

MARKET ACTION

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

Residential Review: Southwest Washington

June 2009 Reporting Period

June Residential Highlights

In June, same-month closed sales grew for the first time since September 2008, and same-month pending sales increased for the third straight month in Clark County.

Closed sales surpassed last June's total at a rate of 14.8%. Further, pending sales were up over last June by 30.6%. Conversely, new listings dropped 23%. See residential highlights table below.

When comparing June 2009 with May 2009 closed sales increased 36% (480 v. 353) and pending sales rose 8.9% (589 v. 541). New listing also grew 19.2% (983 v. 825).

At the month's rate of sales the 3,798 active residential listings would last approximately 7.9 months, its lowest point since August 2007.

Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, pending sales rose 19.4% (1,602 v. 1,342). Closed sales were down 1.7% (1,208 v. 1,229). New listings fell 30.9% (2,682 v. 3,882).

Sale Prices

The average sale price for June 2009 was down 12.2% compared to June 2008, while the median sale price dropped 15%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with May levels; the average sale price increased 2% (\$244,300 v. \$239,600) and the median sale price was down 1.2% (\$212,500 v. \$215,000).

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	
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.

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

Average Sale Price % Change:

-13.2% (\$256,400 v. \$295,500)

Median Sale Price % Change:

-11% (\$227,000 v. \$255,000)

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

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	983	589	480	244,300	212,500		153
	Year-to-date	5,324	2,687	2,022	242,400	215,000		167
2008	June	1,277	451	418	278,300	249,900	88	
	Year-to-date	7,484	2,531	2,189	287,700	250,000	95	
Change	June	-23.0%	30.6%	14.8%	-12.2%	-15.0%	N/A	N/A
	Year-to-date	-28.9%	6.2%	-7.6%	-15.7%	-14.0%	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.

