

MARKET ACTION



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

Residential Review: Southwest Washington

July 2010 Reporting Period

July Residential Highlights

When comparing July 2010 to the same month last year, July 2009, closed sales declined 40.6%. Pending sales decreased 27.3% and new listings also went down 3.1%. See residential highlights table below.

Month-to-month, when comparing July 2010 with June 2010, closed sales dropped 40.9% (312 v. 528). Pending sales and new listings both increased by 3.1% (435 v. 422) and 4.6% (871 v. 833), respectively.

At the month's rate of sales, the 3,754 active residential listings would last approximately 12 months.

Sale Prices

The average sale price grew 0.1% compared to July 2009, while the median sale price went down 1.5%. See residential highlights table below.

When comparing July 2010 with June 2010, the average sale price decreased 4.9% (\$237,500 v. \$249,600) and the median sale price also was down by 4.6% (\$209,900 v. \$219,900).

Year-to-Date

Comparing January-July 2010 with the same period in 2009, closed sales went up 19%. Pending sales rose 4.1% and new listings also increased by 0.7%. 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	6.6
June	12.6	7.9	6.8
July	12.7	7.3	12
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:

-5.9% (\$236,200 v. \$251,000)

Median Sale Price % Change:

-7.0% (\$209,000 v. \$224,700)

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	July	871	435	312	237,500	209,900	130
	Year-to-date	6,291	3,371	3,065	238,000	209,900	135
2009	July	899	598	525	237,300	213,000	148
	Year-to-date	6,248	3,239	2,576	241,300	215,000	162
Change	July	-3.1%	-27.3%	-40.6%	0.1%	-1.5%	-12.4%
	Year-to-date	0.7%	4.1%	19.0%	-1.4%	-2.4%	-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.

