

# MARKET ACTION



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

Residential Review: Southwest Washington

January 2010 Reporting Period

## January Residential Highlights

Sales activity continued to grow in Clark County when comparing January 2010 to the same time last year, though not quite as dramatically as last month.

Compared to January 2009, closed sales increased 34.8% and pending sales were up 20.2%. However, new listings fell 3.1%.

Pending sales were also up 18.5% (422 v. 356) when comparing January 2010 and December 2009. However, closed sales fell 38.4% (275 v. 422), and new listings grew 80.1% (942 v. 523) driving inventory to double digits for the first time since May 2009.

At the month's rate of sales the 3,407 active residential listings in RMLSweb at the end of January 2010 would last approximately 12.4 months.

## Sale Prices

Contrary to the trend over the last few months in 2009, the average sale price for January 2010 actually increased 4.2% compared to January 2009. In addition, the median sale price rose 5.5%. See residential highlights table below.

Furthermore, comparing January 2010 with December 2009, the average sale price increased a slight 0.3% (\$245,100 v. 244,400) and median sale price was up 3.9% (\$219,900 v. \$211,600).

## Counties

This is a summary of the 2009 performance of the three counties in the Southwest Washington area.

	Average Sale Price	Change 08 v. 09
Clark	\$237,600	-14.6%
Cowlitz	\$196,700	-8.1%
Pacific	\$176,900	-5.8%

## Inventory in Months\*

	2008	2009	2010
January	17	21	12.4
February	14.6	18.6	
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.

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

### Average Sale Price % Change:

-13.2% (\$238,300 v. \$274,400)

### Median Sale Price % Change:

-11.7% (\$212,000 v. \$240,000)

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

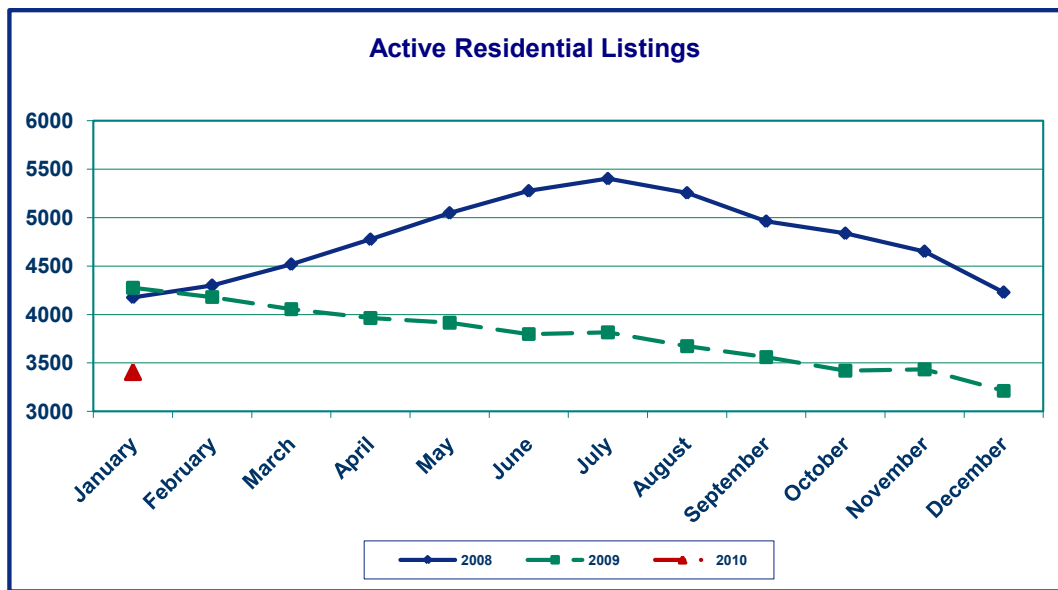
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	January	942	422	275	245,100	219,900	156
	Year-to-date	942	422	275	245,100	219,900	156
2009	January	972	351	204	235,300	208,400	158
	Year-to-date	972	351	204	235,300	208,400	158
Change	January	-3.1%	20.2%	34.8%	4.2%	5.5%	-1.4%
	Year-to-date	-3.1%	20.2%	34.8%	4.2%	5.5%	-1.4%

\*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.

