

# MARKET ACTION



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

Residential Review: Southwest Washington

March 2010 Reporting Period

## March Residential Highlights

Sales activity in Clark County improved in March compared to the same time last year, and also improved when compared to last month, February 2010.

Comparing March 2010 with the same month in 2009, closed sales were up 30.9% and pending sales increased 47.8%. New listings were also up by 18.5%. See the residential highlights table below.

When comparing March 2010 with February 2010, closed sales jumped 49% (453 v. 304), pending sales rose 23.8% (665 v. 537) and new listings increased 13.1% (948 v. 838).

At the month's rate of sales the 3,487 active residential listings would last approximately 7.7 months, down the lowest of the year.

## Sale Prices

The average sale price for March 2010 fell 2.4% compared to March 2009, and the median sale price also dipped 6.7%. See the residential highlights table below.

Comparing month-to-month, the average sale price and median sale price both increased from February levels; the average sale price increased 2.2% (\$244,500 v. \$239,300) and the median sale price grew a slight 1.2% (\$210,000 v. \$207,500).

## First Quarter Report

Comparing the first quarter of 2010 with that of 2009, closed sales rose 32.5% (1,053 v. 795) and pending sales went up 38.6% (1,569 v. 1,132). New listings also increased 5.5% (2,765 v. 2,622).

## 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	
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:

-11.6% (\$237,400 v. \$268,600)

### Median Sale Price % Change:

-11.0% (\$210,000 v. \$235,800)

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	March	948	665	453	244,500	210,000	131
	Year-to-date	2,765	1,564	1,053	243,000	210,000	142
2009	March	800	450	346	250,500	225,000	173
	Year-to-date	2,622	1,132	795	246,200	219,100	169
Change	March	18.5%	47.8%	30.9%	-2.4%	-6.7%	-24.7%
	Year-to-date	5.5%	38.2%	32.5%	-1.3%	-4.2%	-15.6%

