

MARKET ACTION



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

Residential Review: Southwest Washington

June 2010 Reporting Period

June Residential Highlights

This June, sales activity in Clark County was mixed compared to the same time last year, and also when compared to last month, May 2010.

Comparing June 2010 with the same month in 2009, closed sales were up 10% and pending sales decreased 28.4%. New listings also fell by 15.3%. See the residential highlights table below.

When comparing June 2010 with May 2010, closed sales declined 0.9% (528 v. 533), pending sales were down 4.5% (422 v. 442) and new listings increased 11.2% (833 v. 749).

At the month's rate of sales the 3,575 active residential listings would last approximately 6.8 months.

Sale Prices

Comparing June 2010 to June 2009, average sale price and median sale price saw gains of 2.2% and 3.5%, respectively.

Comparing month-to-month, the average sale price and median sale price also both increased from May levels; the average sale price increased 9.8% (\$249,600 v. \$227,300) and the median sale price went up 10% (\$219,900 v. \$200,000).

Second Quarter Report

Comparing the second quarter of 2010 with that of 2009, closed sales grew 35.5% (1,637 v. 1,208), while pending sales were down 4.4% (1,532 v. 1,602) and new listings fell 4% (2,574 v. 2,682).

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 | |
| 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:

-7.8% (\$236,200 v. \$256,100)

Median Sale Price % Change:

-7.4% (\$210,000 v. \$226,800)

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 | June | 833 | 422 | 528 | 249,600 | 219,900 | 126 |
| | Year-to-date | 5,394 | 3,013 | 2,720 | 238,300 | 210,000 | 135 |
| 2009 | June | 983 | 589 | 480 | 244,300 | 212,500 | 153 |
| | Year-to-date | 5,324 | 2,687 | 2,022 | 242,400 | 215,000 | 167 |
| Change | June | -15.3% | -28.4% | 10.0% | 2.2% | 3.5% | -17.3% |
| | Year-to-date | 1.3% | 12.1% | 34.5% | -1.7% | -2.3% | -18.9% |

*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.

