

MARKET ACTION



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

Residential Review: Southwest Washington

July 2009 Reporting Period

July Residential Highlights

Sales activity in Clark County continued its upward trend in July.

Compared to July 2008, pending sales rose 30.3% this July and closed sales increased 23.5%. New listings, on the other hand, dropped 23.8%.

When comparing July 2009 with June 2009 closed sales increased 9.4% (525 v. 480) and pending sales rose 1.5% (598 v. 589). New listings decreased 8.6% (899 v. 983).

At the month's rate of sales the 3,815 active residential listings would last approximately 7.3 months.

Year-to-Date

Comparing January-July 2009 with the same period in 2008, pending sales increased 9.6%. Closed sales dropped 2.2%. New listings were down 28.2%.

Sale Prices

The average sale price for July 2009 was down 16.3% compared to July 2008, while the median sale price dropped 13.1%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with June levels; the average sale price decreased 2.9% (\$237,300 v. \$244,300) and the median sale price was up a slight 0.2% (\$213,000 v. \$212,500).

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

Average Sale Price % Change:

-14% (\$251,200 v. \$292,000)

Median Sale Price % Change:

-10.8% (\$224,900 v. \$252,000)

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	
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	July	899	598	525	237,300	213,000		148
	Year-to-date	6,248	3,239	2,576	241,300	215,000		162
2008	July	1,180	459	425	283,600	245,000	87	
	Year-to-date	8,706	2,955	2,633	287,100	249,800	94	
Change	July	-23.8%	30.3%	23.5%	-16.3%	-13.1%	N/A	N/A
	Year-to-date	-28.2%	9.6%	-2.2%	-16.0%	-13.9%	N/A	N/A

*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.