AREA REPORT • 7/2010

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/Cancelled 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	16	11	10	-58.3%	9	182,400	53	145	79	-24.0%	82	191,600	161,000	157	-4.1%	2	80,000	-	-	8	208,700	
12	NW Heights	107	21	6	10	-9.1%	7	153,700	108	185	96	7.9%	86	127,600	125,800	102	-11.6%	2	49,500	3	35,200	10	173,800	
13	SW Heights	111	20	9	6	20.0%	6	262,900	268	134	46	17.9%	35	201,000	175,000	217	-9.4%	-	-	2	325,000	-	-	
14	Lincoln/Hazel Dell	61	18	7	-	-100.0%	7	192,000	36	99	41	-18.0%	45	196,800	197,000	99	-15.0%	-	-	3	75,300	-	-	
15	E Hazel Dell	197	53	22	16	-50.0%	14	196,900	179	326	186	-6.5%	176	179,800	185,000	136	-5.0%	3	170,400	10	74,500	-	-	
20	NE Heights	104	25	6	13	-35.0%	7	170,600	51	190	96	-6.8%	83	180,400	175,000	114	-11.7%	-	-	-	-	1	199,000	
21	Orchards	208	55	26	26	-38.1%	22	158,500	147	368	194	-7.2%	181	177,400	175,000	132	-10.0%	-	-	-	-	1	205,000	
22	Evergreen	252	69	35	37	-36.2%	26	170,500	116	518	310	4.0%	282	181,200	174,900	128	-9.5%	-	-	9	146,300	9	190,000	
23	E Heights	83	20	12	12	0.0%	2	266,000	136	133	61	35.6%	56	231,600	181,300	113	-9.6%	-	-	2	198,000	1	130,000	
24	Cascade Park	126	26	12	16	-5.9%	12	358,200	217	223	116	6.4%	100	286,500	220,000	130	-5.8%	-	-	1	677,000	3	219,400	
25	Five Corners	94	25	16	19	11.8%	8	176,900	113	198	127	17.6%	100	171,500	171,700	116	-6.9%	1	225,000	-	-	3	134,300	
26	E Orchards	88	22	8	12	-58.6%	9	190,100	134	164	105	-14.6%	97	226,500	216,000	141	-2.5%	-	-	-	-	-	-	
27	Fisher's Landing	134	36	10	13	-56.7%	10	247,000	158	247	136	-18.6%	126	246,200	238,500	109	-2.4%	-	-	1	1,100,000	-	-	
31	SE County	45	7	3	3	-	4	299,700	203	64	29	81.3%	24	315,500	270,000	211	-32.1%	-	-	3	146,700	-	-	
32	Camas City	245	70	21	46	7.0%	26	343,300	128	495	295	11.3%	266	341,500	303,700	114	-4.1%	-	-	55	106,100	3	183,200	
33	Washougal	240	43	25	31	-13.9%	22	219,500	157	404	200	2.0%	177	266,900	231,600	177	-7.3%	-	-	29	108,800	2	206,800	
41	N Hazel Dell	154	39	22	17	-46.9%	10	217,800	110	275	119	3.5%	104	250,500	223,900	105	2.5%	-	-	4	95,500	1	850,000	
42	S Salmon Creek	139	41	17	14	-41.7%	14	195,000	166	291	153	7.0%	139	208,100	209,400	120	-9.4%	-	-	1	40,000	-	-	
43	N Felida	172	33	10	20	-16.7%	18	258,700	100	282	158	16.2%	139	253,100	235,000	131	0.2%	-	-	16	223,700	-	-	
44	N Salmon Creek	143	30	18	10	-56.5%	13	242,500	106	241	140	6.9%	133	261,500	245,500	159	-11.6%	-	-	5	108,000	-	-	
50	Ridgefield	106	34	13	11	22.2%	7	244,600	96	167	87	33.8%	87	281,500	249,500	133	-7.5%	-	-	2	66,800	-	-	
51	W of I-5 County	32	4	6	-	-100.0%	2	401,800	75	41	22	29.4%	21	503,800	449,500	178	0.4%	-	-	4	200,800	-	-	
52	NW E of I-5 County	57	19	6	5	-28.6%	3	266,700	75	74	31	-13.9%	32	371,600	304,100	201	-13.0%	-	-	7	151,300	-	-	
61	Battleground	241	52	17	33	-17.5%	20	245,800	77	380	218	2.8%	211	237,200	210,000	128	-4.7%	-	-	10	206,700	1	125,000	
62	Brush Prairie	214	51	18	33	37.5%	16	339,200	113	330	189	25.2%	156	291,500	273,500	139	-4.0%	1	280,000	7	232,400	-	-	
63	East County	6	3	3	1	-	-	-	-	11	1	-	-	-	-	-	-12.0%	-	-	-	-	-	-	
64	Central County	32	2	1	1	-	1	280,000	252	46	15	-21.1%	15	372,700	355,000	257	-6.8%	-	-	-	-	-	-	
65	Mid-Central County	37	10	7	6	-	1	399,000	181	51	23	9.5%	17	312,400	310,000	153	-4.4%	-	-	-	-	-	-	
66	Yacolt	48	8	8	5	66.7%	2	193,000	81	69	27	28.6%	28	204,500	189,900	230	-7.7%	-	-	5	108,000	-	-	
70	La Center	48	6	4	6	-33.3%	10	250,200	211	68	47	46.9%	41	243,700	240,000	143	-7.1%	-	-	1	95,000	-	-	
71	N Central	119	6	5	1	-	4	313,400	119	54	17	13.3%	19	232,400	210,000	132	-4.8%	-	-	2	116,300	-	-	
72	NE Corner	17	7	-	2	-	-	-	-	18	7	75.0%	7	184,500	164,600	208	-34.1%	-	-	1	124,900	-	-	
	Grand Total	3,754	871	384	435	-27.3%	312	237,500	130	6,291	3,371	4.1%	3,065	238,000	209,900	135	-5.9%	9	141,700	183	141,400	43	201,200	