AREA REPORT • 6/2010

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 | 91 | 16 | 5 | 12 | -52.0% | 11 | 209,300 | 296 | 129 | 72 | -14.3% | 73 | 192,700 | 160,000 | 170 | -7.2% | 2 | 80,000 | - | - | 8 | 208,700 | |
| 12 | NW Heights | 101 | 28 | 10 | 17 | -19.0% | 10 | 138,800 | 102 | 165 | 90 | 11.1% | 75 | 123,300 | 122,500 | 105 | -13.4% | 2 | 49,500 | 2 | 38,800 | 7 | 152,400 | |
| 13 | SW Heights | 111 | 13 | 8 | 8 | 100.0% | 10 | 194,000 | 262 | 113 | 40 | 17.6% | 29 | 188,100 | 167,500 | 206 | -9.2% | - | - | - | - | - | - | |
| 14 | Lincoln/Hazel Dell | 46 | 14 | 6 | 7 | -12.5% | 9 | 200,100 | 161 | 81 | 42 | -4.5% | 38 | 197,700 | 196,500 | 111 | -13.6% | - | - | 3 | 75,300 | - | - | |
| 15 | E Hazel Dell | 171 | 45 | 29 | 19 | -36.7% | 38 | 208,500 | 119 | 270 | 175 | 3.6% | 157 | 178,900 | 182,000 | 132 | -6.8% | 2 | 180,000 | 9 | 76,100 | - | - | |
| 20 | NE Heights | 96 | 32 | 22 | 12 | -29.4% | 18 | 177,500 | 58 | 167 | 87 | 3.6% | 76 | 181,300 | 175,000 | 120 | -14.1% | - | - | - | - | 1 | 199,000 | |
| 21 | Orchards | 197 | 33 | 32 | 21 | -43.2% | 22 | 169,900 | 106 | 312 | 178 | 5.3% | 156 | 180,000 | 179,900 | 128 | -9.0% | - | - | - | - | 1 | 205,000 | |
| 22 | Evergreen | 251 | 66 | 46 | 30 | -45.5% | 34 | 205,000 | 159 | 446 | 275 | 13.2% | 254 | 182,300 | 175,000 | 128 | -10.6% | - | - | 7 | 60,300 | 7 | 186,400 | |
| 23 | E Heights | 82 | 26 | 13 | 3 | -50.0% | 10 | 223,600 | 194 | 110 | 50 | 42.9% | 54 | 230,300 | 180,300 | 113 | -12.3% | - | - | 1 | 350,000 | 1 | 130,000 | |
| 24 | Cascade Park | 126 | 34 | 16 | 14 | -48.1% | 24 | 232,200 | 102 | 197 | 104 | 10.6% | 88 | 276,700 | 220,000 | 118 | -7.4% | - | - | 1 | 677,000 | 3 | 219,400 | |
| 25 | Five Corners | 95 | 25 | 13 | 19 | 5.6% | 13 | 179,200 | 117 | 172 | 111 | 24.7% | 92 | 171,100 | 170,300 | 116 | -8.0% | 1 | 225,000 | - | - | 3 | 134,300 | |
| 26 | E Orchards | 88 | 19 | 10 | 19 | -24.0% | 21 | 236,000 | 119 | 142 | 94 | -3.1% | 87 | 228,000 | 221,200 | 131 | -3.4% | - | - | - | - | - | - | |
| 27 | Fisher's Landing | 124 | 34 | 16 | 10 | -64.3% | 19 | 262,700 | 77 | 211 | 124 | -10.1% | 115 | 247,700 | 239,000 | 106 | -6.7% | - | - | 1 | 1,100,000 | - | - | |
| 31 | SE County | 42 | 11 | 5 | 7 | - | 2 | 325,000 | 73 | 57 | 28 | 180.0% | 17 | 326,000 | 279,000 | 232 | -37.9% | - | - | 3 | 146,700 | - | - | |
| 32 | Camas City | 229 | 61 | 40 | 38 | -15.6% | 50 | 383,100 | 103 | 423 | 259 | 15.6% | 237 | 342,200 | 305,000 | 112 | -6.8% | - | - | 47 | 105,500 | 3 | 183,200 | |
| 33 | Washougal | 248 | 51 | 36 | 22 | -37.1% | 28 | 308,300 | 171 | 359 | 173 | 5.5% | 154 | 274,600 | 250,000 | 181 | -8.2% | - | - | 26 | 95,100 | 1 | 210,000 | |
| 41 | N Hazel Dell | 149 | 34 | 14 | 12 | -20.0% | 27 | 297,400 | 126 | 236 | 105 | 25.0% | 93 | 254,700 | 232,000 | 106 | -1.7% | - | - | 4 | 95,500 | 1 | 850,000 | |
| 42 | S Salmon Creek | 124 | 39 | 29 | 20 | -31.0% | 24 | 196,500 | 161 | 248 | 142 | 19.3% | 123 | 208,900 | 209,400 | 114 | -8.6% | - | - | 1 | 40,000 | - | - | |
