

MARKET ACTION



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

Residential Review: Southwest Washington

January 2009 Reporting Period

January Residential Highlights

Pending sales activity in Clark County picked up in the month of January compared to December 2008, increasing 32%. However, compared to last January, sales activity remained slow.

Comparing January 2009 with the same month in 2008, closed sales dropped 17.1% and pending sales were down 16.2%. New listings also dropped 18.5%.

On the other hand, when comparing January 2009 with December 2008, pending sales grew 32% (351 v. 266). New listings were also up 68.8% (972 v. 576). Closed sales, however, fell 28.4% (204 v. 285).

A new high in inventory (21 months) came as a result of the low sales total combined with a rising

number of active listings (4,275).

Sale Prices

The average sale price for January 2009 was down 23.8% compared to January 2008, while the median sale price dropped 16.6%. See the residential highlights table below.

Month-to-month, the average sale price and median sale price are both down when compared with December levels; the average sale price dropped 8.7% (\$235,300 v. \$257,700) and the median sale price was down 10.3% (\$208,400 v. \$232,300).

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

Average Sale Price % Change:

-10% (\$274,400 v. \$305,000)*

Median Sale Price % Change:

-7.7% (\$240,000 v. \$260,000)*

Inventory in Months*

	2007	2008	2009
January	9.7	17	21
February	7.8	14.6	
March	7	11.9	
April	7.2	12.4	
May	7.1	12.6	
June	6.8	12.6	
July	7.6	12.7	
August	7.7	12.7	
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	Current Listing Market Time	Total Market Time
2009	January	972	351	204	235,300	208,400		158
	Year-to-date	972	351	204	235,300	208,400		158
2008	January	1,193	419	246	308,800	250,000	95	
	Year-to-date	1,193	419	246	308,800	250,000	95	
Change	January	-18.5%	-16.2%	-17.1%	-23.8%	-16.6%	N/A	N/A
	Year-to-date	-18.5%	-16.2%	-17.1%	-23.8%	-16.6%	N/A	N/A