AREA REPORT • 6/2009

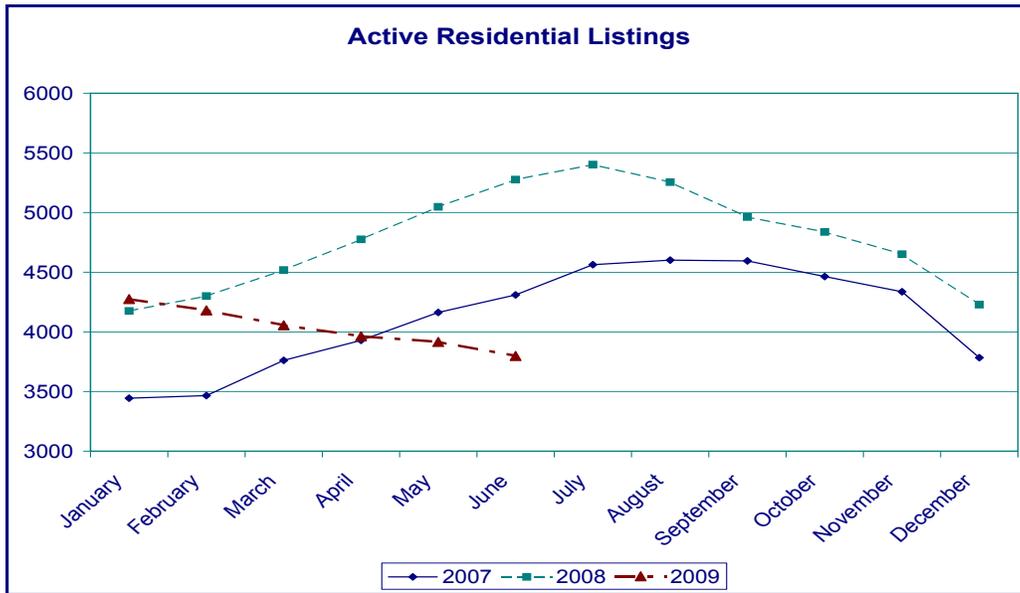
SW Washington

	RESIDENTIAL															Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date				
	Active Listings	New Listings ³	Expired/Cancelled 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	110	36	15	25	150.0%	13	161,700	126	177	84	25.4%	52	173,700	159,200	169	-13.2%	1	866,000	-	-	-	-
12	NW Heights	88	16	10	21	75.0%	21	129,000	164	140	81	12.5%	58	133,100	132,000	172	-13.4%	1	199,900	1	76,000	5	146,000
13	SW Heights	97	18	17	4	-50.0%	5	300,400	92	112	34	-17.1%	27	354,300	248,000	139	-19.8%	-	-	3	190,000	2	169,000
14	Lincoln/Hazel Dell	54	15	8	8	-20.0%	5	215,500	145	90	44	10.0%	36	208,600	200,000	120	-11.2%	-	-	-	-	1	226,400
15	E Hazel Dell	209	52	18	30	7.1%	33	182,900	116	283	169	14.2%	131	185,200	190,000	139	-13.9%	1	475,000	1	88,000	2	335,700
20	NE Heights	100	29	11	17	41.7%	18	184,800	219	125	84	20.0%	61	188,500	190,000	179	-11.6%	-	-	-	-	1	205,000
21	Orchards	197	63	24	37	-2.6%	32	183,200	119	305	169	-12.0%	125	193,400	185,000	162	-11.4%	-	-	2	365,000	-	-
22	Evergreen	299	81	86	55	5.8%	43	196,600	117	451	243	-18.2%	186	198,200	180,500	135	-11.4%	1	45,000	2	57,500	3	220,000
23	E Heights	73	16	11	6	-40.0%	4	316,700	173	102	35	-31.4%	29	246,900	225,000	155	-11.6%	-	-	-	-	1	229,000
24	Cascade Park	118	32	20	27	80.0%	18	283,200	177	166	94	14.6%	62	271,000	241,000	195	-0.4%	-	-	-	-	2	260,000
25	Five Corners	80	27	14	18	20.0%	16	184,000	120	141	89	-6.3%	68	180,100	180,000	162	-17.5%	-	-	-	-	1	120,000
26	E Orchards	115	33	17	25	78.6%	14	249,500	117	177	97	11.5%	77	235,700	225,000	148	-17.5%	-	-	1	40,000	-	-
27	Fisher's Landing	110	38	18	28	-12.5%	25	267,100	181	192	138	-6.1%	113	250,000	242,000	156	-12.8%	-	-	-	-	-	-
31	SE County	39	8	4	1	-75.0%	1	530,000	13	40	10	-41.2%	7	432,200	365,000	100	16.0%	-	-	1	550,000	-	-
32	Camas City	272	84	44	45	21.6%	52	323,300	171	424	224	36.6%	194	325,300	314,500	181	-12.0%	-	-	9	91,100	2	186,600
33	Washougal	265	68	32	35	45.8%	27	285,800	118	348	164	26.2%	112	273,100	259,000	182	-17.1%	-	-	14	126,000	1	109,000
41	N Hazel Dell	134	50	9	15	-6.3%	7	218,500	99	190	84	-10.6%	69	233,000	225,000	174	-17.4%	-	-	1	80,000	1	850,000
42	S Salmon Creek	140	44	23	29	70.6%	13	241,000	149	234	119	-16.2%	80	223,500	225,000	154	-15.1%	-	-	4	59,400	-	-
43	N Felida	160	33	26	24	41.2%	21	284,300	130	238	112	13.1%	92	267,500	243,300	175	-20.6%	-	-	1	50,000	1	183,900
44	N Salmon Creek	207	50	35	21	23.5%	20	271,800	173	261	110	17.0%	87	270,300	250,000	188	-17.1%	-	-	2	1,444,000	-	-
50	Ridgefield	75	17	11	12	100.0%	14	276,600	182	103	59	18.0%	43	259,100	250,000	195	-16.9%	-	-	1	133,000	-	-
51	W of I-5 County	41	9	10	1	0.0%	2	287,100	129	39	15	25.0%	14	382,100	350,000	224	-5.2%	-	-	4	288,800	-	-
52	NW E of I-5 County	68	16	7	12	140.0%	3	402,100	458	75	32	52.4%	15	416,100	375,400	237	-18.1%	-	-	4	143,800	-	-
61	Battleground	248	55	47	41	64.0%	38	253,300	173	348	176	21.4%	127	243,800	211,900	168	-9.5%	2	193,800	2	137,500	-	-
62	Brush Prairie	256	43	31	27	80.0%	27	308,700	199	316	132	16.8%	91	296,400	276,300	177	-19.6%	-	-	5	127,000	-	-
63	East County	4	-	-	-	-	-	-	-	3	1	-	-	-	-	-	-28.3%	-	-	-	-	-	-
64	Central County	25	6	4	1	0.0%	1	272,000	15	34	14	40.0%	9	350,300	350,000	247	-17.5%	-	-	-	-	-	-
65	Mid-Central County	35	10	8	5	66.7%	2	359,000	365	43	17	142.9%	14	304,600	316,000	226	-22.0%	-	-	1	315,000	-	-
66	Yacolt	51	12	5	6	100.0%	3	204,500	160	58	18	-18.2%	15	190,300	185,000	151	-25.9%	-	-	1	165,000	-	-
70	La Center	74	12	7	5	66.7%	1	166,600	153	53	23	64.3%	19	250,700	249,900	187	-26.9%	-	-	-	-	1	282,500
71	N Central	36	5	5	6	500.0%	1	210,000	91	39	14	250.0%	8	272,700	255,000	238	-14.3%	-	-	1	610,000	-	-
72	NE Corner	18	5	1	2	-	-	-	-	17	2	-33.3%	1	265,900	265,900	121	26.1%	-	-	1	145,000	-	-
	Grand Total	3,798	983	578	589	30.6%	480	244,300	153	5,324	2,687	6.2%	2,022	242,400	215,000	167	-13.2%	6	328,900	62	193,800	24	229,100
80	Woodland City	34	8	20	6	-33.3%	5	218,200	123	45	34	-2.9%	27	227,700	223,000	197	-22.9%	-	-	-	-	-	-
81	Woodland Area	69	9	4	6	50.0%	1	185,000	623	58	18	28.6%	10	323,500	338,800	315	-28.8%	-	-	3	150,200	-	-
82	Cowlitz County	354	57	41	27	-6.9%	28	189,600	140	391	160	-5.9%	125	187,300	175,000	140	-9.5%	-	-	14	108,400	6	390,900
	Grand Total	457	74	65	39	-7.1%	34	193,700	152	494	212	-3.2%	162	202,400	189,000	160	-14.5%	-	-	17	115,800	6	390,900
87	Pacific County	172	20	7	10	233.3%	13	213,800	188	162	52	13.0%	41	174,100	150,000	228	-6.6%	-	-	7	41,600	-	-

