

# MARKET ACTION



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

Residential Review: Southwest Washington

May 2010 Reporting Period

## May Residential Highlights

When comparing May 2010 to the same month last year, May 2009, closed sales jumped 51%. Pending sales decreased 18.3% and new listings also fell 9.2%. See residential highlights table below.

Month-to-month, when comparing May 2010 with April 2010, closed sales increased 1.5% (533 v. 525). Pending sales and new listings decreased 41.5% (442 v. 755) and 20.3% (749 v. 940), respectively.

At the month's rate of sales, the 3,517 active residential listings would last approximately 6.6 months, which is the same as last month.

## Sale Prices

The average sale price fell 5.1% compared to May 2009, while the median sale price went down 7%. See residential highlights table below.

When comparing May 2010 with April 2010, the average sale price fell a slight 1.1% (\$227,300 v. \$229,800) and the median sale price also went down 1% (\$200,000 v. \$202,000).

## Year-to-Date

Comparing January-May 2010 with the same period in 2009, closed sales jumped 43%. Pending sales increased 23.3% and new listings also rose 4.2%. 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	
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:

-9.4% (\$235,700 v. \$260,100)

### Median Sale Price % Change:

-8.8% (\$209,800 v. \$230,000)

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	May	749	442	533	227,300	200,000	122
	Year-to-date	4,508	2,653	2,165	235,500	206,000	137
2009	May	825	541	353	239,600	215,000	191
	Year-to-date	4,325	2,152	1,514	242,700	217,800	171
Change	May	-9.2%	-18.3%	51.0%	-5.1%	-7.0%	-36.1%
	Year-to-date	4.2%	23.3%	43.0%	-3.0%	-5.4%	-19.7%

\*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.