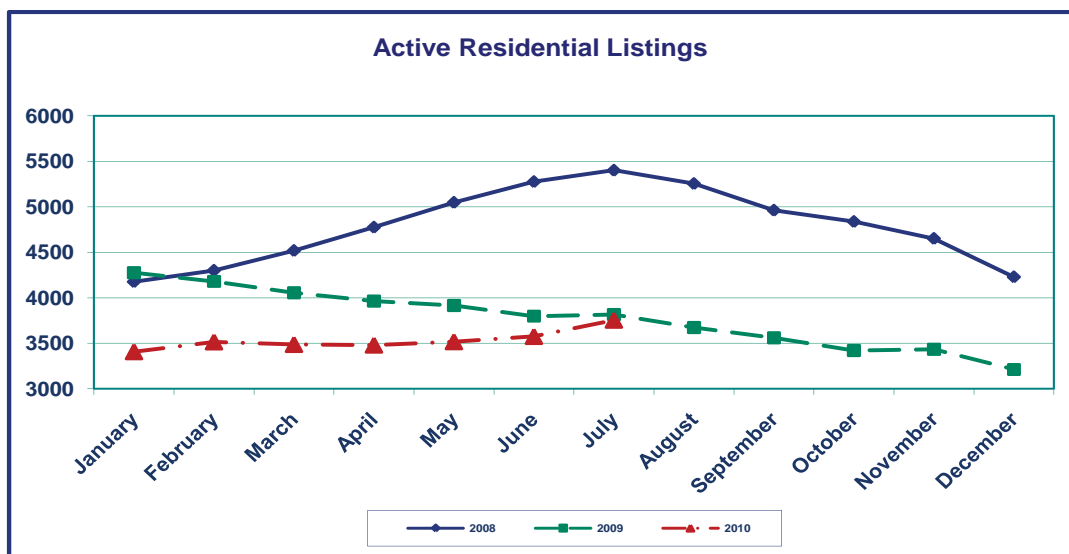
80	Woodland City	47	11	6	11	266.7%	8	244,900	198	75	46	24.3%	36	235,900	196,500	199	-3.1%	-	-	1	100,000	-	-
81	Woodland Area	72	8	3	4	-20.0%	3	255,300	257	81	30	36.4%	23	268,700	269,400	220	-16.2%	-	-	4	194,000	1	250,000
82	Cowlitz County	349	77	47	33	17.9%	18	179,100	258	480	228	21.9%	198	168,300	150,500	150	-5.6%	2	92,500	17	57,100	4	236,500
	Grand Total	468	96	56	48	33.3%	29	205,100	242	636	304	23.6%	257	186,800	170,000	163	-6.1%	2	92,500	22	83,900	5	239,200

87	Pacific County	199	26	9	3	-70.0%	4	151,900	278	159	42	-32.3%	46	167,300	135,500	186	-5.1%	2	495,000	16	35,400	-	-
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ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

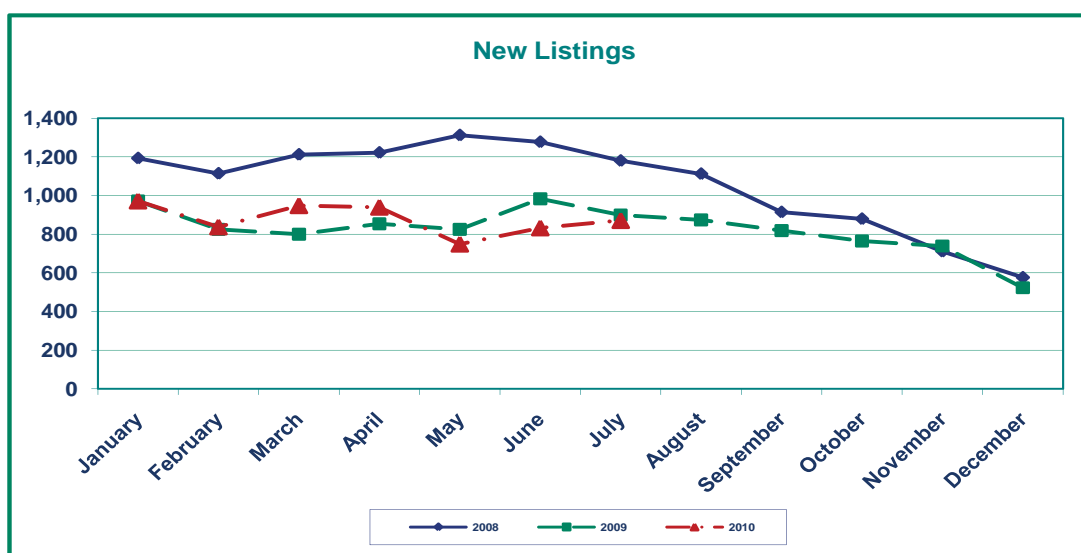
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



NEW LISTINGS

SW WASHINGTON

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



Affordability

Southwest Washington

This graph shows the affordability for SW Washington in June 2010.