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 June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

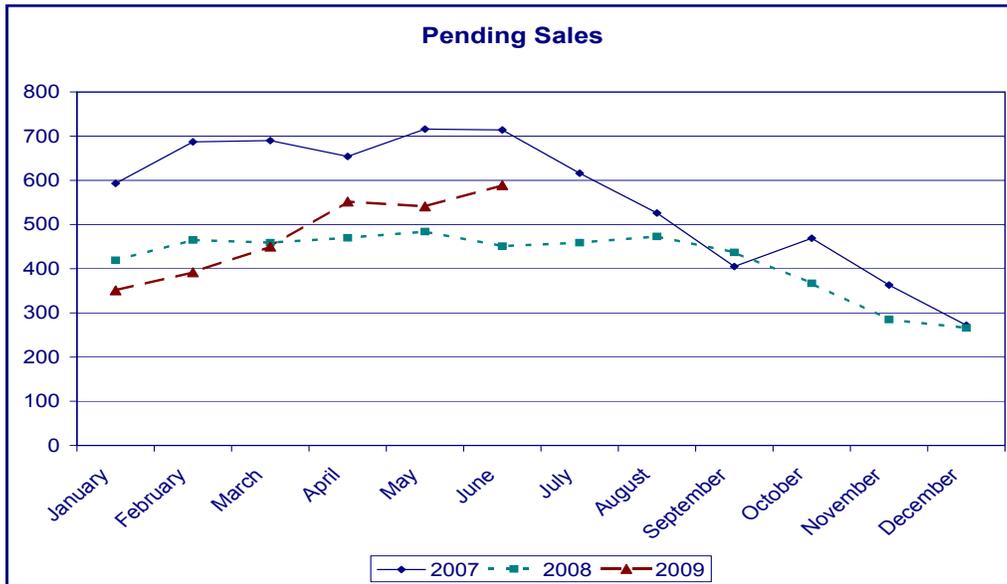
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

