

MARKET ACTION



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

Residential Review: Southwest Washington

November 2009 Reporting Period

November Residential Highlights

Sales activity in Clark County continued to grow when comparing November with the same month in 2008.

Compared to November 2008, closed sales rose 70.5% and pending sales increased 42.8%. New listings also increased 3.9%.

The 70.5% increase in closed sales is the largest percentage increase on record for the area; the previous high was 64.5% in December 2002.

On the other hand, when comparing November 2009 with October 2009, closed sales dropped 12.3% (469 v. 535) and pending sales decreased 29.3% (407 v. 576). New listings fell 3.4% (739 v. 765).

At the month's rate of sales the 3,433 active residential listings would last approximately

7.3 months, down from 16.9 last November.

Year-to-Date

Comparing January-November 2009 with the same period in 2008, closed sales were up 11% and pending sales grew 19.2%. New listings dropped 23.4%.

Sale Prices

The average sale price for November 2009 was down 12.6% compared to November 2008, while the median sale price dropped 11.8%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with October levels; the average sale price rose a slight 0.6% (\$221,100 v. \$219,700) and the median sale price was down 0.8% (\$198,500 v. \$200,000).

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	7.3
August	7.7	12.7	8
September	12	12.7	7.6
October	11.4	13.7	6.4
November	11	16.9	7.3
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:

-15% (\$238,600 v. \$280,600)

Median Sale Price % Change:

-11.9% (\$214,000 v. \$243,000)

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	Total Market Time
2009	November	739	407	469	221,100	198,500	151
	Year-to-date	9,522	5,189	4,616	237,300	211,900	157
2008	November	711	285	275	252,900	225,000	160
	Year-to-date	12,436	4,355	4,157	279,900	243,000	150
Change	November	3.9%	42.8%	70.5%	-12.6%	-11.8%	-5.6%
	Year-to-date	-23.4%	19.2%	11.0%	-15.2%	-12.8%	4.9%

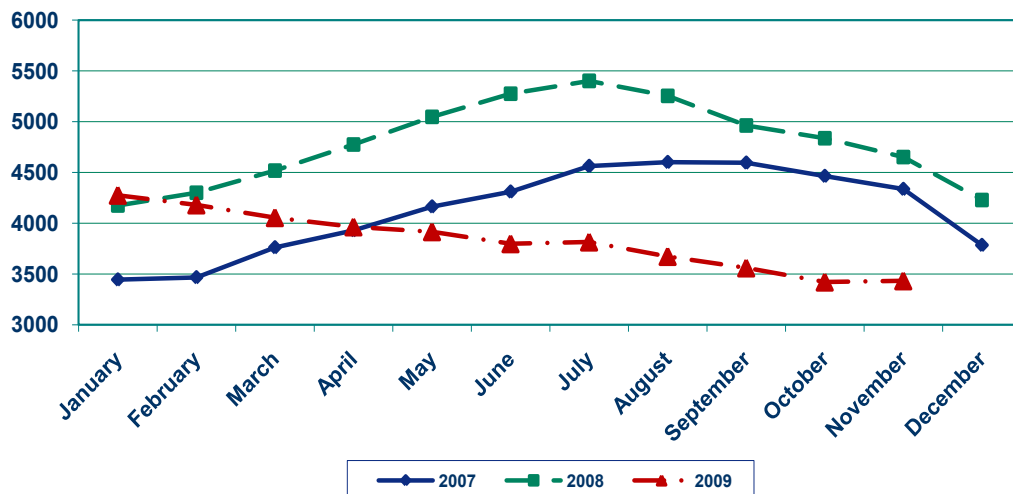
*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 11/2009

