

MARKET ACTION



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

Residential Review: Southwest Washington

May 2009 Reporting Period

May Residential Highlights

Same month pending sales in Clark County grew for the second straight month, up 11.8% when comparing May 2009 with May 2008. See pending sales graph on page 4.

Closed sales fell short of May 2008 marks, dropping 11.8%. New listings also dropped 37.1%. See residential highlights table below.

When comparing May 2009 with April 2009 closed sales increased 6% (353 v. 333). Pending sales dropped 2% (541 v. 552). New listings, decreased 3.4% (825 v. 854).

At the month's rate of sales the 3,916 active residential listings would last approximately 11.1 months, down from 11.9 months in April.

Year-to-Date

Comparing January-May 2009 with the same period in 2008, pending sales were up 0.4%. Closed sales decreased 13.7%. And new listings have declined 29.6%. See residential highlights table below.

Sale Prices

The average sale price for May 2009 was down 15.2% compared to May 2008, while the median sale price dropped 14%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with April levels; the average sale price increased 0.5% (\$239,600 v. \$238,400) and the median sale price was down 1.1% (\$215,000 v. \$217,300).

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	
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:

-12.8% (\$260,600 v. \$299,000)

Median Sale Price % Change:

-10.7% (\$230,000 v. \$257,600)

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	May	825	541	353	239,600	215,000		191
	Year-to-date	4,325	2,152	1,514	242,700	217,800		171
2008	May	1,312	484	400	282,400	250,000	92	
	Year-to-date	6,144	2,143	1,754	289,900	249,900	96	
Change	May	-37.1%	11.8%	-11.8%	-15.2%	-14.0%	N/A	N/A
	Year-to-date	-29.6%	0.4%	-13.7%	-16.3%	-12.8%	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 • 5/2009

