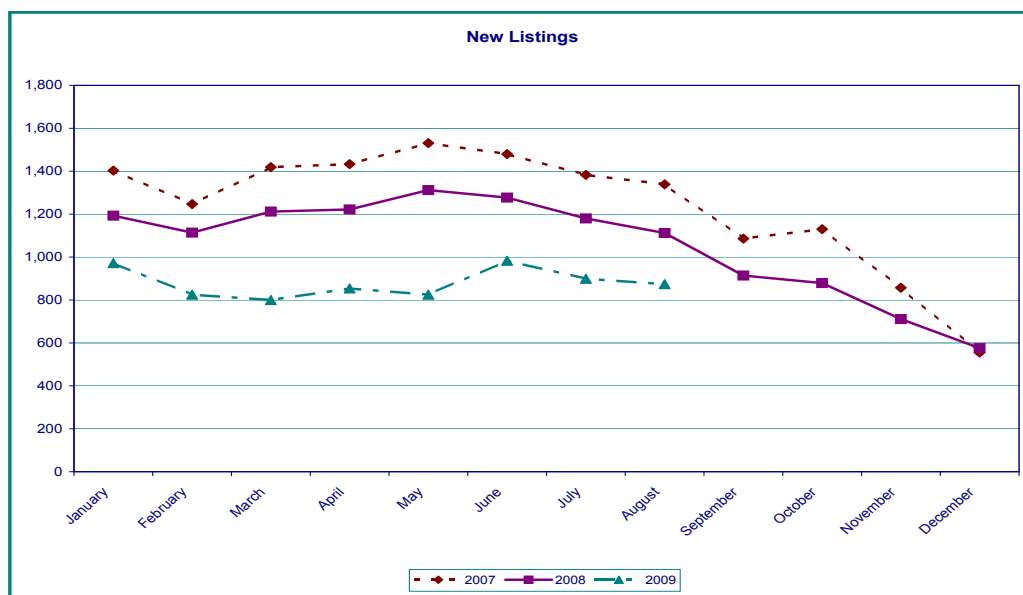
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



NEW LISTINGS

SW WASHINGTON

This graph shows the new residential listings over the past three calendar years in Southwest Washington.

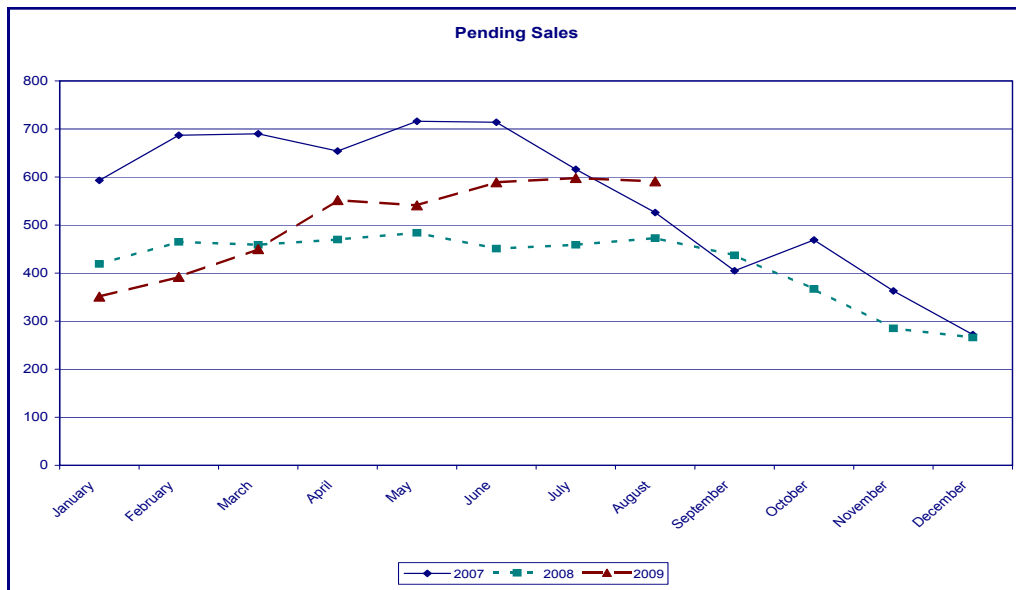


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2009 with August 2008. The Year-To-Date section compares year-to-date statistics from August 2009 with year-to-date statistics from August 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/08-8/31/09) with 12 months before (9/1/07-8/31/08).

