

MARKET ACTION



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

Residential Review: Southwest Washington

October 2009 Reporting Period

October Residential Highlights

In October, the gap between same-month sales from a year ago continued to widen in Clark County.

Compared to October 2008, pending sales rose 56.9% and closed sales increased 52%. New listings, on the other hand, dropped 13%.

The 56.9% increase in pending sales is the largest on record since RMLS™ began tracking statistics for the area in 1996 and the 52% increase in closed sales is the largest since September 2003.

When comparing October 2009 with September 2009, closed sales rose 13.8% (535 v. 470), while on the other hand pending sales dropped 1.2% (576 v. 583). New listings fell 6.6% (765 v. 819).

At the month's rate of sales the 3,421 active residential listings

would last approximately 6.4 months, down from 13.7 last year at this time and at its lowest point since September 2006.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, closed sales were up 7% and pending sales grew 17.8%. New listings dropped 25%.

Sale Prices

The average sale price for October 2009 was down 16.3% compared to October 2008, while the median sale price dropped 14.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price decreased when compared with September levels; the average sale price fell 5.4% (\$219,700 v. \$232,200) and the median sale price was down 5.6% (\$200,000 v. \$211,800).

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	
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:

-15.3% (\$240,700 v. \$284,300)

Median Sale Price % Change:

-11.6% (\$216,600 v. \$245,000)

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	October	765	576	535	219,700	200,000	138
	Year-to-date	8,767	4,841	4,125	238,700	215,000	158
2008	October	879	367	352	262,400	233,800	153
	Year-to-date	11,684	4,109	3,855	282,100	244,900	150
Change	October	-13.0%	56.9%	52.0%	-16.3%	-14.5%	-9.9%
	Year-to-date	-25.0%	17.8%	7.0%	-15.4%	-12.2%	5.1%

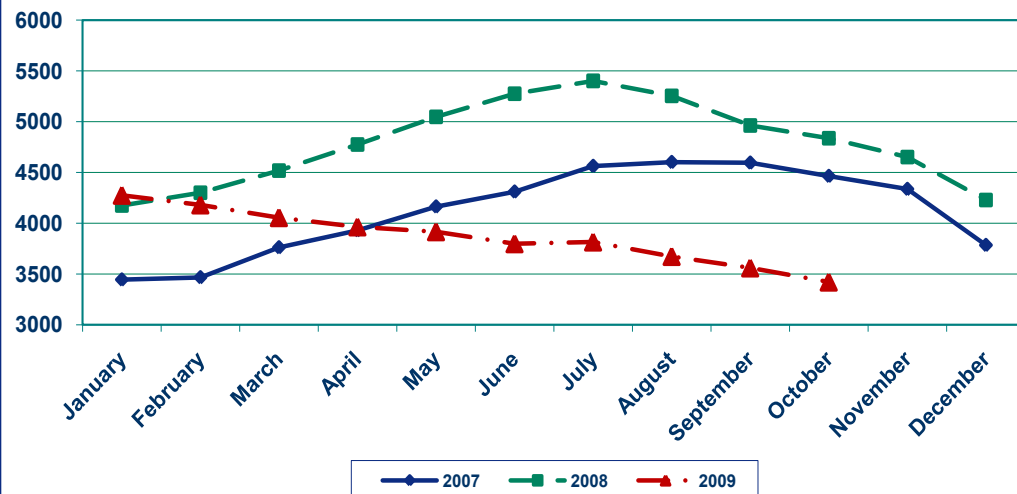
*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 10/2009

