

MARKET ACTION



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

Residential Review: Southwest Washington

April 2010 Reporting Period

April Residential Highlights

Sales in Clark County showed increases in April 2010 compared to the same time last year.

Closed sales jumped 57.7% when comparing April 2010 with April 2009. Pending sales increased 36.8% and new listings also rose by 10.1%. See residential highlights table below.

When comparing April 2010 with March 2010, closed sales increased 15.9% (525 v. 453). Pending sales grew 13.5% (755 v. 665). However, new listings fell a slight 0.8% (940 v. 948).

At the month's rate of sales, the 3,480 active residential listings would last approximately 6.6 months, which is the lowest inventory has been since October of 2009.

Sale Prices

The average sale price decreased 3.6% compared to April 2009, while the median sale price dropped 7%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were both down when compared with March 2010 levels; the average sale price dropped 6% (\$229,800 v. \$244,500) and the median sale price was down 3.8% (\$202,000 v. \$210,000).

Year-to-Date

Comparing January-April 2010 with the same period in 2009, closed sales jumped 40%. Pending sales increased 37.5% and new listings also grew 7%. See residential highlights table below.

Inventory in Months*

	2008	2009	2010
January	17	21	12.4
February	14.6	18.6	11.6
March	11.9	11.7	7.7
April	12.4	11.9	6.6
May	12.6	11.1	
June	12.6	7.9	
July	12.7	7.3	
August	12.7	8	
September	12.7	7.6	
October	13.7	6.4	
November	16.9	7.3	
December	14.8	7.6	

*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:

-10.4% (\$236,600 v. \$264,200)

Median Sale Price % Change:

-10.4% (\$210,000 v. \$234,300)

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
2010	April	940	755	525	229,800	202,000	139
	Year-to-date	3,731	2,276	1,599	238,400	207,900	141
2009	April	854	552	333	238,400	217,300	159
	Year-to-date	3,488	1,655	1,142	243,700	218,300	166
Change	April	10.1%	36.8%	57.7%	-3.6%	-7.0%	-12.7%
	Year-to-date	7.0%	37.5%	40.0%	-2.2%	-4.8%	-14.8%

*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.