\*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 • 3/2010

## SW Washington

		RESIDENTIAL															Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	84	14	6	19	58.3%	7	152,300	115	63	40	25.0%	31	179,600	149,900	111	-14.7%	1	45,000	-	-	3	251,700
12	NW Heights	88	20	17	13	30.0%	13	136,400	125	74	34	30.8%	25	126,300	125,000	105	-17.3%	-	-	2	38,800	4	145,500
13	SW Heights	103	25	9	9	200.0%	5	169,700	110	62	19	11.8%	8	180,200	181,500	133	6.0%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	32	15	4	11	10.0%	5	196,000	37	31	21	10.5%	14	207,800	213,000	80	-18.2%	-	-	1	42,000	-	-
15	E Hazel Dell	181	67	51	47	104.3%	19	199,800	203	142	93	27.4%	47	176,700	180,000	162	-11.7%	-	-	2	120,500	-	-
20	NE Heights	87	21	11	22	69.2%	12	184,000	164	79	46	48.4%	23	188,300	184,000	159	-18.4%	-	-	-	-	1	199,000
21	Orchards	203	61	23	43	30.3%	20	179,500	157	183	85	6.3%	58	185,600	184,400	153	-10.1%	-	-	-	-	1	205,000
22	Evergreen	264	77	20	60	17.6%	51	191,100	110	241	165	79.3%	108	180,100	170,000	119	-12.7%	-	-	4	56,300	2	241,500
23	E Heights	72	17	8	10	66.7%	10	218,900	118	49	22	15.8%	21	215,800	175,000	109	-11.1%	-	-	1	350,000	-	-
24	Cascade Park	114	32	8	16	14.3%	14	517,600	137	94	41	17.1%	29	362,000	229,900	159	-8.1%	-	-	1	677,000	-	-
25	Five Corners	82	19	5	32	100.0%	23	160,700	75	88	72	100.0%	41	169,100	167,400	128	-9.7%	-	-	-	-	2	154,000
26	E Orchards	92	31	7	13	-13.3%	16	225,600	156	73	41	7.9%	37	216,900	215,000	149	-8.7%	-	-	-	-	-	-
27	Fisher's Landing	128	33	9	30	25.0%	19	231,000	88	115	66	8.2%	41	244,900	238,000	119	-10.7%	-	-	-	-	-	-
31	SE County	42	11	5	2	-	3	243,300	297	28	10	66.7%	6	375,800	240,000	249	-30.8%	-	-	1	155,000	-	-
32	Camas City	253	78	17	51	45.7%	33	302,800	120	230	124	25.3%	87	334,100	302,000	106	-13.9%	-	-	16	90,700	3	183,200
33	Washougal	249	69	27	46	100.0%	30	289,400	126	191	91	44.4%	69	277,800	234,700	166	-12.0%	-	-	12	56,100	1	210,000
41	N Hazel Dell	107	46	13	24	9.1%	15	209,300	69	121	55	34.1%	27	225,700	200,000	89	-14.1%	-	-	2	73,500	1	850,000
42	S Salmon Creek	127	49	21	40	100.0%	19	213,900	78	122	71	44.9%	39	218,900	219,900	88	-13.8%	-	-	-	-	-	-
43	N Felida	149	46	9	30	130.8%	22	236,000	144	109	71	121.9%	46	250,700	238,800	195	-5.0%	-	-	13	69,400	-	-
44	N Salmon Creek	162	33	15	29	70.6%	17	254,200	145	117	65	3.2%	44	258,000	256,500	196	-22.0%	-	-	1	92,000	-	-
50	Ridgefield	81	23	16	10	11.1%	10	235,100	112	65	41	95.2%	44	284,700	251,000	144	-20.0%	-	-	1	45,000	-	-
51	W of I-5 County	26	6	2	5	25.0%	7	409,000	183	13	18	100.0%	12	496,700	446,000	154	-0.7%	-	-	1	148,000	-	-
52	NW E of I-5 County	42	5	2	5	-28.6%	5	443,300	329	24	12	-20.0%	12	445,800	357,500	312	-12.4%	-	-	1	175,000	-	-
61	Battleground	225	49	18	38	52.0%	39	269,900	160	161	108	56.5%	89	240,500	203,000	135	-8.6%	-	-	3	121,700	1	125,000
62	Brush Prairie	209	49	16	31	29.2%	20	304,800	172	138	83	25.8%	46	296,800	268,500	154	-8.1%	-	-	3	206,700	-	-
63	East County	7	2	-	-	-	-	-	-	5	-	-	-	-	-	-	-18.1%	-	-	-	-	-	-
64	Central County	25	7	5	2	-	3	393,000	139	22	7	133.3%	8	358,800	354,800	280	-13.0%	-	-	-	-	-	-
65	Mid-Central County	38	10	5	3	-	4	340,800	94	28	8	-20.0%	6	341,300	345,000	189	-16.6%	-	-	-	-	-	-
66	Yacolt	41	8	6	5	66.7%	3	166,500	135	31	16	100.0%	13	221,100	185,200	337	-7.8%	-	-	4	76,300	-	-
70	La Center	52	9	7	8	33.3%	5	266,600	74	33	24	84.6%	14	262,500	247,500	85	-10.5%	-	-	1	95,000	-	-
71	N Central	115	14	1	8	-	4	264,200	88	30	12	140.0%	5	223,400	220,000	89	-9.9%	-	-	-	-	-	-
72	NE Corner	7	2	2	3	-	-	-	-	3	3	200.0%	3	158,000	130,000	22	-37.0%	-	-	-	-	-	-
	Grand Total	3,487	948	365	665	47.8%	453	244,500	131	2,765	1,564	38.2%	1,053	243,000	210,000	142	-11.6%	1	45,000	70	97,000	19	224,600
80	Woodland City	55	19	7	12	9.1%	4	155,700	89	39	20	5.3%	12	197,000	206,000	215	-20.4%	-	-	-	-	-	-
81	Woodland Area	72	20	4	3	-25.0%	1	329,900	434	43	10	42.9%	6	245,900	267,300	193	-8.4%	-	-	1	555,000	1	250,000
82	Cowlitz County	346	65	44	44	83.3%	24	173,100	117	193	94	28.8%	55	163,200	155,000	116	-1.3%	1	75,000	7	57,500	3	198,700
	Grand Total	473	104	55	59	51.3%	29	176,100	124	275	124	25.3%	73	175,600	165,000	139	-5.5%	1	75,000	8	119,700	4	211,500
87	Pacific County	158	33	11	7	0.0%	9	132,400	233	67	21	10.5%	20	149,100	122,200	212	-7.3%	-	-	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.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/09-3/31/10) with 12 months before (4/1/08-3/31/09).