³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



PENDING LISTINGS

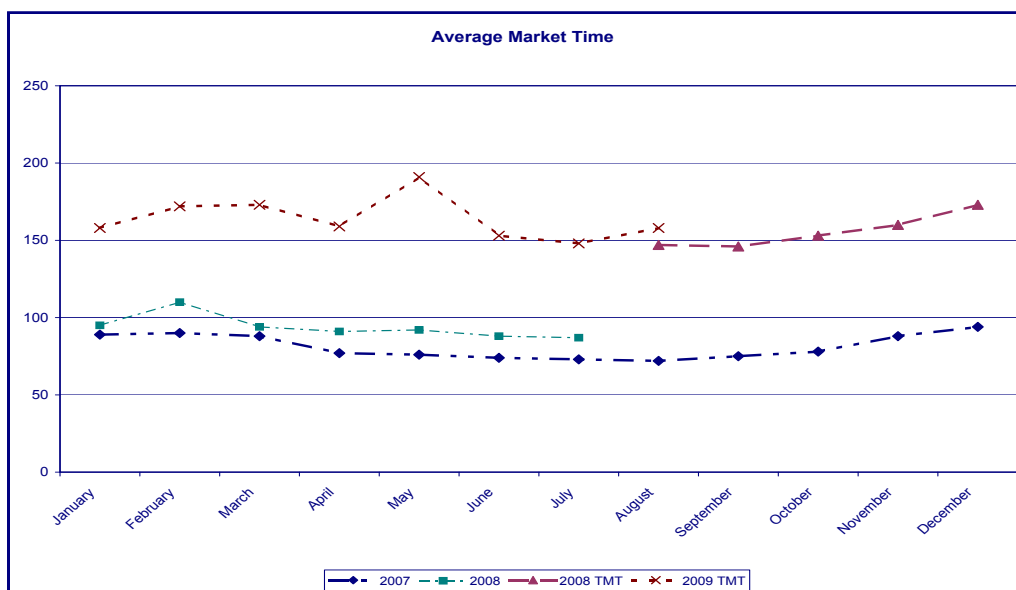
SW WASHINGTON

This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.

CLOSED SALES

SW WASHINGTON

This graph shows the closed sales over the past three calendar years in Southwest Washington.