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	89	15	6	12	140.0%	15	175,400	124	288	160	36.8%	138	184,700	166,100	131	-23.6%	1		866,000	1	77,500	2	165,000	
12	NW Heights	87	20	12	13	30.0%	22	127,700	136	273	169	33.1%	141	132,500	131,500	142	-20.2%	1	199,900	4	93,200	16	166,500		
13	SW Heights	93	9	9	3	0.0%	9	450,100	221	189	60	-3.2%	58	370,500	239,800	152	6.5%	-	-	9	186,100	3	222,600		
14	Lincoln/Hazel Dell	31	7	3	6	500.0%	8	189,200	69	143	91	54.2%	78	195,800	194,500	120	-15.3%	-	-	2	124,500	1	226,400		
15	E Hazel Dell	198	38	21	16	-20.0%	23	176,700	157	510	297	11.2%	269	191,300	190,000	152	-15.3%	1	475,000	11	83,400	6	312,200		
20	NE Heights	79	18	9	8	14.3%	20	163,100	230	221	157	22.7%	149	183,400	180,000	194	-19.2%	-	-	1	110,000	5	224,000		
21	Orchards	179	44	22	26	18.2%	27	179,900	154	559	325	2.8%	286	192,100	186,200	146	-12.4%	1	7,900	2	365,000	1	220,000		
22	Evergreen	274	69	34	47	123.8%	53	182,900	101	852	505	3.3%	452	188,600	178,800	132	-14.1%	1	45,000	5	91,000	4	217,500		
23	E Heights	77	8	7	9	350.0%	3	136,000	114	194	81	3.8%	70	235,700	217,800	130	-20.7%	-	-	2	298,500	3	220,700		
24	Cascade Park	97	18	15	10	42.9%	15	337,000	255	278	166	23.9%	152	273,000	241,000	173	-10.4%	-	-	-	-	3	288,300		
25	Five Corners	90	14	7	14	0.0%	16	186,100	117	287	180	7.8%	166	182,600	181,900	127	-16.0%	-	-	-	-	1	120,000		
26	E Orchards	85	19	10	12	20.0%	12	201,900	130	305	194	33.8%	182	237,000	225,500	142	-9.5%	-	-	1	40,000	-	-		
27	Fisher's Landing	96	22	10	18	100.0%	16	226,100	190	338	242	15.2%	225	247,800	240,000	145	-11.2%	-	-	1	100,000	-	-		
31	SE County	39	4	1	1	-	3	394,500	253	73	22	-15.4%	20	351,700	290,000	118	-26.0%	-	-	2	449,500	-	-		
32	Camas City	244	43	24	36	50.0%	38	287,000	146	744	425	38.9%	382	319,400	295,000	171	-17.3%	1	375,000	19	139,600	5	162,300		
33	Washougal	246	38	29	20	-13.0%	22	223,000	167	586	306	20.9%	267	258,700	243,000	181	-18.3%	-	-	25	108,400	1	109,000		
41	N Hazel Dell	99	16	10	15	7.1%	22	237,900	128	312	183	5.2%	170	235,100	219,500	138	-16.6%	-	-	3	165,300	2	537,500		
42	S Salmon Creek	128	23	18	17	30.8%	25	212,900	112	425	240	7.1%	220	219,400	220,000	140	-15.4%	-	-	7	67,100	-	-		
43	N Felida	136	23	11	19	26.7%	15	241,500	103	415	218	26.7%	193	280,700	245,000	157	-12.3%	-	-	2	115,000	1	183,900		
44	N Salmon Creek	144	24	15	20	81.8%	38	203,800	203	446	235	40.7%	206	245,400	239,000	212	-21.8%	1	90,000	6	555,800	-	-		
50	Ridgefield	91	18	6	13	62.5%	10	277,600	243	209	110	19.6%	89	258,300	240,000	197	-28.0%	2	207,000	2	87,300	-	-		
51	W of I-5 County	37	5	2	2	100.0%	4	384,900	276	74	29	38.1%	24	404,000	352,500	240	-26.7%	-	-	7	248,600	-	-		
52	NW E of I-5 County	59	6	5	2	-33.3%	-	-	-	115	45	4.7%	37	380,800	345,000	206	-14.0%	-	-	9	176,500	-	-		
61	Battleground	246	65	45	29	38.1%	21	220,000	98	636	315	17.1%	270	234,800	213,600	153	-11.4%	2	193,800	2	137,500	-	-		
62	Brush Prairie	199	37	28	22	100.0%	17	264,500	100	521	255	34.2%	215	303,000	281,800	178	-19.5%	-	-	16	127,800	-	-		
63	East County	4	1	1	1	-	-	-	-	9	3	-	2	207,800	207,800	160	-24.5%	-	-	-	-	-	-		
64	Central County	29	7	1	1	-	2	355,000	92	62	25	92.3%	22	332,200	308,500	235	-9.0%	-	-	-	-	-	-		
65	Mid-Central County	33	4	6	1	-	2	292,500	164	71	30	100.0%	28	327,600	323,000	184	-16.9%	-	-	8	193,100	-	-		
66	Yacolt	53	6	5	4	33.3%	2	175,000	43	95	29	-25.6%	26	203,800	176,100	125	-8.7%	1	42,500	3	113,300	-	-		
70	La Center	55	27	35	6	200.0%	6	246,600	307	112	57	90.0%	53	246,100	241,500	200	-21.3%	-	-	-	-	1	282,500		
71	N Central	100	86	14	1	-	2	365,000	122	148	25	127.3%	21	282,200	275,000	207	-15.3%	-	-	1	610,000	-	-		
72	NE Corner	16	5	-	3	-	1	110,000	214	32	10	25.0%	5	181,800	200,000	72	-24.6%	-	-	3	149,200	-	-		
	Grand Total	3,433	739	421	407	42.8%	469	221,100	151	9,522	5,189	19.2%	4,616	237,300	211,900	157	-15.0%	12	241,900	154	161,600	55	219,600		
80	Woodland City	54	9	2	2	-66.7%	7	180,900	103	114	63	-1.6%	52	208,100	192,000	183	-18.2%	-	-	1	120,000	-	-		
81	Woodland Area	68	7	6	-	-	2	374,800	140	106	30	15.4%	27	264,200	225,000	283	-11.6%	-	-	9	113,500	-	-		
82	Cowlitz County	358	50	52	20	42.9%	30	214,000	144	753	297	-5.4%	268	188,200	172,600	145	-5.3%	2	118,300	23	97,300	10	282,100		
	Grand Total	480	66	60	22	10.0%	39	216,300	137	973	390	-3.5%	347	197,100	180,000	162	-8.5%	2	118,300	33	102,400	10	282,100		
87	Pacific County	143	16	17	7	-12.5%	8	160,500	91	260	100	12.4%	95	172,500	155,500	187	-4.9%	1	125,000	29	44,800	-	-		