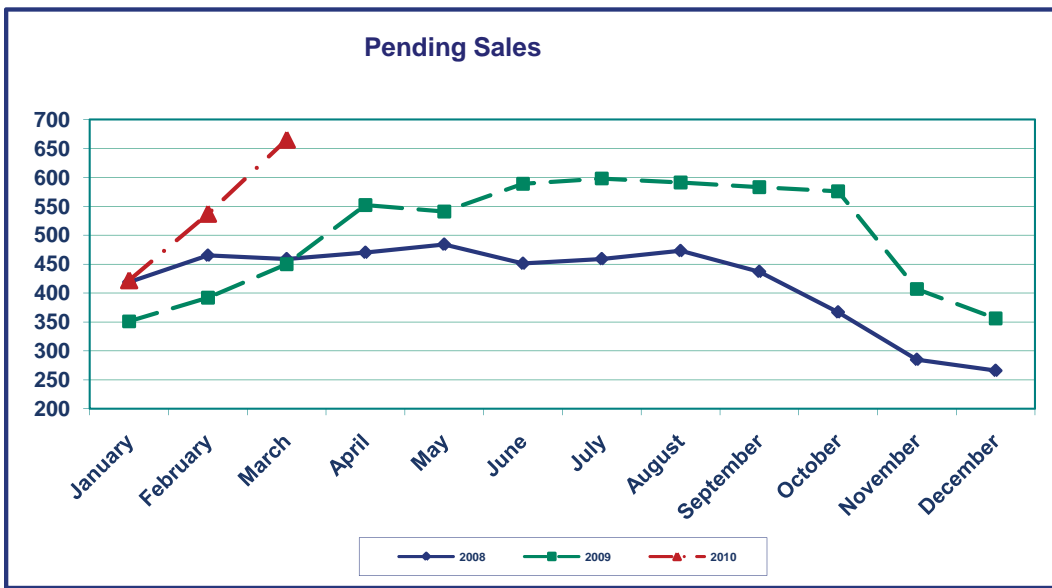
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