# AREA REPORT • 1/2010

## SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date								Year-To-Date	Year-To-Date		Year-To-Date				
		Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time			Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	81	21	9	10	0.0%	11	150,000	141	21	10	0.0%	11	150,000	140,000	141	-21.4%	-	-	-	-	-	-		
12	NW Heights	93	35	12	13	8.3%	8	101,600	74	35	13	8.3%	8	101,600	99,000	74	-20.9%	-	-	1	45,000	1	180,000		
13	SW Heights	88	19	15	5	-37.5%	-	-	-	19	5	-37.5%	-	-	-	-	18.0%	-	-	-	-	-	-		
14	Lincoln/Hazel Dell	31	10	3	5	-37.5%	3	244,600	83	10	5	-37.5%	3	244,600	239,000	83	-15.8%	-	-	-	-	-	-		
15	E Hazel Dell	206	39	8	26	0.0%	10	164,100	130	39	26	0.0%	10	164,100	179,900	130	-12.9%	-	-	-	-	-	-		
20	NE Heights	83	33	14	14	133.3%	4	209,600	117	33	14	133.3%	4	209,600	219,800	117	-18.7%	-	-	-	-	-	-		
21	Orchards	187	71	28	29	3.6%	19	180,000	193	71	29	3.6%	19	180,000	175,000	193	-12.1%	-	-	-	-	-	-		
22	Evergreen	268	94	36	42	121.1%	24	188,100	138	94	42	121.1%	24	188,100	178,300	138	-12.5%	-	-	3	56,000	1	220,000		
23	E Heights	74	20	16	7	0.0%	7	241,400	64	20	7	0.0%	7	241,400	186,500	64	-20.6%	-	-	-	-	-	-		
24	Cascade Park	103	41	19	11	-15.4%	8	238,700	151	41	11	-15.4%	8	238,700	209,700	151	-13.0%	-	-	-	-	-	-		
25	Five Corners	102	31	4	17	13.3%	5	158,300	123	31	17	13.3%	5	158,300	159,000	123	-13.8%	-	-	-	-	-	-		
26	E Orchards	82	26	9	10	-23.1%	11	212,500	87	26	10	-23.1%	11	212,500	200,000	87	-10.8%	-	-	-	-	-	-		
27	Fisher's Landing	107	39	8	13	-18.8%	9	244,300	197	39	13	-18.8%	9	244,300	252,000	197	-8.9%	-	-	-	-	-	-		
31	SE County	39	6	2	2	-33.3%	1	1,100,000	371	6	2	-33.3%	1	1,100,000	1,100,000	371	-28.9%	-	-	-	-	-	-		
32	Camas City	231	82	29	38	22.6%	28	328,700	119	82	38	22.6%	28	328,700	306,800	119	-14.5%	-	-	6	92,800	2	190,000		
33	Washougal	243	70	42	19	-9.5%	22	276,100	184	70	19	-9.5%	22	276,100	227,500	184	-16.3%	-	-	1	47,000	-	-		
41	N Hazel Dell	108	37	17	16	45.5%	4	208,300	41	37	16	45.5%	4	208,300	209,300	41	-15.9%	-	-	2	73,500	-	-		
42	S Salmon Creek	122	32	13	15	-6.3%	8	249,000	52	32	15	-6.3%	8	249,000	227,500	52	-13.7%	-	-	-	-	-	-		