AREA REPORT • 1/2009

SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2009 Pending Sales 2009 v. 2008	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Total Market Time	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time			% Change	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	94	37	28	10	-28.6%	4	118,800	252	37	10	-23.1%	4	118,800	134,200	252	-1.3%	-	-	-	-	-	-		
12	NW Heights	95	18	12	12	-45.5%	8	149,800	172	18	12	-45.5%	8	149,800	140,000	172	-8.3%	1	199,900	-	-	-	-		
13	SW Heights	96	18	15	8	-11.1%	5	476,600	56	18	8	-11.1%	5	476,600	315,000	56	-22.2%	-	-	-	-	-	-		
14	Lincoln/Hazel Dell	48	16	10	8	14.3%	3	202,900	66	16	8	14.3%	3	202,900	188,000	66	-5.5%	-	-	-	-	1	226,400		
15	E Hazel Dell	259	62	32	26	4.0%	12	163,000	177	62	26	4.0%	12	163,000	173,500	177	-3.0%	-	-	-	-	1	225,000		
20	NE Heights	130	17	18	6	-53.8%	5	162,600	155	17	6	-53.8%	5	162,600	165,000	155	-6.4%	-	-	-	-	-	-		
21	Orchards	237	50	45	28	-6.7%	9	195,900	195	50	28	-6.7%	9	195,900	180,000	195	-8.0%	-	-	1	600,000	-	-		
22	Evergreen	407	75	42	19	-44.1%	23	178,900	112	75	19	-44.1%	23	178,900	179,900	112	-9.6%	-	-	-	-	-	-		
23	E Heights	77	19	11	7	16.7%	4	204,800	72	19	7	16.7%	4	204,800	201,500	72	-4.0%	-	-	-	-	-	-		
24	Cascade Park	119	21	11	13	-35.0%	3	304,300	160	21	13	-35.0%	3	304,300	334,000	160	1.4%	-	-	-	-	-	-		
25	Five Corners	99	27	24	15	0.0%	10	178,900	144	27	15	0.0%	10	178,900	182,500	144	-12.0%	-	-	-	-	-	-		
26	E Orchards	116	30	22	13	0.0%	12	274,000	156	30	13	0.0%	12	274,000	244,000	156	-14.2%	-	-	-	-	-	-		
27	Fisher's Landing	155	28	26	16	-11.1%	10	246,300	173	28	16	-11.1%	10	246,300	233,900	173	-11.8%	-	-	-	-	-	-		
31	SE County	37	10	4	3	0.0%	1	680,000	109	10	3	0.0%	1	680,000	680,000	109	25.2%	-	-	-	-	-	-		
32	Camas City	318	77	43	31	40.9%	23	310,000	202	77	31	40.9%	23	310,000	300,500	202	-10.3%	-	-	1	130,000	-	-		
33	Washougal	315	71	54	21	-22.2%	9	279,000	223	71	21	-22.2%	9	279,000	249,900	223	-13.3%	-	-	2	122,500	-	-		
41	N Hazel Dell	122	30	27	11	-31.3%	6	213,500	157	30	11	-31.3%	6	213,500	210,800	157	-6.4%	-	-	-	-	-	-		
