

MARKET ACTION

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

Residential Review: Southwest Washington

September 2009 Reporting Period

September Residential Highlights

In September, sales activity in Clark County continued to exceed totals from the same month of the year prior.

Compared to September 2008, pending sales rose 33.4% and closed sales increased 20.2%. New listings, on the other hand, dropped 10.4%.

When comparing September 2009 with August 2009, closed sales rose 2.4% (470 v. 459), while on the other hand pending sales dropped 1.4% (583 v. 591). New listings fell 6.3% (819 v. 874).

At the month's rate of sales the 3,560 active residential listings would last approximately 7.6 months, down from 12.7 last year at this time.

Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008,

closed sales increased 18.7% (1,493 v. 1,258) and pending sales rose 31.3% (1,712 v. 1,493). The number of closed sales reached the highest point since the third quarter of 2007. New listings were down 19.2% (2,612 v. 3,234).

Sale Prices

The average sale price for September 2009 was down 15.7% compared to September 2008, while the median sale price dropped 9.5%. 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 7.1% (\$232,200 v. \$249,800) and the median sale price was down 3.7% (\$211,800 v. \$220,000).

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	
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:
-14.7% (\$244,600 v. \$286,900)
Median Sale Price % Change:
-11.1% (\$220,000 v. \$247,400)

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	September	819	583	470	232,200	211,800	150
	Year-to-date	7,975	4,306	3,554	241,200	215,000	160
2008	September	914	437	391	275,600	234,000	146
	Year-to-date	10,786	3,784	3,476	284,300	245,000	149
Change	September	-10.4%	33.4%	20.2%	-15.7%	-9.5%	2.8%
	Year-to-date	-26.1%	13.8%	2.2%	-15.2%	-12.2%	7.3%