43	N Felida	131	27	11	21	133.3%	11	274,300	283	27	21	133.3%	11	274,300	271,000	283	-10.3%	-	-	2	76,300	-	-		
44	N Salmon Creek	140	30	13	19	11.8%	11	243,300	279	30	19	11.8%	11	243,300	258,000	279	-22.2%	-	-	1	92,000	-	-		
50	Ridgefield	87	20	10	13	85.7%	20	318,400	169	20	13	85.7%	20	318,400	270,000	169	-20.6%	-	-	-	-	-	-		
51	W of I-5 County	31	5	2	8	166.7%	1	385,500	123	5	8	166.7%	1	385,500	385,500	123	-13.8%	-	-	-	-	-	-		
52	NW E of I-5 County	42	8	4	3	0.0%	6	472,300	239	8	3	0.0%	6	472,300	358,100	239	-15.5%	-	-	-	-	-	-		
61	Battleground	226	58	29	28	33.3%	21	224,000	107	58	28	33.3%	21	224,000	200,000	107	-9.9%	-	-	-	-	-	-		
62	Brush Prairie	204	37	25	22	46.7%	12	280,600	150	37	22	46.7%	12	280,600	270,000	150	-12.0%	-	-	-	-	-	-		
63	East County	4	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-18.1%	-	-	-	-	-	-		
64	Central County	25	7	4	1	-	2	296,300	242	7	1	-50.0%	2	296,300	296,300	242	-15.5%	-	-	-	-	-	-		
65	Mid-Central County	40	11	3	3	-	1	235,000	560	11	3	50.0%	1	235,000	235,000	560	-22.6%	-	-	-	-	-	-		
66	Yacolt	47	12	14	3	0.0%	4	173,500	456	12	3	0.0%	4	173,500	184,500	456	-16.7%	-	-	-	-	-	-		
70	La Center	57	11	5	7	75.0%	3	226,000	108	11	7	75.0%	3	226,000	230,000	108	-17.4%	-	-	-	-	-	-		
71	N Central	112	9	2	1	-	-	-	-	9	1	-50.0%	-	-	-	-	-2.0%	-	-	-	-	-	-		
72	NE Corner	13	-	1	1	-	1	119,000	43	-	1	-	1	119,000	119,000	43	-32.9%	-	-	-	-	-	-		
	Grand Total	3,407	942	407	422	20.2%	275	245,100	156	942	422	20.2%	275	245,100	219,900	156	-13.2%	-	-	16	75,500	4	195,000		
80	Woodland City	55	11	6	5	150.0%	4	227,000	245	11	5	150.0%	4	227,000	225,000	245	-14.7%	-	-	-	-	-	-		
81	Woodland Area	58	12	10	6	500.0%	1	390,000	114	12	6	500.0%	1	390,000	390,000	114	-9.9%	-	-	1	555,000	-	-		
82	Cowlitz County	330	55	47	14	-39.1%	14	167,400	126	55	14	-39.1%	14	167,400	132,800	126	-0.9%	-	-	2	82,500	1	153,000		
	Grand Total	443	78	63	25	-3.8%	19	191,700	150	78	25	-3.8%	19	191,700	194,000	150	-4.2%	-	-	3	240,000	1	153,000		
87	Pacific County	133	15	12	8	166.7%	7	163,600	290	15	8	166.7%	7	163,600	127,900	290	-8.3%	-	-	5	47,800	-	-		