| 43 | N Felida | 160 | 51 | 34 | 23 | -4.2% | 28 | 249,900 | 72 | 246 | 141 | 25.9% | 118 | 253,700 | 235,000 | 136 | 1.2% | - | - | 16 | 223,700 | - | - | |
| 44 | N Salmon Creek | 136 | 23 | 30 | 20 | -4.8% | 30 | 208,200 | 107 | 211 | 131 | 19.1% | 119 | 264,100 | 247,300 | 168 | -13.9% | - | - | 5 | 108,000 | - | - | |
| 50 | Ridgefield | 88 | 21 | 10 | 12 | 0.0% | 14 | 297,600 | 97 | 132 | 76 | 28.8% | 80 | 284,700 | 247,000 | 135 | -10.5% | - | - | 2 | 66,800 | - | - | |
| 51 | W of I-5 County | 30 | 11 | 5 | 3 | 200.0% | 3 | 363,700 | 289 | 37 | 24 | 60.0% | 19 | 514,500 | 475,000 | 189 | 1.8% | - | - | 3 | 234,300 | - | - | |
| 52 | NW E of I-5 County | 47 | 15 | 4 | 7 | -41.7% | 5 | 378,400 | 127 | 55 | 26 | -18.8% | 27 | 371,100 | 302,100 | 228 | -13.3% | - | - | 1 | 175,000 | - | - | |
| 61 | Battleground | 237 | 48 | 38 | 30 | -26.8% | 28 | 243,800 | 128 | 327 | 188 | 6.8% | 191 | 236,300 | 210,000 | 133 | -6.2% | - | - | 7 | 114,600 | 1 | 125,000 | |
| 62 | Brush Prairie | 192 | 44 | 27 | 23 | -14.8% | 37 | 285,900 | 130 | 274 | 162 | 22.7% | 139 | 286,200 | 267,400 | 142 | -6.4% | - | - | 6 | 224,500 | - | - | |
| 63 | East County | 7 | - | - | - | - | - | - | - | 8 | - | - | - | - | - | - | -12.0% | - | - | - | - | - | - | |
| 64 | Central County | 32 | 8 | 4 | 3 | - | 2 | 532,500 | 57 | 44 | 14 | 0.0% | 14 | 379,300 | 372,500 | 258 | -5.3% | - | - | - | - | - | - | |
| 65 | Mid-Central County | 35 | 3 | 3 | 1 | - | 2 | 328,600 | 110 | 41 | 17 | 0.0% | 16 | 307,000 | 308,600 | 151 | -10.2% | - | - | - | - | - | - | |
| 66 | Yacolt | 53 | 10 | 7 | 1 | -83.3% | 3 | 149,700 | 110 | 60 | 23 | 27.8% | 26 | 205,400 | 189,500 | 242 | -0.7% | - | - | 4 | 76,300 | - | - | |
| 70 | La Center | 55 | 10 | 5 | 5 | 0.0% | 2 | 296,000 | 188 | 62 | 41 | 78.3% | 31 | 241,700 | 242,000 | 121 | -7.4% | - | - | 1 | 95,000 | - | - | |
| 71 | N Central | 120 | 6 | 5 | 3 | - | 4 | 181,000 | 98 | 48 | 16 | 14.3% | 15 | 210,800 | 202,000 | 136 | -6.3% | - | - | 2 | 116,300 | - | - | |
| 72 | NE Corner | 12 | 2 | 4 | 1 | - | - | - | - | 11 | 5 | 150.0% | 7 | 184,500 | 164,600 | 208 | -35.7% | - | - | 1 | 124,900 | - | - | |
| | Grand Total | 3,575 | 833 | 526 | 422 | -28.4% | 528 | 249,600 | 126 | 5,394 | 3,013 | 12.1% | 2,720 | 238,300 | 210,000 | 135 | 25.0% | 7 | 120,600 | 153 | 129,900 | 37 | 199,200 | |
| 80 | Woodland City | 52 | 10 | 9 | 9 | 50.0% | 3 | 159,200 | 198 | 63 | 35 | 2.9% | 28 | 233,400 | 188,800 | 199 | -5.6% | - | - | - | - | - | - | |
| 81 | Woodland Area | 72 | 8 | 8 | 6 | 0.0% | 8 | 292,500 | 316 | 74 | 26 | 44.4% | 20 | 270,700 | 264,700 | 214 | -16.5% | - | - | 3 | 240,700 | 1 | 250,000 | |
| 82 | Cowlitz County | 331 | 62 | 33 | 28 | 3.7% | 38 | 160,800 | 126 | 395 | 198 | 23.8% | 178 | 166,900 | 150,000 | 136 | -8.6% | 1 | 75,000 | 15 | 57,700 | 4 | 236,500 | |
| | Grand Total | 455 | 80 | 50 | 43 | 10.3% | 49 | 182,200 | 162 | 532 | 259 | 22.2% | 226 | 184,300 | 164,500 | 151 | 25.0% | 1 | 75,000 | 18 | 88,200 | 5 | 239,200 | |
| 87 | Pacific County | 183 | 20 | 11 | 10 | 0.0% | 9 | 170,400 | 163 | 133 | 39 | -25.0% | 40 | 172,600 | 141,800 | 170 | -5.3% | 1 | 300,000 | 13 | 41,300 | - | - | |