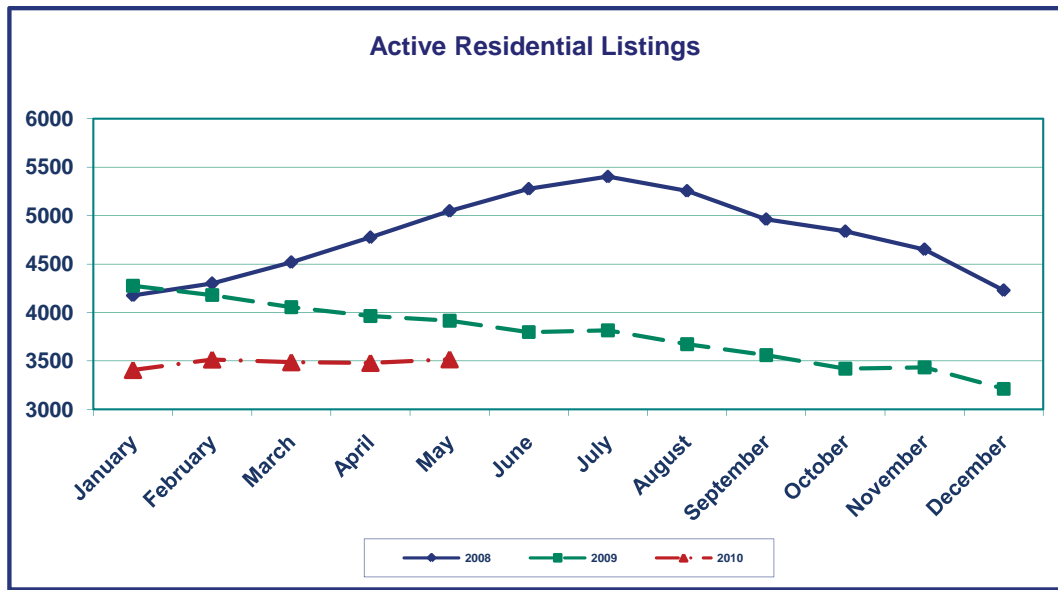
# AREA REPORT • 5/2010

## 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/Cancelled 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 <sup>1</sup>	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	88	14	6	8	-50.0%	14	227,600	246	112	65	6.6%	62	189,700	156,300	147	-13.4%	2	80,000	-	-	7	213,500	
12	NW Heights	96	28	7	12	-20.0%	19	107,200	61	136	75	25.0%	64	120,000	121,400	105	-16.8%	1	69,000	2	38,800	7	152,400	
13	SW Heights	109	14	5	4	-42.9%	5	211,900	193	99	35	16.7%	19	185,100	175,000	177	-1.1%	-	-	-	-	-	-	
14	Lincoln/Hazel Dell	47	16	3	7	-22.2%	5	205,500	75	66	37	0.0%	29	197,000	183,000	95	-15.4%	-	-	2	66,000	-	-	
15	E Hazel Dell	167	39	13	27	-22.9%	29	164,600	106	224	155	9.9%	118	170,700	175,000	135	-10.6%	2	180,000	3	102,000	-	-	
20	NE Heights	88	24	11	10	-44.4%	15	158,300	129	132	77	11.6%	57	180,100	179,500	139	-16.7%	-	-	-	-	1	199,000	
21	Orchards	189	45	18	27	-18.2%	43	179,800	114	273	161	19.3%	133	181,700	180,000	133	-10.8%	-	-	-	-	1	205,000	
22	Evergreen	248	58	18	31	-38.0%	47	178,700	132	379	250	34.4%	217	178,600	174,000	124	-12.2%	-	-	6	58,700	4	220,300	
23	E Heights	65	16	11	8	100.0%	13	185,400	88	83	46	58.6%	44	231,800	174,700	93	-9.0%	-	-	1	350,000	1	130,000	
24	Cascade Park	112	28	12	18	-18.2%	21	245,400	85	160	89	30.9%	63	294,800	225,000	127	-5.8%	-	-	1	677,000	2	211,100	
25	Five Corners	94	22	6	10	-44.4%	18	168,000	85	146	101	36.5%	78	169,600	170,000	117	-9.2%	1	225,000	-	-	3	134,300	
26	E Orchards	94	21	7	13	-13.3%	14	242,300	104	123	77	2.7%	65	224,700	220,000	137	-3.3%	-	-	-	-	-	-	
27	Fisher's Landing	114	32	17	19	-34.5%	25	249,900	75	178	115	3.6%	95	245,500	239,000	106	-8.2%	-	-	-	-	-	-	
31	SE County	40	9	7	7	-	5	295,500	230	46	22	120.0%	15	326,100	250,000	253	-33.2%	-	-	2	157,500	-	-	
32	Camas City	239	49	22	44	2.3%	51	328,200	93	358	228	26.0%	179	332,900	300,400	114	-11.1%	-	-	36	101,500	3	183,200	
