

MARKET ACTION



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

Residential Review: Southwest Washington

February 2010 Reporting Period

February Residential Highlights

Clark County sales activity increased in February compared to the same time last year, and was mixed compared to January of 2010.

Comparing February 2010 with the same month in 2009, closed sales increased 35.1% and pending sales were up 37%. New listings were also up slightly at 1.6%. See the residential highlights table below.

When comparing February 2010 with January 2010, pending sales grew 27.3% (537 v. 422) and closed sales increased 10.6% (304 v. 275). New listings, however, fell 11% (838 v. 942).

At the month's rate of sales the 3,515 active residential listings would last approximately 11.6 months, down from 12.4 months in January.

Sale Prices

The average sale price for February 2010 dropped 4.9% compared to February 2009, while the median sale price fell 6.7%. See the residential highlights table below.

Month-to-month, the average sale price and median sale price are both down when compared with January levels; the average sale price decreased 2.4% (\$239,300 v. \$245,100) and the median sale price dipped 5.6% (\$207,500 v. \$219,900).

Percent Change of 12-Month Sale Price
Compared With The Previous 12 Months

Average Sale Price % Change:

-12.9% (\$237,700 v. \$272,800)

Median Sale Price % Change:

-11.7% (\$211,000 v. \$239,000)

Inventory in Months*

	2008	2009	2010
January	17	21	12.4
February	14.6	18.6	11.6
March	11.9	11.7	
April	12.4	11.9	
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.

For further explanation of this measure, see the second footnote on page 3.

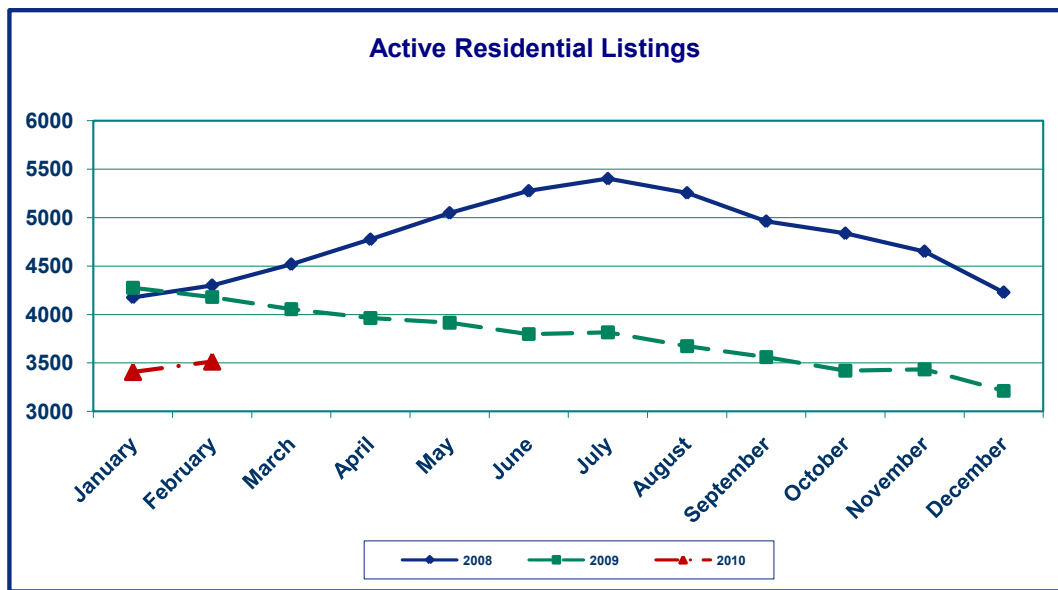
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	February	838	537	304	239,300	207,500	148
	Year-to-date	1,792	940	585	242,200	210,000	152
2009	February	825	392	225	251,700	222,500	172
	Year-to-date	1,809	715	440	243,000	215,000	165
Change	February	1.6%	37.0%	35.1%	-4.9%	-6.7%	-13.9%
	Year-to-date	-0.9%	31.5%	33.0%	-0.3%	-2.3%	-7.9%

*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.