**Note: June 2010 is the first time affordability has been recorded for this area.*

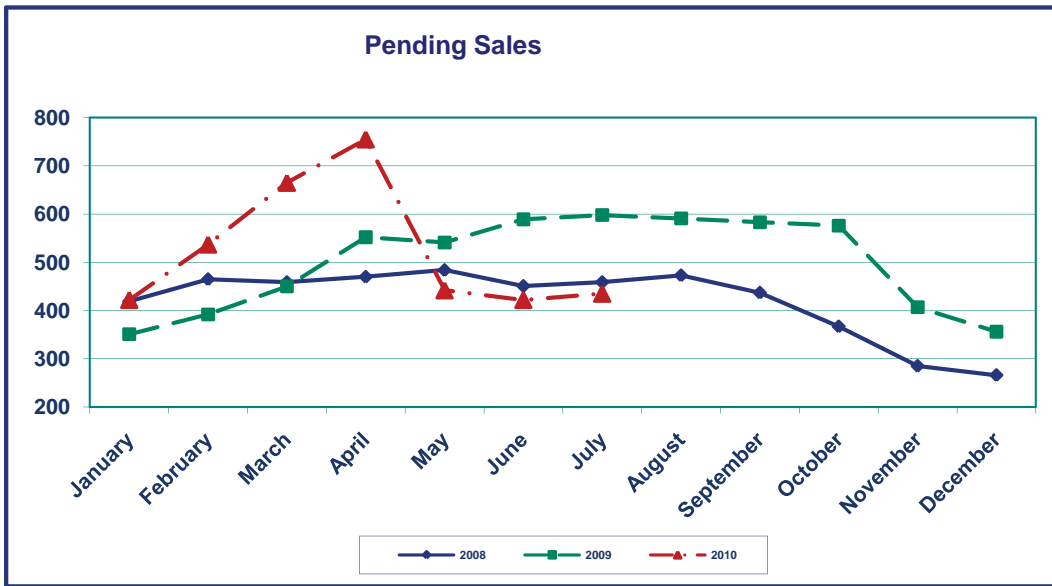


AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in Southwest Washington is affordable for a family earning the median income. A family earning the median income (\$71,200 in 2010, per HUD) can afford 162% of a monthly mortgage payment on a median priced home (\$219,900 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.74% (per Freddie Mac).