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	82	21	14	21	90.9%	13	187,800	148	273	149	29.6%	123	185,800	167,200	132	-23.7%	1	866,000	1	77,500	2	165,000	
12	NW Heights	83	24	6	37	270.0%	24	132,200	51	253	160	36.8%	119	133,300	133,000	144	-19.3%	1	199,900	3	57,600	12	158,500	
13	SW Heights	90	13	16	9	80.0%	6	297,100	165	178	57	-3.4%	47	307,400	232,000	140	-21.2%	-	-	9	186,100	3	222,600	
14	Lincoln/Hazel Dell	32	11	4	12	100.0%	9	194,900	56	136	85	41.7%	69	197,900	196,000	121	-16.3%	-	-	2	124,500	1	226,400	
15	E Hazel Dell	189	54	23	31	34.8%	29	186,300	95	472	288	15.7%	245	192,600	192,000	152	-15.2%	1	475,000	10	85,200	5	280,700	
20	NE Heights	76	13	6	19	58.3%	21	196,400	171	202	152	22.6%	128	186,200	181,000	189	-16.9%	-	-	-	-	5	224,000	
21	Orchards	176	46	35	36	111.8%	41	182,800	112	514	303	2.4%	257	193,500	186,000	146	-12.9%	1	7,900	2	365,000	1	220,000	
22	Evergreen	278	74	35	53	10.4%	59	170,900	143	781	459	-2.5%	398	189,200	178,800	135	-13.4%	1	45,000	5	91,000	4	217,500	
23	E Heights	86	22	7	11	57.1%	13	213,900	92	187	75	0.0%	67	240,200	218,500	131	-19.8%	-	-	2	298,500	2	222,000	
24	Cascade Park	101	14	14	12	71.4%	13	245,300	66	260	158	24.4%	137	266,000	242,000	164	-15.2%	-	-	-	-	2	260,000	
25	Five Corners	96	30	11	13	-13.3%	24	182,200	58	271	164	7.9%	149	182,500	183,500	128	-17.0%	-	-	-	-	1	120,000	
26	E Orchards	80	22	12	20	66.7%	23	233,000	147	283	184	37.3%	169	239,700	226,500	141	-8.8%	-	-	1	40,000	-	-	
27	Fisher's Landing	102	28	9	24	140.0%	20	261,200	116	315	225	10.3%	209	249,400	240,000	141	-12.1%	-	-	1	100,000	-	-	
31	SE County	35	7	10	2	0.0%	1	271,500	150	69	22	-15.4%	16	350,000	290,000	96	-24.6%	-	-	2	449,500	-	-	
32	Camas City	254	55	24	42	121.1%	30	262,600	150	702	395	39.6%	343	323,600	305,000	172	-16.4%	1	375,000	17	149,800	5	162,300	
33	Washougal	247	37	22	32	0.0%	21	230,200	125	547	291	26.0%	245	261,900	245,000	182	-15.1%	-	-	22	107,100	1	109,000	
41	N Hazel Dell	103	24	10	27	22.7%	19	271,000	136	297	172	6.2%	146	234,400	217,000	141	-16.5%	-	-	3	165,300	2	537,500	
42	S Salmon Creek	132	36	18	28	55.6%	32	218,600	108	402	225	4.2%	192	220,600	221,000	140	-14.9%	-	-	7	67,100	-	-	