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SW Washington

		RESIDENTIAL															Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								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	94	28	7	11	-26.7%	12	229,200	85	49	22	-4.3%	23	191,300	162,000	112	-18.2%	-	-	-	2	136,000	
12	NW Heights	94	19	5	14	75.0%	3	140,900	110	54	24	33.3%	12	115,400	113,000	84	-19.3%	-	-	1	45,000	2	148,500
13	SW Heights	101	16	4	5	-16.7%	3	197,700	171	35	10	-33.3%	3	197,700	188,000	171	-0.8%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	31	6	1	6	50.0%	6	199,300	114	16	10	0.0%	9	214,400	230,000	104	-15.7%	-	-	-	-	-	-
15	E Hazel Dell	198	33	16	26	-3.7%	16	151,100	134	73	49	-5.8%	26	156,100	162,500	132	-12.6%	-	-	-	-	-	-
20	NE Heights	102	23	1	13	8.3%	7	183,300	174	56	26	44.4%	11	192,900	204,500	153	-18.7%	-	-	-	-	1	199,000
21	Orchards	209	48	11	18	-14.3%	18	197,500	115	120	46	-6.1%	38	188,900	183,300	151	-10.0%	-	-	-	-	1	205,000
22	Evergreen	267	65	22	68	134.5%	31	157,400	118	161	109	131.9%	55	170,800	169,000	127	-13.0%	-	-	3	56,000	1	220,000
23	E Heights	75	13	4	8	14.3%	4	163,500	164	32	14	7.7%	11	213,000	168,000	101	-19.8%	-	-	-	-	-	-
24	Cascade Park	102	18	5	14	55.6%	7	191,700	212	60	25	19.0%	15	216,800	205,000	179	-13.4%	-	-	-	-	-	-
25	Five Corners	96	37	18	29	314.3%	11	189,600	231	68	44	120.0%	16	179,800	161,300	202	-12.0%	-	-	-	-	1	212,000
26	E Orchards	81	14	4	18	50.0%	10	207,900	209	41	27	12.5%	21	210,300	202,000	145	-9.6%	-	-	-	-	-	-
27	Fisher's Landing	123	41	7	27	17.4%	12	250,800	100	82	38	-2.6%	21	248,000	238,000	144	-9.5%	-	-	-	-	-	-
31	SE County	38	11	4	6	-	2	212,500	115	17	8	100.0%	3	508,300	215,000	200	-30.3%	-	-	1	155,000	-	-
32	Camas City	236	63	26	39	-4.9%	22	405,600	81	146	76	11.8%	52	358,700	302,800	100	-14.1%	-	-	13	90,400	2	190,000
33	Washougal	240	52	24	28	21.7%	15	255,400	226	122	46	9.5%	37	267,700	229,900	201	-16.2%	-	-	10	37,300	1	210,000
41	N Hazel Dell	112	37	10	16	100.0%	8	267,800	152	75	32	60.0%	12	248,000	209,300	115	-14.2%	-	-	2	73,500	-	-
42	S Salmon Creek	135	41	11	19	18.8%	12	206,800	129	73	34	17.2%	20	223,600	210,000	98	-14.2%	-	-	-	-	-	-
43	N Felida	137	36	11	22	69.2%	13	255,600	206	63	43	115.0%	24	264,200	268,000	242	-8.0%	-	-	11	63,000	-	-
44	N Salmon Creek	170	53	12	18	-37.9%	15	261,700	155	84	35	-22.2%	27	260,400	265,000	224	-22.3%	-	-	1	92,000	-	-
50	Ridgefield	89	21	6	16	128.6%	14	272,100	131	42	30	114.3%	34	299,300	270,000	154	-18.3%	-	-	1	45,000	-	-
51	W of I-5 County	26	2	2	7	133.3%	4	678,000	111	7	14	133.3%	5	619,500	417,000	113	-1.1%	-	-	-	-	-	-
52	NW E of I-5 County	43	11	5	3	-50.0%	1	300,000	660	19	7	-22.2%	7	447,700	325,000	299	-16.3%	-	-	-	-	-	-
61	Battleground	222	54	18	44	51.7%	26	206,700	123	111	73	58.7%	48	214,700	199,900	113	-11.1%	-	-	1	110,000	1	125,000
62	Brush Prairie	206	47	15	30	7.1%	13	302,300	128	86	51	21.4%	25	291,900	265,000	139	-11.5%	-	-	1	300,000	-	-
63	East County	5	2	1	-	-	-	-	-	3	-	-	-	-	-	-	-18.1%	-	-	-	-	-	-
64	Central County	23	8	4	6	-	3	366,300	448	15	7	250.0%	5	338,300	354,500	365	-16.2%	-	-	-	-	-	-
65	Mid-Central County	40	7	4	3	-	1	450,000	201	18	5	0.0%	2	342,500	342,500	381	-17.8%	-	-	-	-	-	-
66	Yacolt	44	11	5	8	300.0%	6	280,200	386	23	11	120.0%	10	237,500	187,100	412	-7.9%	-	-	1	170,000	-	-
70	La Center	54	12	1	11	266.7%	6	277,400	82	23	18	157.1%	9	260,200	254,900	91	-15.2%	-	-	1	95,000	-	-
71	N Central	111	8	3	4	-	1	60,000	93	17	5	150.0%	1	60,000	60,000	93	-5.4%	-	-	-	-	-	-
72	NE Corner	11	1	2	-	-	2	177,500	12	1	1	-	3	158,000	130,000	22	-37.0%	-	-	-	-	-	-
	Grand Total	3,515	838	269	537	37.0%	304	239,300	148	1,792	940	31.5%	585	242,200	210,000	152	-12.9%	-	-	47	75,900	12	176,700
80	Woodland City	55	9	3	3	-50.0%	3	225,300	399	20	8	0.0%	8	217,600	225,000	278	-21.1%	-	-	-	-	-	-
81	Woodland Area	56	10	11	2	-50.0%	4	188,900	152	22	8	60.0%	5	229,100	225,000	144	-9.9%	-	-	1	555,000	1	250,000
82	Cowlitz County	356	65	15	34	21.4%	15	148,000	113	124	50	0.0%	31	155,600	146,000	115	-2.7%	-	-	5	59,000	2	218,000
	Grand Total	467	84	29	39	2.6%	22	166,000	159	166	66	4.8%	44	175,200	164,000	148	-6.5%	-	-	6	141,700	3	228,700
87	Pacific County	134	17	9	7	-22.2%	4	161,200	30	32	14	16.7%	11	162,700	127,900	196	-5.6%	-	-	8	43,700	-	-