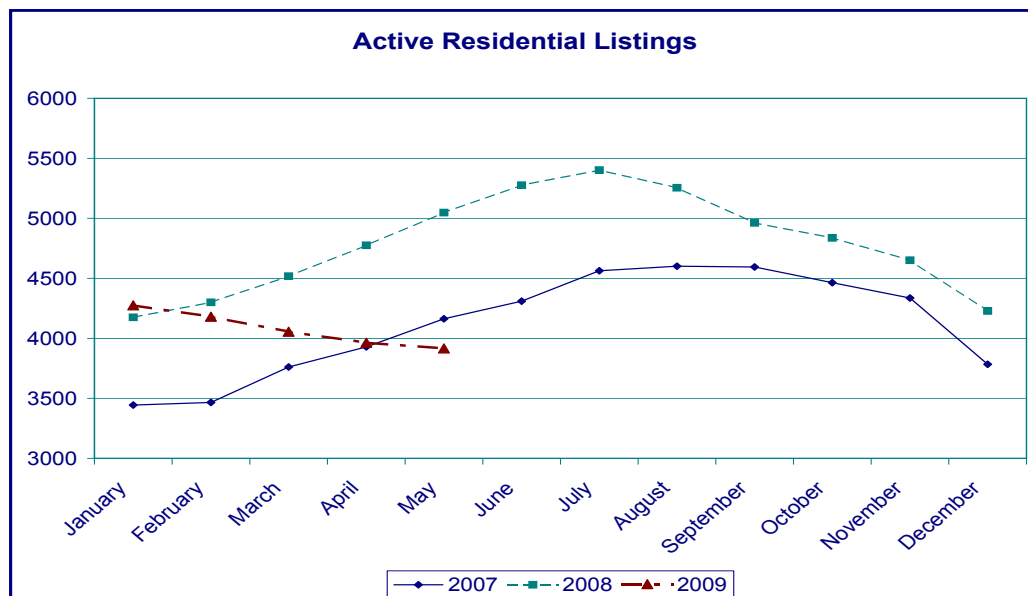
SW Washington

		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	116	21	6	16	33.3%	7	198,100	133	140	61	3.4%	38	179,100	162,800	188	-9.3%	1	866,000	-	-	-	-		
12	NW Heights	106	19	7	15	0.0%	10	141,600	163	124	60	-6.3%	36	137,000	132,000	169	-12.4%	1	199,900	1	76,000	3	140,000		
13	SW Heights	110	17	10	7	-22.2%	3	298,200	172	93	30	-9.1%	22	366,600	274,000	148	-21.8%	-	-	-	-	2	169,000		
14	Lincoln/Hazel Dell	53	16	3	9	125.0%	12	202,900	164	75	37	23.3%	31	207,500	200,000	116	-8.8%	-	-	-	-	1	226,400		
15	E Hazel Dell	209	34	33	35	12.9%	18	180,900	158	231	141	16.5%	91	186,500	190,000	146	-10.2%	1	475,000	1	88,000	2	335,700		
20	NE Heights	98	18	11	18	12.5%	11	192,300	178	96	69	15.0%	42	190,600	192,800	159	-10.4%	-	-	-	-	1	205,000		
21	Orchards	205	52	31	33	-19.5%	15	203,600	176	241	135	-14.6%	86	196,900	186,000	174	-9.7%	-	-	1	600,000	-	-		
22	Evergreen	360	72	28	50	-10.7%	40	208,800	176	368	186	-25.3%	140	199,700	182,400	141	-10.2%	1	45,000	-	-	1	215,000		
23	E Heights	69	16	13	4	-66.7%	4	133,700	162	86	29	-32.6%	25	235,700	218,500	152	-23.8%	-	-	-	-	1	229,000		
24	Cascade Park	128	25	11	22	29.4%	12	256,400	215	134	68	-1.4%	44	266,000	240,000	203	-2.2%	-	-	-	-	-	-		
25	Five Corners	78	25	4	18	0.0%	10	188,500	113	114	74	-14.9%	51	179,600	180,000	174	-17.3%	-	-	-	-	1	120,000		
26	E Orchards	110	24	12	15	-25.0%	13	221,300	127	144	75	-1.3%	63	232,700	220,000	155	-18.8%	-	-	1	40,000	-	-		
27	Fisher's Landing	114	36	18	29	0.0%	21	233,300	146	154	111	-3.5%	88	245,100	240,000	149	-11.2%	-	-	-	-	-	-		
31	SE County	35	6	3	3	50.0%	1	295,000	67	32	10	-23.1%	6	415,900	330,000	115	7.6%	-	-	1	550,000	-	-		
32	Camas City	266	65	31	43	53.6%	29	329,500	207	339	181	39.2%	138	326,600	318,100	186	-10.2%	-	-	7	87,100	2	186,600		
33	Washougal	269	52	40	38	100.0%	17	251,900	233	279	130	19.3%	85	269,100	252,000	203	-17.8%	-	-	5	115,400	1	109,000		
41	N Hazel Dell	108	26	9	8	-55.6%	14	242,900	177	140	71	-10.1%	62	234,600	226,500	184	-15.1%	-	-	1	80,000	-	-		
42	S Salmon Creek	137	36	17	27	12.5%	14	212,200	221	190	99	-22.0%	67	220,000	224,000	156	-14.3%	-	-	4	59,400	-	-		
43	N Felida	164	36	20	27	50.0%	31	252,400	211	203	94	11.9%	71	262,600	245,000	188	-19.0%	-	-	1	50,000	1	183,900		
44	N Salmon Creek	206	42	27	21	16.7%	9	258,500	305	209	91	13.8%	64	272,200	253,000	193	-11.9%	-	-	2	1,444,000	-	-		
50	Ridgefield	73	20	5	20	42.9%	7	245,400	327	84	49	8.9%	29	251,000	245,000	202	-14.3%	-	-	1	133,000	-	-		
51	W of I-5 County	40	3	3	1	-66.7%	4	491,500	290	30	14	16.7%	12	397,900	350,000	240	-11.0%	-	-	3	176,700	-	-		
52	NW E of I-5 County	69	13	7	7	75.0%	2	487,500	93	59	21	31.3%	12	419,600	380,200	182	-18.2%	-	-	4	143,800	-	-		
61	Battleground	276	62	21	38	40.7%	24	226,100	247	290	139	7.8%	89	239,800	210,000	166	-11.8%	1	95,000	2	137,500	-	-		
62	Brush Prairie	269	53	34	25	56.3%	12	327,800	135	271	108	8.0%	64	291,200	267,500	169	-16.6%	-	-	2	165,000	-	-		
63	East County	5	2	-	1	-	-	-	-	4	1	-	-	-	-	-	-33.6%	-	-	-	-	-	-		
64	Central County	23	2	3	4	33.3%	4	303,000	292	28	13	30.0%	8	360,000	370,000	276	-19.5%	-	-	-	-	-	-		
65	Mid-Central County	43	10	2	3	50.0%	3	355,000	135	34	13	85.7%	12	295,500	307,500	202	-21.6%	-	-	-	-	-	-		
66	Yacolt	52	11	3	2	0.0%	2	124,800	79	46	13	-31.6%	12	186,800	177,500	149	-27.2%	-	-	1	165,000	-	-		
70	La Center	71	4	7	2	-33.3%	3	275,600	50	41	20	81.8%	18	255,300	250,000	189	-27.5%	-	-	-	-	1	282,500		
71	N Central	38	5	1	-	-100.0%	1	369,000	732	34	8	100.0%	7	281,600	275,000	259	-2.6%	-	-	1	610,000	-	-		
72	NE Corner	16	2	2	-	-	-	-	-	12	1	-66.7%	1	265,900	265,900	121	26.1%	-	-	1	145,000	-	-		
	Grand Total	3,916	825	422	541	11.8%	353	239,600	191	4,325	2,152	0.4%	1,514	242,700	217,800	171	-12.8%	5	336,200	40	214,000	17	198,400		
80	Woodland City	53	5	2	10	0.0%	4	202,000	148	37	29	11.5%	22	229,800	226,400	214	-23.2%	-	-	-	-	-	-		
81	Woodland Area	66	12	8	5	150.0%	4	393,100	298	49	14	40.0%	9	338,900	357,500	281	-29.1%	-	-	3	150,200	-	-		
82	Cowlitz County	353	53	34	35	66.7%	19	210,200	122	334	137	-4.2%	97	186,600	173,300	140	-10.2%	-	-	9	83,400	4	513,000		
	Grand Total	472	70	44	50	51.5%	27	236,100	152	420	180	0.6%	128	204,700	189,000	162	-15.7%	-	-	12	100,100	4	513,000		
87	Pacific County	172	23	14	17	6.3%	7	175,900	201	142	41	-10.9%	25	154,200	131,000	251	-10.2%	-	-	5	39,300	-	-		

ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

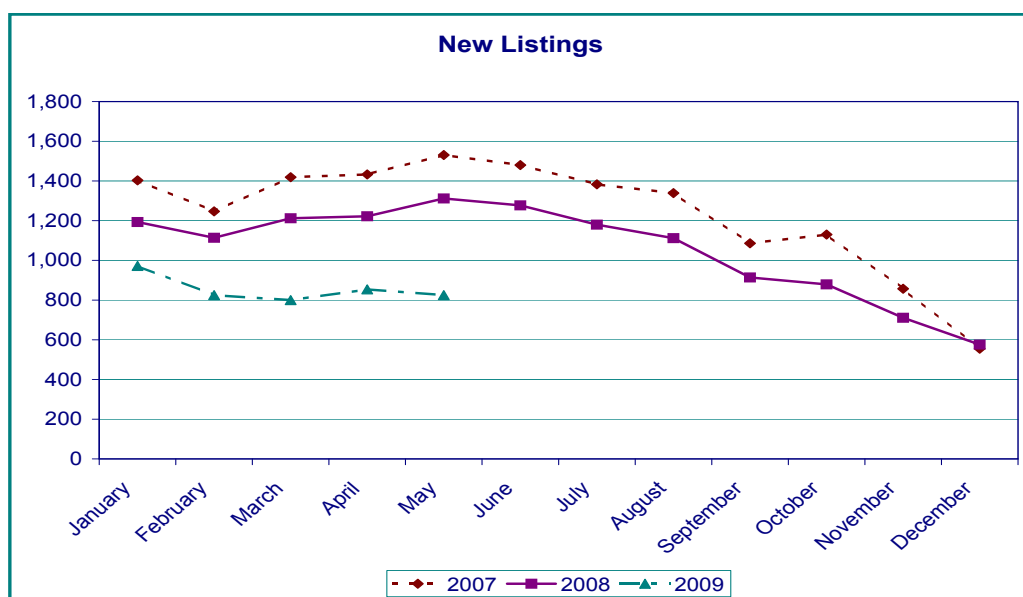
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