43	N Felida	138	50	33	24	84.6%	25	254,900	141	390	201	27.2%	178	284,000	247,500	161	-14.9%	-	-	2	115,000	1	183,900	
44	N Salmon Creek	172	31	18	32	100.0%	34	200,300	307	421	217	37.3%	167	254,100	249,900	215	-20.6%	1	90,000	5	648,000	-	-	
50	Ridgefield	94	13	4	12	33.3%	5	230,800	210	190	97	12.8%	79	255,900	240,000	191	-28.4%	2	207,000	2	87,300	-	-	
51	W of I-5 County	34	4	4	5	150.0%	3	495,700	135	69	27	28.6%	20	407,900	352,500	233	-29.4%	-	-	7	248,600	-	-	
52	NW E of I-5 County	55	9	4	6	100.0%	4	398,800	172	109	45	9.8%	37	380,800	345,000	206	-17.0%	-	-	9	176,500	-	-	
61	Battleground	245	55	33	23	9.5%	22	235,400	165	571	291	16.9%	248	236,300	215,000	157	-10.3%	2	193,800	2	137,500	-	-	
62	Brush Prairie	211	41	31	31	93.8%	21	291,000	151	483	234	27.2%	196	307,300	285,000	184	-20.1%	-	-	12	143,500	-	-	
63	East County	5	1	1	-	-	1	187,500	319	8	2	-	2	207,800	207,800	160	13.1%	-	-	-	-	-	-	
64	Central County	25	5	4	2	-	4	280,700	540	55	24	100.0%	20	329,900	308,500	249	-10.5%	-	-	-	-	-	-	
65	Mid-Central County	31	6	6	2	-	5	363,300	58	67	32	128.6%	26	330,300	323,000	186	-17.5%	-	-	8	193,100	-	-	
66	Yacolt	56	2	6	3	0.0%	-	-	-	89	25	-34.2%	24	206,200	178,700	128	-6.6%	1	42,500	3	113,300	-	-	
70	La Center	66	10	4	3	-40.0%	9	245,600	135	84	51	82.1%	47	246,000	241,500	187	-18.5%	-	-	-	-	1	282,500	
71	N Central	33	6	4	4	-	4	296,700	94	62	24	166.7%	18	275,600	270,000	207	-14.8%	-	-	1	610,000	-	-	
72	NE Corner	14	1	4	-	-	-	-	-	27	7	0.0%	4	199,700	210,000	36	5.5%	-	-	3	149,200	-	-	
	Grand Total	3,421	765	432	576	56.9%	535	219,700	138	8,767	4,841	17.8%	4,125	238,700	215,000	158	-15.3%	12	241,900	141	167,600	48	214,300	
80	Woodland City	50	18	6	8	33.3%	4	156,800	98	106	61	5.2%	45	212,300	188,000	194	-14.1%	-	-	1	120,000	-	-	
81	Woodland Area	61	16	4	1	-75.0%	2	189,500	127	99	31	19.2%	25	255,300	225,000	295	-8.0%	-	-	6	132,800	-	-	
82	Cowlitz County	367	58	56	29	0.0%	21	179,500	218	699	278	-7.9%	235	185,000	173,300	146	-6.3%	2	118,300	21	102,200	10	282,100	
	Grand Total	478	92	66	38	-2.6%	27	176,900	194	904	370	-4.1%	305	194,800	180,000	166	-6.7%	2	118,300	28	109,400	10	282,100	
87	Pacific County	134	18	19	7	16.7%	12	174,500	162	243	94	14.6%	87	173,600	155,000	196	-3.1%	1	125,000	27	45,300	-	-	