ACTIVE RESIDENTIAL LISTINGS

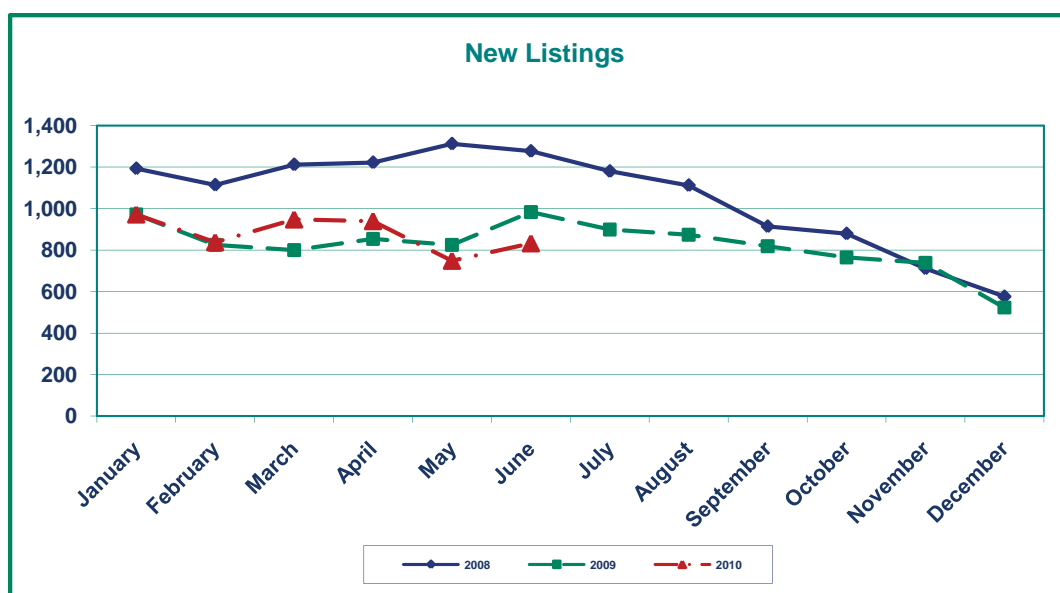
SW WASHINGTON

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

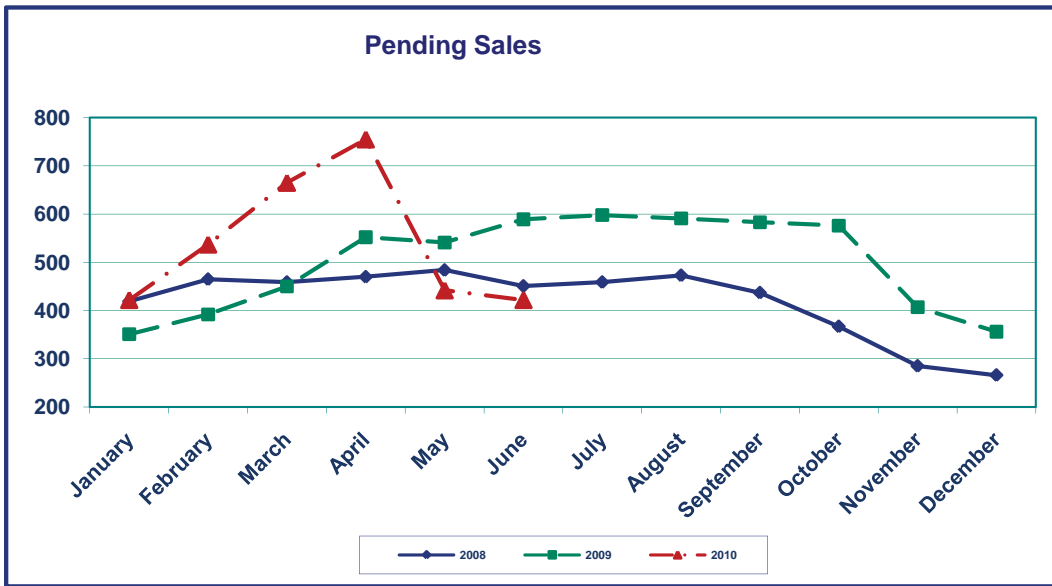
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