33	Washougal	254	46	28	25	-34.2%	26	248,200	233	304	152	16.9%	126	267,100	237,300	183	-9.0%	-	-	21	67,300	1	210,000	
41	N Hazel Dell	138	31	9	16	100.0%	17	242,500	106	200	96	35.2%	66	237,300	214,500	98	-7.5%	-	-	4	95,500	1	850,000	
42	S Salmon Creek	122	41	15	23	-14.8%	28	203,700	84	208	125	26.3%	98	214,000	210,000	104	-8.6%	-	-	-	-	-	-	
43	N Felida	158	37	14	25	-7.4%	24	229,600	112	193	122	29.8%	90	254,900	238,800	156	1.3%	-	-	15	230,800	-	-	
44	N Salmon Creek	151	28	11	20	-4.8%	24	317,700	166	181	113	24.2%	89	282,900	255,000	189	-14.8%	-	-	2	103,500	-	-	
50	Ridgefield	87	14	5	11	-45.0%	11	305,200	202	108	64	30.6%	65	282,700	250,000	143	-13.9%	-	-	2	66,800	-	-	
51	W of I-5 County	29	8	2	6	500.0%	2	685,000	412	26	21	50.0%	16	542,800	485,000	170	3.5%	-	-	2	281,500	-	-	
52	NW E of I-5 County	43	10	5	5	-28.6%	3	183,400	57	40	19	-9.5%	22	369,400	301,100	251	-13.5%	-	-	1	175,000	-	-	
61	Battleground	241	52	26	22	-42.1%	37	229,900	138	272	160	15.1%	160	235,200	208,900	134	-5.9%	-	-	7	114,600	1	125,000	
62	Brush Prairie	197	39	22	31	24.0%	19	249,500	70	225	146	35.2%	100	284,800	268,500	148	-8.2%	-	-	6	224,500	-	-	
63	East County	5	1	1	-	-	-	-	-	8	-	-	-	-	-	-	-15.0%	-	-	-	-	-	-	
64	Central County	33	4	1	1	-	1	432,000	7	37	10	-23.1%	12	353,800	354,800	291	-9.9%	-	-	-	-	-	-	
65	Mid-Central County	37	4	2	2	-	4	279,500	107	38	16	23.1%	14	304,000	300,000	157	-11.2%	-	-	-	-	-	-	
66	Yacolt	49	7	4	5	150.0%	5	212,500	293	50	23	76.9%	23	212,600	189,900	261	0.1%	-	-	4	76,300	-	-	
70	La Center	53	7	2	3	50.0%	7	199,800	115	52	35	75.0%	28	237,900	241,000	119	-9.4%	-	-	1	95,000	-	-	
71	N Central	118	5	4	1	-	-	-	-	42	13	62.5%	11	221,700	219,800	150	-9.4%	-	-	-	-	-	-	
72	NE Corner	12	-	-	1	-	1	164,600	9	9	5	400.0%	7	184,500	164,600	208	-35.7%	-	-	1	124,900	-	-	
	Grand Total	3,517	749	314	442	-18.3%	533	227,300	122	4,508	2,653	23.3%	2,165	235,500	206,000	137	-9.4%	6	135,700	119	125,000	32	204,300	