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

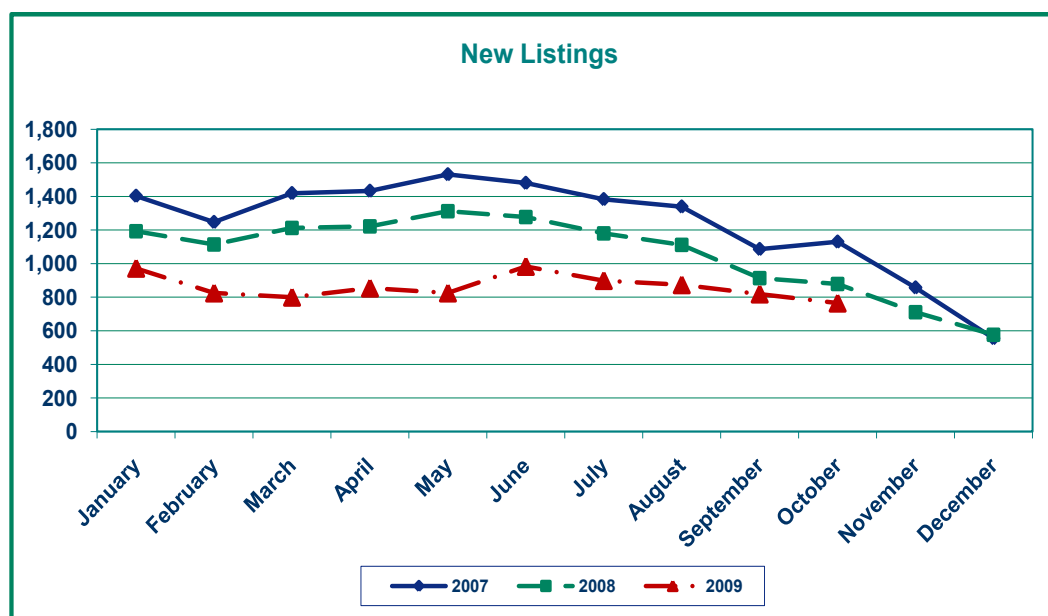
SW WASHINGTON

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

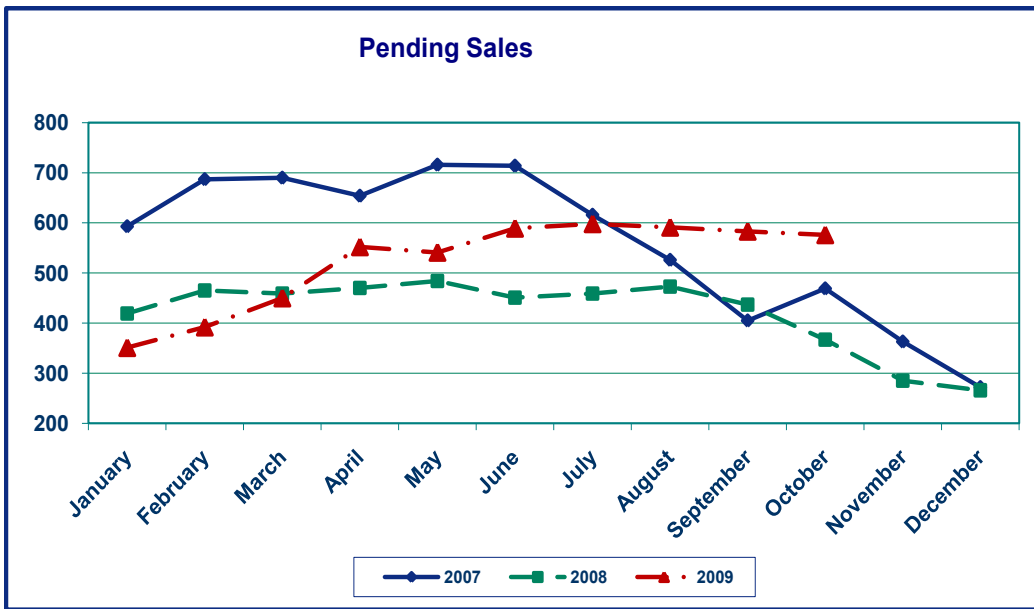
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

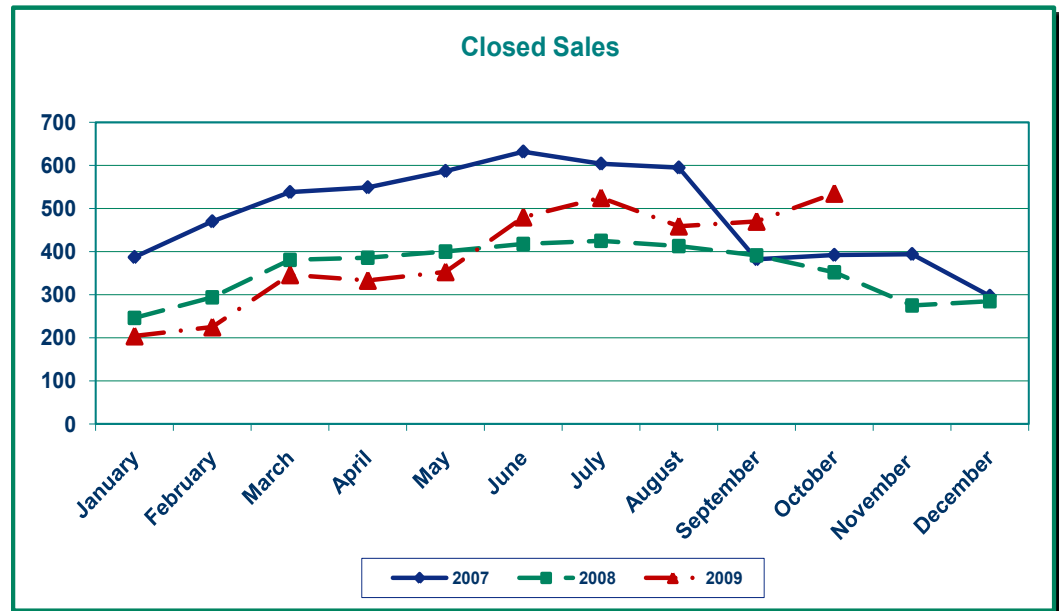
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