PENDING LISTINGS

SW WASHINGTON

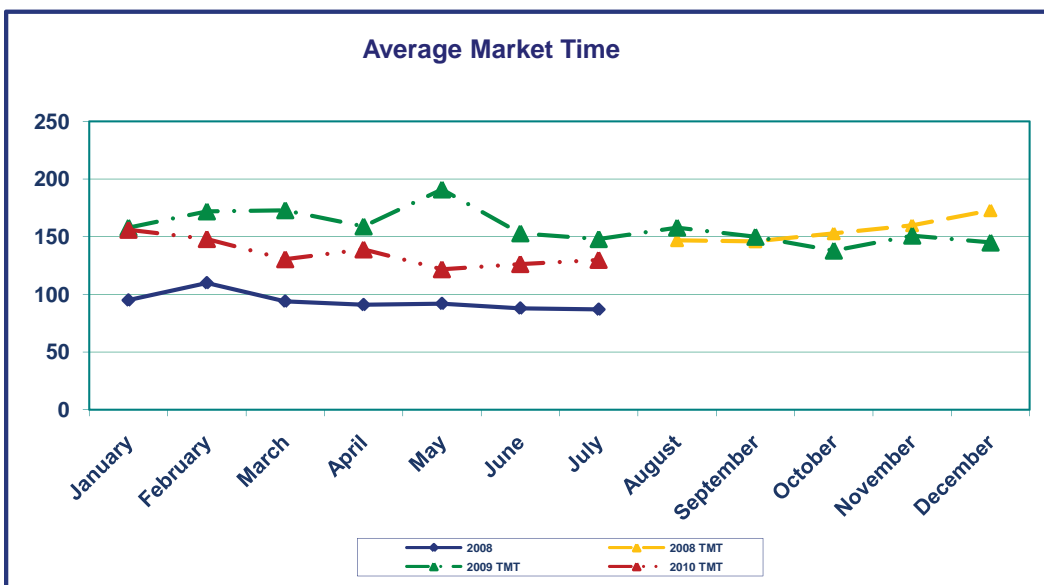
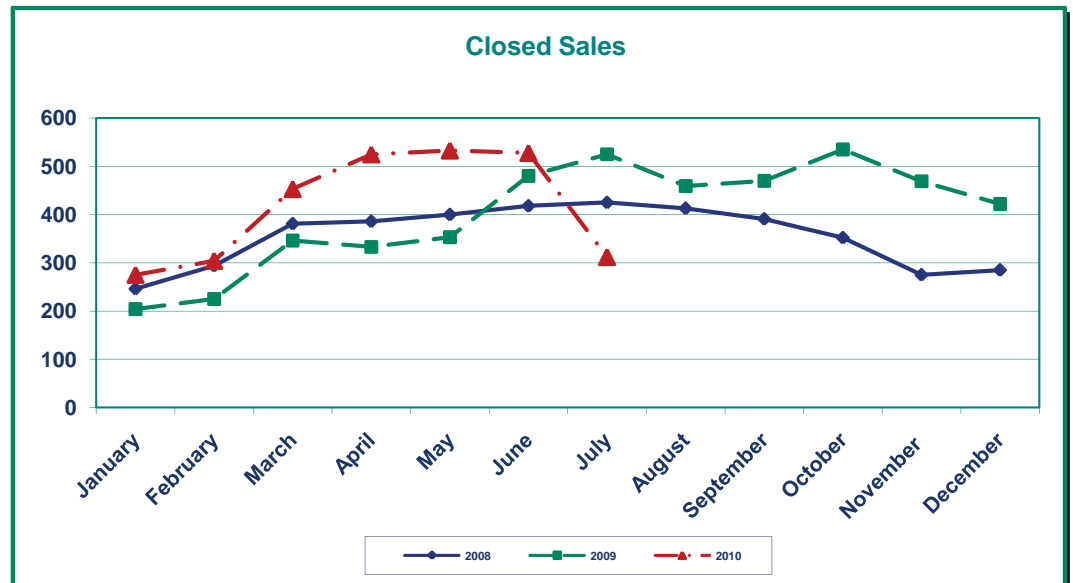
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