NEW LISTINGS

SW WASHINGTON

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

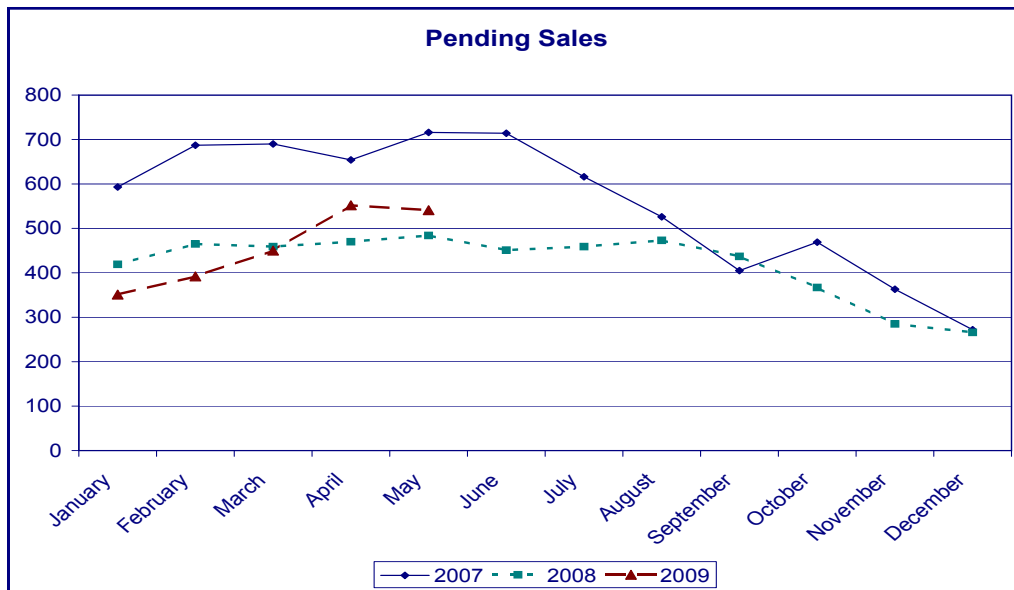


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2009 with May 2008. The Year-To-Date section compares year-to-date statistics from May 2009 with year-to-date statistics from May 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/08-5/31/09) with 12 months before (6/1/07-5/31/08).