ACTIVE RESIDENTIAL LISTINGS

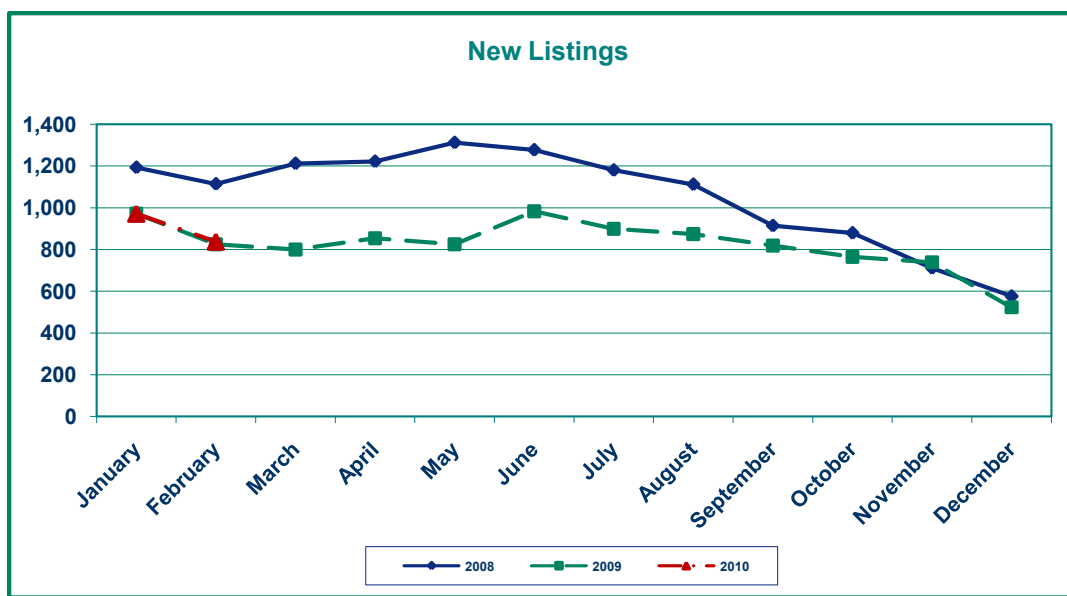
SW WASHINGTON

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/09-2/28/10) with 12 months before (3/1/08-2/28/09).