80	Woodland City	56	7	2	3	-70.0%	5	350,200	127	52	27	-6.9%	25	242,300	217,000	199	-5.8%	-	-	-	-	-	-
81	Woodland Area	76	11	4	6	20.0%	4	249,800	132	64	20	42.9%	11	249,700	249,000	154	-22.1%	-	-	3	240,700	1	250,000
82	Cowlitz County	320	59	29	27	-22.9%	37	166,100	138	329	168	22.6%	135	168,400	151,000	138	-7.3%	1	75,000	9	53,400	4	236,500
	Grand Total	452	77	35	36	-28.0%	46	193,400	136	445	215	19.4%	171	184,400	164,000	148	-9.0%	1	75,000	12	100,200	5	239,200

87	Pacific County	185	23	9	4	-76.5%	5	283,600	115	113	29	-29.3%	31	173,300	127,900	172	-1.4%	1	300,000	12	41,400	-	-
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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.



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/09-5/31/10) with 12 months before (6/1/08-5/31/09).

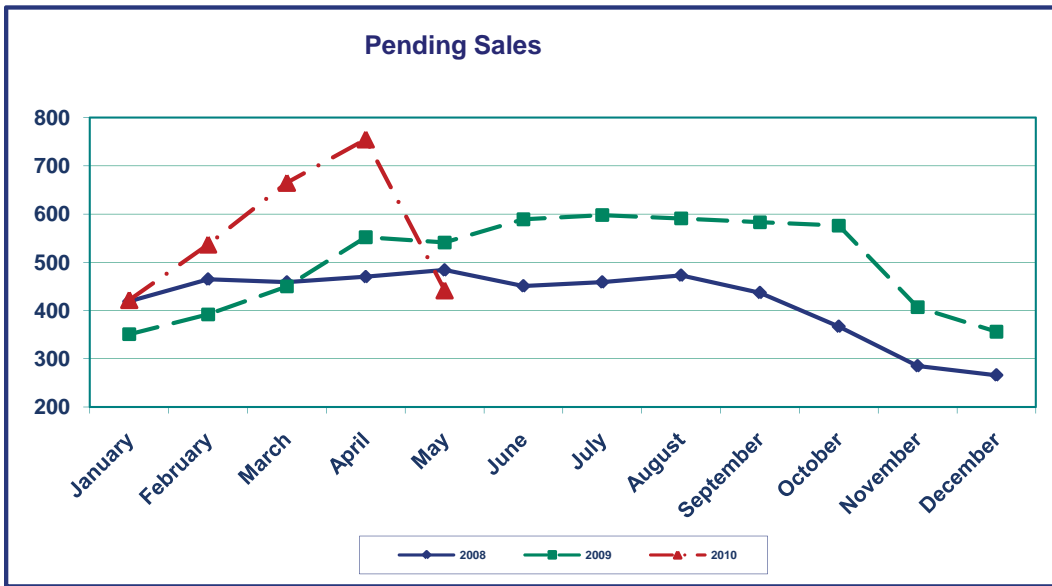
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

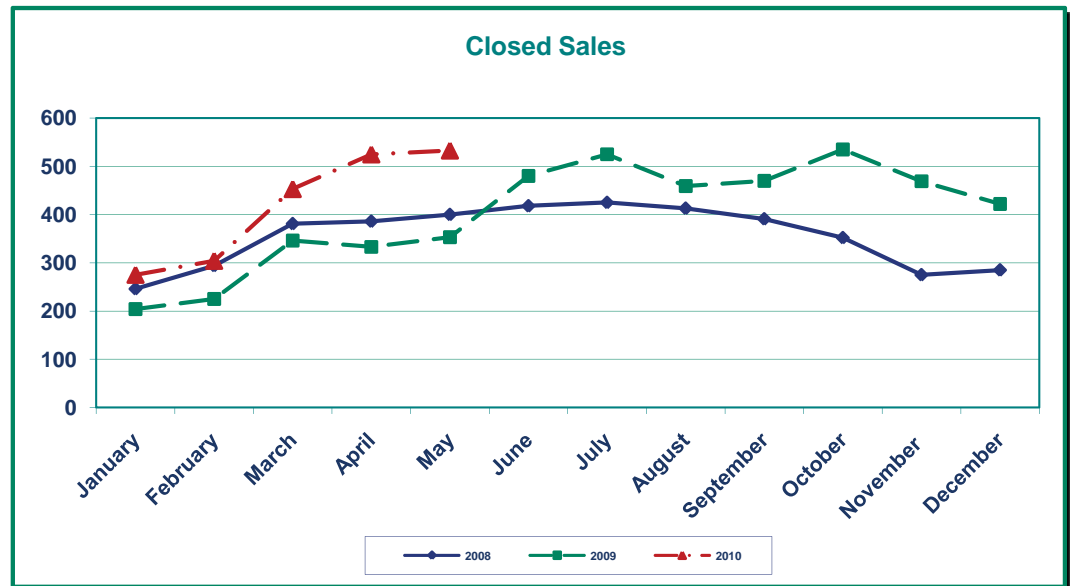
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