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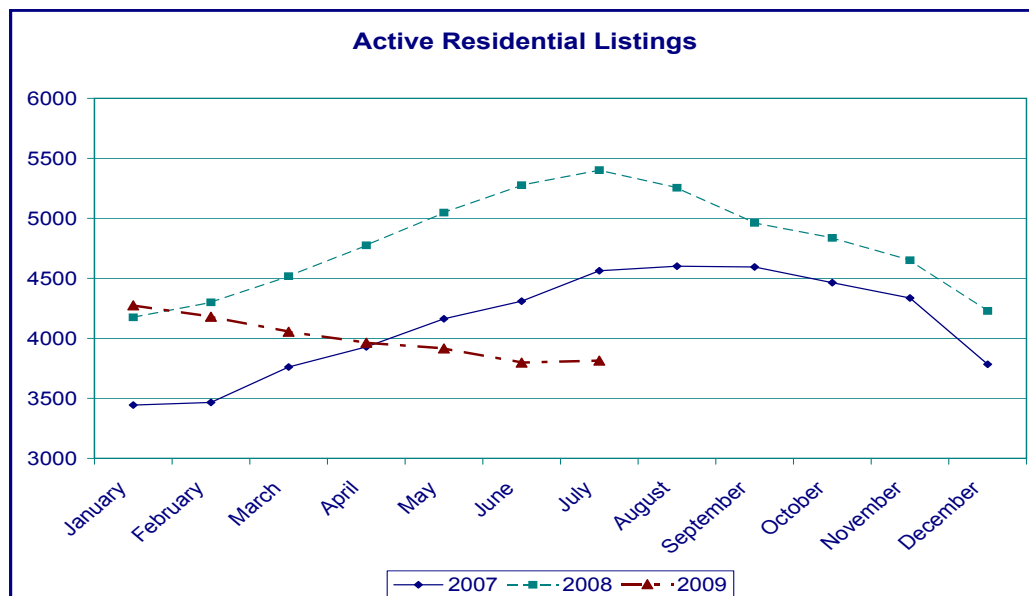
SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	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			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	114	31	13	24	41.2%	20	192,700	88	208	104	22.4%	72	179,000	162,800	146	-16.0%	1	866,000	-	-	1	110,000	
12	NW Heights	96	23	8	11	-15.4%	17	149,700	157	164	89	7.2%	76	135,900	136,400	167	-16.1%	1	199,900	2	57,500	7	145,400	
13	SW Heights	104	16	18	5	66.7%	5	238,100	143	128	39	-11.4%	32	336,200	232,300	139	-14.4%	-	-	4	177,500	2	169,000	
14	Lincoln/Hazel Dell	45	12	7	7	0.0%	8	214,900	212	103	50	8.7%	44	209,800	200,000	137	-8.1%	-	-	1	165,000	1	226,400	
15	E Hazel Dell	206	41	20	32	52.4%	24	201,000	213	325	199	22.1%	156	187,800	190,000	150	-16.6%	1	475,000	3	73,700	2	335,700	
20	NE Heights	91	20	9	20	100.0%	16	185,300	214	145	103	27.2%	78	188,200	189,000	184	-12.9%	-	-	-	-	4	232,500	
21	Orchards	191	48	17	42	35.5%	41	197,900	127	355	209	-6.3%	167	194,500	186,400	154	-11.7%	-	-	2	365,000	-	-	
22	Evergreen	302	97	47	58	13.7%	50	195,700	141	553	298	-12.9%	239	197,400	180,000	135	-12.2%	1	45,000	3	108,300	3	220,000	
23	E Heights	75	24	12	12	100.0%	3	327,300	203	126	45	-16.7%	32	254,500	226,400	159	-18.3%	-	-	1	457,000	1	229,000	
24	Cascade Park	123	27	11	17	13.3%	17	309,800	219	194	109	12.4%	81	277,800	242,000	200	2.0%	-	-	-	-	2	260,000	
25	Five Corners	83	27	6	17	-19.0%	18	180,700	128	175	108	-4.4%	88	180,400	180,500	155	-17.8%	-	-	-	-	1	120,000	
26	E Orchards	114	32	10	29	141.7%	26	236,400	88	209	123	24.2%	108	237,600	232,500	130	-18.2%	-	-	1	40,000	-	-	
27	Fisher's Landing	110	39	17	30	30.4%	33	230,600	153	232	167	0.6%	148	245,400	239,500	155	-15.4%	-	-	-	-	-	-	
31	SE County	41	11	2	6	100.0%	2	229,500	14	51	16	-20.0%	9	387,200	295,000	81	5.6%	-	-	1	550,000	-	-	
32	Camas City	288	83	25	43	2.4%	36	347,700	187	507	265	29.9%	232	328,200	314,500	184	-14.6%	-	-	11	106,800	4	159,000	
33	Washougal	271	53	28	36	16.1%	40	262,500	151	402	196	24.8%	152	270,300	248,500	174	-15.1%	-	-	15	127,000	1	109,000	
41	N Hazel Dell	113	24	15	32	77.8%	21	204,600	88	215	115	1.8%	91	227,000	209,000	153	-18.8%	-	-	1	80,000	1	850,000	
42	S Salmon Creek	136	39	28	24	20.0%	31	236,700	128	274	143	-10.6%	113	227,800	228,000	146	-14.2%	-	-	6	65,800	-	-	
43	N Felida	155	33	22	24	9.1%	19	278,200	134	272	136	12.4%	113	268,600	245,000	168	-21.6%	-	-	1	50,000	1	183,900	
44	N Salmon Creek	211	44	17	23	35.3%	17	241,900	97	305	131	20.2%	104	265,700	250,000	172	-19.9%	1	90,000	3	1,001,200	-	-	
50	Ridgefield	80	15	6	9	0.0%	9	288,200	170	118	65	8.3%	52	264,100	250,000	191	-18.9%	2	207,000	1	133,000	-	-	
51	W of I-5 County	45	12	4	2	0.0%	-	-	-	51	17	21.4%	14	382,100	350,000	224	-4.2%	-	-	5	281,000	-	-	
52	NW E of I-5 County	69	8	8	7	0.0%	6	353,800	256	83	36	33.3%	21	398,300	350,000	243	-18.4%	-	-	5	153,000	-	-	
61	Battleground	240	51	29	40	21.2%	24	204,700	105	400	212	19.1%	154	237,300	211,000	158	-7.8%	2	193,800	2	137,500	-	-	
62	Brush Prairie	256	46	36	24	41.2%	29	292,000	173	361	151	17.1%	120	295,400	277,600	176	-20.2%	-	-	5	127,000	-	-	
63	East County	4	2	1	-	-	-	-	-	4	1	-	-	-	-	-	-22.3%	-	-	-	-	-	-	
64	Central County	26	7	1	5	400.0%	1	457,000	-	41	19	72.7%	10	360,900	370,000	222	-16.8%	-	-	-	-	-	-	
65	Mid-Central County	41	10	5	4	-	3	272,300	93	54	21	200.0%	18	304,500	316,000	206	-23.0%	-	-	2	255,000	-	-	
66	Yacolt	56	6	5	3	0.0%	1	410,000	351	67	21	-8.7%	16	204,100	193,400	164	-17.1%	-	-	1	165,000	-	-	
70	La Center	75	10	2	9	200.0%	3	254,700	358	63	32	88.2%	22	251,200	247,000	210	-21.8%	-	-	-	-	1	282,500	
71	N Central	40	5	3	1	-	4	274,500	287	45	15	275.0%	12	273,300	264,000	255	-13.8%	-	-	1	610,000	-	-	
72	NE Corner	14	3	3	2	-	1	200,000	6	18	4	0.0%	2	233,000	233,000	64	21.6%	-	-	2	141,300	-	-	
	Grand Total	3,815	899	435	598	30.3%	525	237,300	148	6,248	3,239	9.6%	2,576	241,300	215,000	162	-14.0%	9	275,300	79	186,100	32	215,100	
80	Woodland City	46	14	2	3	-25.0%	3	205,400	308	60	37	-2.6%	30	225,400	219,700	208	-21.7%	-	-	-	-	-	-	
81	Woodland Area	63	8	5	5	66.7%	4	238,600	271	66	22	37.5%	14	299,300	280,500	302	-23.9%	-	-	3	150,200	-	-	
82	Cowlitz County	385	76	33	28	-20.0%	28	173,400	100	480	187	-7.9%	157	185,200	173,300	133	-11.2%	2	118,300	14	108,400	7	363,600	
	Grand Total	494	98	40	36	-14.3%	35	183,600	137	606	246	-4.3%	201	199,100	185,000	156	-14.9%	2	118,300	17	115,800	7	363,600	
87	Pacific County	174	25	18	10	-23.1%	11	161,200	108	187	62	5.1%	53	170,700	154,000	200	-5.5%	1	125,000	10	37,900	-	-	

ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

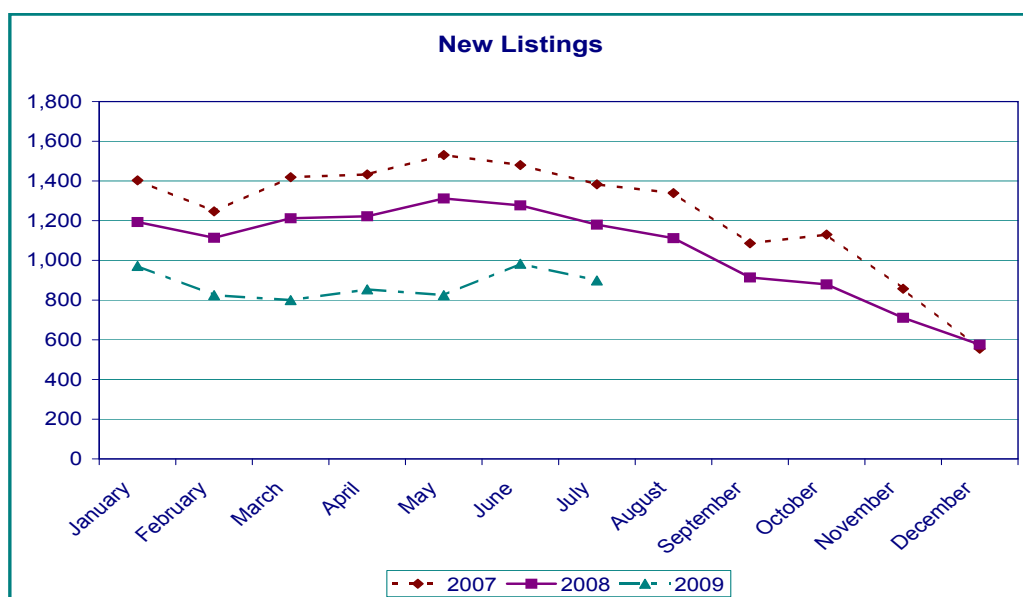
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