## ACTIVE RESIDENTIAL LISTINGS

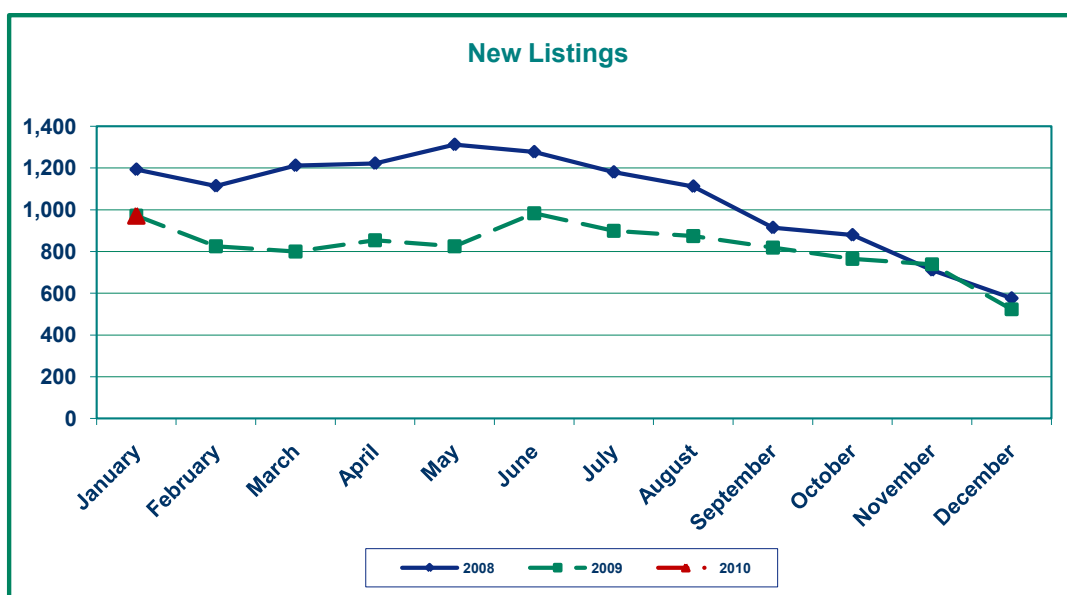
### SW WASHINGTON

*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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2010 with January 2009. The Year-To-Date section compares year-to-date statistics from January 2010 with year-to-date statistics from January 2009.

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

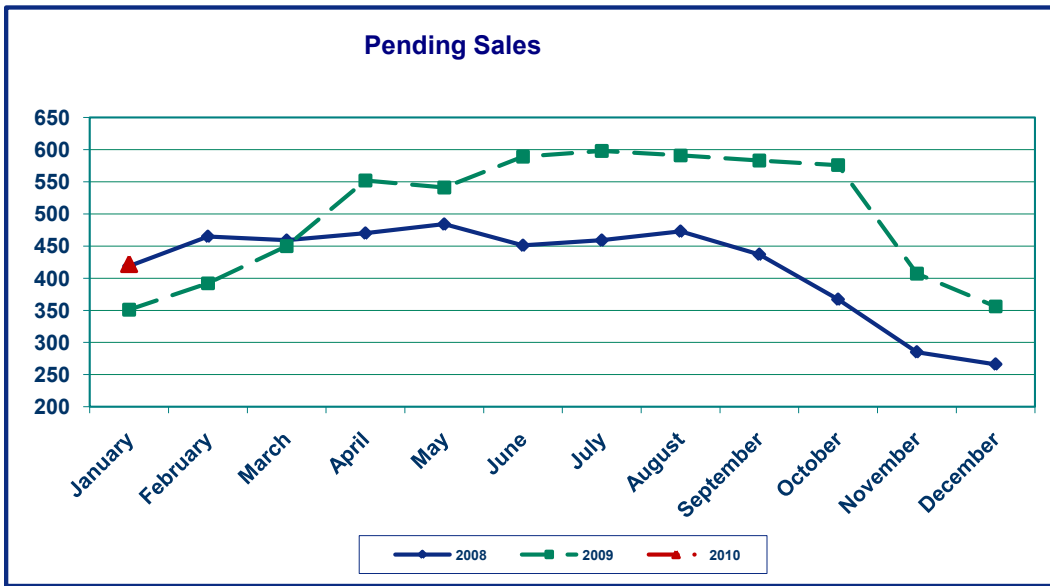
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</sup> 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