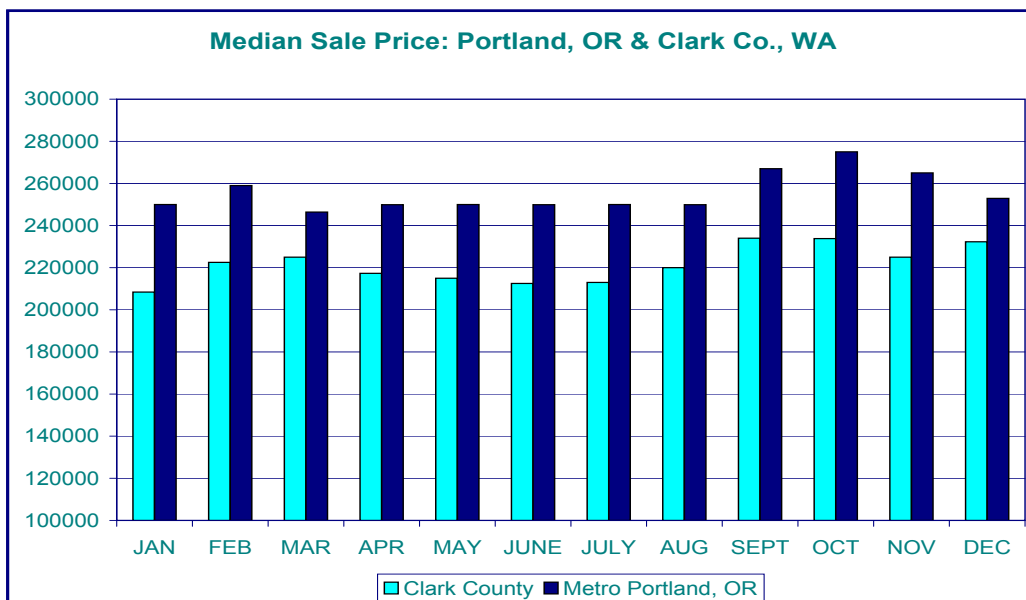
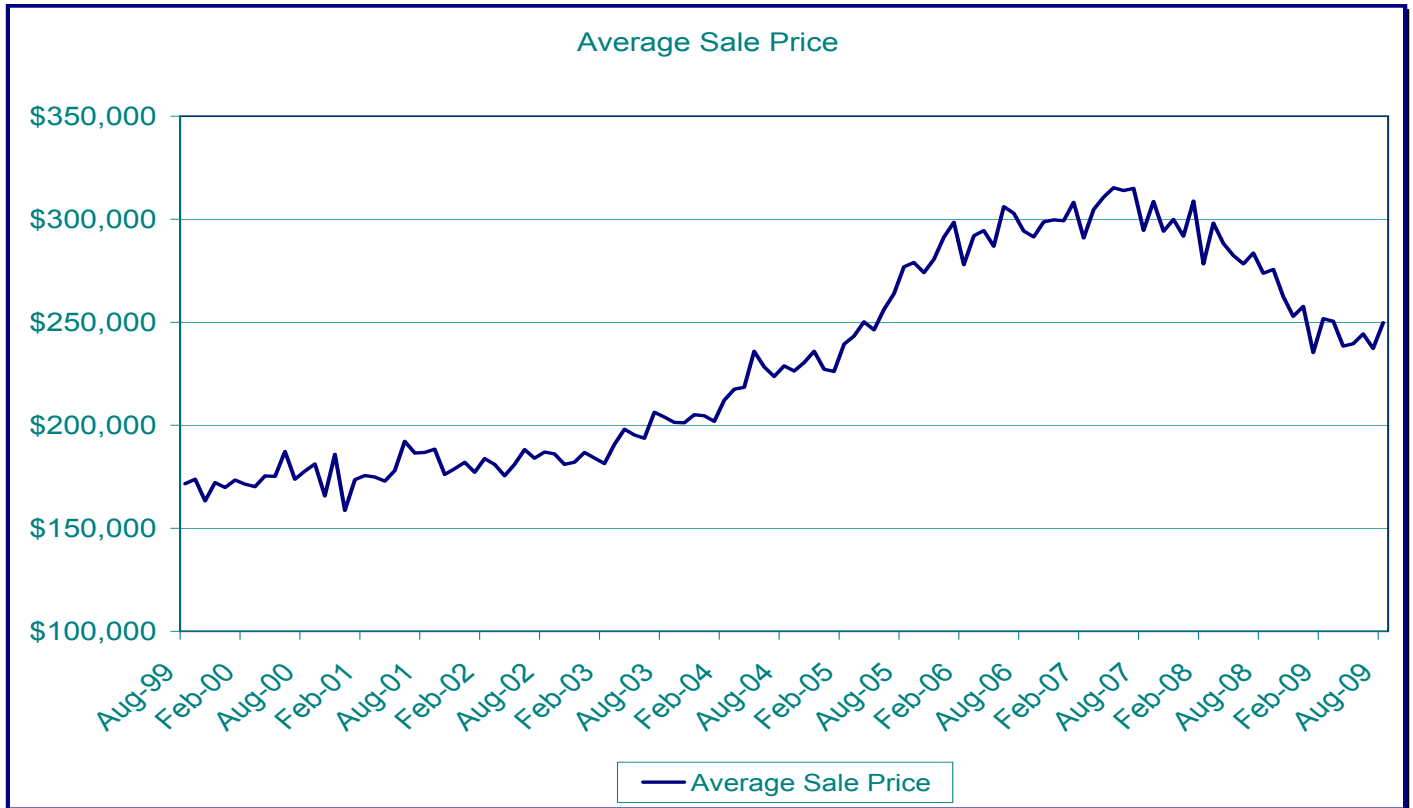
DAYS ON MARKET

SW WASHINGTON

*This graph shows the average market time for sales in Southwest Washington. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*