42	S Salmon Creek	173	48	49	16	-27.3%	8	238,500	149	48	16	-27.3%	8	238,500	227,000	149	-10.4%	-	-	-	-	-	-		
43	N Felida	179	46	30	9	-59.1%	9	247,800	221	46	9	-59.1%	9	247,800	233,000	221	-2.6%	-	-	-	-	-	-		
44	N Salmon Creek	207	52	41	17	21.4%	7	263,800	159	52	17	21.4%	7	263,800	229,000	159	-8.4%	-	-	1	88,000	-	-		
50	Ridgefield	90	26	6	7	0.0%	8	229,000	161	26	7	0.0%	8	229,000	205,500	161	-3.3%	-	-	-	-	-	-		
51	W of I-5 County	44	8	5	3	200.0%	1	220,000	30	8	3	200.0%	1	220,000	220,000	30	5.8%	-	-	1	195,000	-	-		
52	NW E of I-5 County	78	17	12	3	200.0%	-	-	-	17	3	200.0%	-	-	-	-	-11.2%	-	-	1	250,000	-	-		
61	Battleground	275	60	30	21	-30.0%	12	205,500	102	60	21	-30.0%	12	205,500	211,500	102	-9.6%	-	-	2	137,500	-	-		
62	Brush Prairie	263	62	35	15	0.0%	6	265,300	154	62	15	0.0%	6	265,300	274,500	154	-10.2%	-	-	-	-	-	-		
63	East County	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-16.9%	-	-	-	-	-			
64	Central County	38	9	6	2	-33.3%	1	504,300	107	9	2	-33.3%	1	504,300	504,300	107	-14.9%	-	-	-	-	-	-		
65	Mid-Central County	39	9	7	2	0.0%	2	302,500	195	9	2	0.0%	2	302,500	302,500	195	-9.6%	-	-	-	-	-	-		
66	Yacolt	43	13	14	3	50.0%	1	170,000	139	13	3	50.0%	1	170,000	170,000	139	-23.2%	-	-	-	-	-	-		
70	La Center	78	7	6	4	33.3%	2	216,500	127	7	4	33.3%	2	216,500	216,500	127	-9.6%	-	-	-	-	-	-		
71	N Central	30	8	3	2	100.0%	-	-	-	8	2	100.0%	-	-	-	-	-14.8%	-	-	1	610,000	-	-		
72	NE Corner	12	1	2	-	-100.0%	-	-	-	1	-	-100.0%	-	-	-	-	-15.7%	-	-	-	-	-			
	Grand Total	4,275	972	670	351	-16.2%	204	235,300	158	972	351	-16.0%	204	235,300	208,400	158	-9.0%	1	199,900	10	239,300	2	225,700		
80	Woodland City	71	13	14	2	100.0%	2	172,500	324	13	2	100.0%	2	172,500	172,500	324	0.0%	-	-	-	-	-	-		
81	Woodland Area	60	9	8	1	-50.0%	-	-	-	9	1	-50.0%	-	-	-	-	0.0%	-	-	-	-	-			
82	Cowlitz County	338	50	52	23	21.1%	7	109,100	114	50	23	21.1%	7	109,100	119,000	114	0.0%	-	-	1	33,500	-	-		
	Grand Total	469	72	74	26	18.2%	9	123,200	160	72	26	18.2%	9	123,200	-	160	-16.0%	-	-	1	33,500	-	-		
87	Pacific County	152	29	17	3	-25.0%	5	221,400	305	29	3	-25.0%	5	221,400	185,000	305	-12.1%	-	-	-	-	-	-		

ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

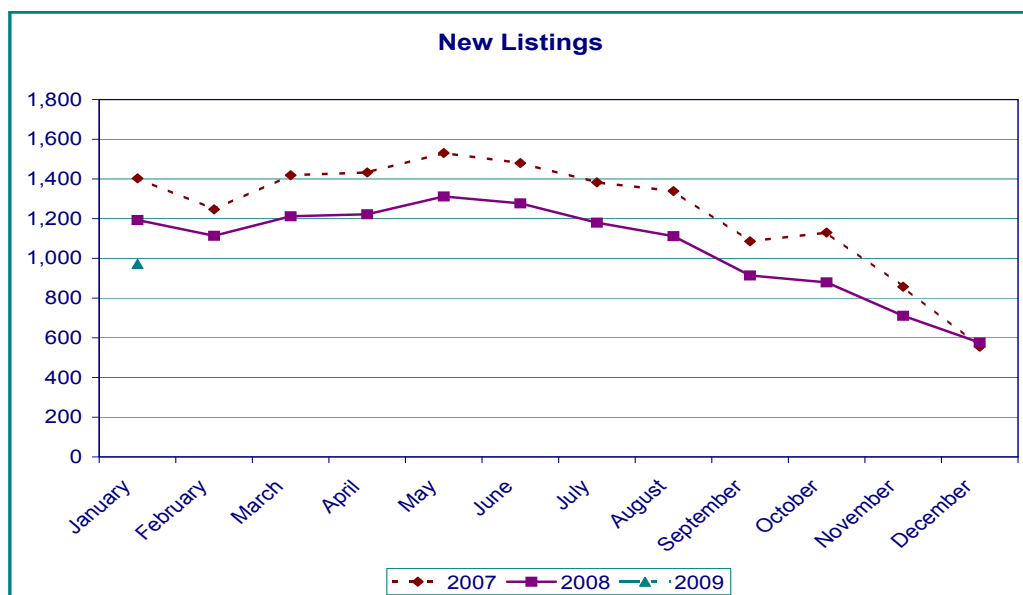
This graph shows the active residential listings over the past 36 months in South-west Washington.



NEW LISTINGS

SW WASHINGTON

This graph shows the new residential listings over the past 36 months in Southwest Washington.



