

MARKET ACTION



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

Residential Review: Southwest Washington

August 2010 Reporting Period

August Residential Highlights

There are decreases in sales activity when comparing August 2010 to the same month last year, August 2009. Closed sales declined 29.8%. Pending sales went down 26.4% and new listings also fell 0.9%.

Month-to-month, when comparing August 2010 with July 2010, closed sales increased 3.2% (322 v. 312). Pending sales remained the same (435 v. 435), and new listings went down 0.6% (866 v. 871).

At the month's rate of sales, the 3,819 active residential listings would last approximately 11.9 months.

Sale Prices

A comparison of August 2010 with August 2009 shows that the average sale price fell 2.2%, and the median sale price went down 3%. See residential highlights table below.

When comparing August 2010 with July 2010, the average sale price increased 2.9% (\$244,300 v. \$237,500) and the median sale price also went up by 1.7% (\$213,400 v. \$209,900).

Year-to-Date

Comparing January-August 2010 with the same period in 2009, closed sales went up 11.8%. Pending sales fell 0.3% and new listings increased by 0.8%. 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	6.6
June	12.6	7.9	6.8
July	12.7	7.3	12
August	12.7	8	11.9
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:

-5.4% (\$235,300 v. \$248,700)

Median Sale Price % Change:

-6.3% (\$208,000 v. \$222,000)

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
2010	August	866	435	322	244,300	213,400	126
	Year-to-date	7,191	3,756	3,414	238,400	210,000	134
2009	August	874	591	459	249,800	220,000	158
	Year-to-date	7,132	3,768	3,054	242,600	216,000	162
Change	August	-0.9%	-26.4%	-29.8%	-2.2%	-3.0%	-20.1%
	Year-to-date	0.8%	-0.3%	11.8%	-1.7%	-2.8%	-17.2%

*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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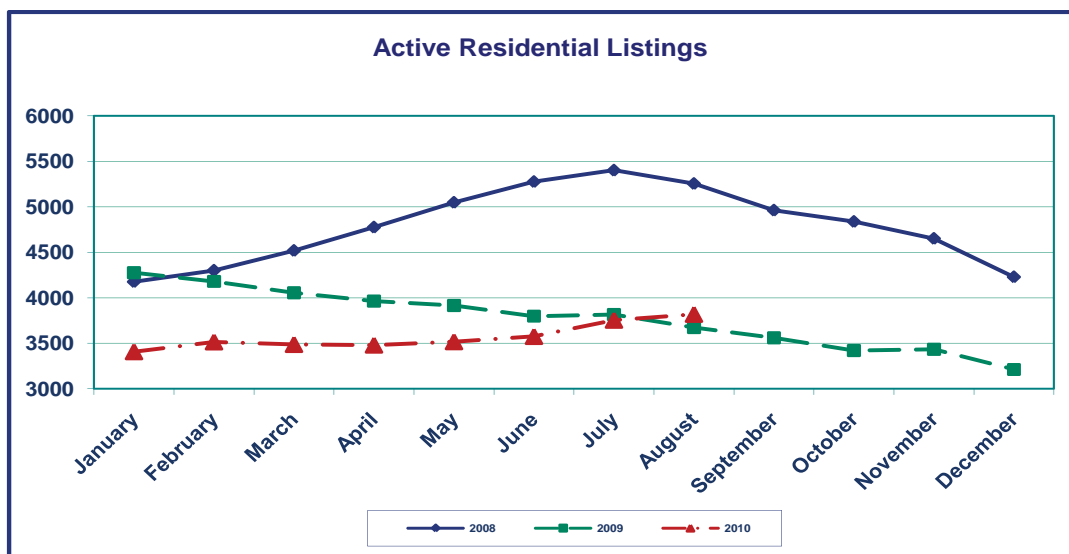
SW Washington