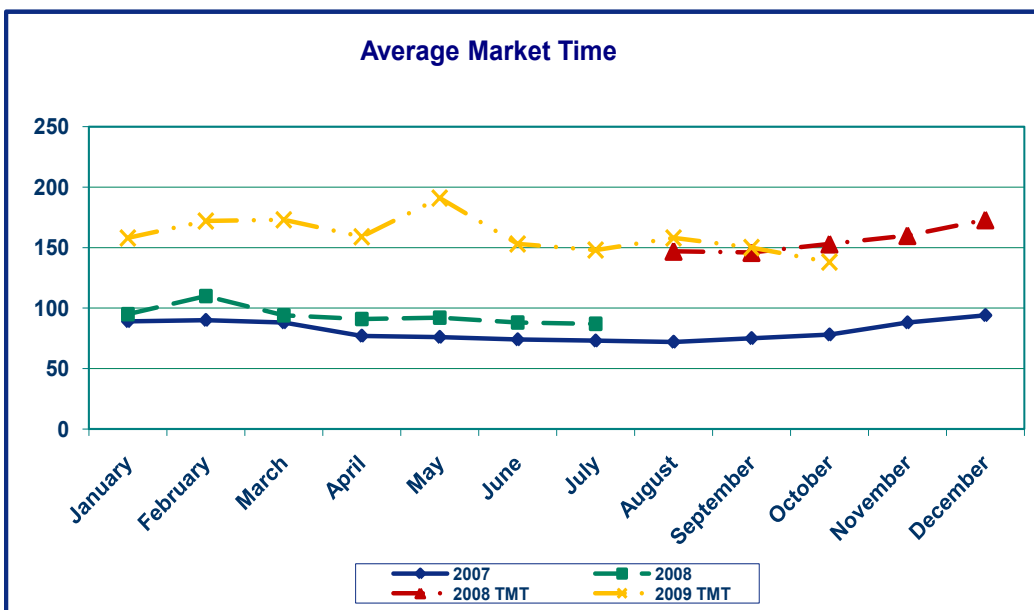
CLOSED SALES

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



Average Market Time



DAYS ON MARKET

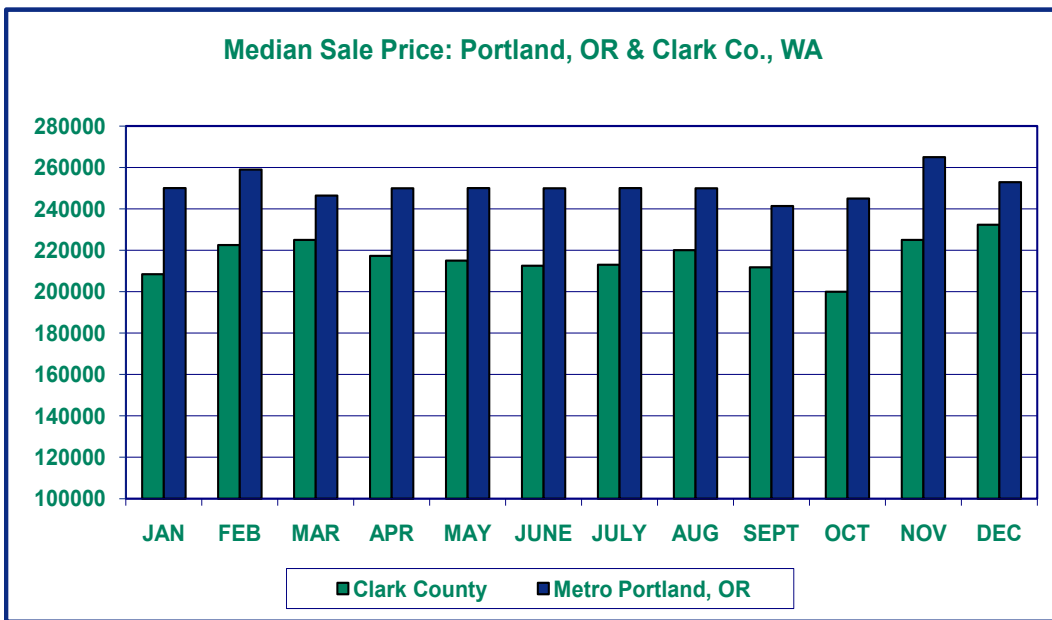