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



DAYS ON MARKET

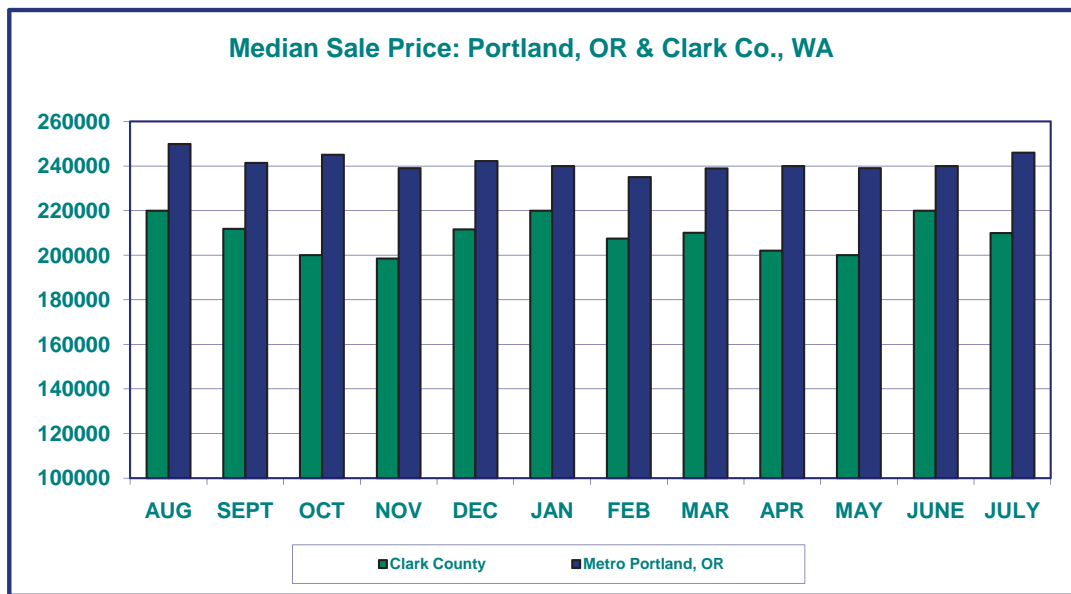
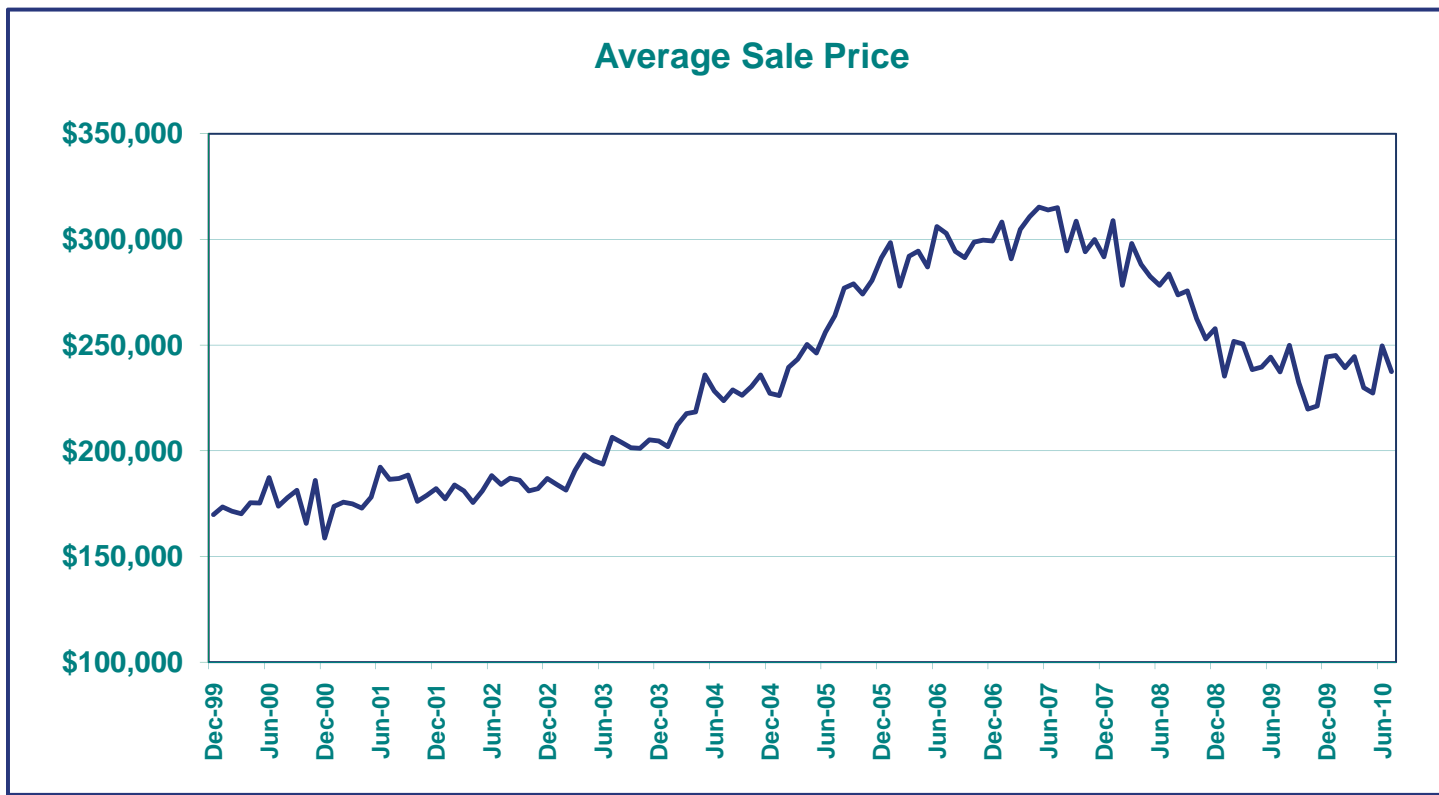
SW WASHINGTON

*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.