		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
11	Downtown Vancouver	95	21	11	15	7.1%	5	108,400	87	168	94	-18.3%	87	186,800	160,000	153	-5.6%	3	133,300	-	-	9	201,600	
12	NW Heights	117	27	9	9	-52.6%	13	115,400	135	212	105	-1.9%	100	126,200	125,800	106	-8.3%	2	49,500	3	35,200	12	165,700	
13	SW Heights	112	13	11	5	-28.6%	6	227,900	92	149	52	18.2%	42	203,400	178,000	195	-5.5%	-	-	2	325,000	-	-	
14	Lincoln/Hazel Dell	64	18	9	6	-62.5%	2	192,000	87	117	47	-26.6%	47	196,600	196,000	99	-9.6%	-	-	4	75,300	-	-	
15	E Hazel Dell	202	45	26	14	-60.0%	15	175,000	145	377	200	-13.4%	191	179,500	183,000	137	-7.2%	3	170,400	14	97,600	-	-	
20	NE Heights	116	33	12	11	-35.3%	8	236,700	65	224	104	-11.9%	92	184,800	176,500	110	-6.5%	-	-	-	-	1	199,000	
21	Orchards	207	49	15	33	-13.2%	17	170,600	183	419	223	-8.6%	200	177,300	177,800	135	-9.8%	-	-	-	-	1	205,000	
22	Evergreen	268	84	41	41	-30.5%	21	220,300	226	602	344	-3.4%	305	183,800	175,000	134	-6.9%	-	-	9	146,300	9	190,000	
23	E Heights	91	21	8	4	-60.0%	7	218,000	71	153	61	10.9%	63	230,100	180,500	109	-12.6%	-	-	2	198,000	1	130,000	
24	Cascade Park	132	33	14	12	-55.6%	14	310,800	97	256	126	-6.0%	116	289,300	223,700	126	-1.2%	-	-	2	525,000	4	212,000	
25	Five Corners	98	22	7	16	-38.5%	22	163,400	110	220	142	6.0%	123	169,900	170,000	115	-7.4%	1	225,000	-	-	3	134,300	
26	E Orchards	87	18	12	16	-27.3%	12	186,200	50	186	121	-14.8%	109	222,000	215,000	131	-4.7%	-	-	-	-	-	-	
27	Fisher's Landing	132	32	13	17	-15.0%	10	275,500	45	281	152	-17.8%	138	247,200	240,000	104	-2.0%	-	-	1	1,100,000	-	-	
31	SE County	45	6	7	3	-	1	380,000	94	70	32	77.8%	25	318,100	279,000	206	-30.8%	-	-	3	146,700	-	-	
32	Camas City	259	76	33	29	-38.3%	29	354,700	161	573	319	3.2%	297	343,200	303,900	119	-5.1%	-	-	63	104,900	3	183,200	
33	Washougal	229	42	17	34	0.0%	25	280,900	141	447	227	0.0%	206	267,900	230,800	176	-5.1%	-	-	32	106,200	3	251,200	
41	N Hazel Dell	159	25	9	15	-6.3%	12	264,900	94	302	133	3.1%	116	252,000	228,300	104	1.8%	-	-	6	87,000	1	850,000	
42	S Salmon Creek	143	27	9	22	-21.4%	13	212,900	101	319	172	1.8%	155	208,300	210,000	119	-6.8%	-	-	2	45,000	2	246,800	
43	N Felida	177	43	17	23	15.0%	16	304,300	157	325	178	15.6%	155	258,400	235,000	133	-7.4%	-	-	18	211,000	-	-	
44	N Salmon Creek	137	26	20	11	-56.0%	9	255,300	113	266	149	-0.7%	143	261,000	245,500	155	-14.0%	-	-	5	108,000	-	-	
50	Ridgefield	106	25	12	13	18.2%	8	218,400	87	195	100	37.0%	96	274,700	246,500	130	-3.8%	-	-	5	47,700	1	132,000	
51	W of I-5 County	30	4	1	4	300.0%	1	575,000	393	45	28	55.6%	22	507,000	462,300	188	4.6%	-	-	4	200,800	-	-	
52	NW E of I-5 County	65	15	5	5	0.0%	4	336,300	193	89	36	-7.7%	36	367,700	304,100	200	-7.6%	-	-	7	151,300	-	-	
61	Battleground	237	64	40	29	-14.7%	17	214,500	78	447	244	2.5%	230	235,400	210,000	124	-3.2%	-	-	12	193,900	1	125,000	
62	Brush Prairie	224	57	31	22	-35.3%	25	317,700	124	390	207	13.1%	183	293,900	270,000	136	-5.3%	1	280,000	8	231,200	-	-	
63	East County	4	1	-	2	-	1	183,400	47	12	3	-	1	183,400	183,400	47	-17.3%	-	-	-	-	-	-	
64	Central County	29	7	4	4	-	-	-	-	53	19	0.0%	15	372,700	355,000	257	-4.1%	-	-	-	-	-	-	
65	Mid-Central County	36	6	6	2	-	2	334,000	87	57	25	0.0%	19	314,700	310,000	146	-1.0%	-	-	2	65,000	-	-	
66	Yacolt	45	9	7	8	166.7%	2	152,500	65	78	34	47.8%	30	201,000	189,900	218	-11.8%	-	-	5	108,000	-	-	
70	La Center	36	7	19	6	-33.3%	4	244,100	190	77	52	26.8%	45	243,800	237,700	147	-3.0%	-	-	3	140,300	-	-	
71	N Central	116	3	2	2	-	1	175,000	104	57	19	11.8%	20	229,600	206,000	131	-7.9%	-	-	2	116,300	-	-	
72	NE Corner	21	7	1	2	-	-	-	-	25	8	60.0%	7	184,500	164,600	208	-24.0%	-	-	1	124,900	-	-	
	Grand Total	3,819	866	428	435	-26.4%	322	244,300	126	7,191	3,756	-0.3%	3,414	238,400	210,000	134	-5.4%	10	151,500	215	136,800	51	200,000	
80	Woodland City	58	20	9	5	-54.5%	4	137,900	123	95	46	-4.2%	41	227,400	195,000	193	-5.1%	1	127,300	1	100,000	-	-	
81	Woodland Area	62	3	15	4	-20.0%	2	268,800	288	85	34	30.8%	25	268,700	269,400	225	-5.1%	-	-	4	194,000	1	250,000	
82	Cowlitz County	375	75	40	25	-41.9%	22	175,900	112	566	246	7.9%	223	168,900	155,000	147	-5.8%	3	195,000	18	57,900	4	236,500	
	Grand Total	495	98	64	34	-42.4%	28	177,100	126	746	326	7.9%	289	185,800	170,300	160	-5.9%	4	178,100	23	83,400	5	239,200	
87	Pacific County	206	25	15	8	-46.7%	4	111,900	101	184	50	-33.3%	50	162,900	130,200	180	-3.6%	2	495,000	24	36,300	-	-	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/09-8/31/10) with 12 months before (9/1/08-8/31/09).