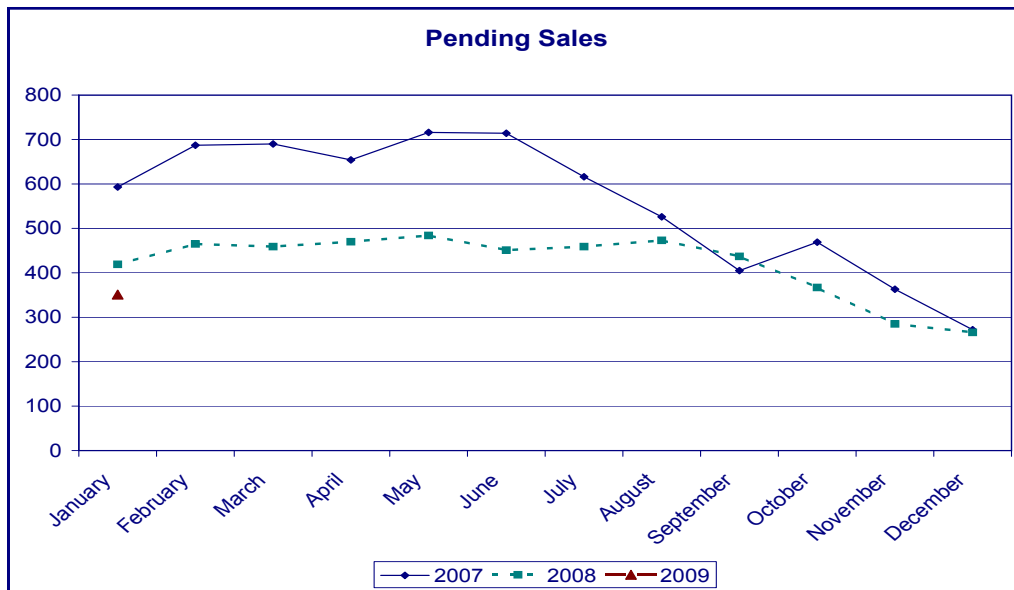
¹ Due to possible reporting inconsistencies, Current Listing Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2009 with January 2008. The Year-To-Date section compares year-to-date statistics from January 2009 with year-to-date statistics from January 2008.

³ % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/08-1/31/09) with 12 months before (2/1/07-1/31/08).

⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁵ 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

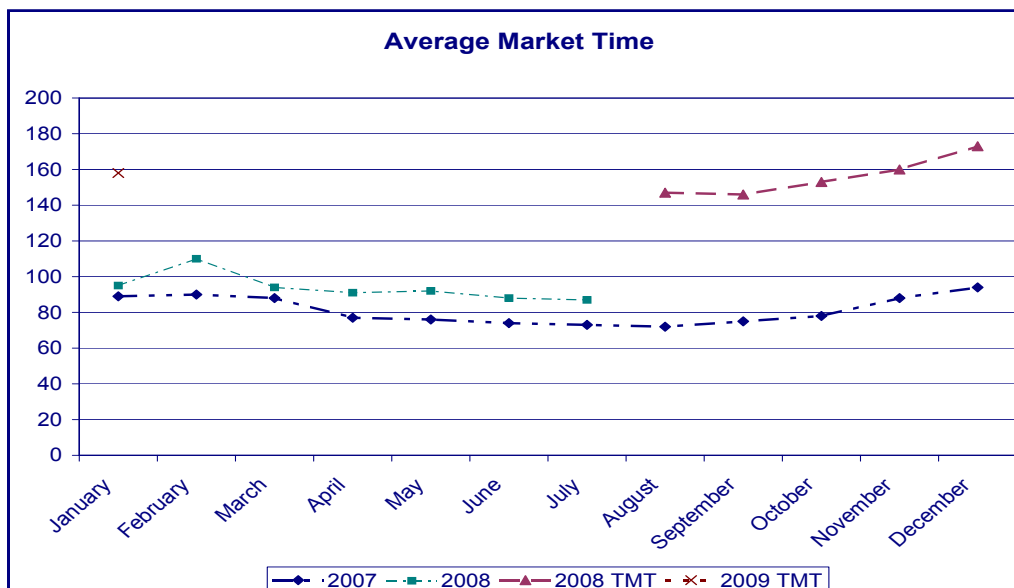
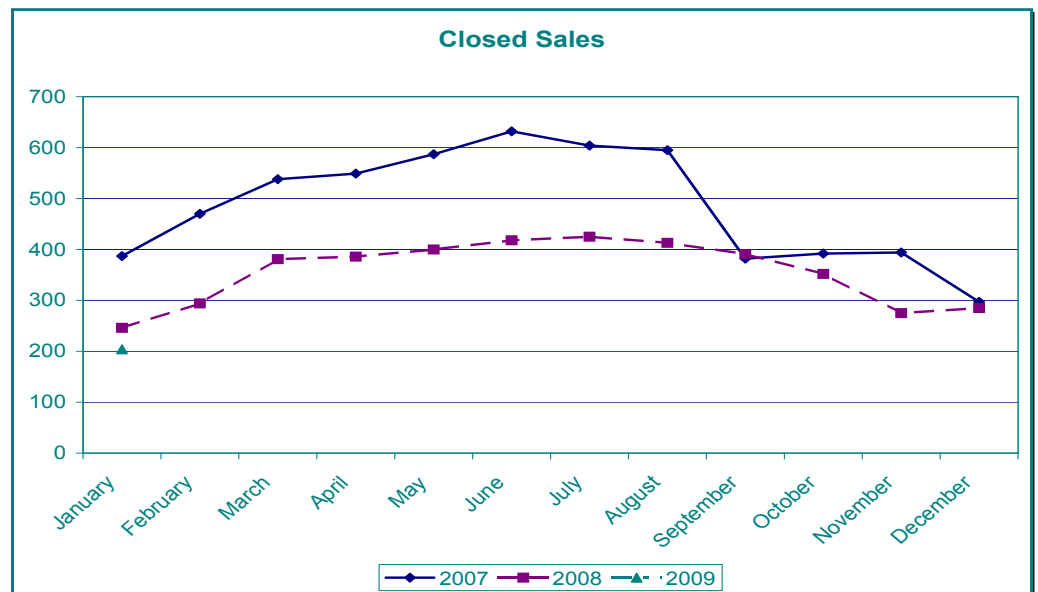
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This graph represents monthly accepted offers in Southwest Washington over the past three years.