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

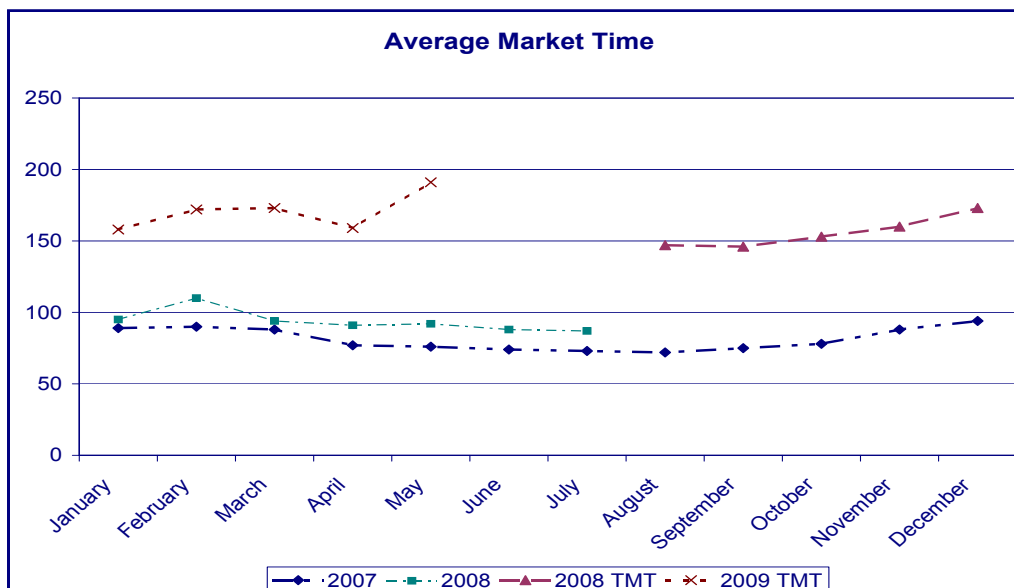
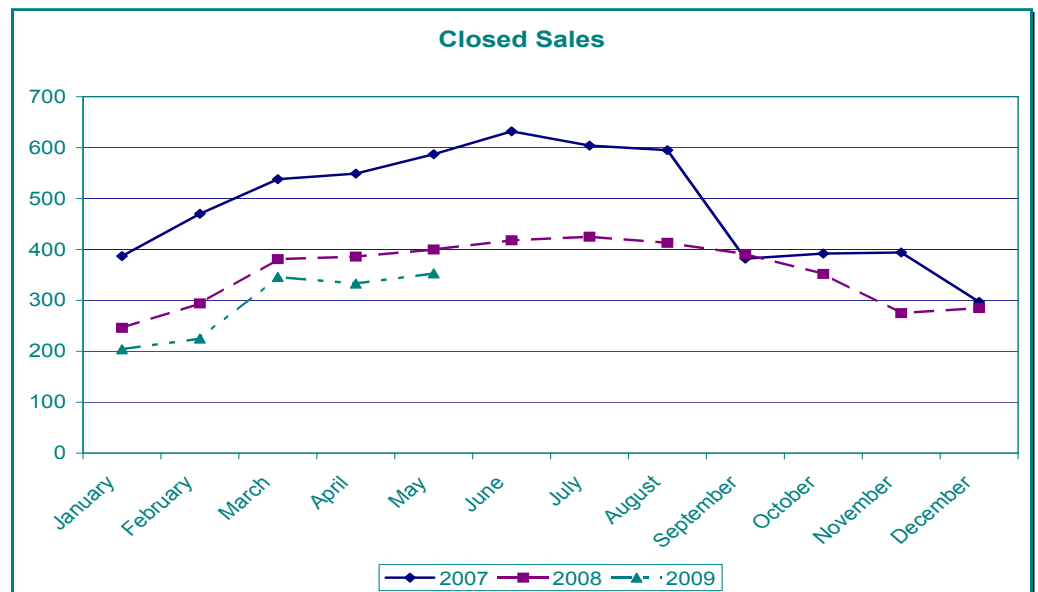
SW WASHINGTON

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.