NEW LISTINGS

SW WASHINGTON

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

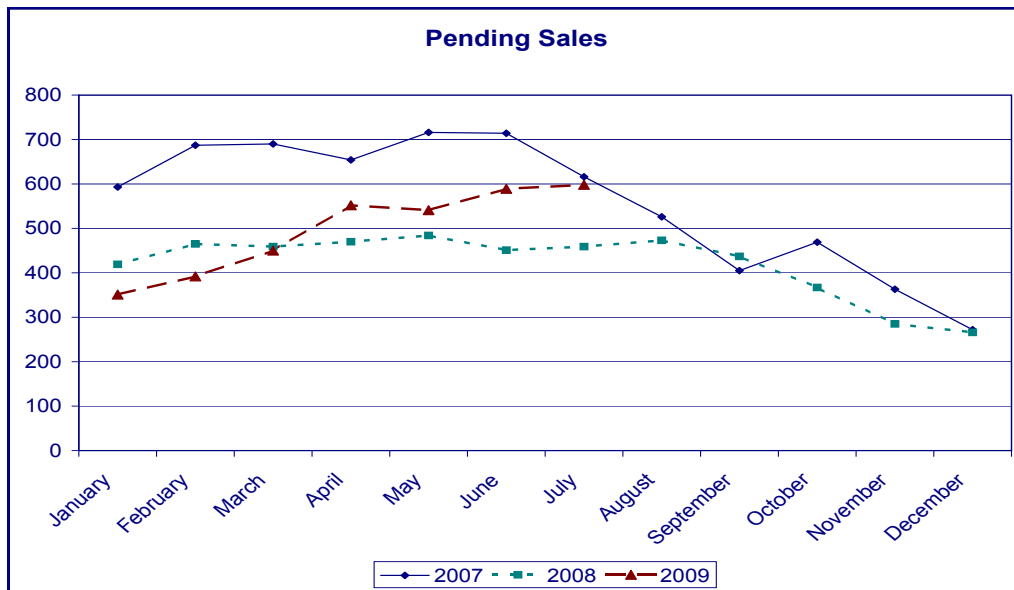


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2009 with July 2008. The Year-To-Date section compares year-to-date statistics from July 2009 with year-to-date statistics from July 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/08-7/31/09) with 12 months before (8/1/07-7/31/08).