CLOSED SALES

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This graph shows the closed sales over the past 36 months in Southwest Washington.



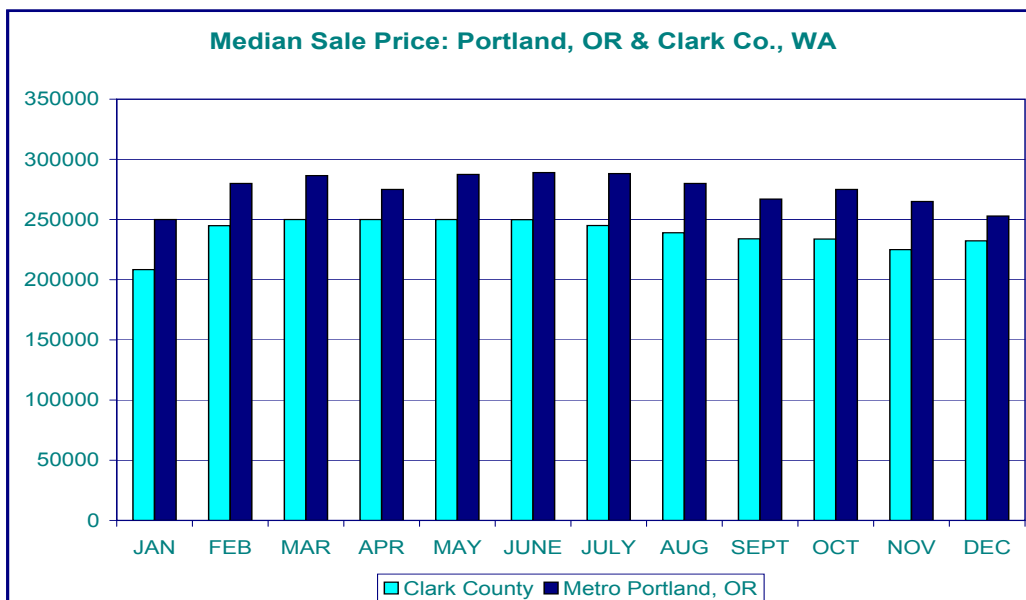
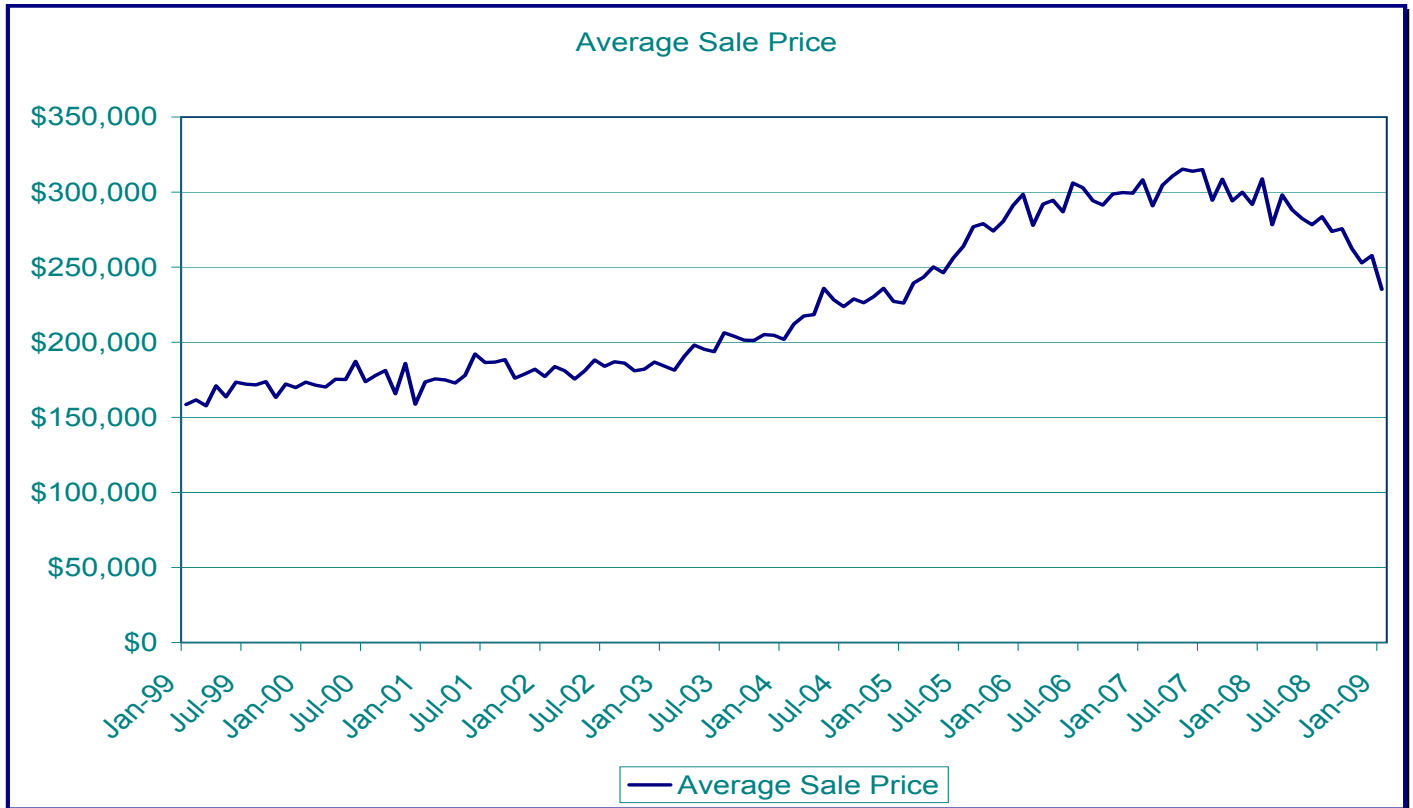
DAYS ON MARKET