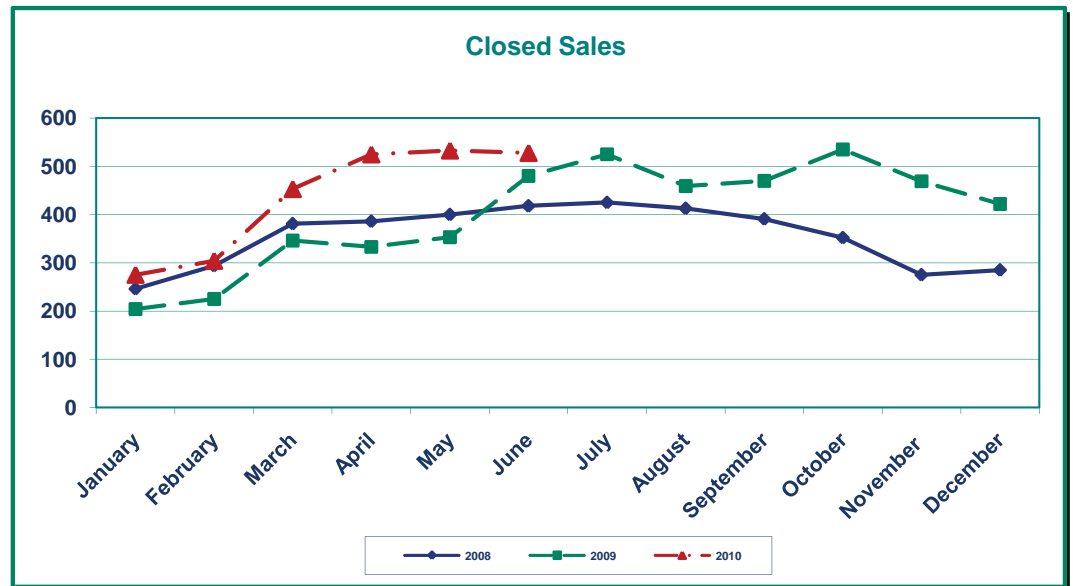
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

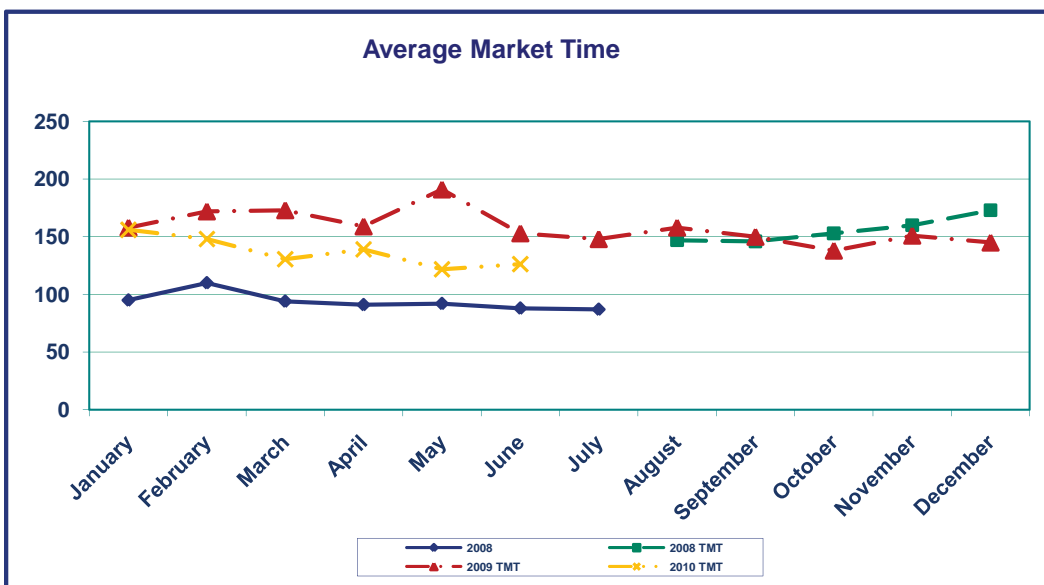
This graph shows the closed sales over the past three calendar years in Southwest Washington.