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

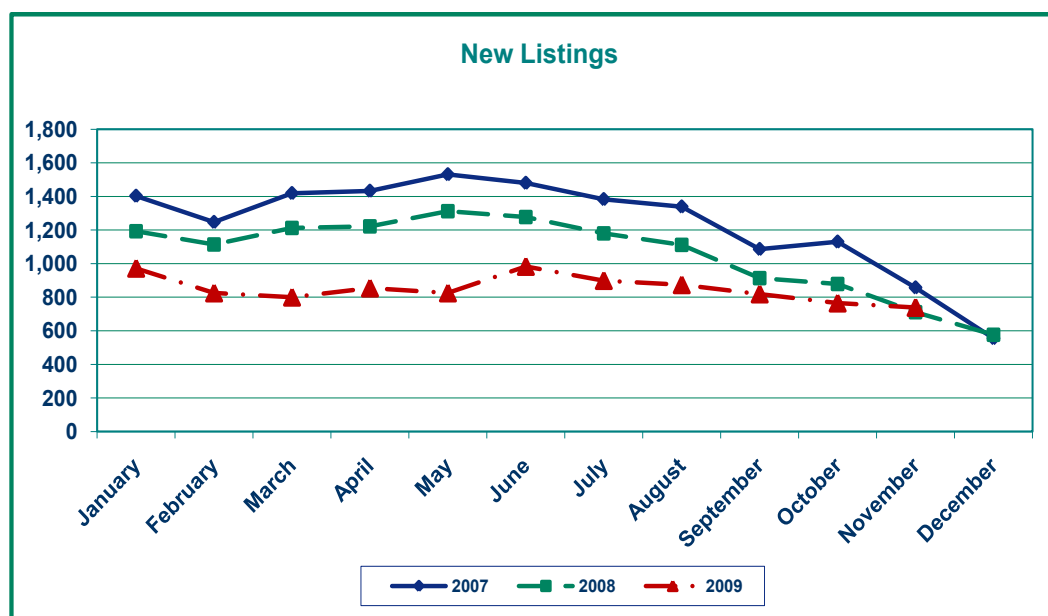
SW WASHINGTON

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/08-11/30/09) with 12 months before (12/1/07-11/30/08).