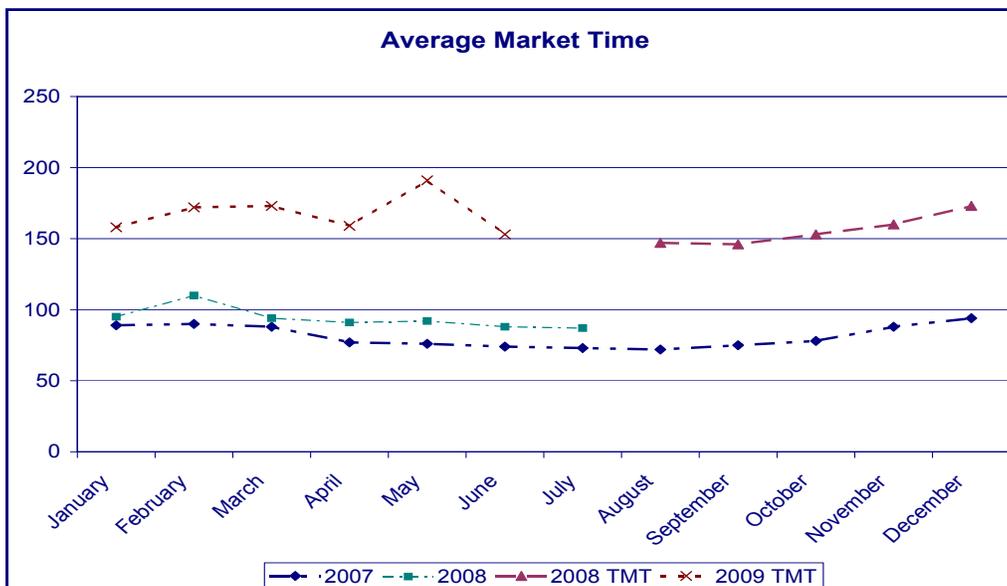
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