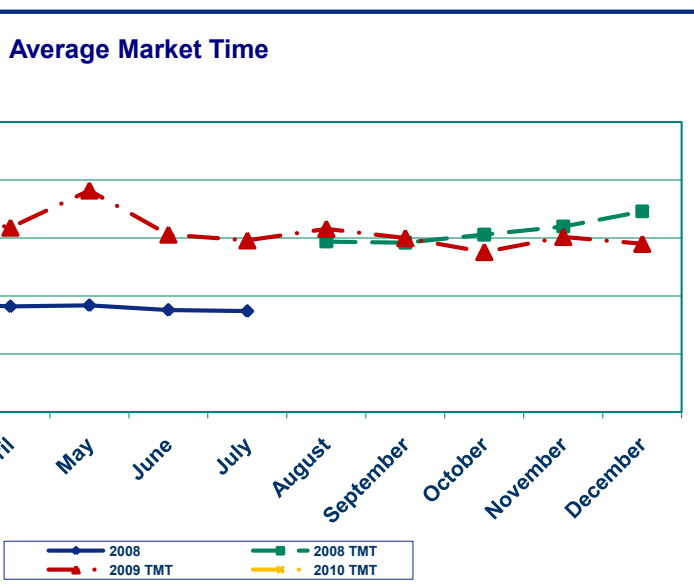
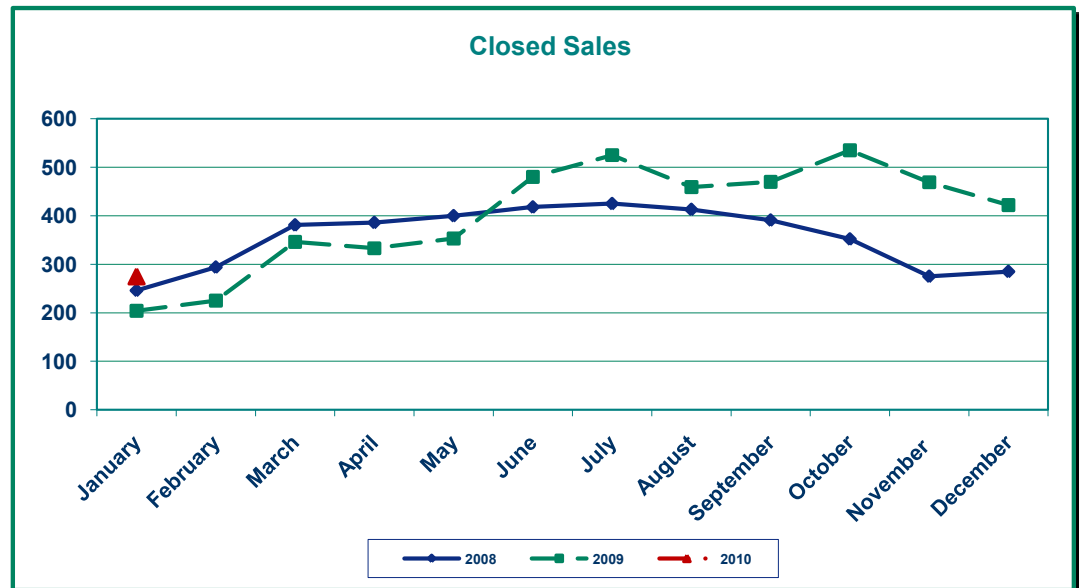
*This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.*