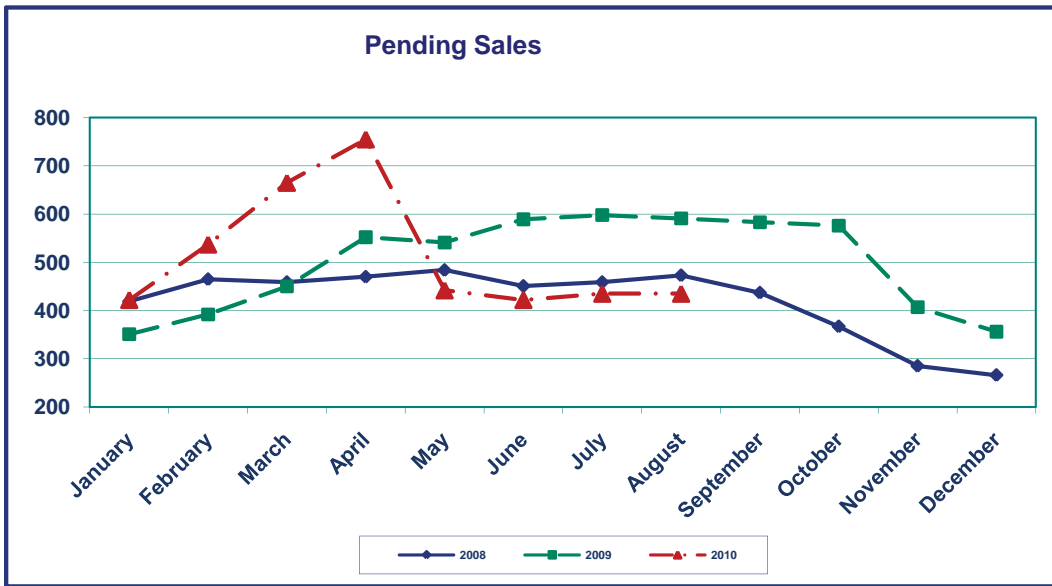
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