*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 • 9/2009

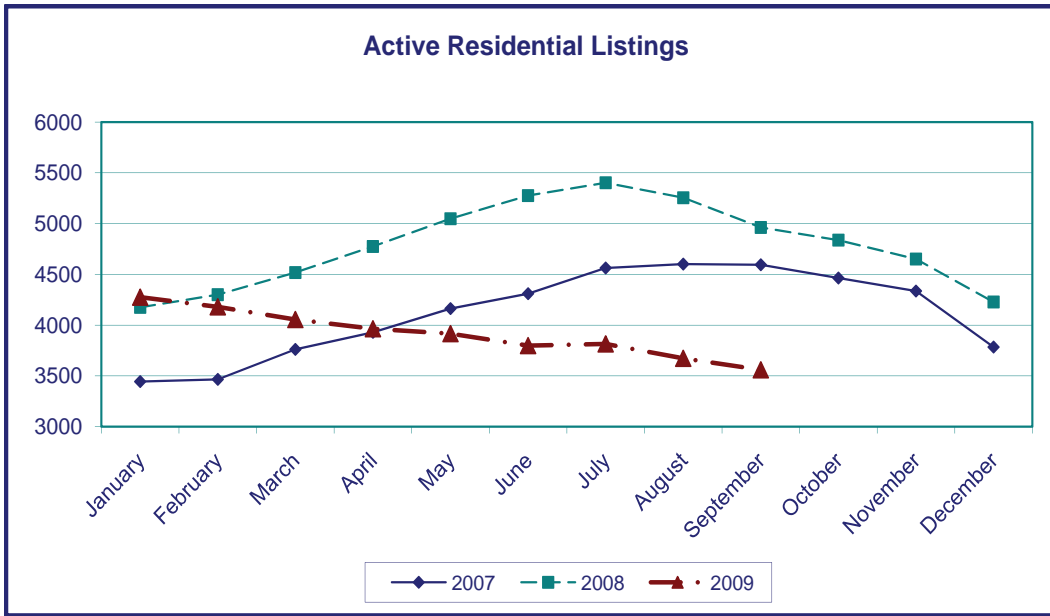
SW Washington

	RESIDENTIAL																Avg. Sale Price % Change ⁶	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 ¹	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	98	19	11	13	18.2%	15	176,500	136	251	128	20.8%	109	184,100	165,000	131	-22.5%	1	866,000	1	77,500	1	110,000
12	NW Heights	101	35	8	17	21.4%	11	133,600	181	227	122	13.0%	95	133,600	134,000	167	-20.2%	1	199,900	3	57,600	8	154,800
13	SW Heights	95	19	24	5	25.0%	3	160,000	112	165	48	-11.1%	41	308,900	232,000	137	-26.8%	-	-	8	184,400	3	222,600
14	Lincoln/Hazel Dell	34	10	5	11	175.0%	10	173,100	89	124	73	35.2%	59	199,800	197,000	122	-15.1%	-	-	2	124,500	1	226,400
15	E Hazel Dell	190	42	22	31	10.7%	28	199,400	155	418	258	12.7%	215	193,300	193,000	160	-14.7%	1	475,000	9	70,300	3	288,800
20	NE Heights	86	18	12	15	-6.3%	10	180,700	202	190	132	14.8%	105	183,500	180,000	189	-16.5%	-	-	-	-	4	232,500
21	Orchards	194	54	22	32	-11.1%	20	207,500	189	465	269	-4.6%	212	194,300	186,200	155	-12.6%	1	7,900	2	365,000	1	220,000
22	Evergreen	276	79	34	59	20.4%	51	186,500	107	705	411	-3.7%	337	192,500	179,000	135	-12.8%	1	45,000	3	108,300	4	217,500
23	E Heights	75	25	6	10	-9.1%	13	206,400	109	165	64	-7.2%	53	246,300	222,000	139	-22.1%	-	-	2	298,500	1	229,000
24	Cascade Park	105	26	12	18	28.6%	20	215,100	102	246	148	22.3%	124	268,200	241,000	175	-14.0%	-	-	-	-	2	260,000
25	Five Corners	89	30	11	20	42.9%	18	184,700	82	241	154	10.8%	123	182,900	183,500	141	-18.0%	-	-	-	-	1	120,000
26	E Orchards	90	27	13	28	133.3%	18	247,500	136	261	167	35.8%	145	241,200	235,000	141	-10.4%	-	-	1	40,000	-	-
27	Fisher's Landing	103	31	16	19	46.2%	15	243,700	72	284	204	4.1%	188	247,900	240,000	141	-13.2%	-	-	-	-	-	-
31	SE County	45	-	4	4	0.0%	4	302,900	158	62	21	-16.0%	15	355,200	295,000	93	-13.4%	-	-	2	449,500	-	-
32	Camas City	262	50	30	47	38.2%	44	299,100	131	647	356	31.4%	311	328,300	311,000	175	-15.5%	1	375,000	15	160,700	5	162,300
33	Washougal	257	48	34	37	85.0%	35	268,200	239	508	261	29.9%	222	264,100	245,000	184	-12.9%	-	-	20	110,300	1	109,000
41	N Hazel Dell	110	23	14	21	23.5%	17	209,600	103	272	148	5.0%	126	228,900	209,500	143	-18.5%	-	-	3	165,300	2	537,500
42	S Salmon Creek	140	46	15	31	29.2%	24	206,100	110	364	200	0.0%	159	220,700	222,000	146	-16.6%	-	-	6	65,800	-	-
43	N Felida	134	35	17	25	66.7%	15	297,800	111	339	177	21.2%	153	288,800	250,000	164	-17.2%	-	-	1	50,000	1	183,900
44	N Salmon Creek	177	40	32	40	122.2%	11	230,800	340	387	188	31.5%	130	266,600	250,500	187	-16.9%	1	90,000	4	758,500	-	-
50	Ridgefield	92	30	5	10	-9.1%	9	263,800	242	174	82	6.5%	71	258,800	246,900	189	-24.4%	2	207,000	2	87,300	-	-
51	W of I-5 County	40	7	3	4	300.0%	2	436,000	491	65	22	15.8%	17	392,400	350,000	250	-30.7%	-	-	6	261,700	-	-
52	NW E of I-5 County	59	7	15	4	-50.0%	6	369,900	117	100	41	2.5%	33	378,600	345,000	210	-22.2%	-	-	8	188,500	-	-
61	Battleground	243	55	29	34	25.9%	26	217,700	204	514	271	17.8%	222	235,800	212,500	157	-11.1%	2	193,800	2	137,500	-	-
62	Brush Prairie	221	36	30	25	13.6%	27	301,600	186	440	208	23.1%	171	308,700	285,000	181	-22.1%	-	-	7	142,800	-	-
63	East County	5	1	-	-	-	-	-	-	7	2	-	1	228,000	228,000	-	28.9%	-	-	-	-	-	-
64	Central County	28	1	1	3	#DIV/0!	3	300,000	58	50	22	83.3%	16	342,200	334,000	177	-15.4%	-	-	-	-	-	-
65	Mid-Central County	34	4	3	5	-	2	466,500	405	61	30	150.0%	21	322,400	325,000	216	-21.3%	-	-	8	193,100	-	-
66	Yacolt	59	10	3	2	-60.0%	3	172,300	106	87	24	-31.4%	24	206,200	178,700	128	-10.5%	1	42,500	2	150,000	-	-
70	La Center	65	5	4	8	300.0%	8	254,100	148	74	48	118.2%	38	246,100	242,800	199	-19.8%	-	-	-	-	1	282,500
71	N Central	36	4	3	3	-	1	165,000	203	56	20	122.2%	14	269,600	264,000	240	-11.8%	-	-	1	610,000	-	-
72	NE Corner	17	2	1	2	-	1	220,000	-	26	7	16.7%	4	199,700	210,000	36	5.5%	-	-	3	149,200	-	-
	Grand Total	3,560	819	439	583	33.4%	470	232,200	150	7,975	4,306	13.8%	3,554	241,200	215,000	160	-14.8%	12	241,900	121	175,400	39	216,900
80	Woodland City	42	4	3	6	20.0%	6	203,400	230	85	53	1.9%	41	217,700	196,000	203	-17.6%	-	-	-	-	-	-
81	Woodland Area	53	4	10	4	100.0%	3	218,900	234	83	30	36.4%	23	261,000	226,600	311	-11.0%	-	-	4	159,100	-	-
82	Cowlitz County	386	71	56	29	-17.1%	31	173,100	160	637	251	-8.1%	213	185,700	172,000	140	-10.8%	2	118,300	20	103,700	9	305,700
	Grand Total	481	79	69	39	-7.1%	40	181,100	176	805	334	-3.7%	277	196,700	180,000	163	-11.4%	2	118,300	24	112,900	9	305,700
87	Pacific County	150	17	25	16	33.3%	10	195,700	165	224	89	14.1%	75	173,500	154,000	201	-0.5%	1	125,000	24	43,600	-	-

ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

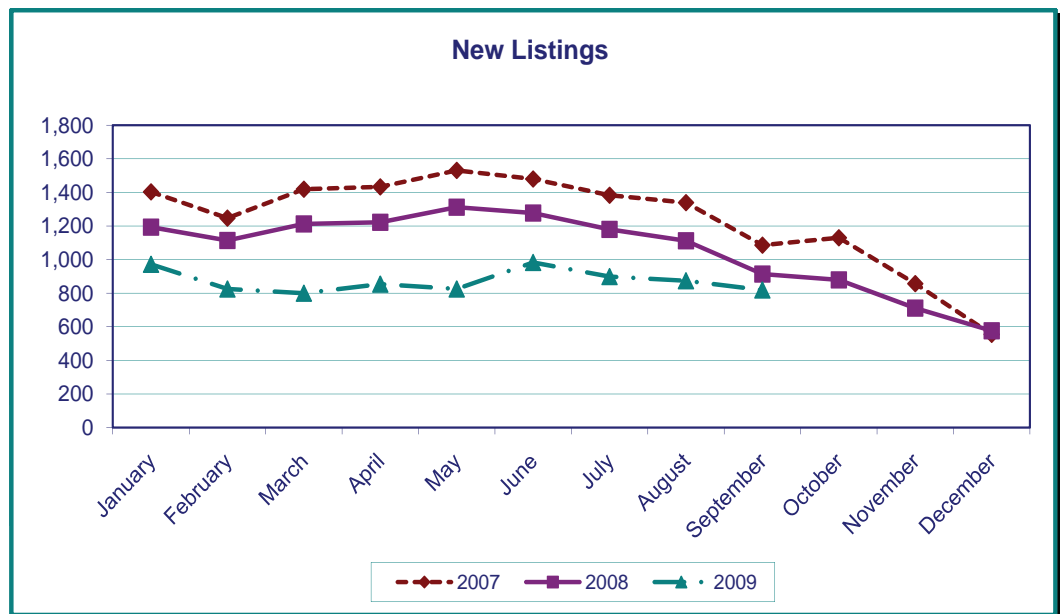
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