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



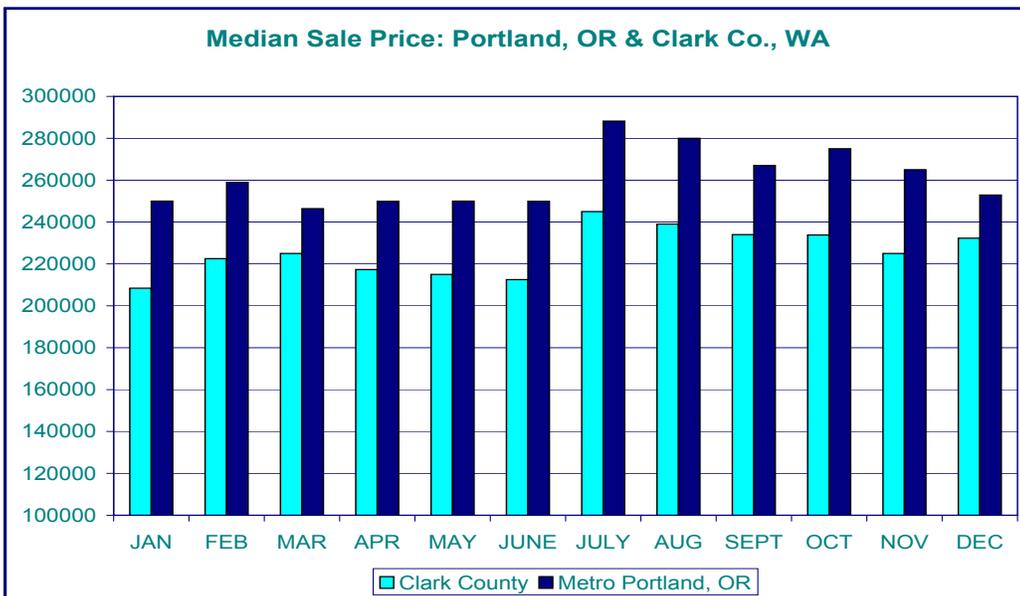
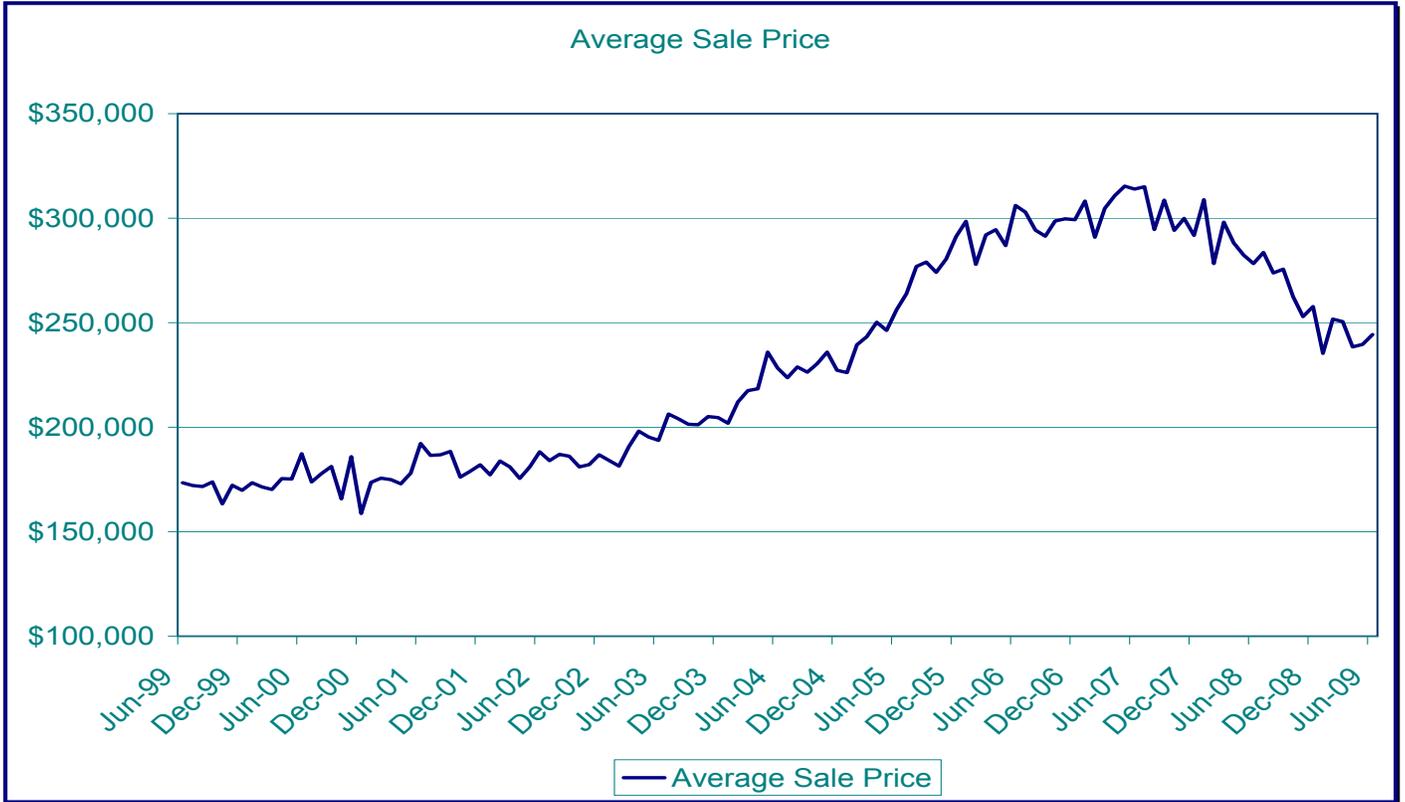
DAYS ON MARKET