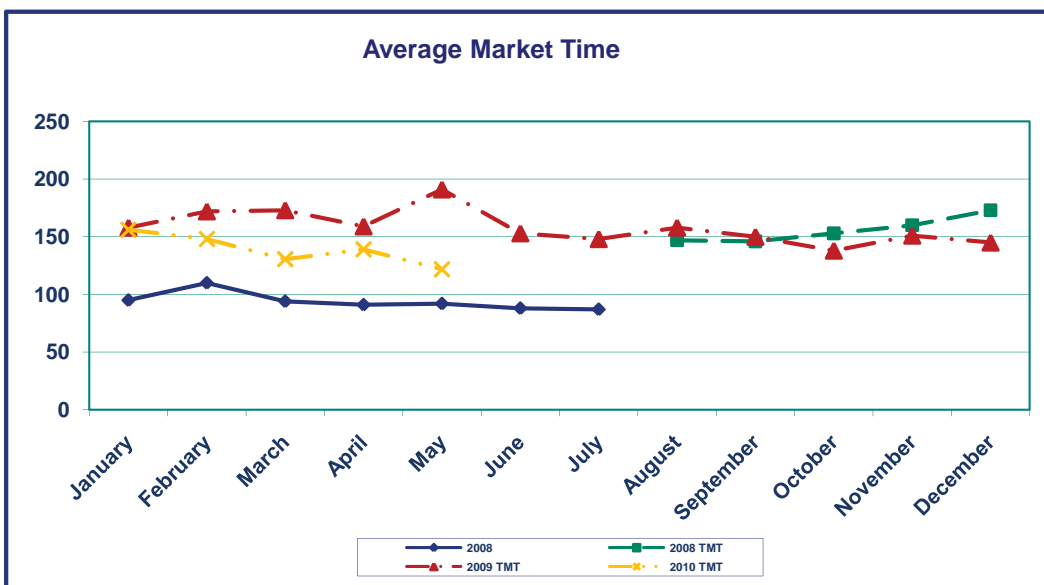
## CLOSED SALES

### SW WASHINGTON

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



## Average Market Time



## DAYS