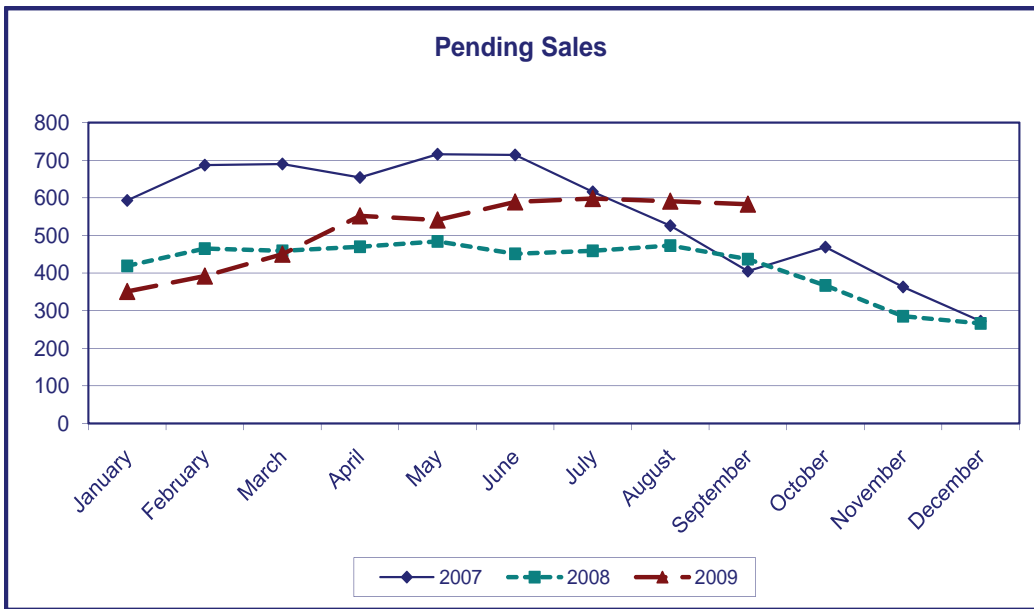
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