DAYS ON MARKET

SW WASHINGTON

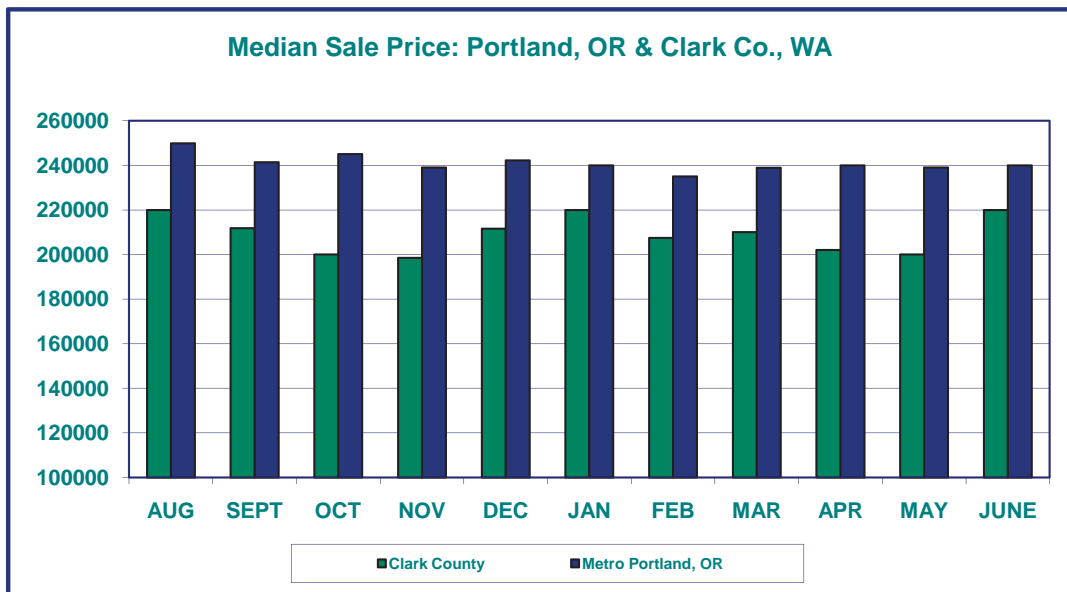
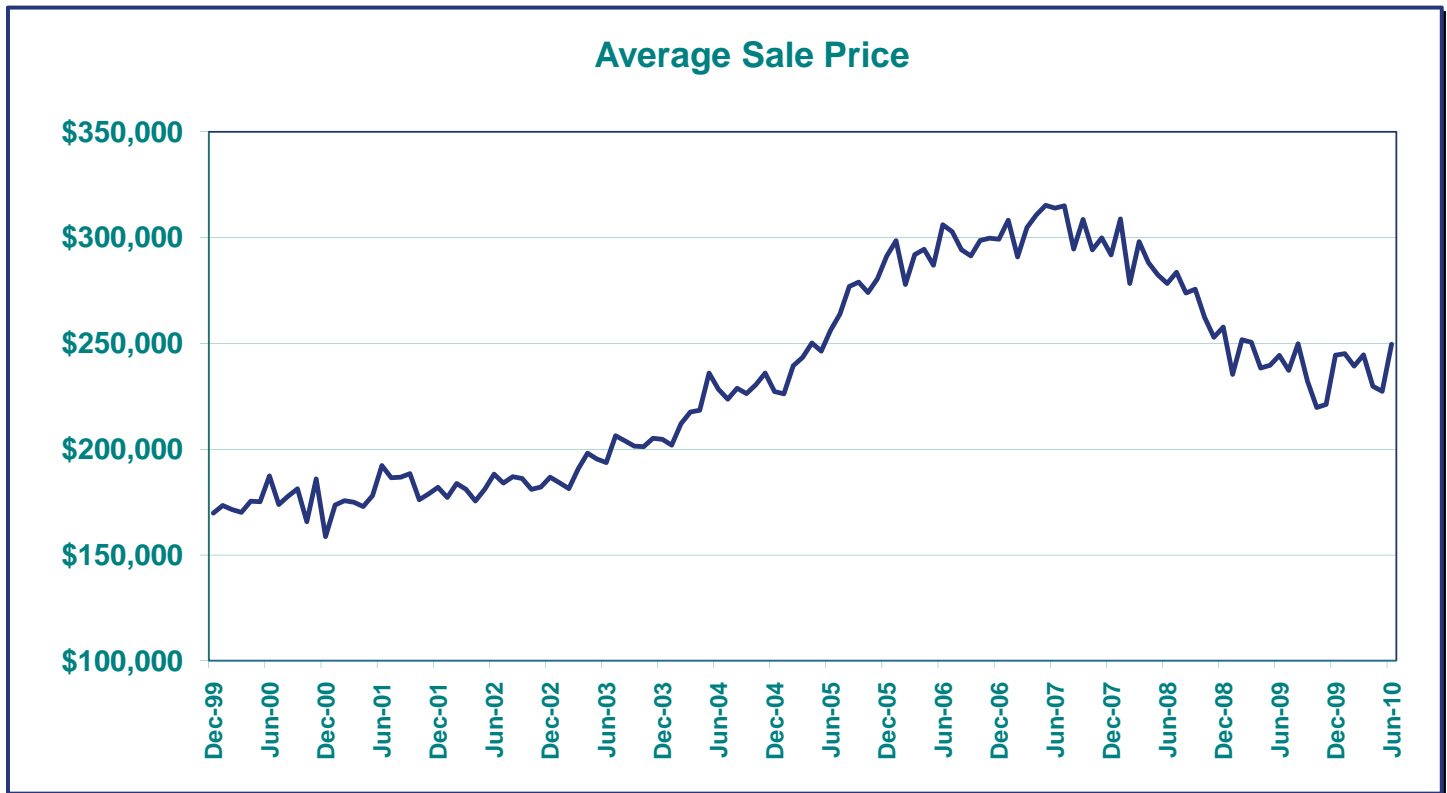
*This graph shows the average market time for sales in Southwest Washington. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*