ON MARKET

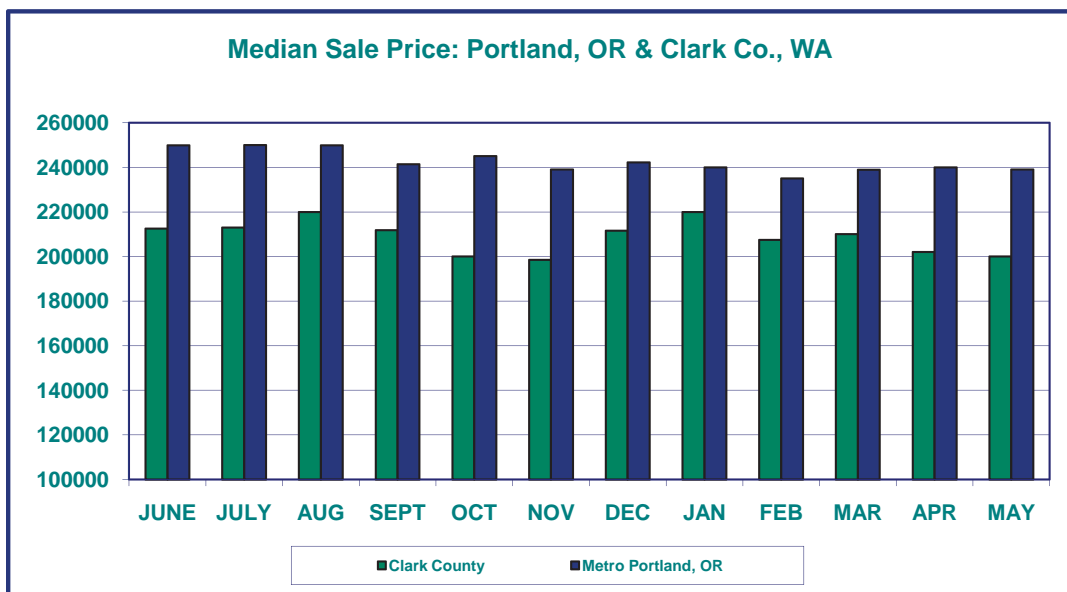
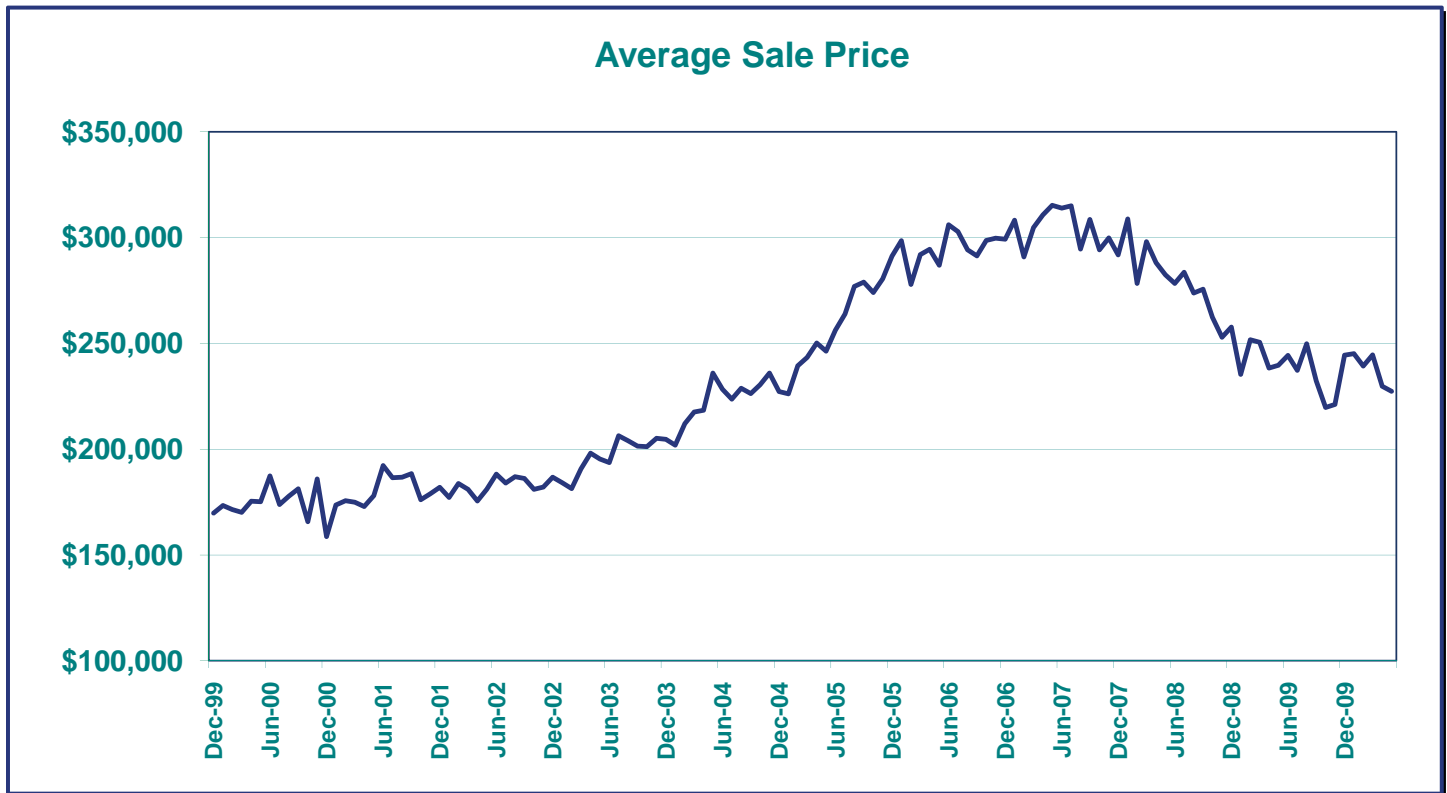
### SW WASHINGTON

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.