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/09-7/31/10) with 12 months before (8/1/08-7/31/09).

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.

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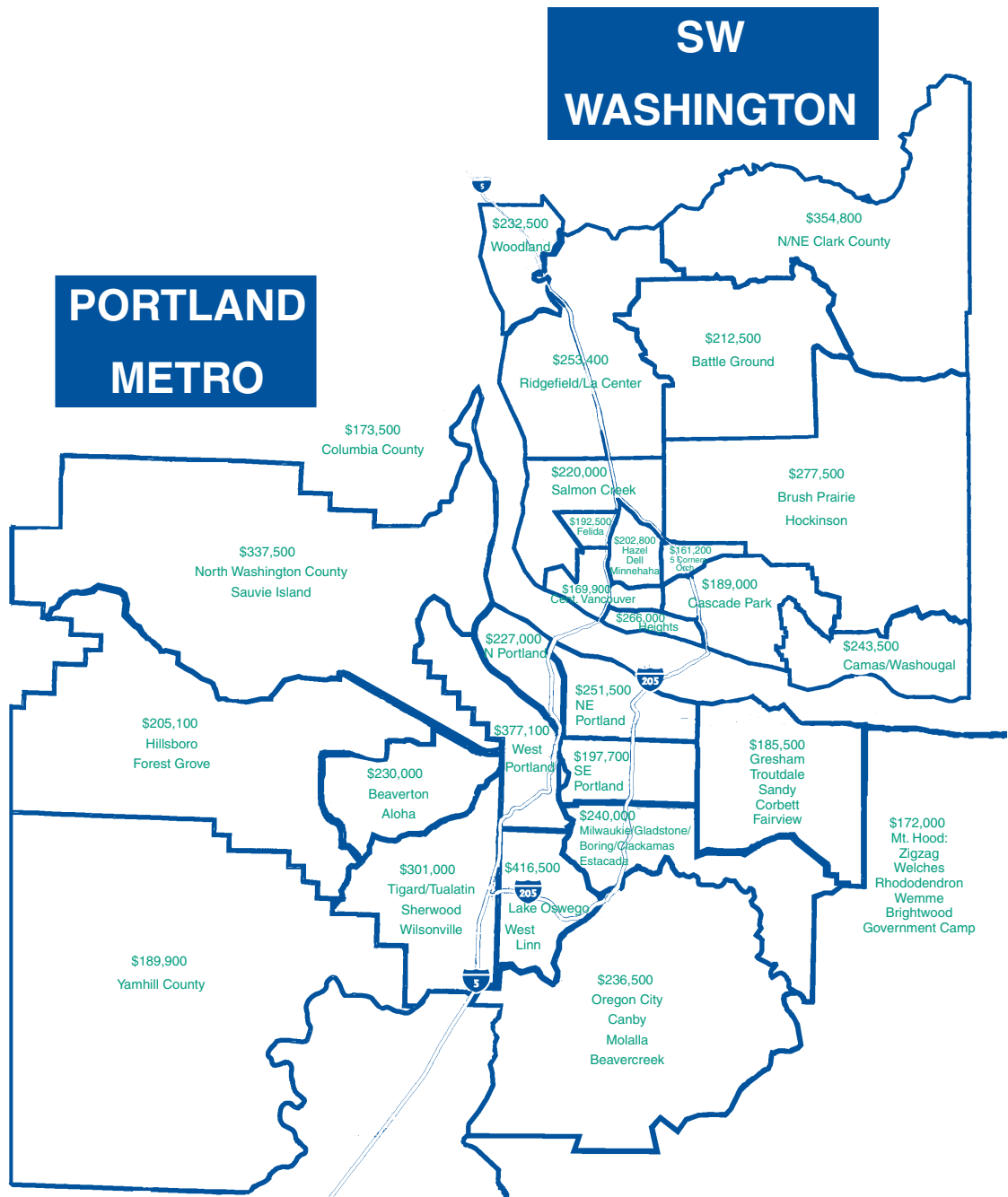
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MEDIAN SALE PRICE July 2010



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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