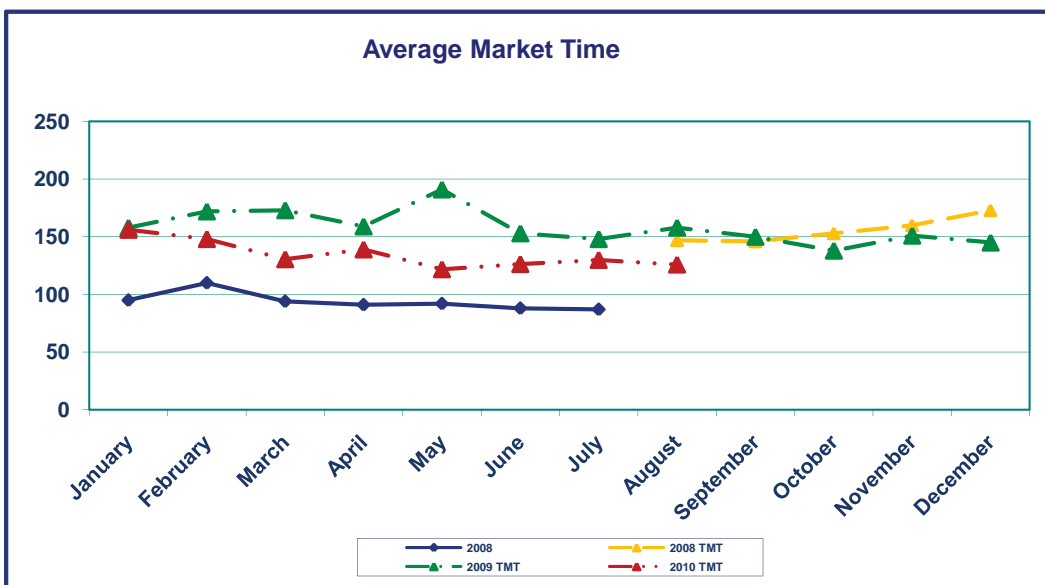
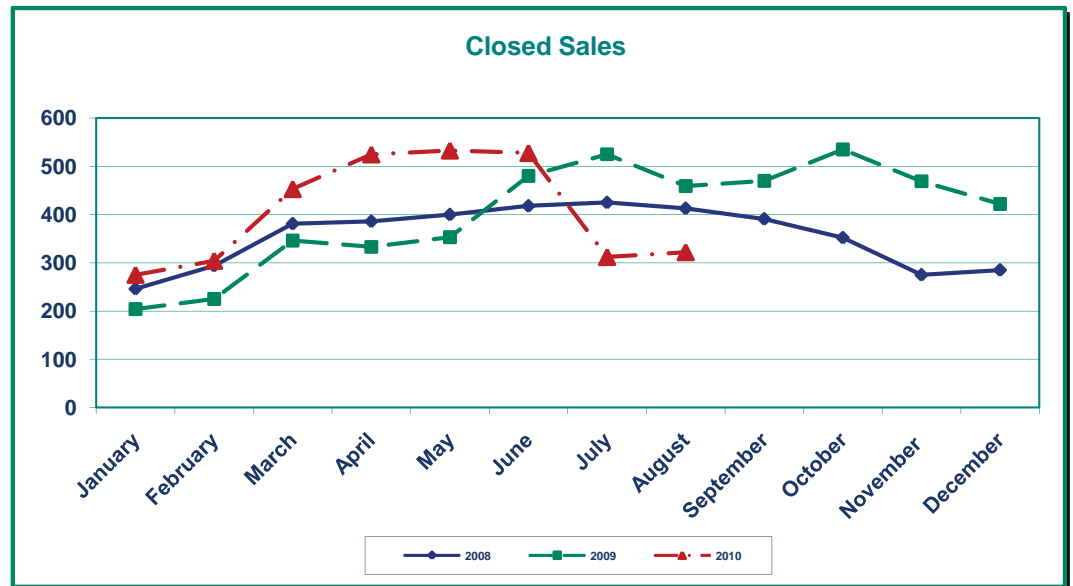
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