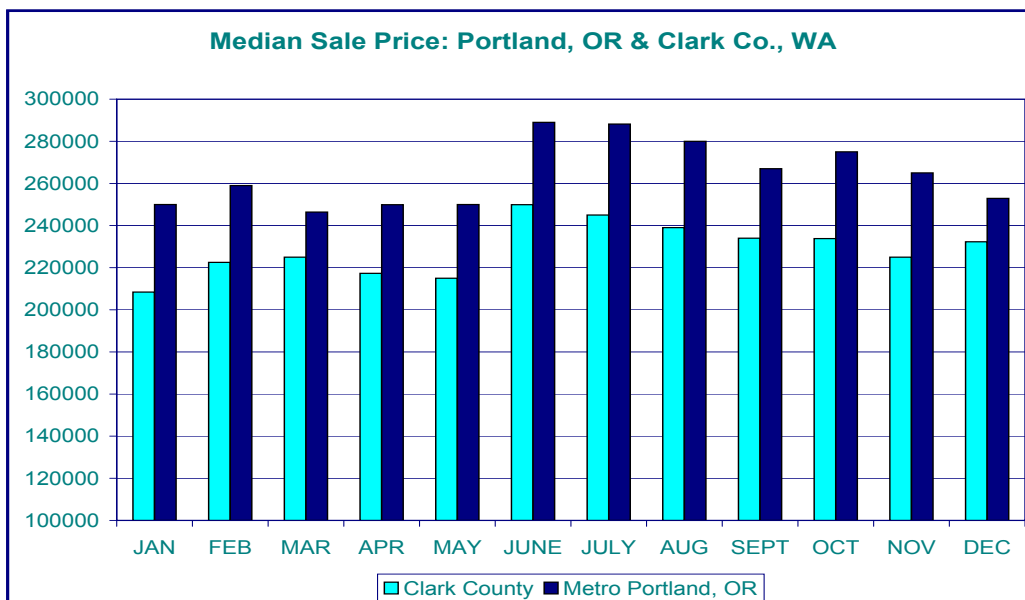
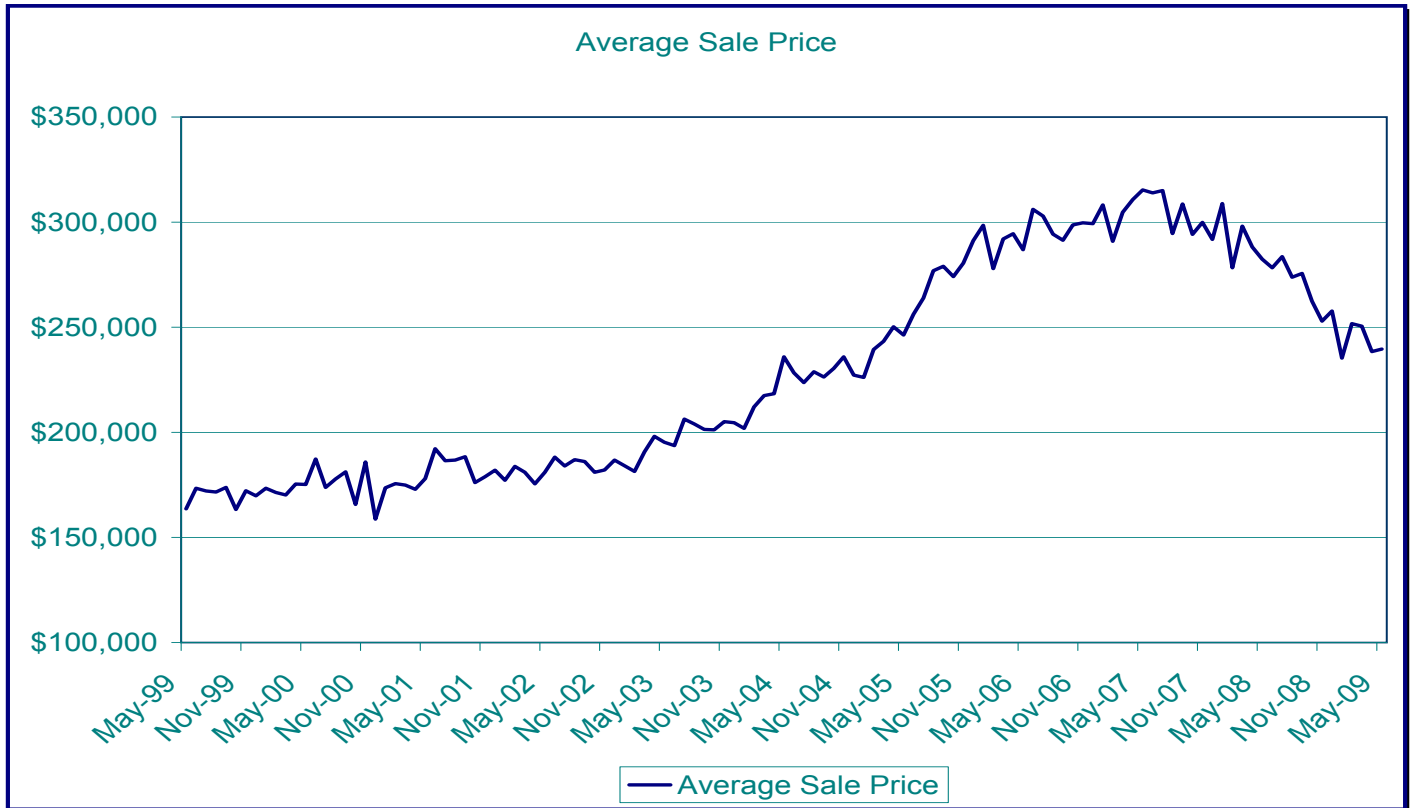
DAYS ON MARKET