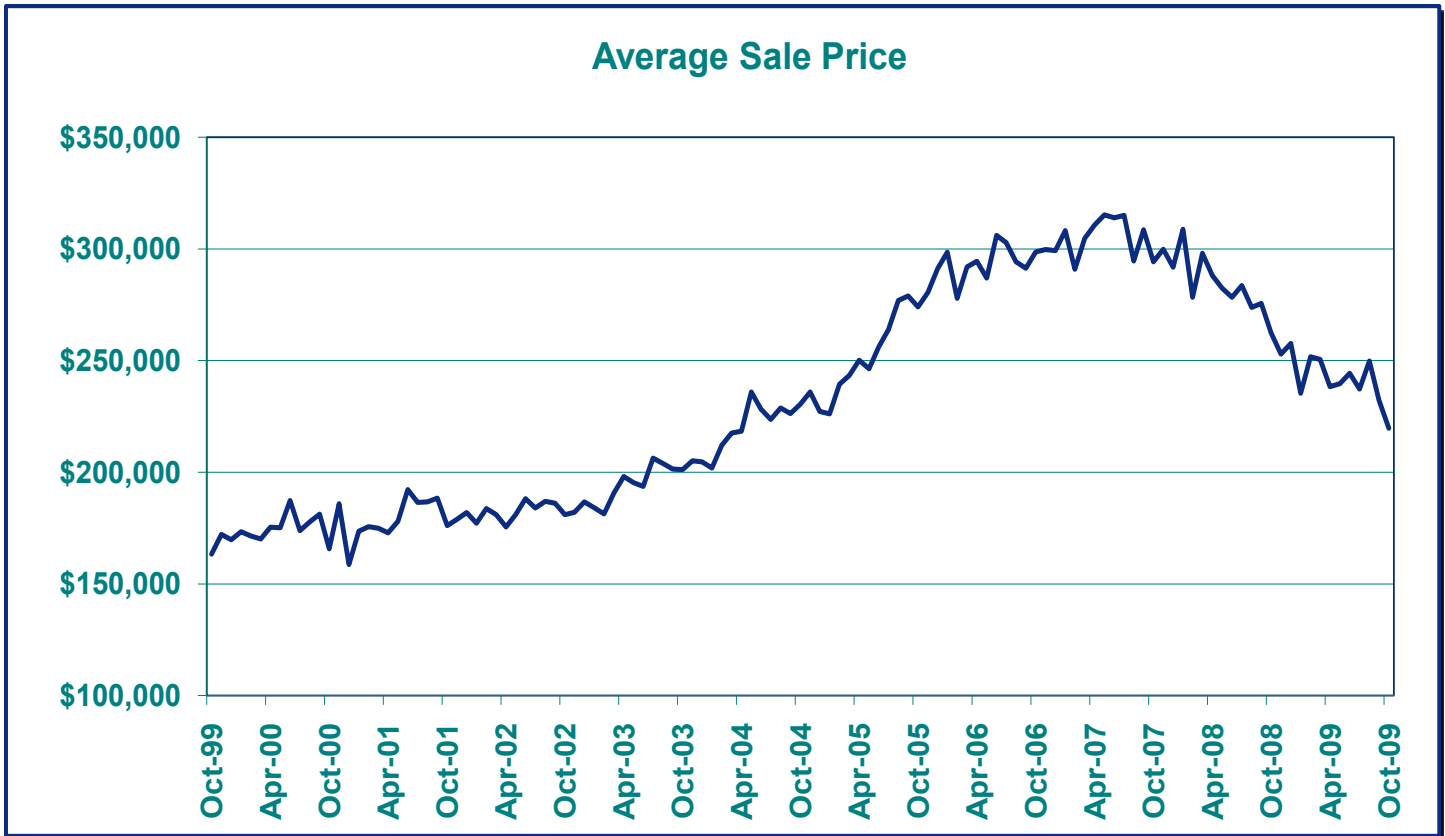
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*This graph shows the average market time for sales in Southwest Washington. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*