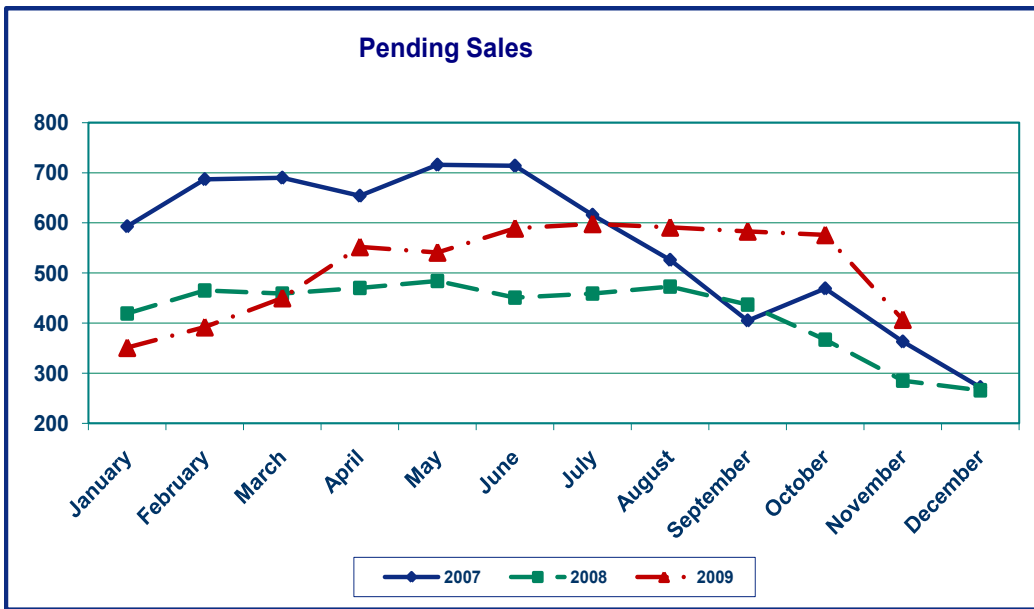
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

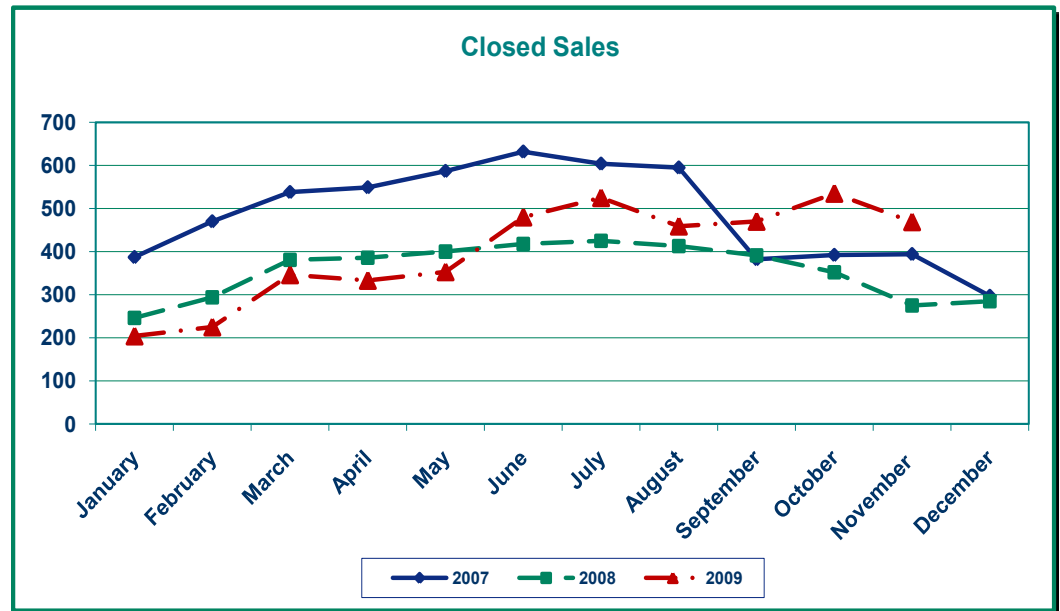
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