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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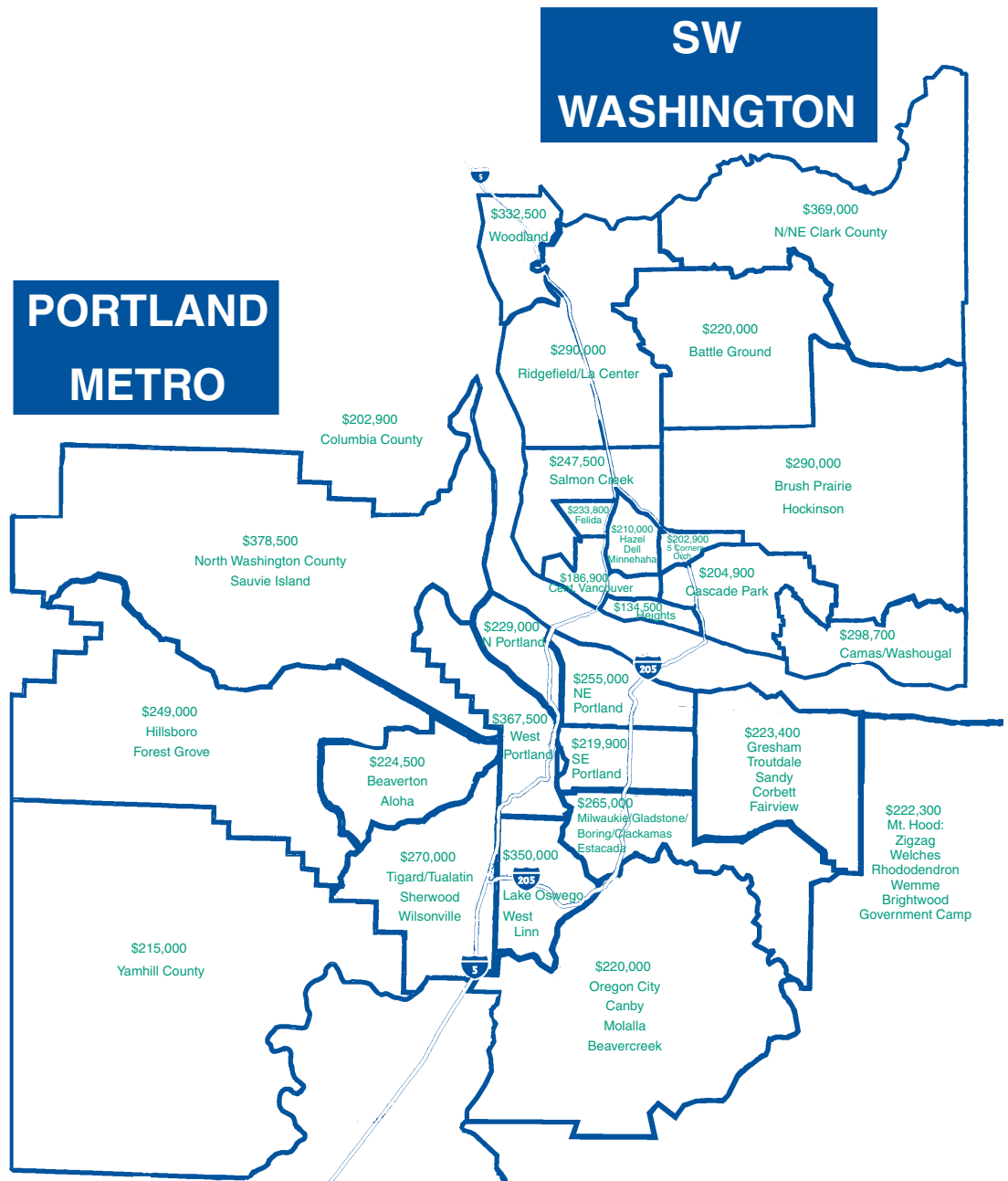
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MEDIAN SALE PRICE May 2009



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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