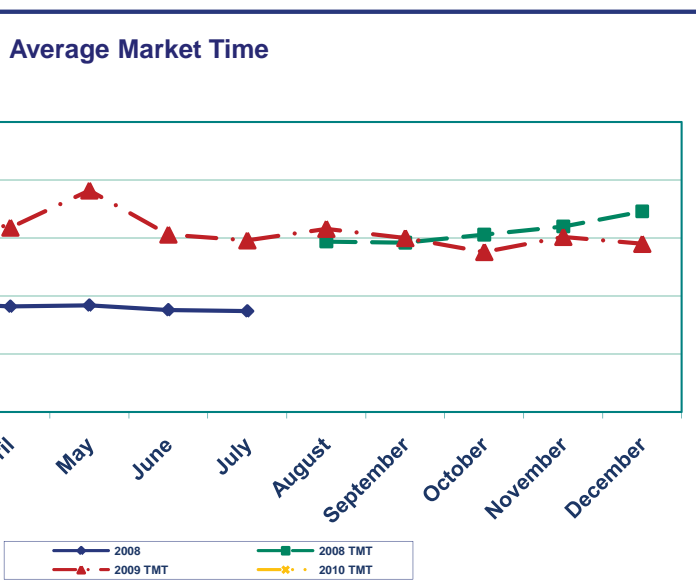
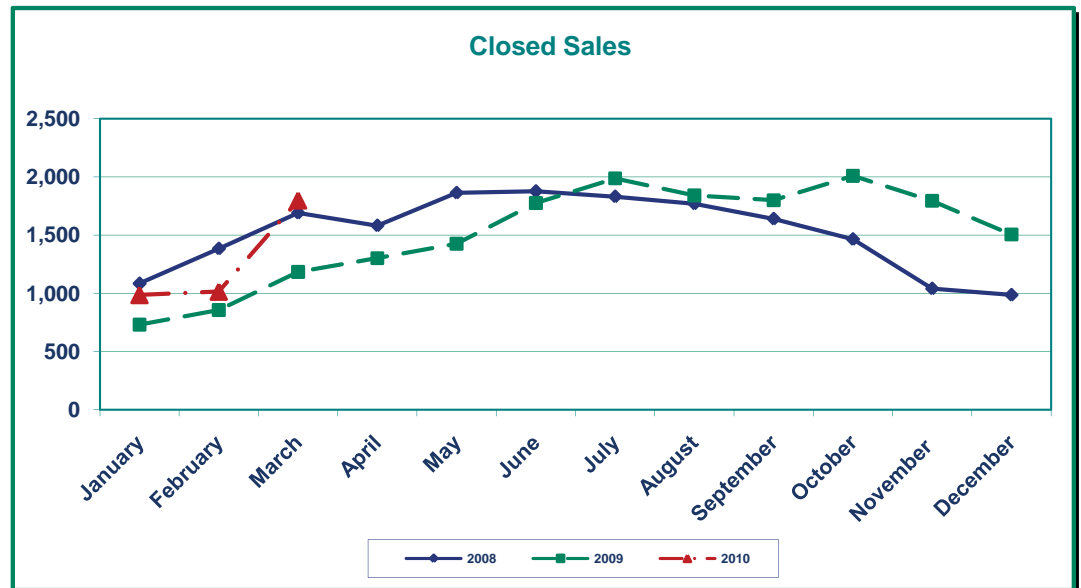
*This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.*