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*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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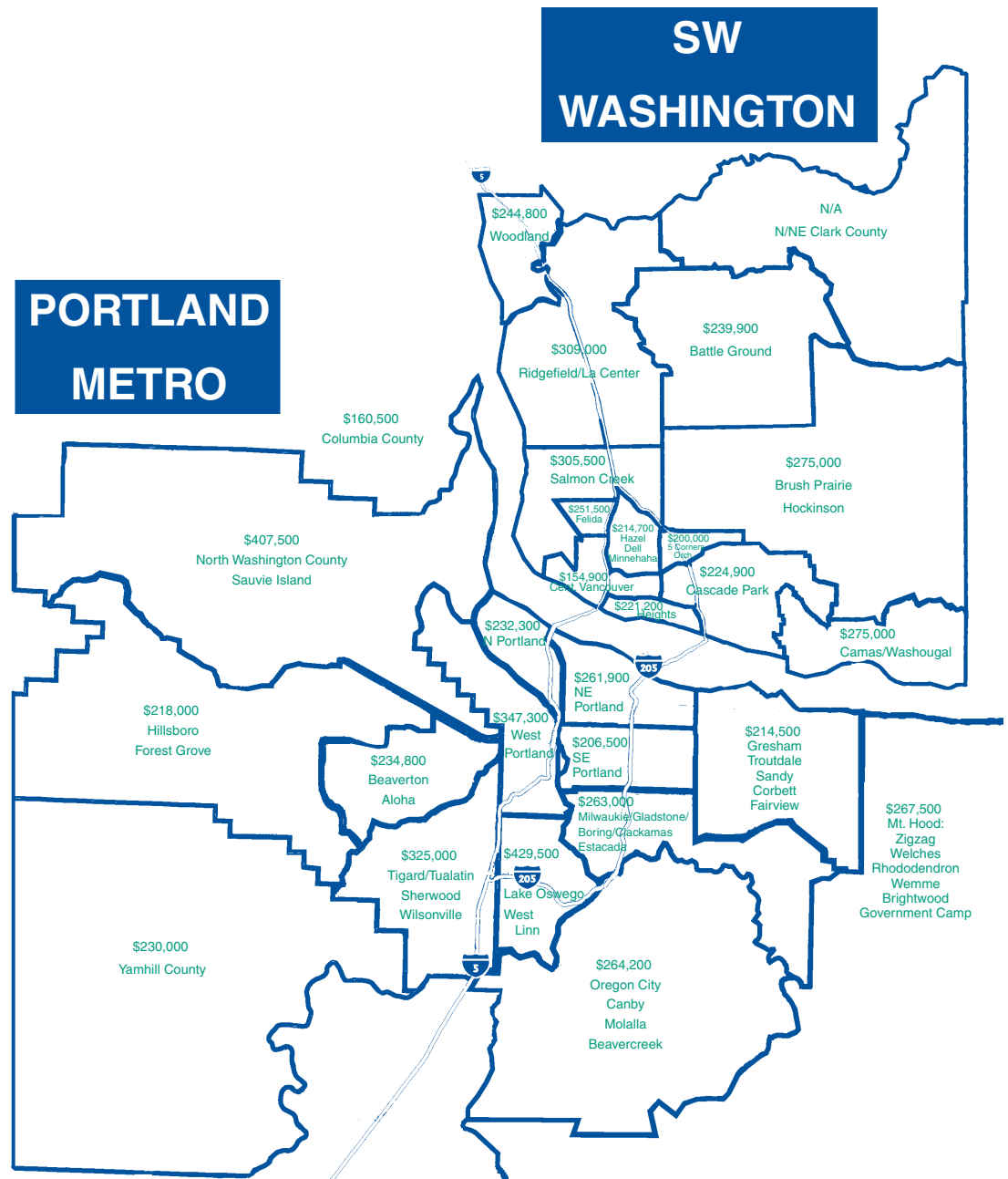
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MEDIAN SALE PRICE January 2009



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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