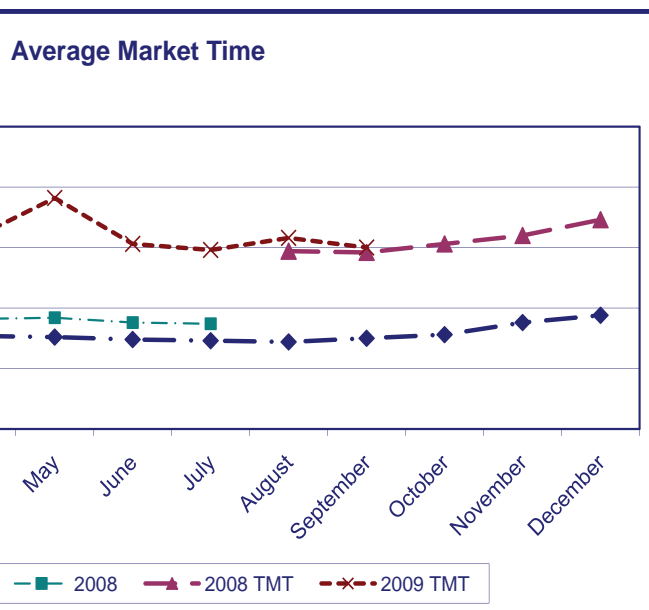
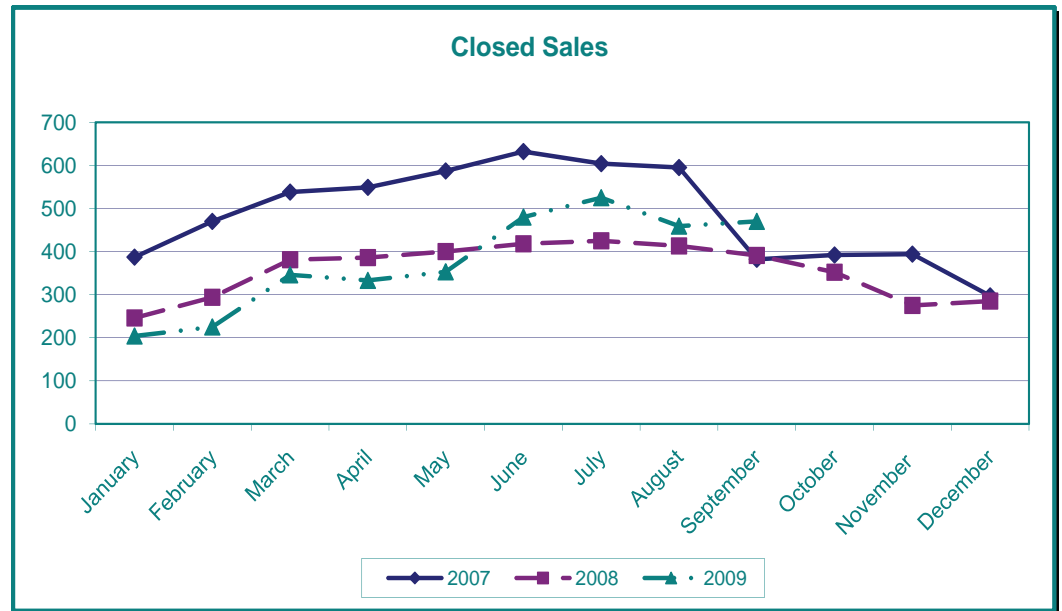
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