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



DAYS ON MARKET

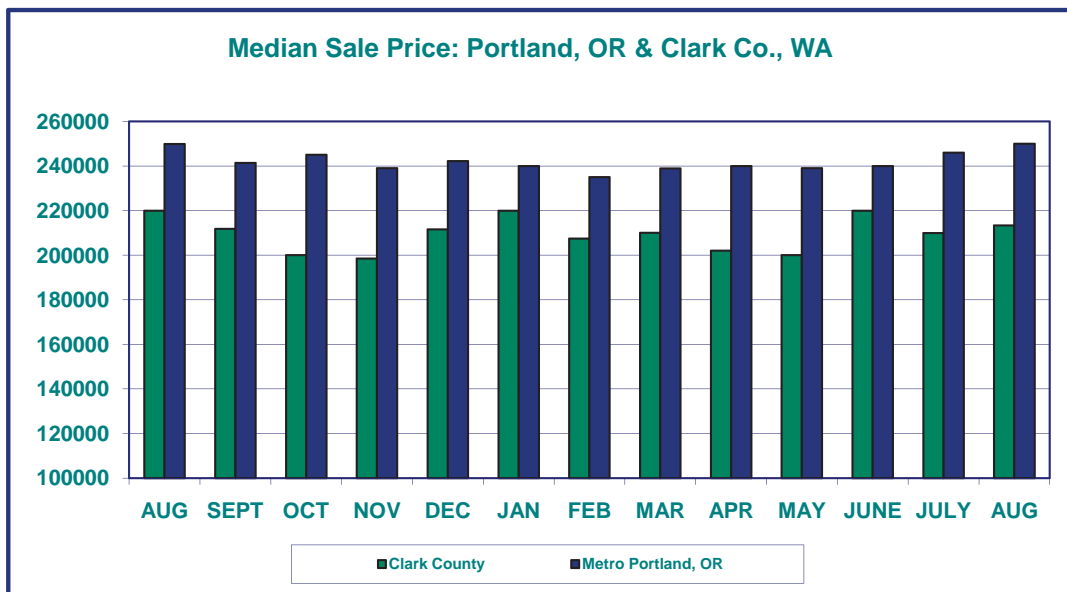
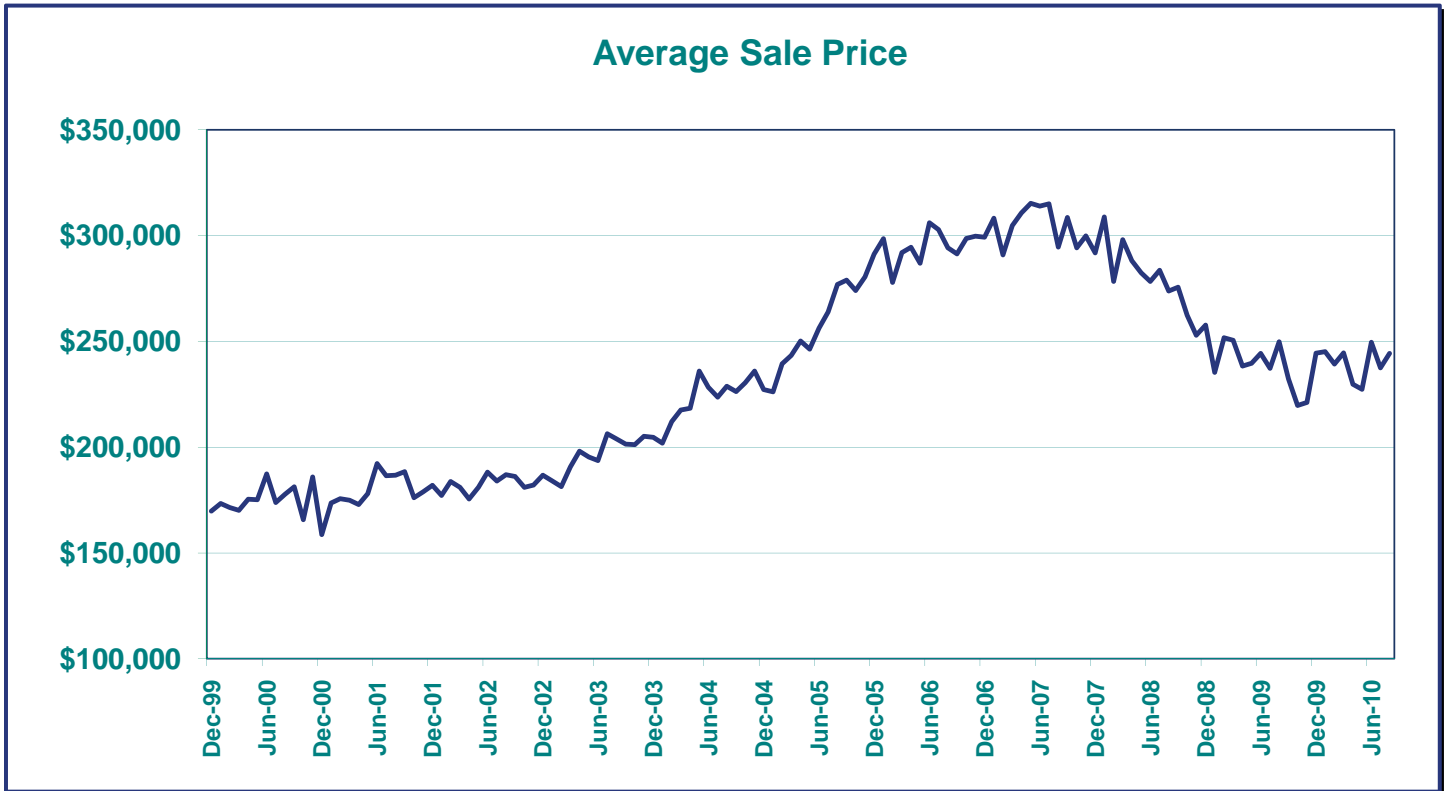
SW WASHINGTON