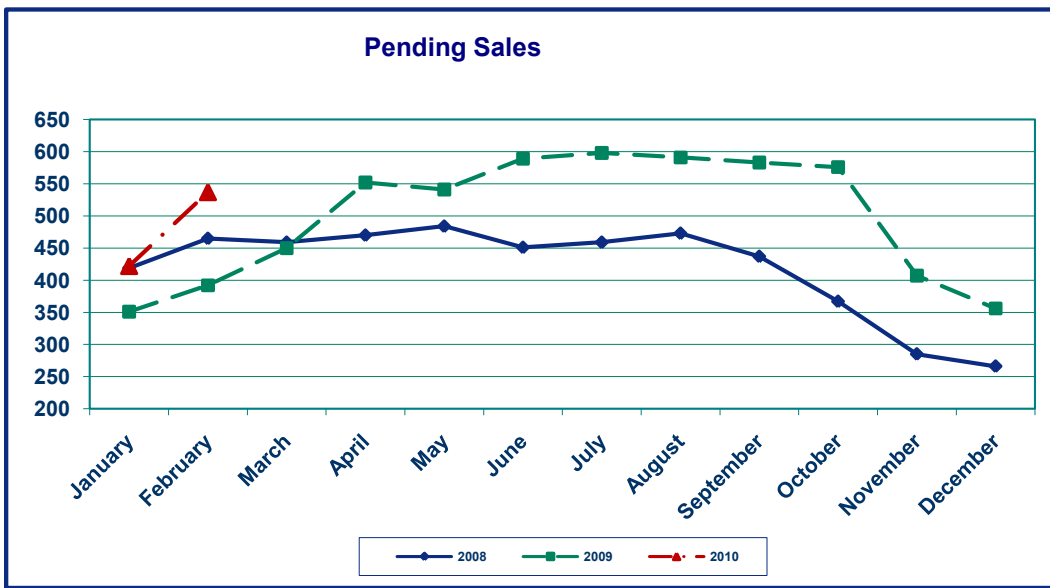
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

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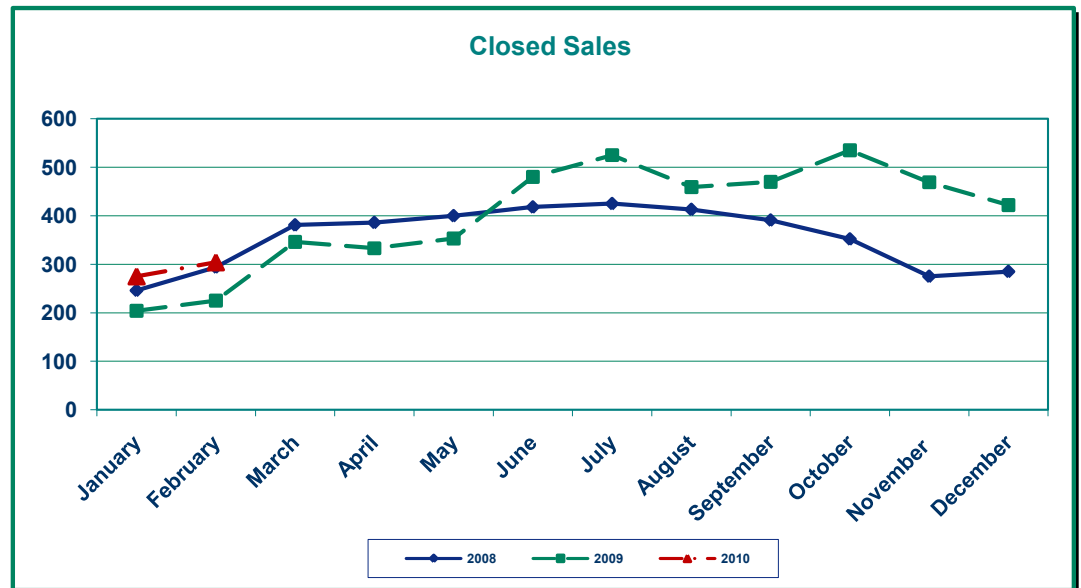
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