## CLOSED SALES

### SW WASHINGTON

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



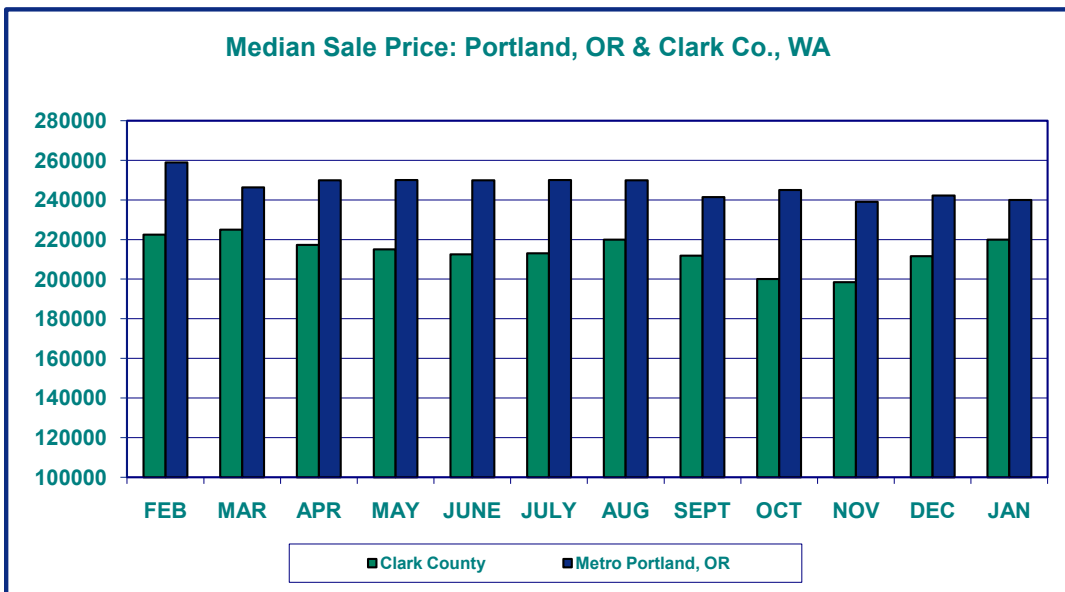
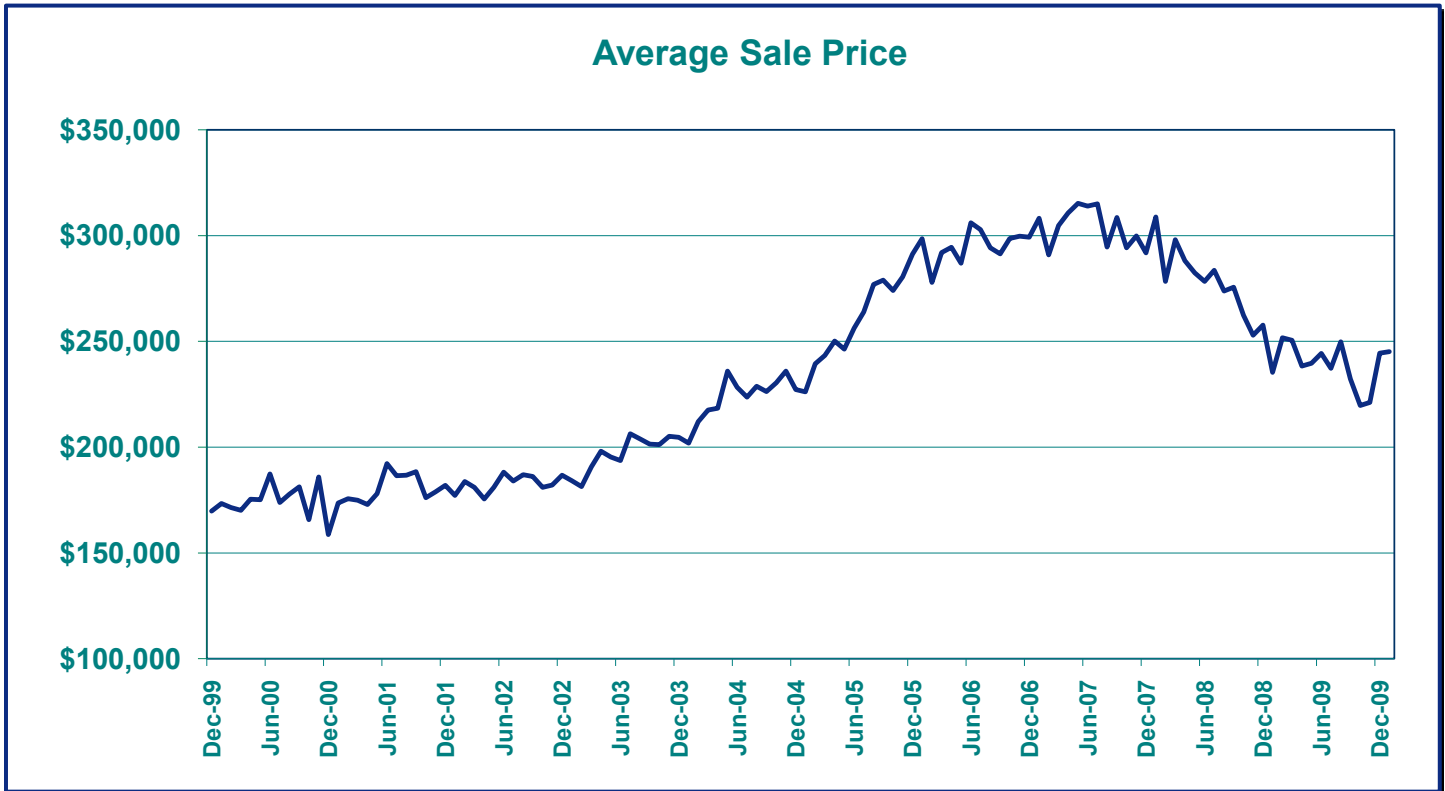
## DAYS ON MARKET