## Corporate

825 NE Multnomah, Suite 270  
Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

## Southwest Washington

1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

## Salem

2110 Mission St. SE, Suite 305  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

## Lane County: Eugene

2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

## Lane County: Florence

PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

## Douglas County

3510 NE Edenbower  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

## Curry County

PO Box 6307  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

## Mid-Columbia

PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

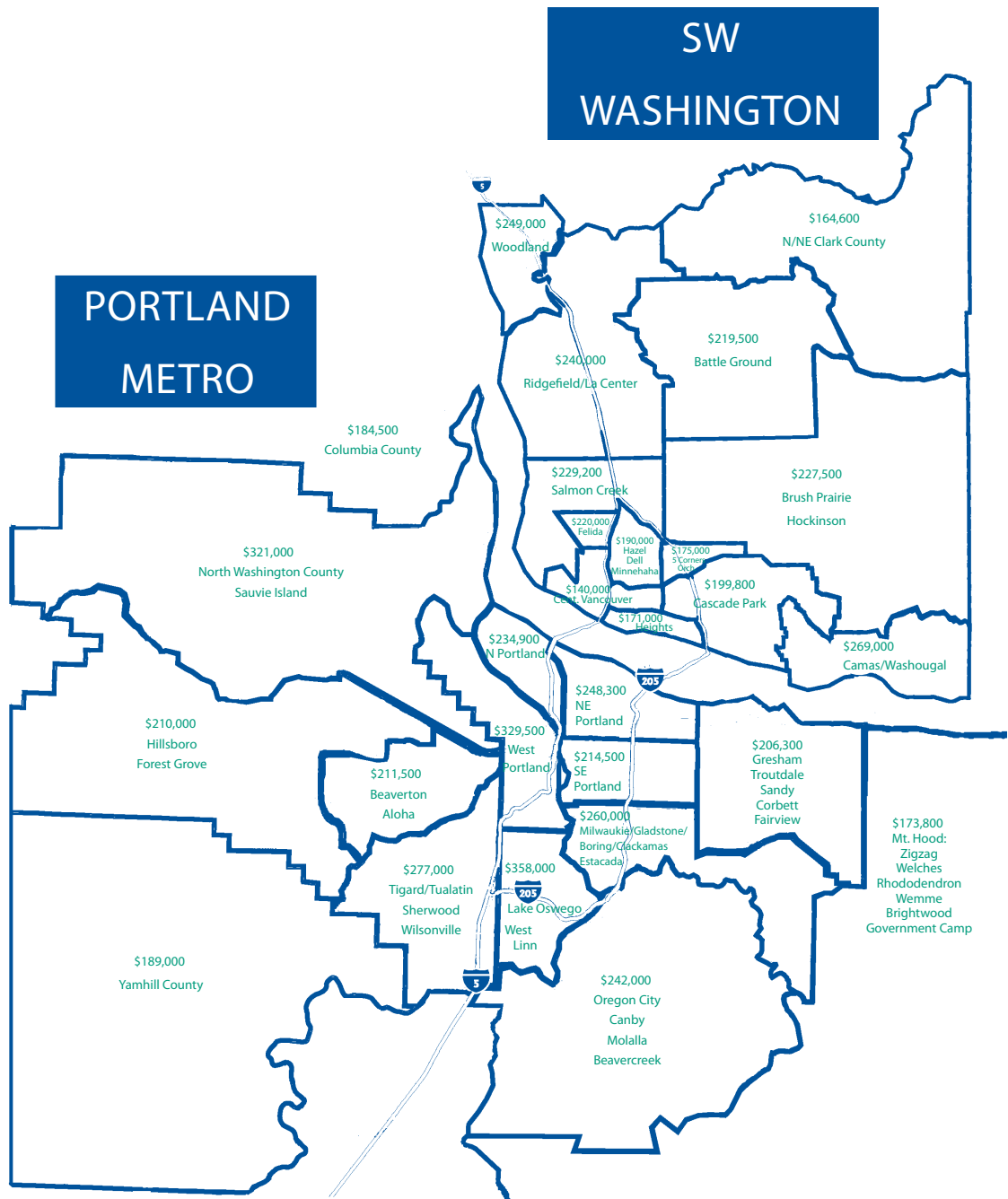
## Eastern Oregon

PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

## Coos County

1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

# MEDIAN SALE PRICE May 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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