## CLOSED SALES

### SW WASHINGTON

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



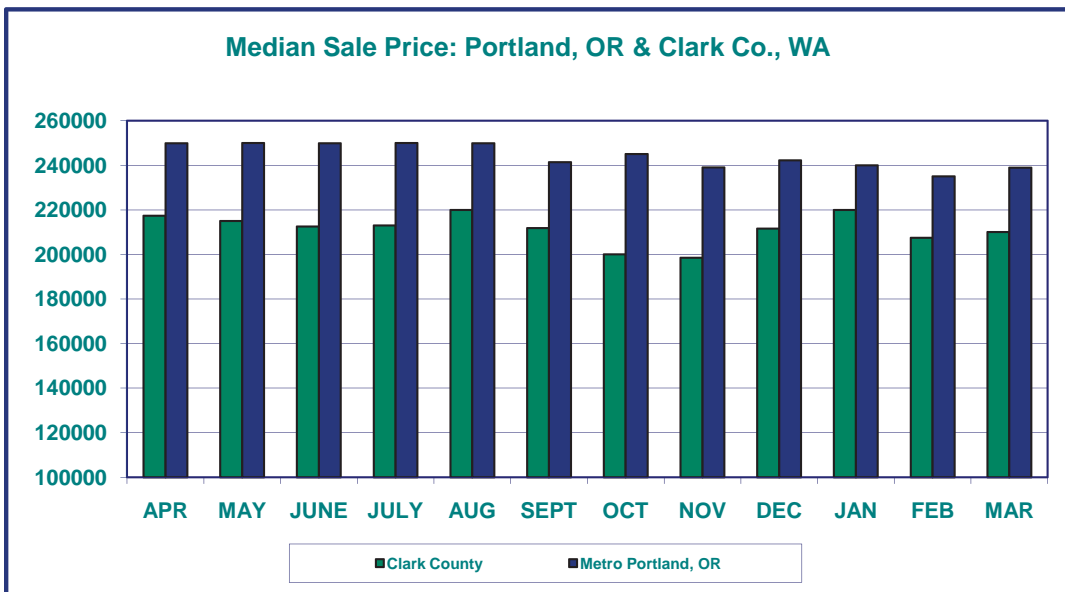
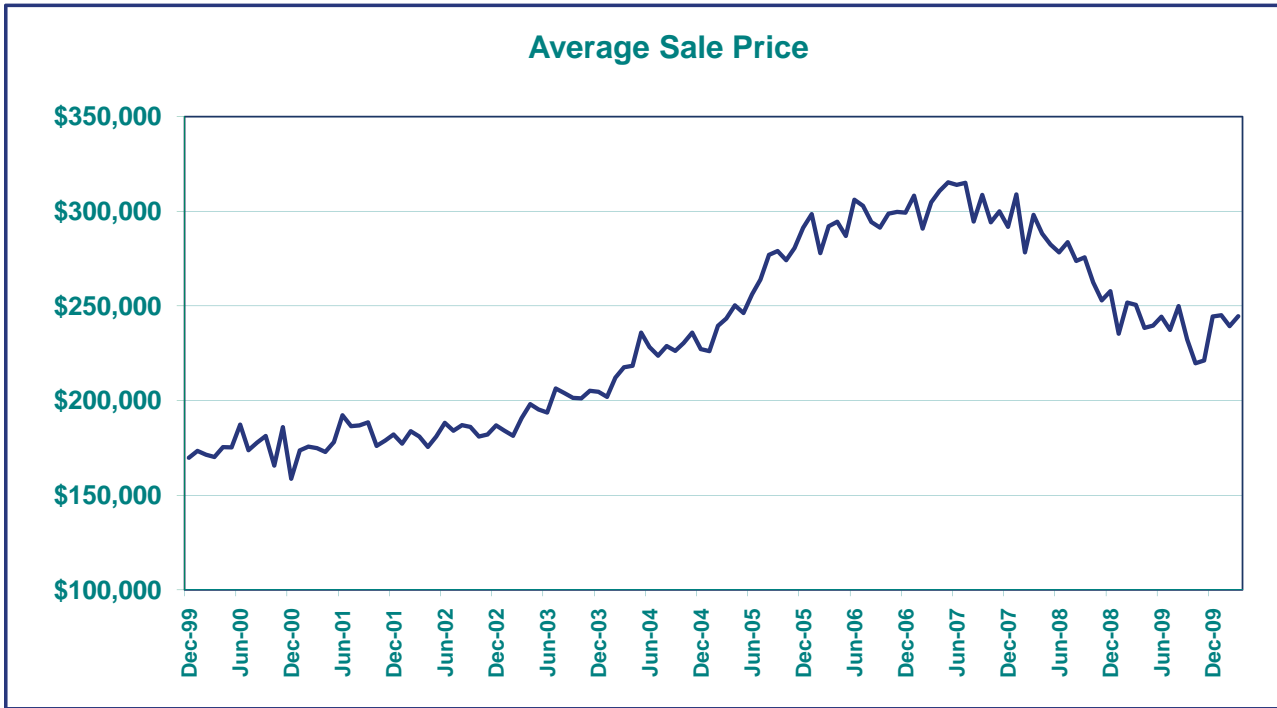
## DAYS ON MARKET