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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 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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
Downtown Vancouver	89	33	15	19	11.8%	15	175,800	113	97	57	21.3%	47	177,200	149,900	116	-15.7%	1	45,000	-	-	5	211,900		
NW Heights	86	32	9	30	36.4%	20	124,400	145	107	65	35.4%	45	125,500	124,200	123	-16.5%	1	69,000	2	38,800	4	145,500		
SW Heights	102	23	6	15	200.0%	6	169,300	222	84	33	37.5%	14	175,500	181,500	171	1.6%	-	-	-	-	-	-		
Lincoln/Hazel Dell	43	20	1	10	-9.1%	8	175,600	136	51	31	6.9%	24	195,200	182,500	99	-17.0%	-	-	2	66,000	-	-		
E Hazel Dell	167	44	14	43	10.3%	40	167,200	129	185	132	21.1%	88	172,900	176,500	146	-11.8%	2	180,000	2	120,500	-	-		
NE Heights	87	28	6	26	4.0%	16	195,200	117	108	70	32.1%	41	188,000	184,500	142	-17.1%	-	-	-	-	1	199,000		
Orchards	180	43	22	52	100.0%	27	177,800	90	226	138	31.4%	88	182,200	180,000	133	-10.6%	-	-	-	-	1	205,000		
Evergreen	244	75	35	62	24.0%	60	176,300	132	318	226	62.6%	168	178,700	174,000	123	-12.3%	-	-	5	58,000	3	230,300		
E Heights	67	18	10	17	142.9%	9	343,000	64	67	39	56.0%	30	254,000	180,800	97	-11.3%	-	-	1	350,000	-	-		
Cascade Park	105	39	8	34	183.3%	13	224,700	123	132	75	59.6%	42	319,500	229,800	148	-9.1%	-	-	1	677,000	1	172,200		
Five Corners	84	35	13	31	34.8%	18	172,200	127	123	98	66.1%	59	170,100	170,000	127	-9.9%	-	-	-	-	3	134,300		
E Orchards	92	26	8	26	8.3%	13	224,000	147	100	67	9.8%	50	218,800	217,300	149	-6.3%	-	-	-	-	-	-		
Fisher's Landing	119	30	5	31	29.2%	27	243,000	112	145	96	12.9%	70	243,900	237,000	116	-9.5%	-	-	-	-	-	-		
SE County	42	9	4	6	-	4	289,800	288	37	16	128.6%	10	341,400	247,500	264	-31.4%	-	-	2	157,500	-	-		
Camas City	240	75	16	65	62.5%	36	338,100	165	305	185	34.1%	125	336,600	302,800	122	-12.8%	-	-	26	93,700	3	183,200		
Washougal	258	66	20	45	40.6%	30	260,900	183	258	130	38.3%	99	272,700	250,000	171	-10.7%	-	-	16	64,600	1	210,000		
N Hazel Dell	133	33	17	27	22.7%	22	247,400	103	169	82	28.1%	49	235,500	213,500	95	-8.1%	-	-	3	90,700	1	850,000		
S Salmon Creek	119	40	13	37	37.0%	30	219,300	147	164	105	43.8%	70	218,100	207,000	112	-9.7%	-	-	-	-	-	-		
N Felida	158	45	14	30	-18.9%	18	300,700	125	154	99	41.4%	65	264,900	245,000	174	-0.7%	-	-	13	69,400	-	-		
N Salmon Creek	149	34	19	31	181.8%	19	286,000	220	153	94	30.6%	65	270,100	256,500	199	-18.6%	-	-	1	92,000	-	-		
Ridgefield	87	28	15	11	37.5%	7	260,100	72	93	52	73.3%	54	278,100	250,000	134	-19.1%	-	-	2	66,800	-	-		
W of I-5 County	30	5	3	2	-33.3%	3	676,300	95	18	17	41.7%	14	522,500	485,000	135	5.2%	-	-	1	148,000	-	-		
NW E of I-5 County	43	6	2	4	33.3%	6	332,900	147	30	15	0.0%	18	408,200	315,500	257	-9.4%	-	-	1	175,000	-	-		
Battleground	242	54	12	38	0.0%	33	227,300	127	215	144	38.5%	122	236,900	202,500	133	-8.1%	-	-	5	107,000	1	125,000		
Brush Prarie	206	46	20	38	52.0%	30	285,900	143	184	118	37.2%	80	294,000	275,000	157	-6.6%	-	-	6	224,500	-	-		
East County	6	2	2	1	-	-	-	-	7	1	-	-	-	-	-	-18.1%	-	-	-	-	-	-		
Central County	28	11	4	2	-	3	314,300	414	33	9	-10.0%	11	346,700	354,500	317	-15.5%	-	-	-	-	-	-		
Mid-Central County	37	5	3	4	-	4	272,400	158	33	12	20.0%	10	313,800	300,000	177	-9.1%	-	-	-	-	-	-		
Yacolt	53	12	3	1	-66.7%	5	190,800	62	44	18	63.6%	18	212,700	187,100	251	-6.9%	-	-	4	76,300	-	-		
La Center	52	12	4	12	100.0%	7	226,900	193	45	35	94.4%	21	250,600	242,000	121	-8.8%	-	-	1	95,000	-	-		
N Central	119	5	5	4	-	6	220,300	200	37	13	44.4%	11	221,700	219,800	150	-6.1%	-	-	-	-	-	-		
NE Corner	13	6	-	1	-	3	217,600	461	9	4	300.0%	6	187,800	134,500	242	-31.7%	-	-	1	124,900	-	-		
Grand Total	3,480	940	328	755	36.8%	538	230,100	141	3,731	2,276	37.5%	1,614	238,500	207,900	142	-10.4%	4	118,500	95	101,900	24	210,300		



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 April 2010 with April 2009. The Year-To-Date section compares year-to-date statistics from April 2010 with year-to-date statistics from April 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/09-4/30/10) with 12 months before (5/1/08-4/30/09).