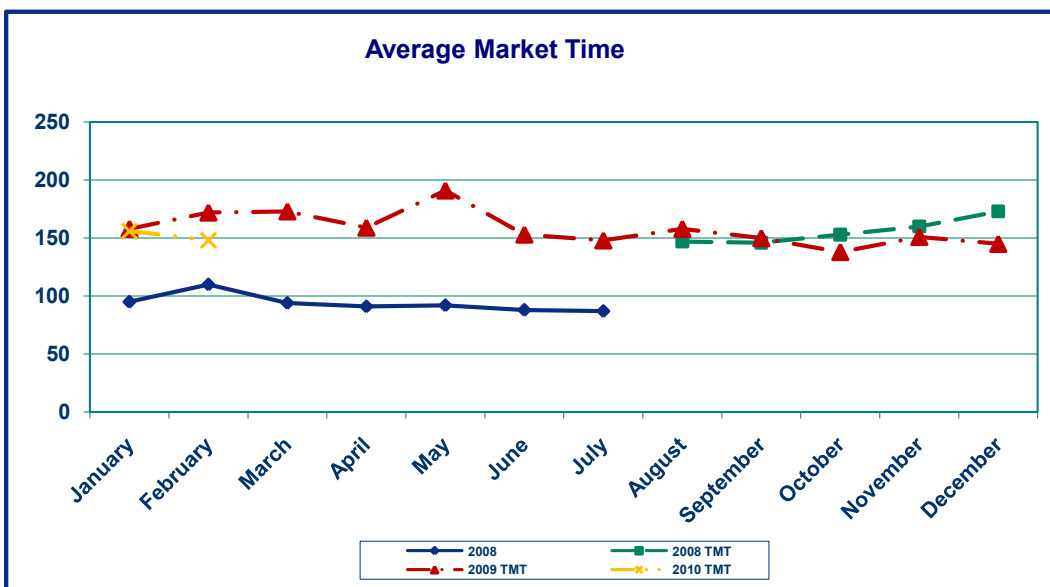
CLOSED SALES

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