AVERAGE SALE PRICE

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This graph represents the average sale price for all homes sold in Southwest Washington



MEDIAN SALE PRICE

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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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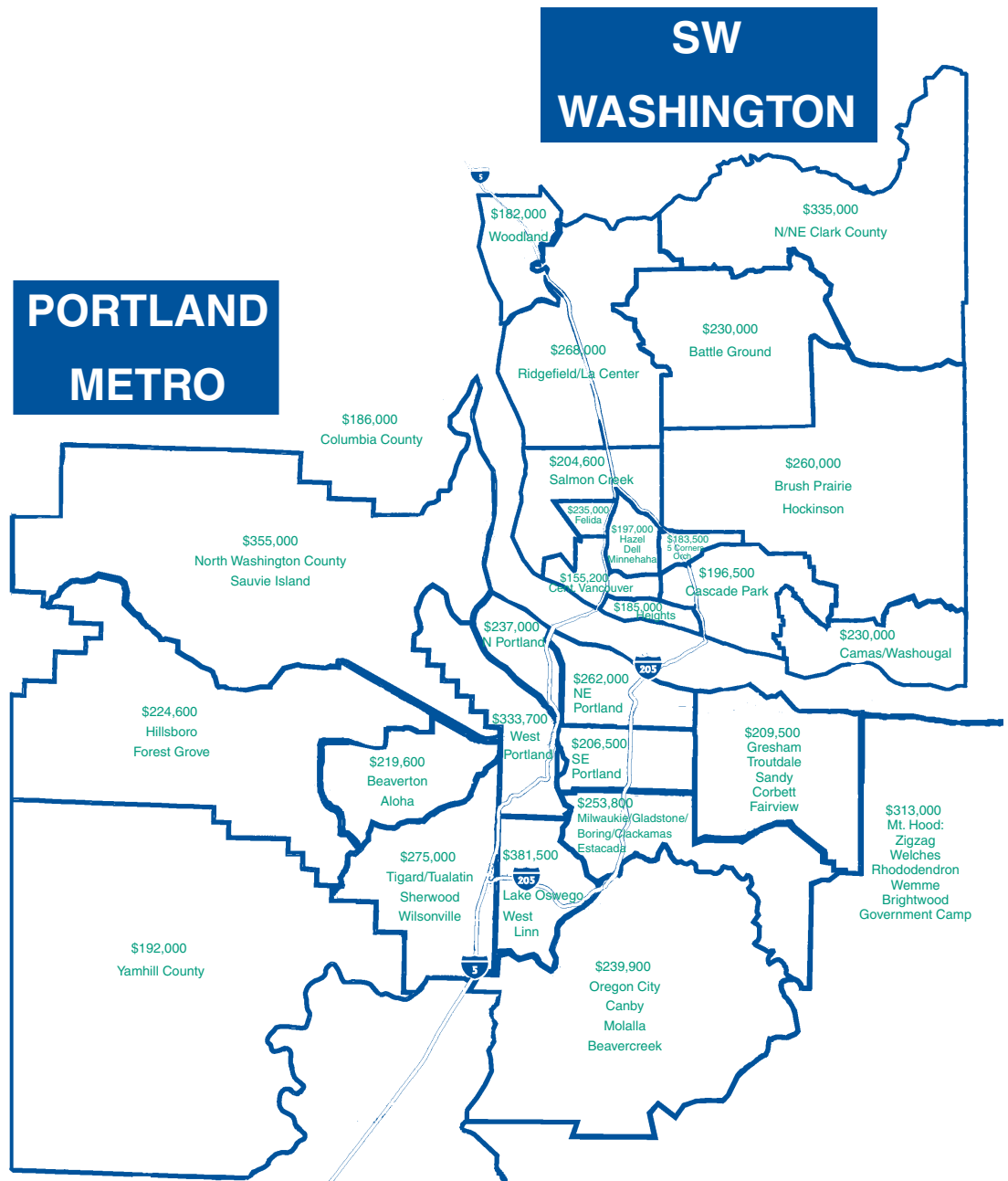
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MEDIAN SALE PRICE October 2009



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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