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

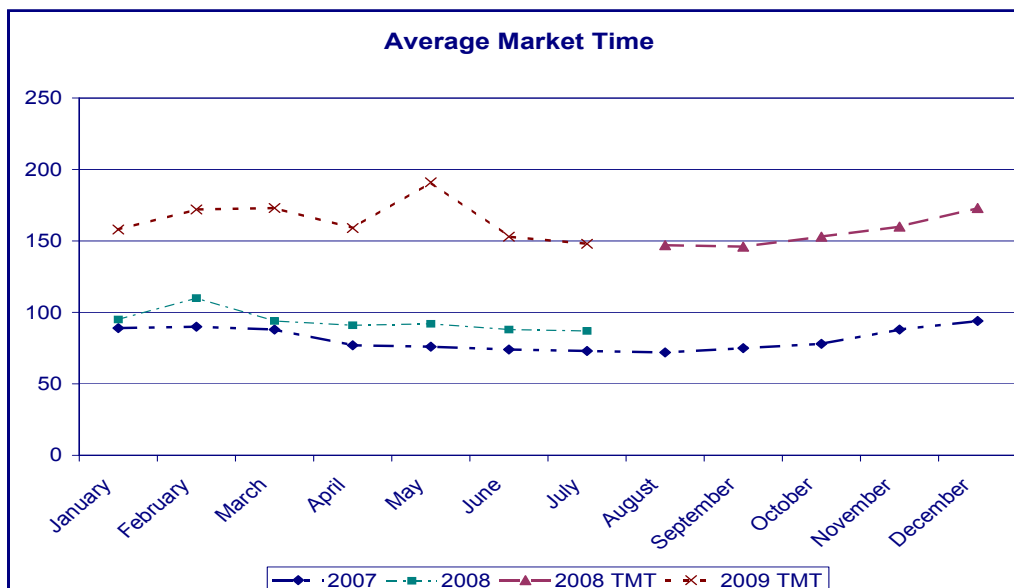
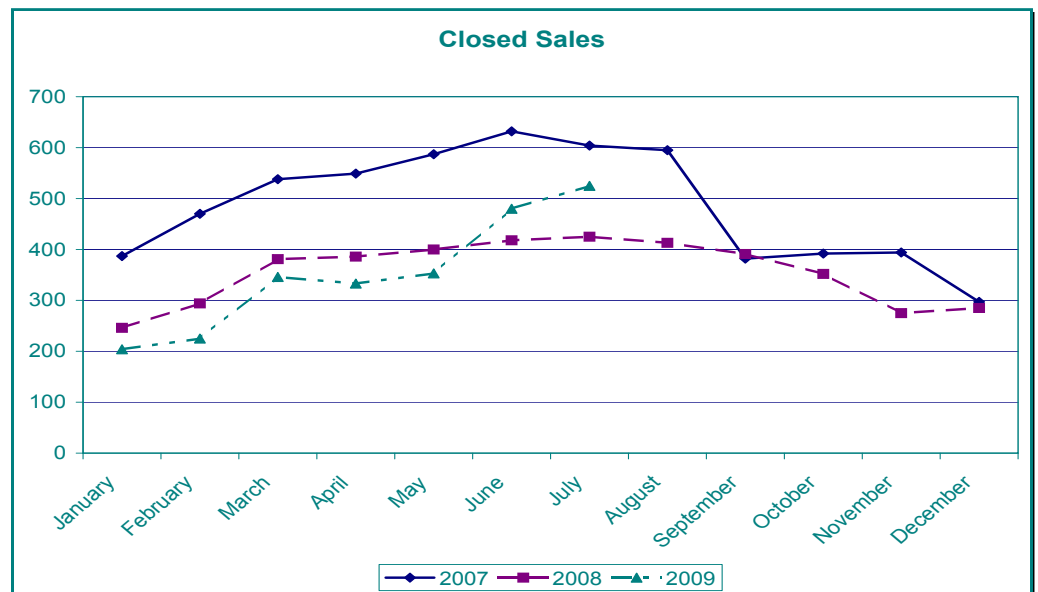
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This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.