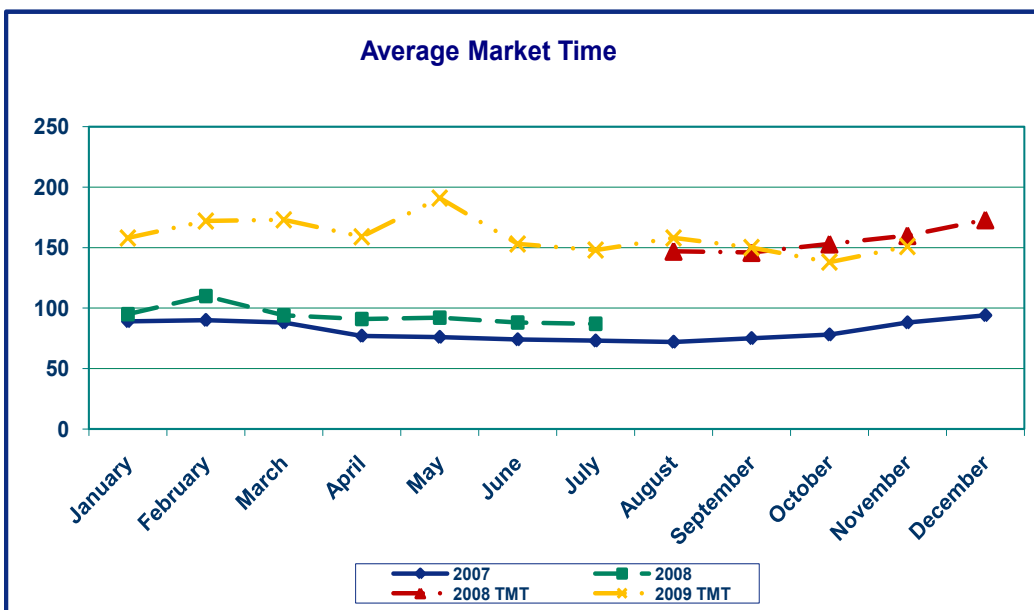
CLOSED SALES

SW WASHINGTON

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



Average Market Time