*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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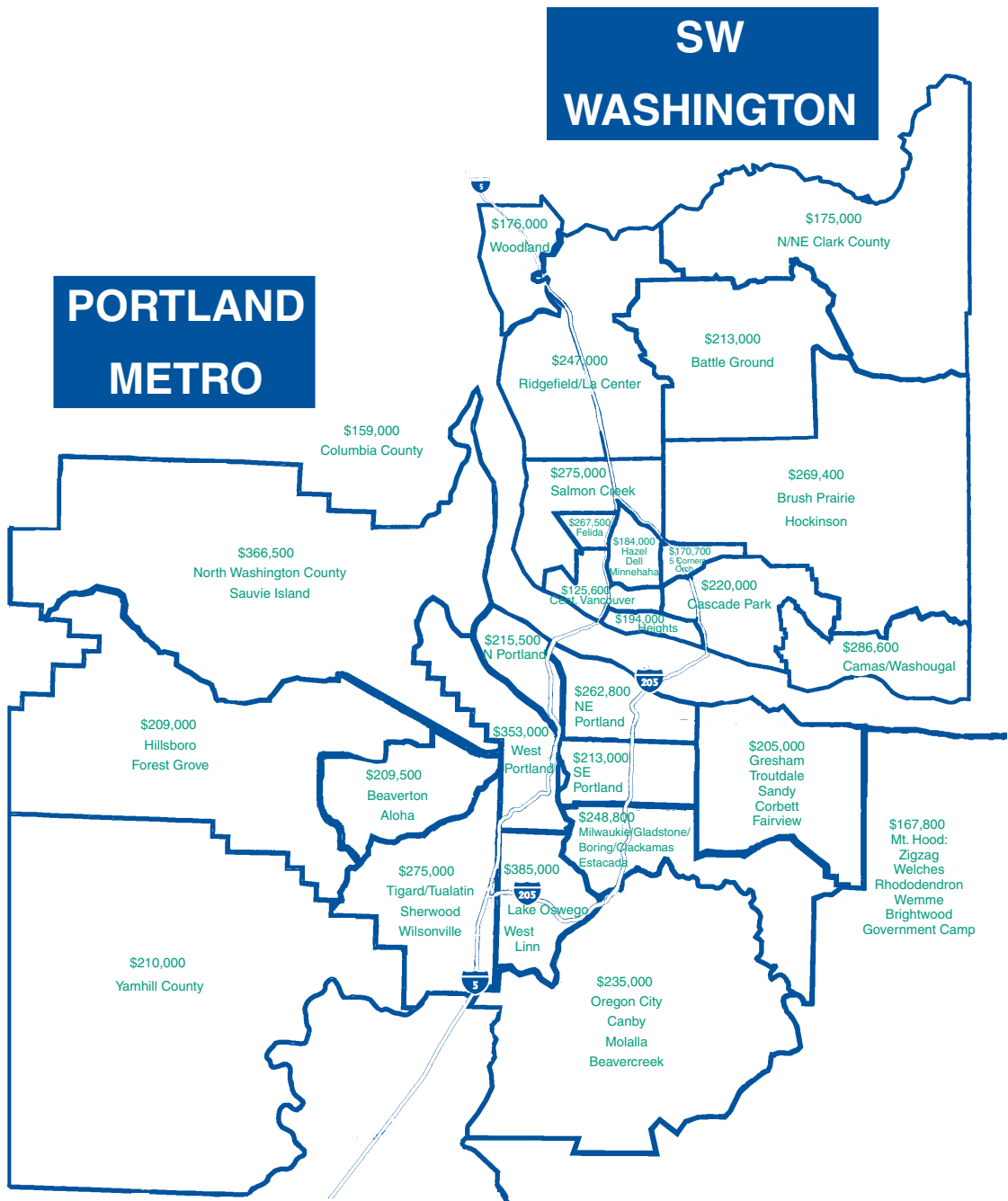
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MEDIAN SALE PRICE August 2010



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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