CLOSED SALES

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



DAYS ON MARKET

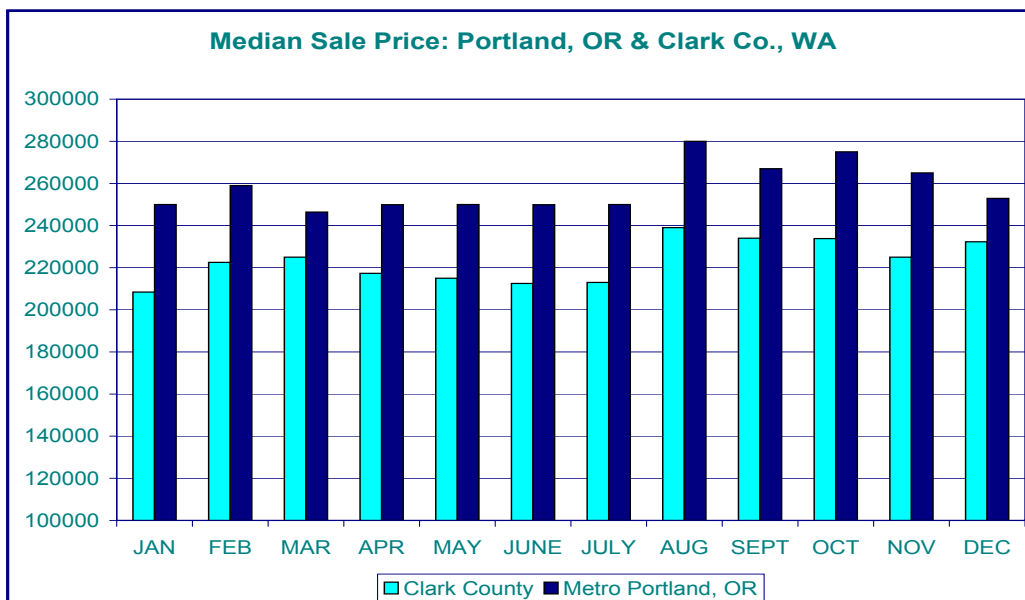
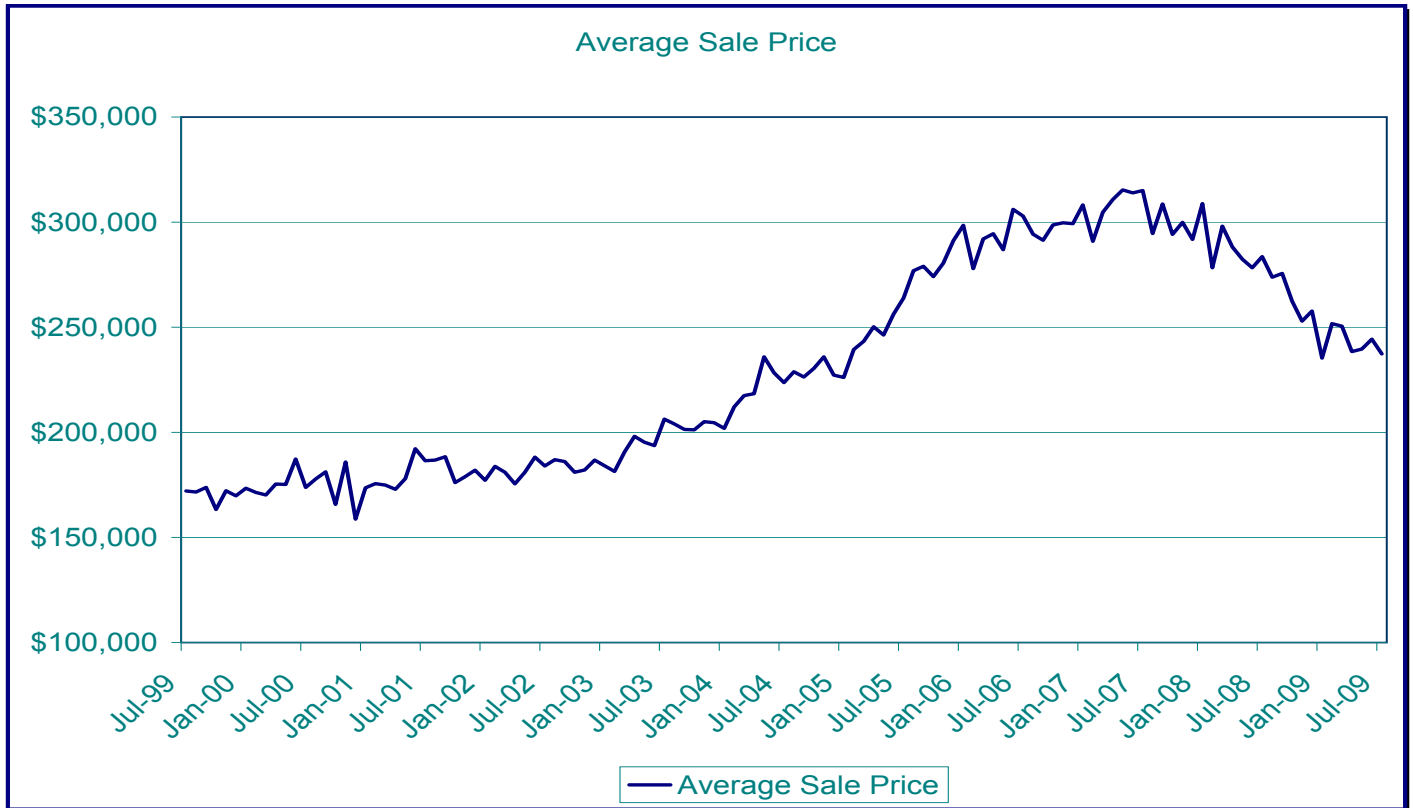
SW WASHINGTON