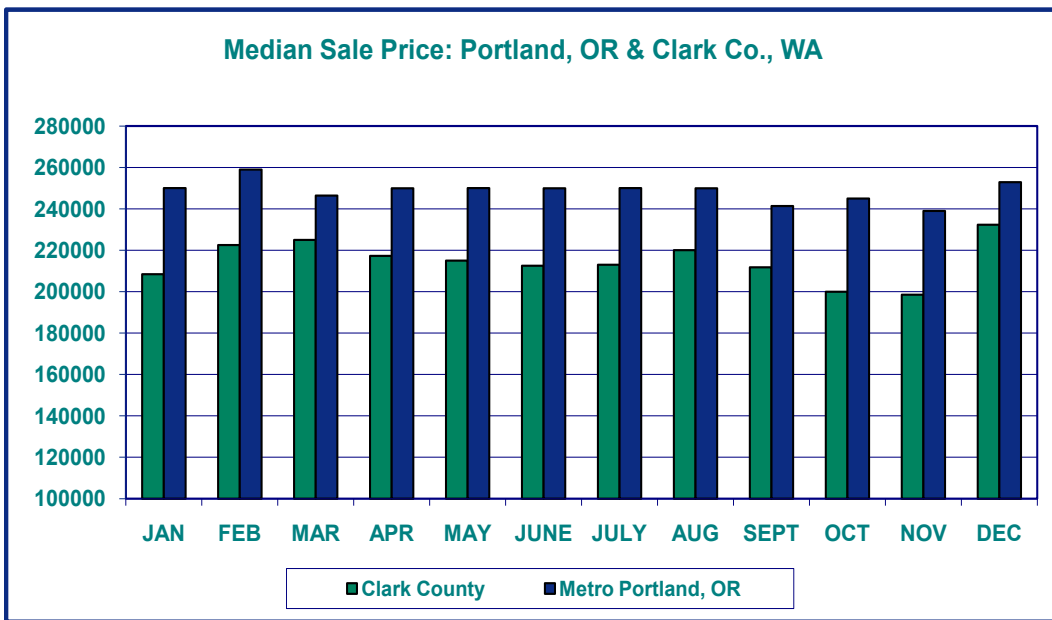
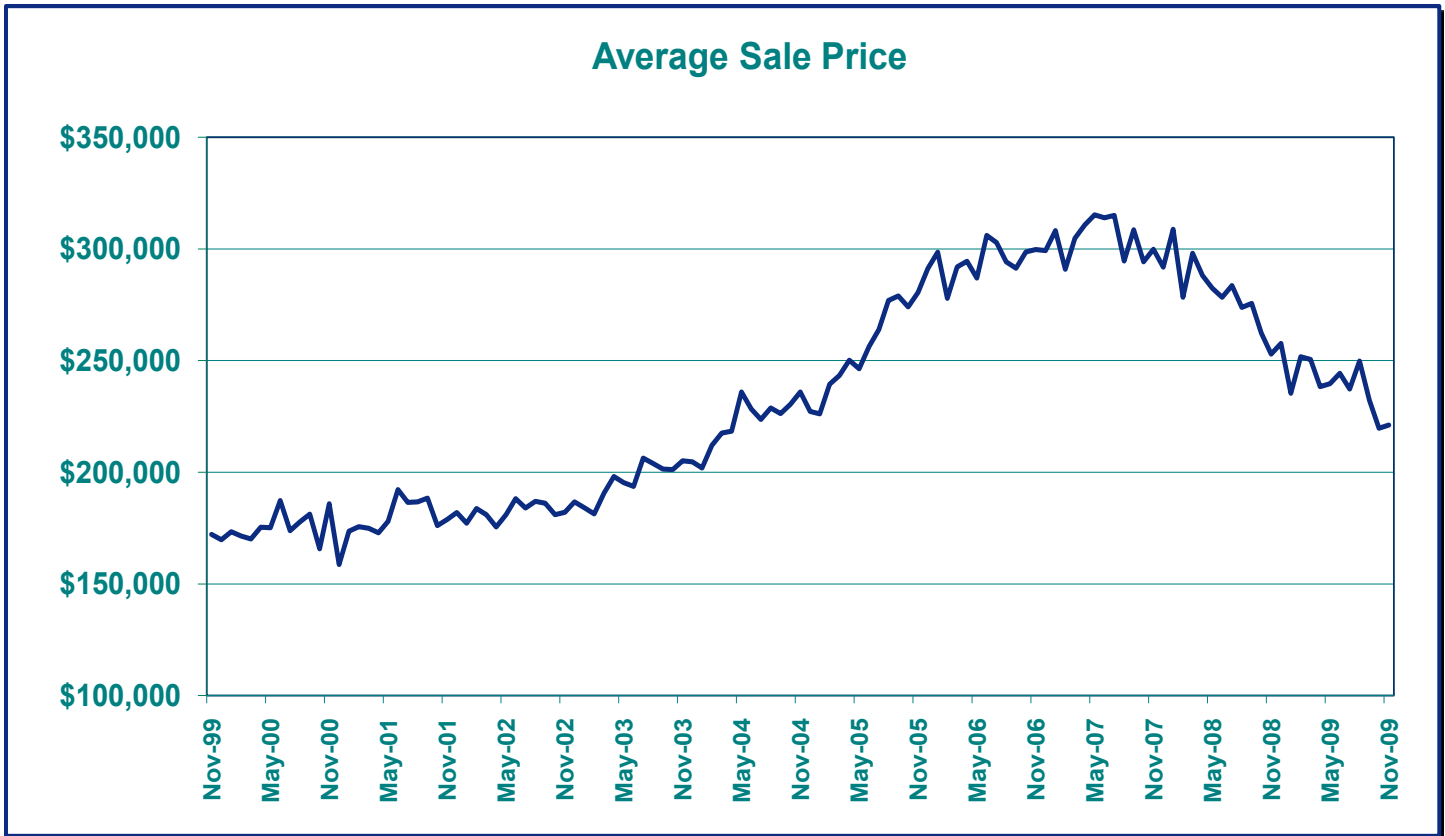
DAYS ON MARKET

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.