**AVERAGE SALE
PRICE**
SW WASHINGTON

This graph represents the average sale price for all homes sold in Southwest Washington



**MEDIAN SALE
PRICE**
SW WASHINGTON

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

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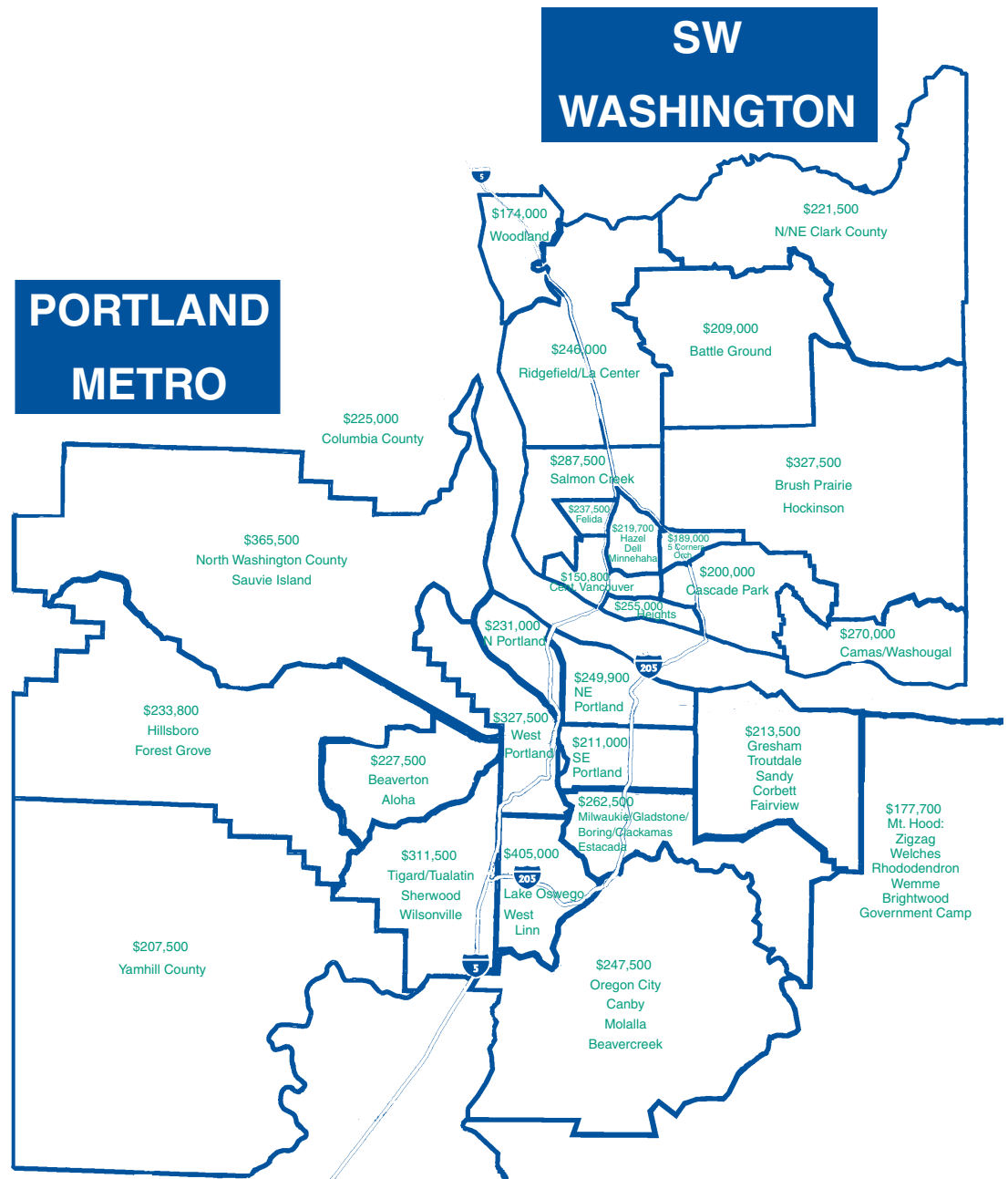
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MEDIAN SALE PRICE August 2009



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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