*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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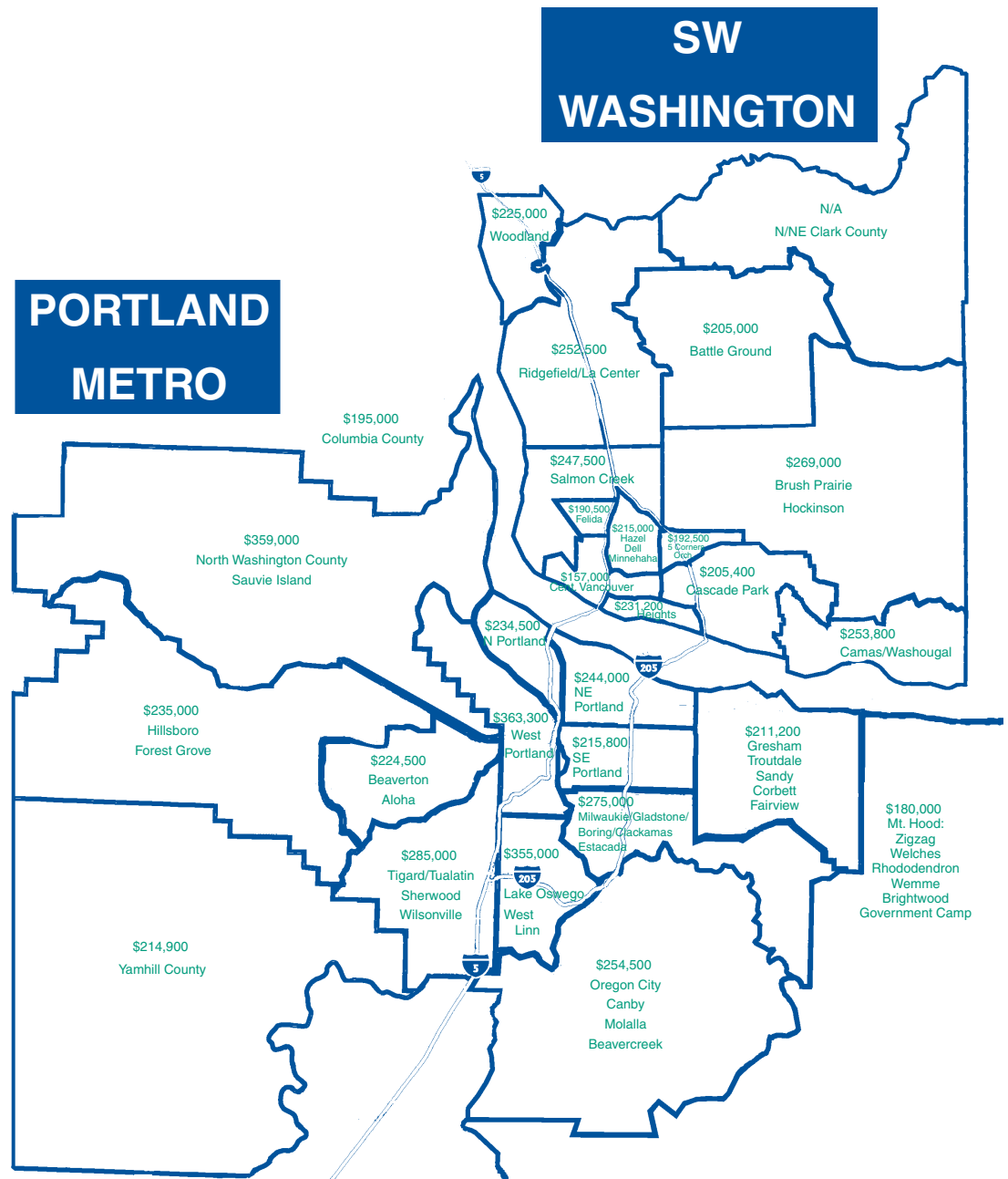
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MEDIAN SALE PRICE June 2009



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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