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County Oregon
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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

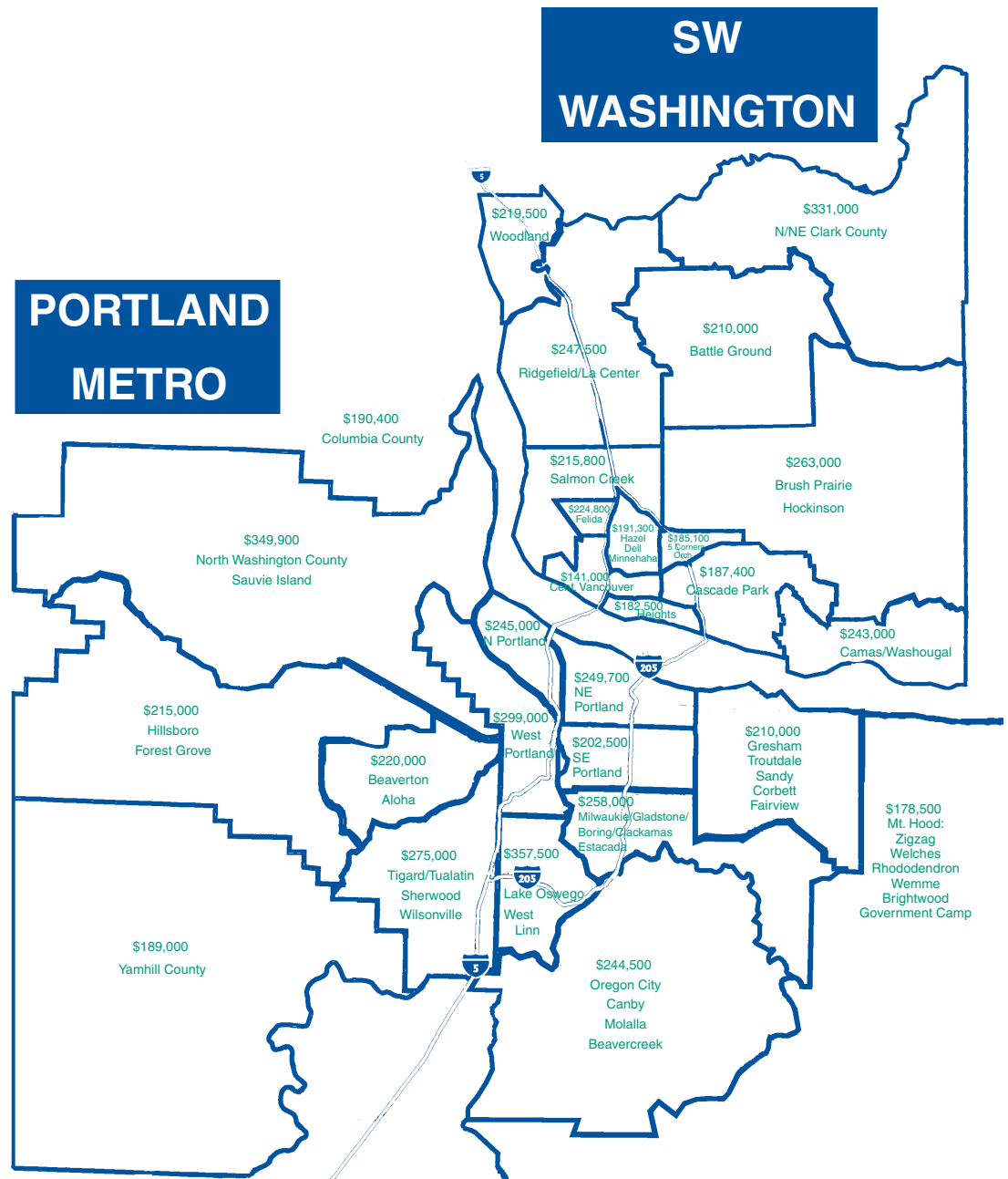
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

MEDIAN SALE PRICE

November 2009



Gary Taylor, Chairman of the Board
Beth Murphy, President
Kurt von Wasmuth, Senior Vice President
Natalie Middleton, Editor
Joel Weiler, Assistant Editor