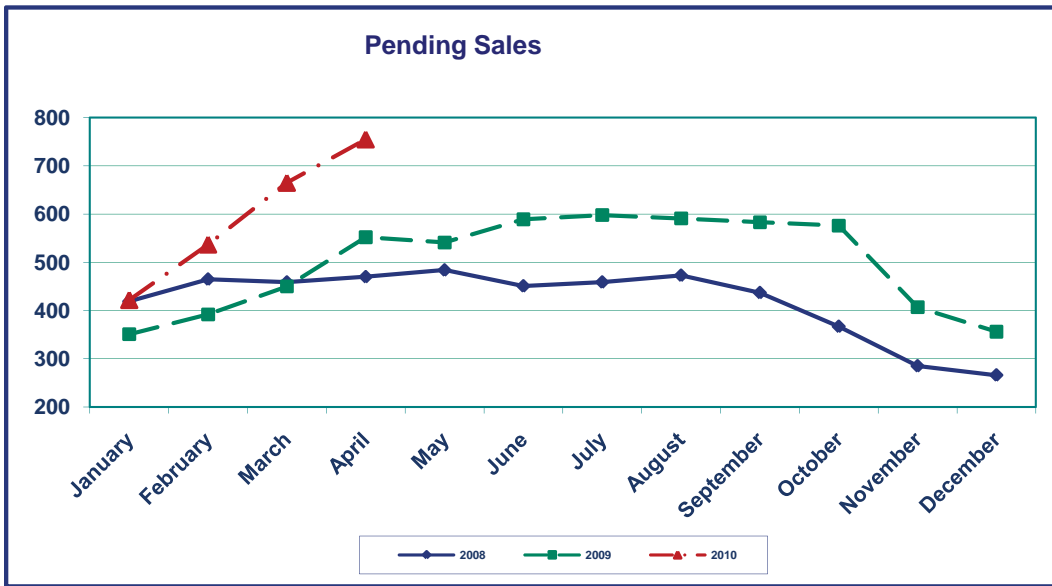
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

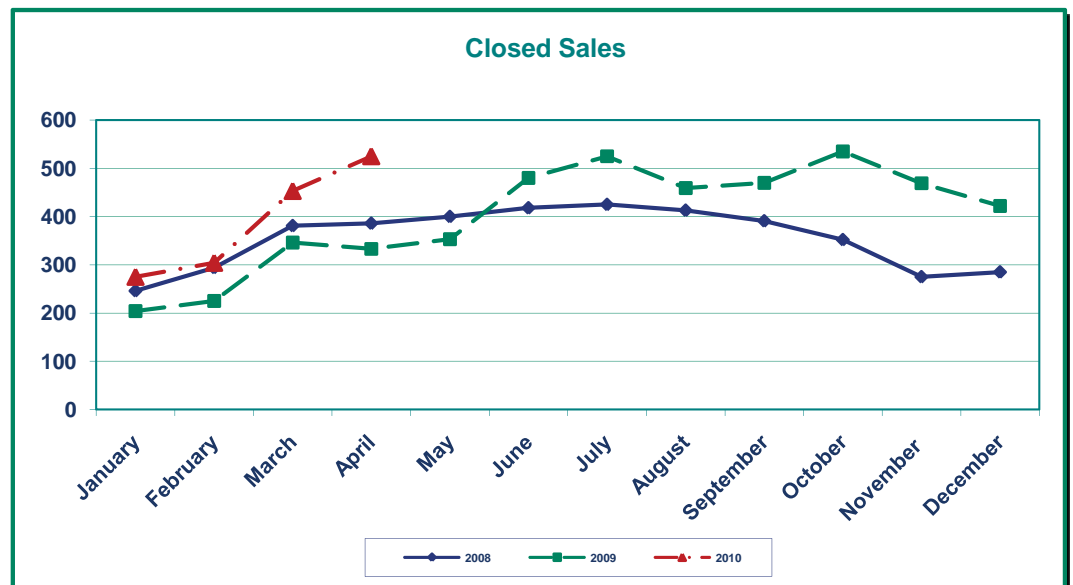
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