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



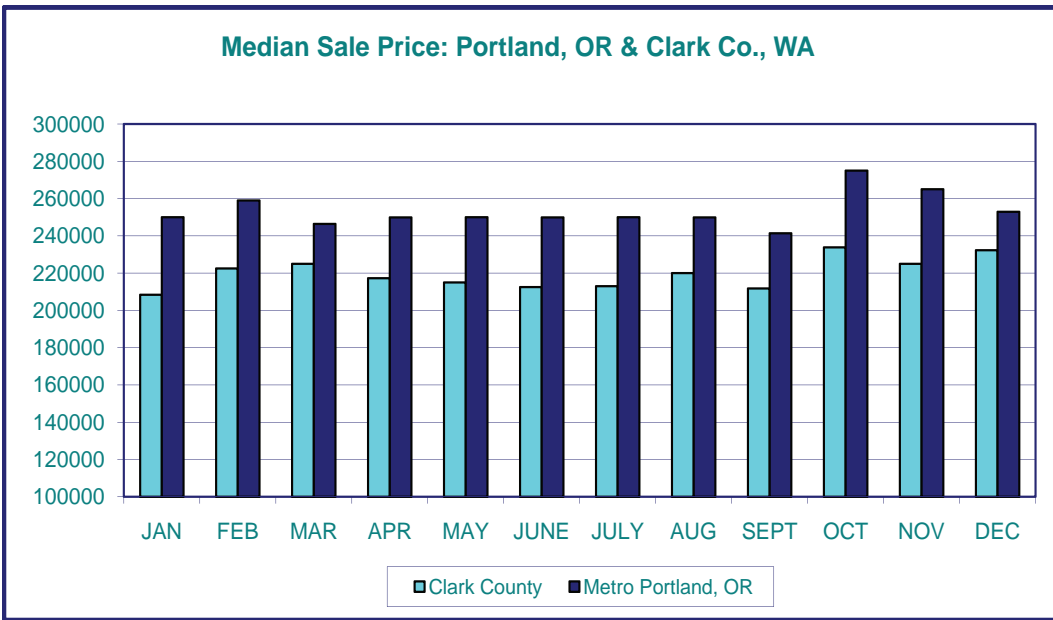
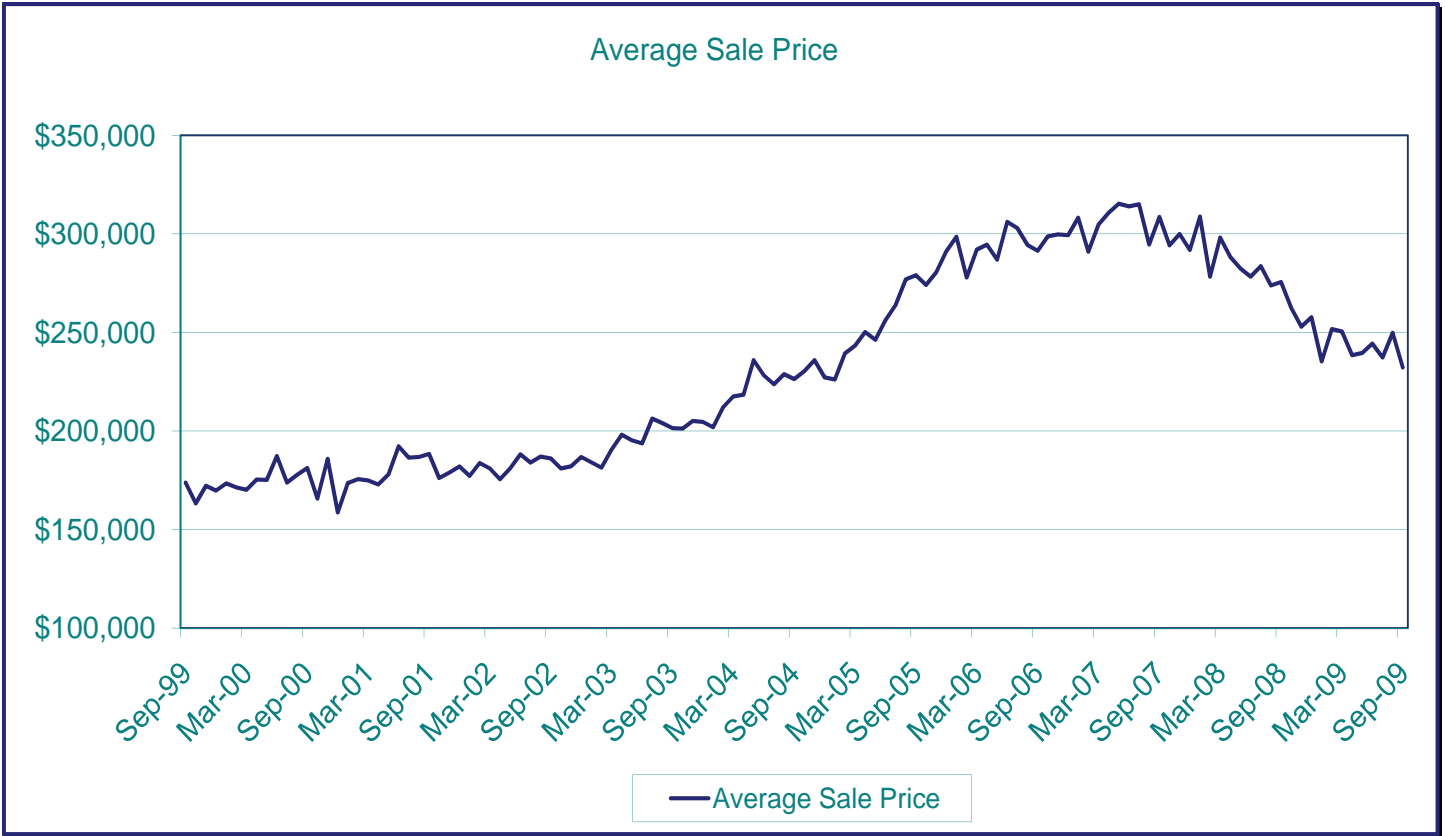
DAYS ON MARKET