### 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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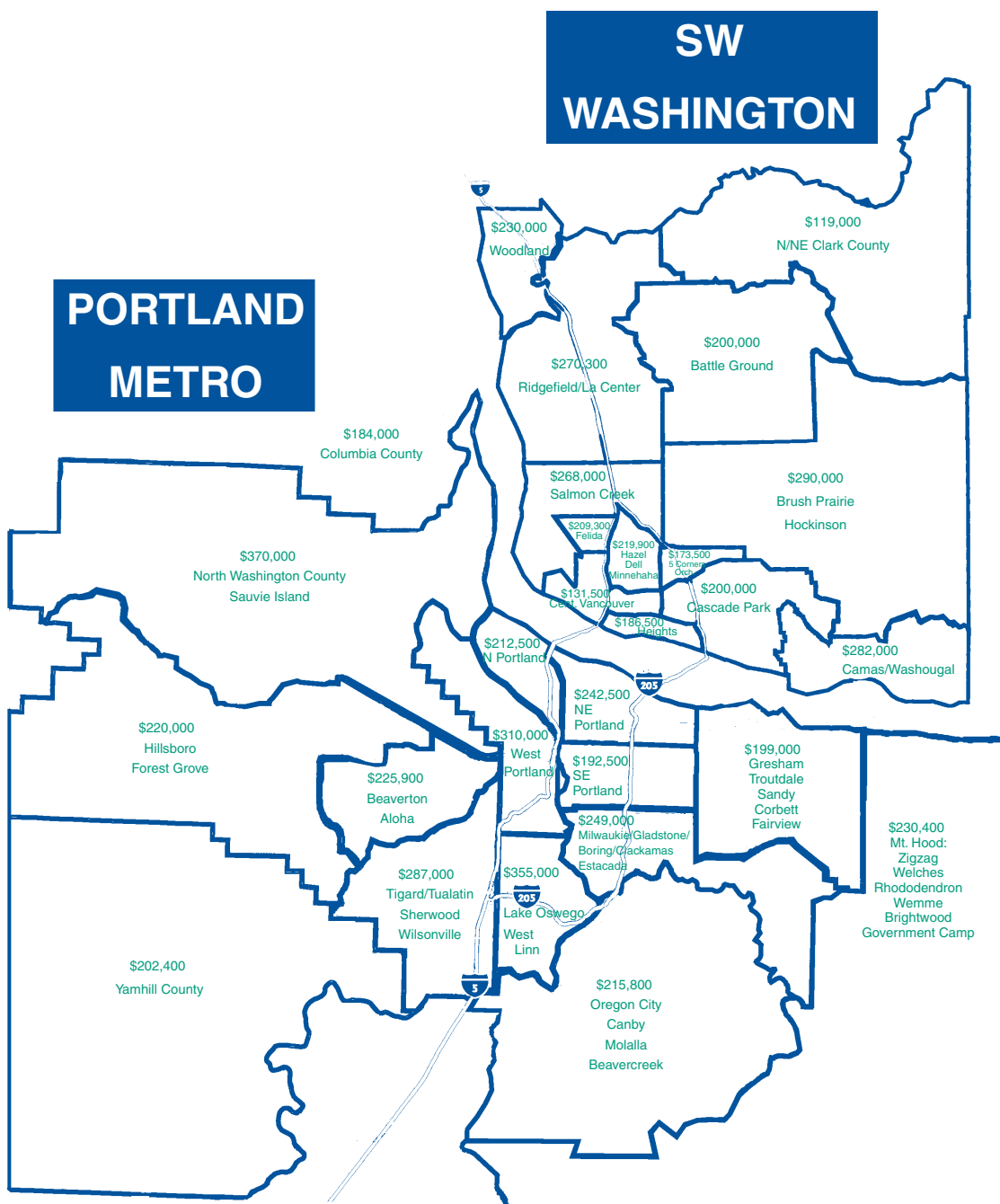
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# MEDIAN SALE PRICE January 2010



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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