Average Market Time



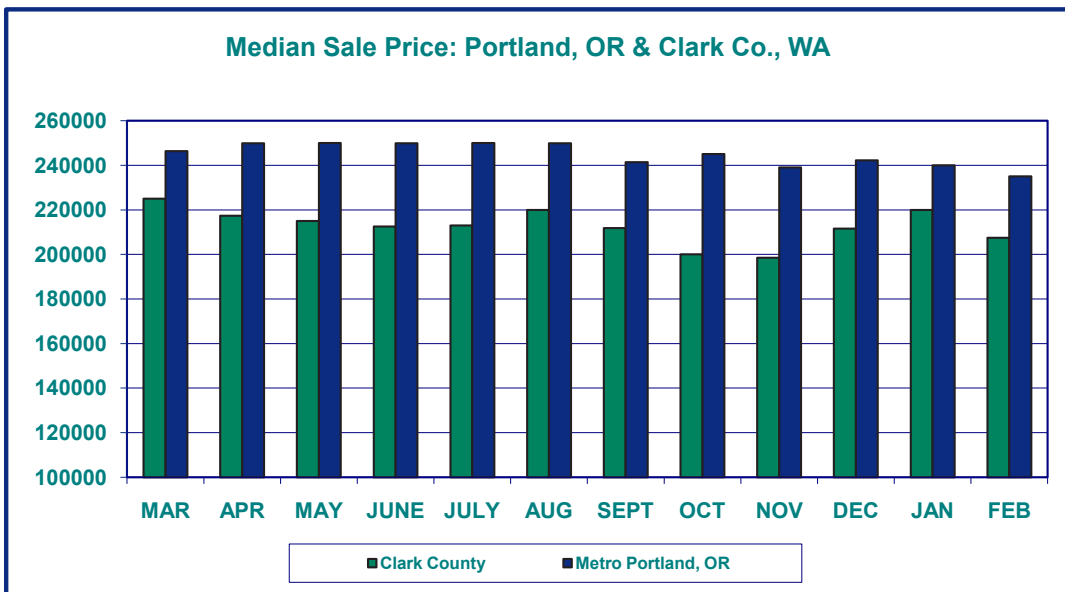
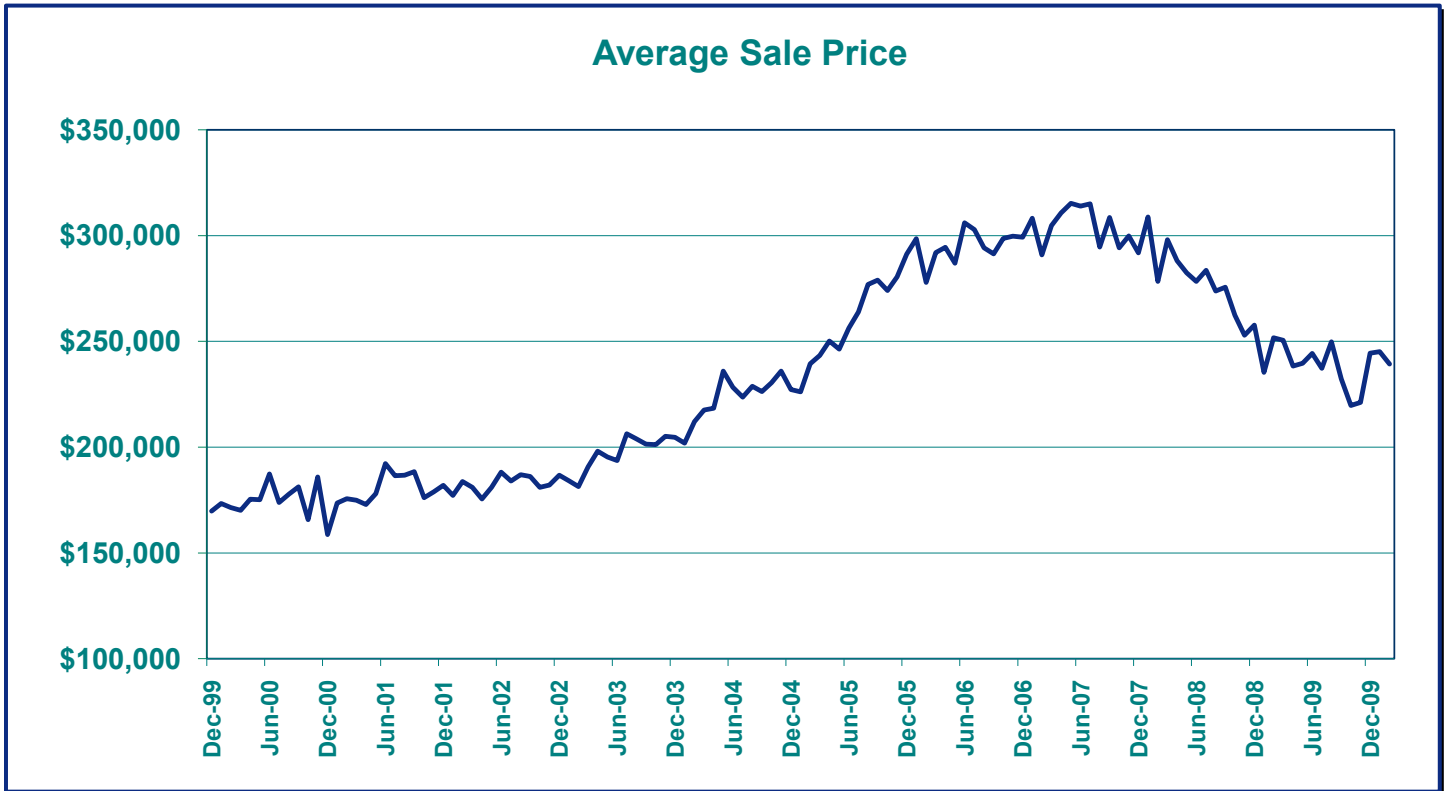
DAYS ON MARKET