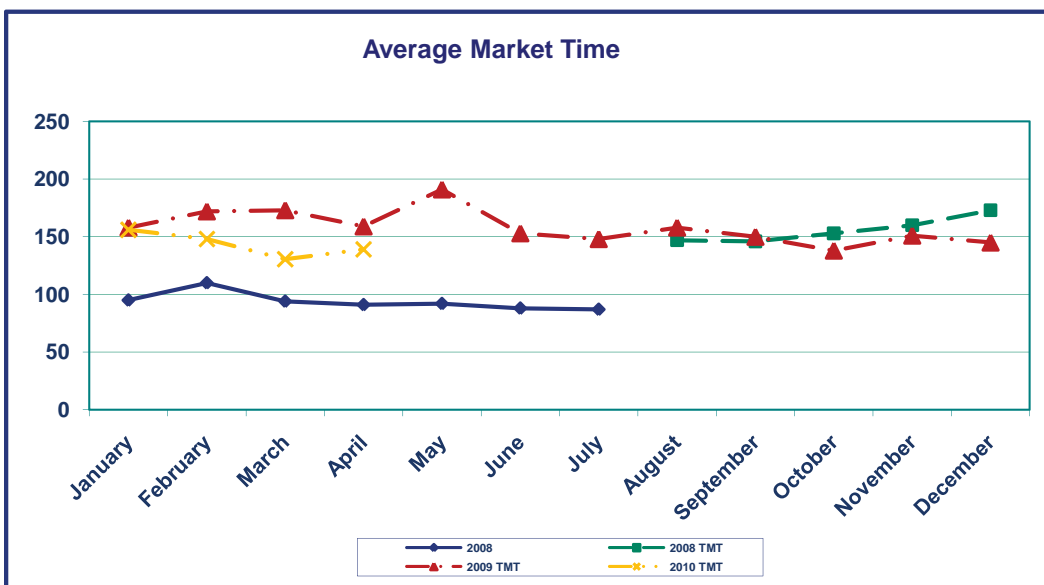
CLOSED SALES

SW WASHINGTON

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



Average Market Time



DAYS ON MARKET