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

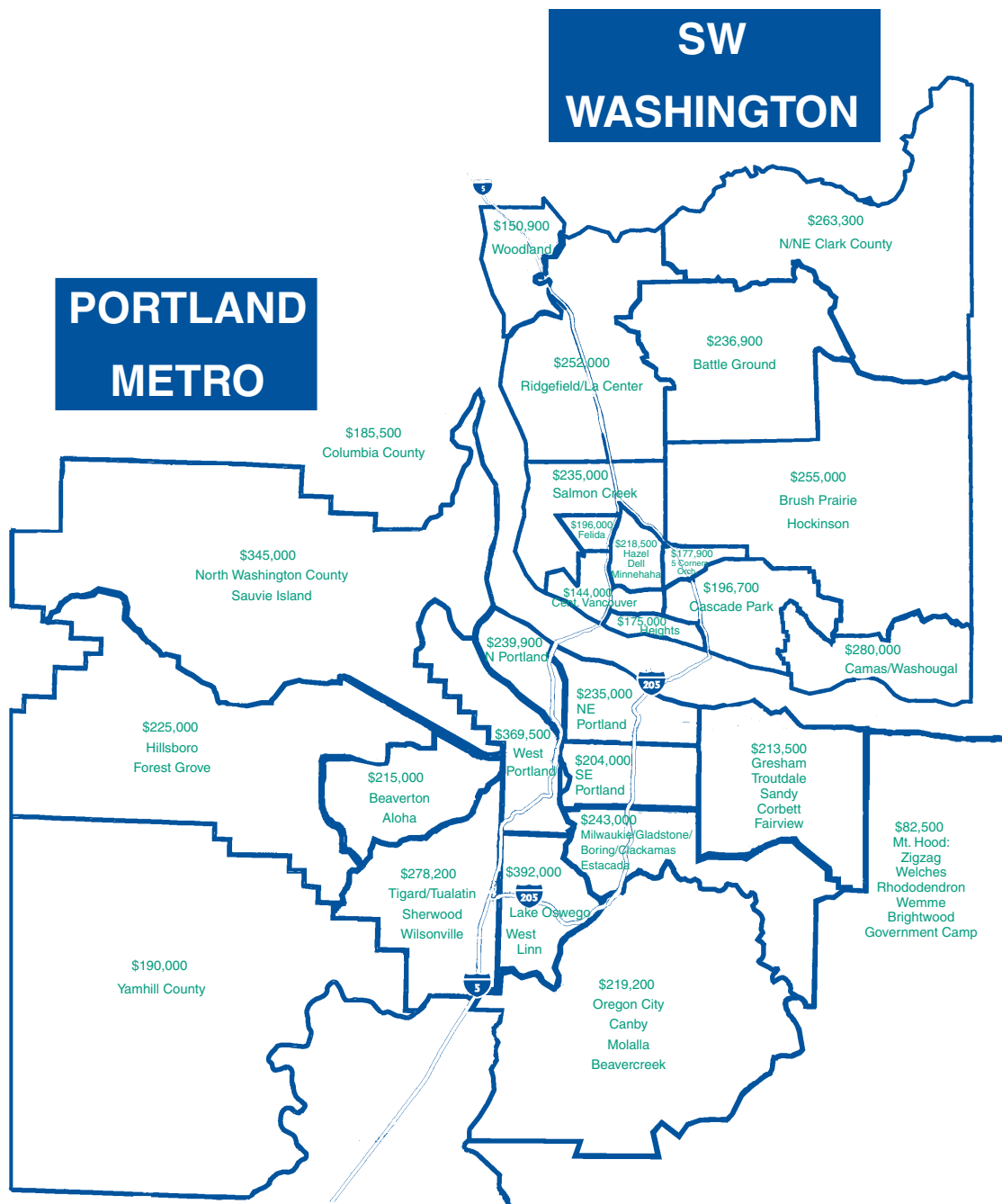
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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# MEDIAN SALE PRICE

## March 2010



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