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

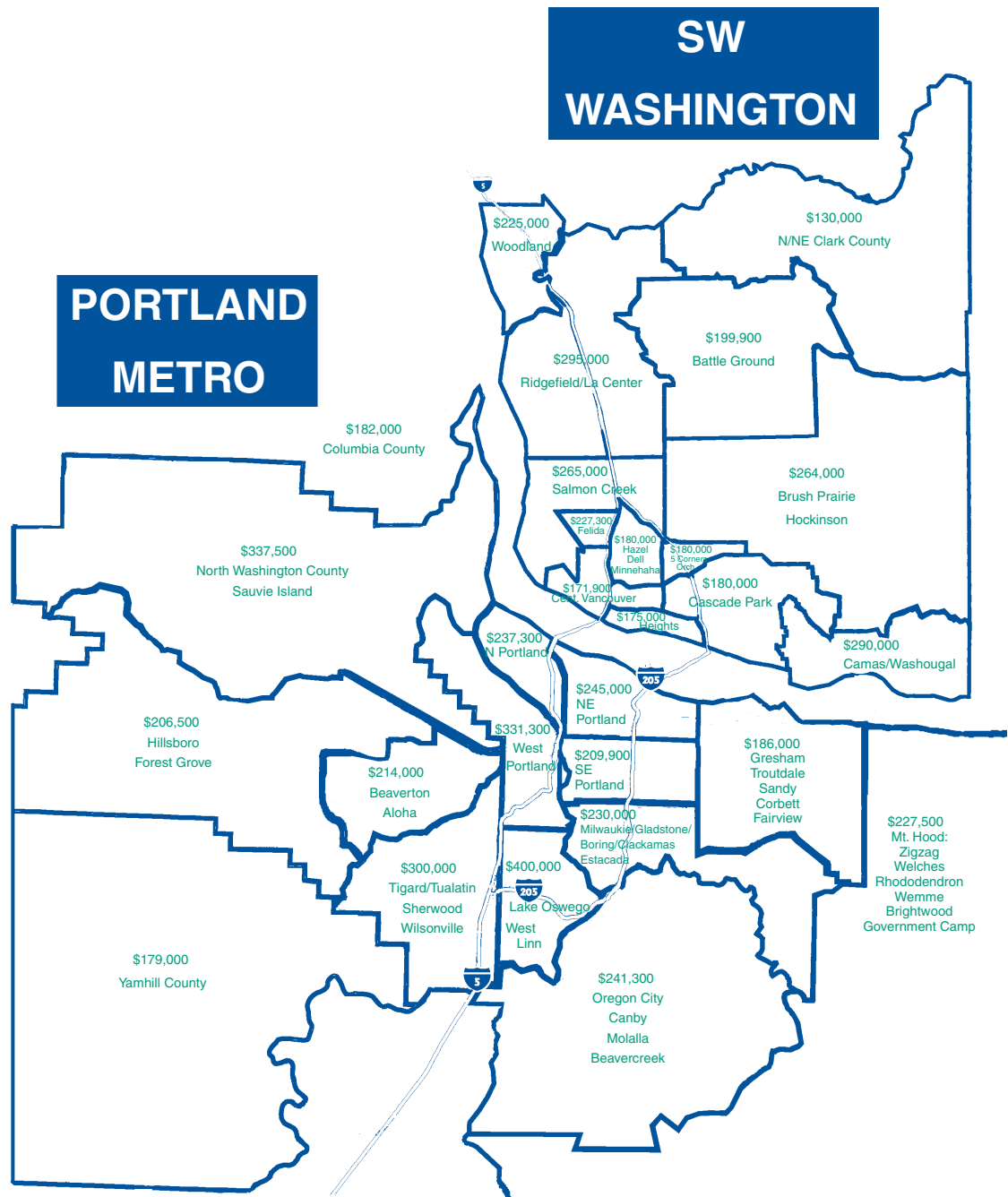
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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MEDIAN SALE PRICE

February 2010



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