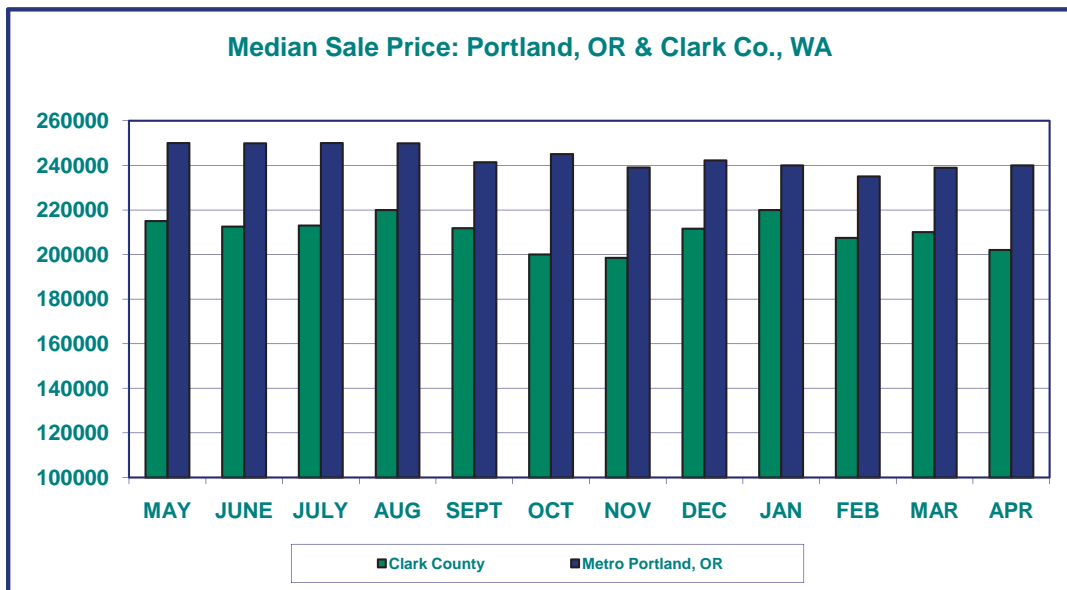
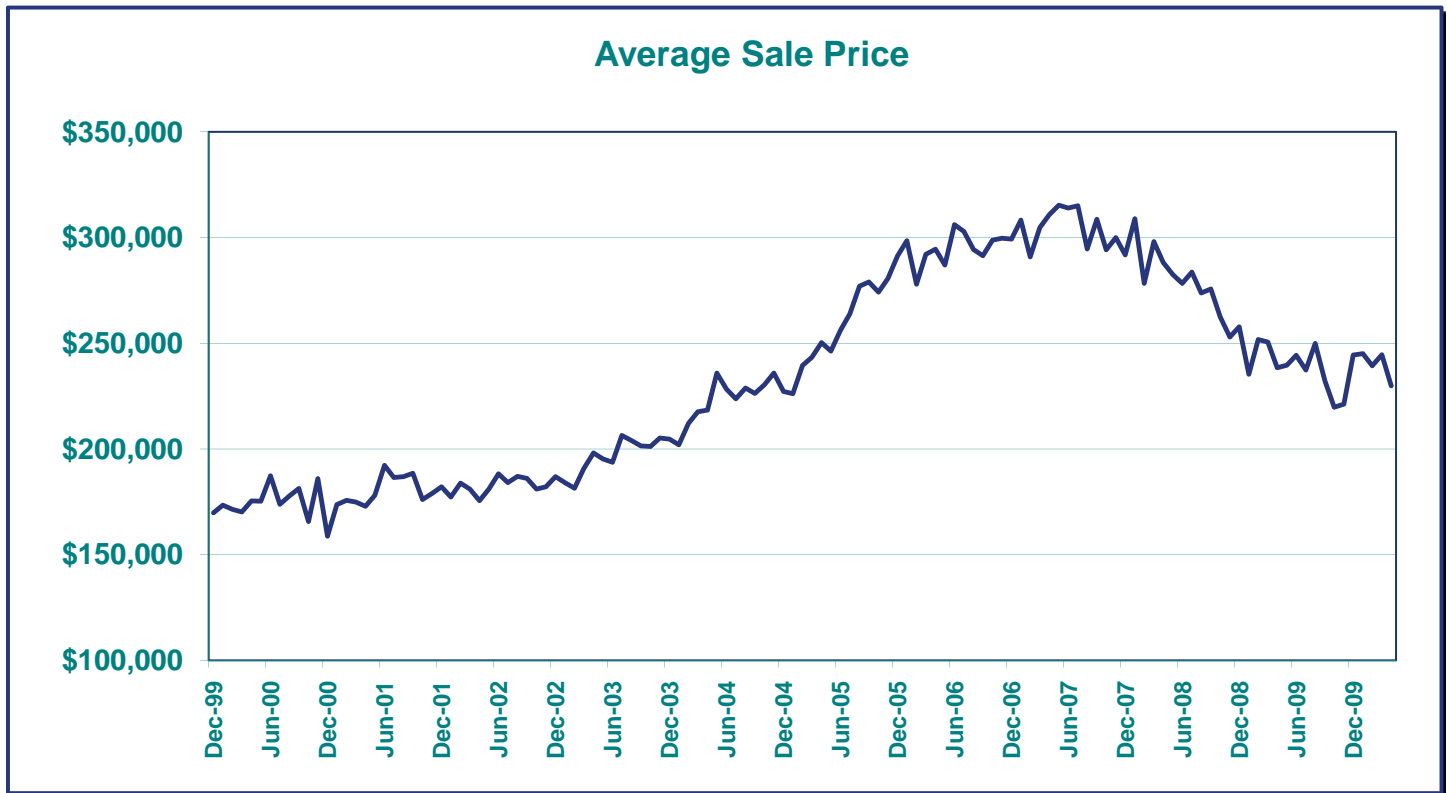
SW WASHINGTON

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.