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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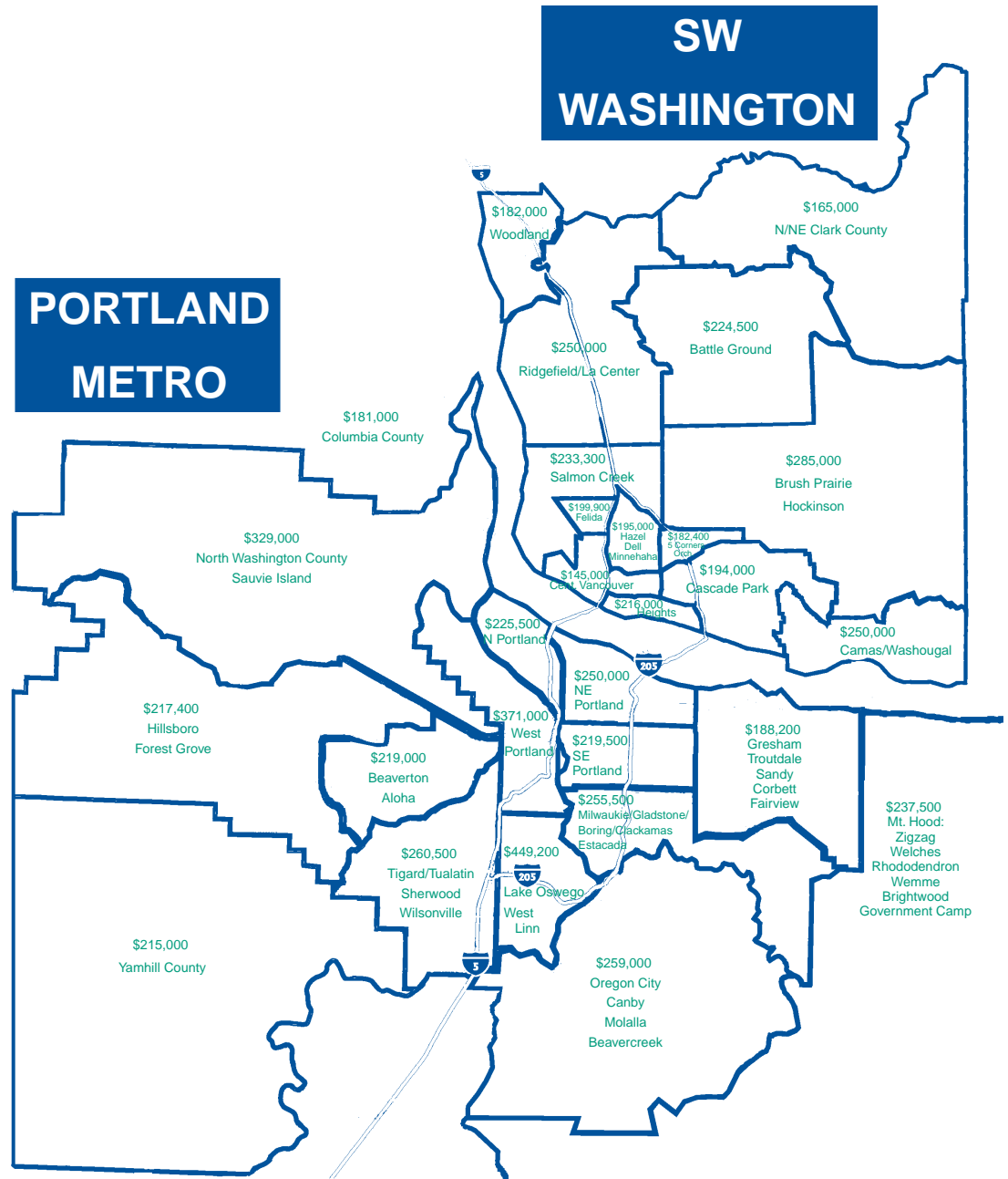
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MEDIAN SALE PRICE September 2009



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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