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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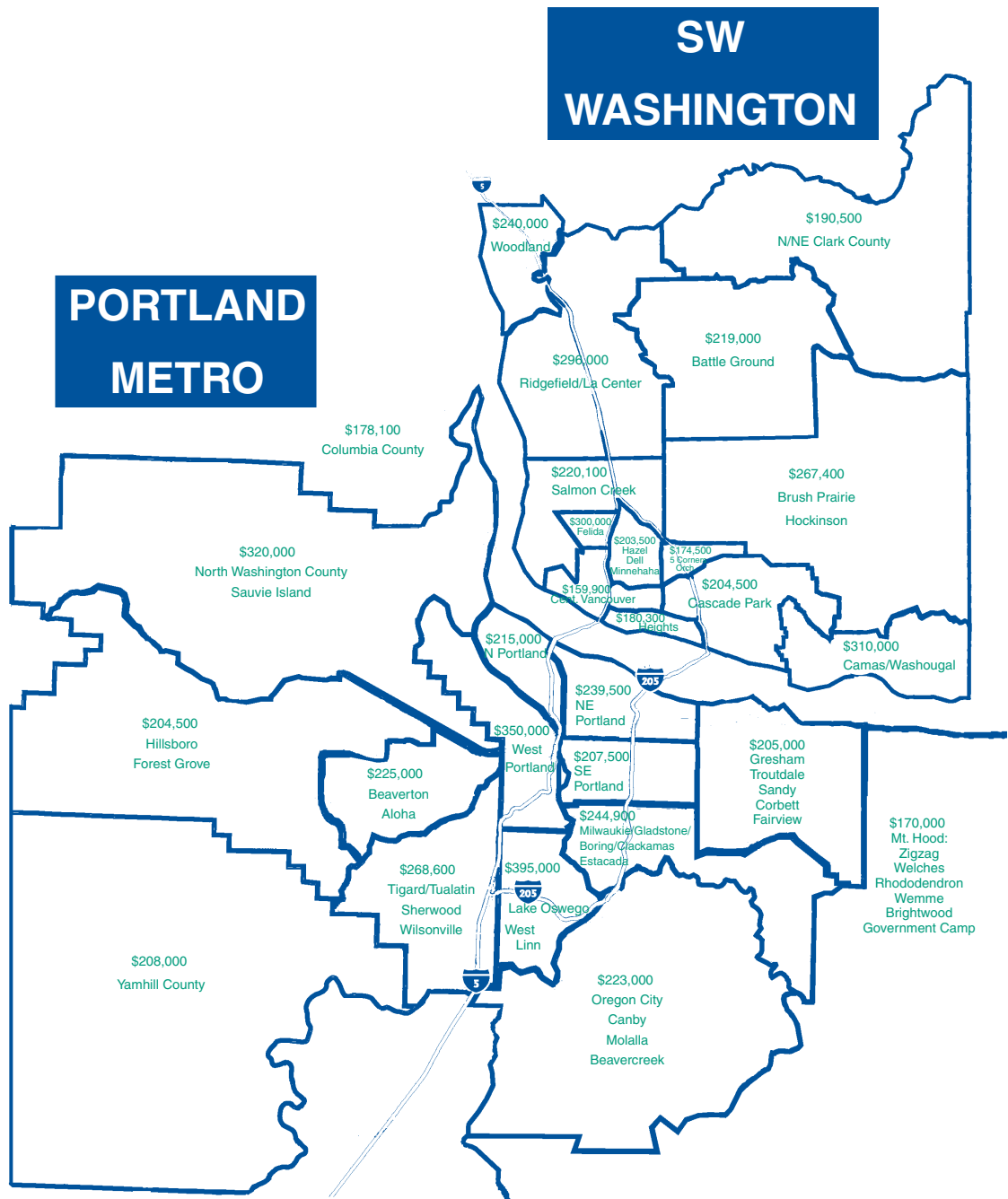
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MEDIAN SALE PRICE June 2010



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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