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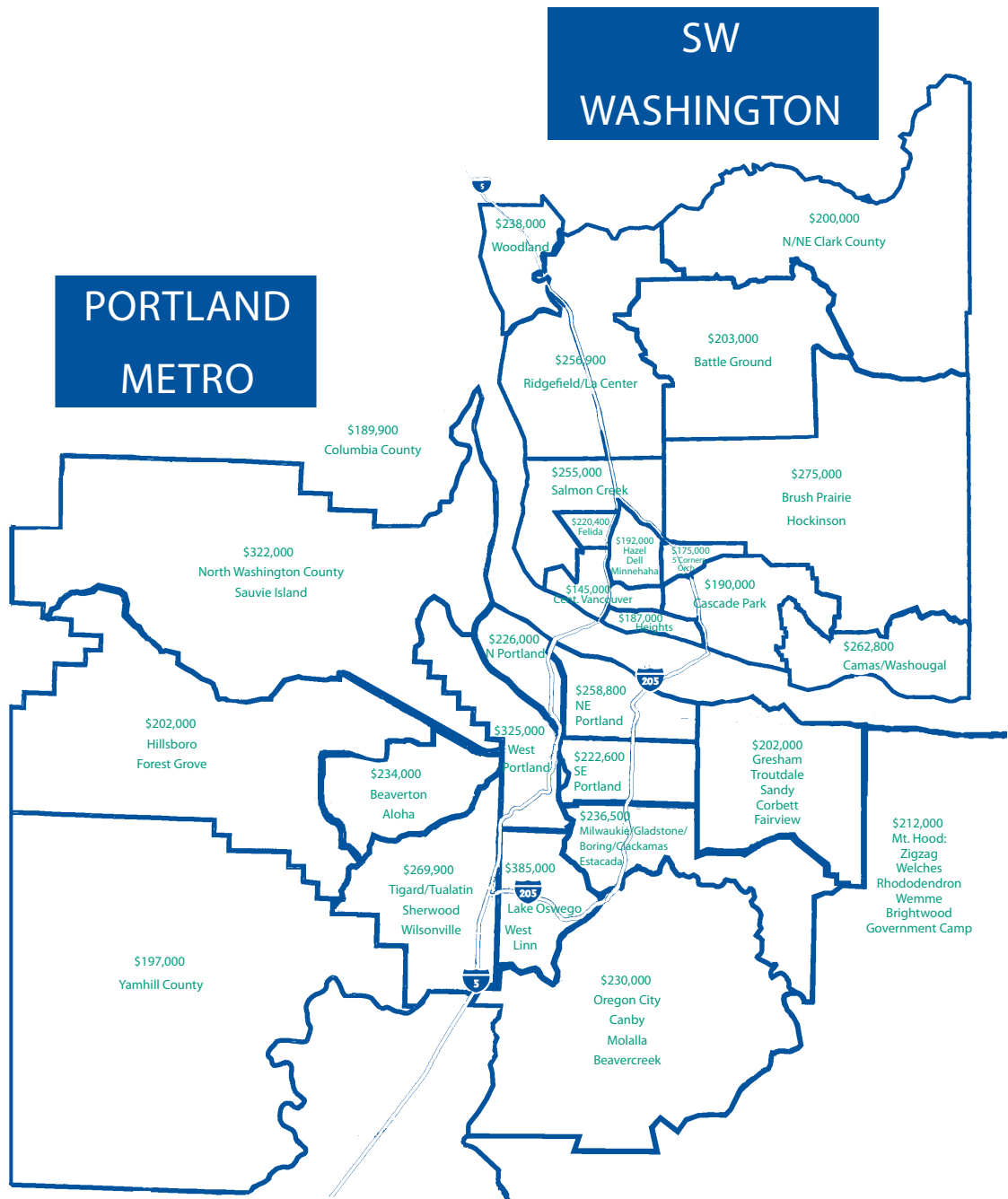
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MEDIAN SALE PRICE April 2010



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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