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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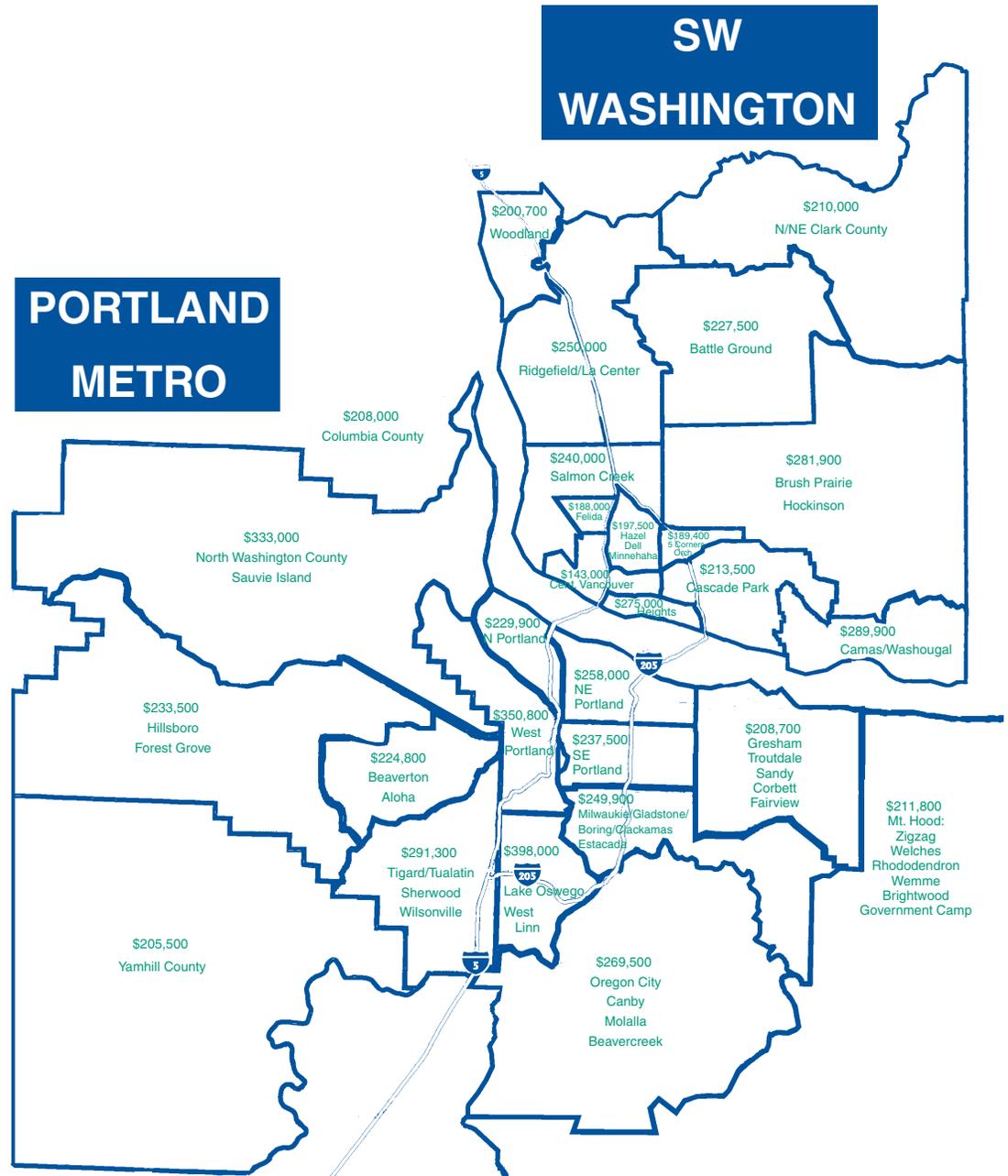
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MEDIAN SALE PRICE June 2009



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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