

MARKET ACTION



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

Residential Review: Southwest Washington

October 2010 Reporting Period

October Residential Highlights

Comparing October 2010 with the same month in 2009, results were down across the board. Closed sales decreased by 40.2%. Pending sales and new listings also fell by 32.3% and 11.1%, respectively. See residential highlights table below.

Month-to-month, when comparing October 2010 with September 2010, closed sales decreased by 10.9% (320 v. 359). Additionally, pending sales decreased by 2.3% (390 v. 399), while new listings increased by 2.6% (680 v. 663).

At the month's rate of sales, the 3,549 active residential listings would last approximately 11.1 months.

Sale Prices

Comparing October 2010 to October 2009, average sale price fell 1.9% and median sale price dropped 4%.

In a comparison of October 2010 to September 2010, the average sale price decreased by 10.4% (\$215,500 v. \$240,600). The median sale price also decreased by 8.1% (\$192,000 v. \$209,000).

Year-to-Date

Comparing January-October 2010 with the same period in 2009, closed sales went up 0.6%. Pending sales fell 9% and new listings also decreased by 2.1%. 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	11.9
September	12.7	7.6	10.4
October	13.7	6.4	11.1
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:

-2.0% (\$236,000 v. \$240,800)

Median Sale Price % Change:

-3.6% (\$208,300 v. \$216,000)

For further explanation of this measure, see the second footnote on page 5.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	October	680	390	320	215,500	192,000	140
	Year-to-date	8,587	4,404	4,149	237,000	209,700	134
2009	October	765	576	535	219,700	200,000	138
	Year-to-date	8,767	4,841	4,125	238,700	215,000	158
Change	October	-11.1%	-32.3%	-40.2%	-1.9%	-4.0%	1.5%
	Year-to-date	-2.1%	-9.0%	0.6%	-0.7%	-2.5%	-14.9%

*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 • 10/2010

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	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	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	98	21	9	12	-42.9%	12	167,000	94	207	110	-26.2%	110	183,600	159,500	142	-2.5%	3	133,300	-	-	13	169,000	
12	NW Heights	114	20	17	12	-67.6%	7	143,600	93	251	117	-26.9%	114	128,900	128,000	108	-4.4%	2	49,500	3	35,200	14	160,600	
13	SW Heights	103	21	17	6	-33.3%	2	183,500	59	182	60	5.3%	49	196,800	175,000	199	-28.9%	-	-	3	313,800	-	-	
14	Lincoln/Hazel Dell	61	7	6	7	-41.7%	7	213,200	132	138	59	-30.6%	57	199,400	197,000	99	-1.5%	-	-	4	75,300	2	192,000	
15	E Hazel Dell	179	40	35	15	-51.6%	23	160,700	134	449	237	-17.7%	229	175,600	179,900	137	-8.8%	3	170,400	17	89,700	-	-	
20	NE Heights	119	26	16	5	-73.7%	12	204,900	96	272	121	-20.4%	118	187,800	176,900	111	-3.7%	-	-	2	47,000	1	199,000	
21	Orchards	192	27	20	28	-22.2%	21	171,400	155	476	257	-15.2%	240	177,000	175,000	132	-8.9%	-	-	-	-	2	165,000	
22	Evergreen	254	63	33	37	-30.2%	38	159,800	108	737	413	-10.0%	390	178,900	170,000	130	-5.9%	-	-	10	136,200	10	188,900	
23	E Heights	83	19	8	7	-36.4%	7	239,800	181	184	73	-2.7%	74	231,700	181,300	111	-6.1%	-	-	3	292,000	1	130,000	
24	Cascade Park	131	15	14	12	0.0%	9	302,900	253	305	145	-8.2%	134	285,100	223,700	130	8.6%	-	-	2	525,000	5	213,900	
25	Five Corners	92	21	12	17	30.8%	4	148,800	127	262	163	-0.6%	142	171,300	170,300	112	-5.7%	1	225,000	-	-	3	134,300	
26	E Orchards	84	19	10	12	-40.0%	8	201,400	115	232	144	-21.7%	136	226,800	215,000	128	-5.5%	-	-	1	149,500	-	-	
27	Fisher's Landing	130	29	13	20	-16.7%	12	241,200	97	340	186	-17.3%	166	248,300	239,500	105	-1.9%	-	-	1	1,100,000	-	-	
31	SE County	41	6	5	1	-	1	725,000	131	79	35	59.1%	33	339,700	295,000	208	-6.6%	-	-	3	146,700	-	-	
32	Camas City	251	50	27	28	-33.3%	24	292,900	173	682	362	-8.4%	353	339,100	303,600	126	2.1%	-	-	74	115,000	6	195,400	
33	Washougal	223	42	27	24	-25.0%	17	214,300	279	536	265	-8.9%	254	267,000	236,700	178	-2.5%	-	-	37	116,200	5	218,300	
41	N Hazel Dell	151	29	19	21	-22.2%	12	229,500	140	354	163	-5.2%	142	252,300	224,900	107	3.6%	-	-	7	81,000	1	850,000	
42	S Salmon Creek	137	38	23	21	-25.0%	13	223,200	110	386	201	-10.7%	181	210,500	210,000	119	-4.6%	-	-	2	45,000	3	289,500	
43	N Felida	174	38	24	20	-16.7%	20	252,400	132	395	214	6.5%	199	255,800	235,000	140	-8.1%	-	-	22	205,400	-	-	
44	N Salmon Creek	130	22	20	10	-68.8%	11	183,900	137	316	171	-21.2%	166	259,300	245,300	154	-4.0%	-	-	5	108,000	-	-	
50	Ridgefield	100	14	7	11	-8.3%	12	233,100	28	230	123	26.8%	116	268,400	245,000	128	1.3%	2	153,200	5	47,700	1	132,000	
51	W of I-5 County	30	5	3	3	-40.0%	-	-	-	53	32	18.5%	26	479,300	410,500	186	14.4%	-	-	6	179,900	-	-	
52	NW E of I-5 County	56	10	6	6	0.0%	3	201,300	339	106	45	0.0%	44	358,800	295,000	224	-9.5%	-	-	8	177,400	-	-	
61	Battleground	223	39	17	26	13.0%	20	246,100	114	530	289	-0.7%	278	234,700	210,000	123	-1.5%	-	-	16	174,000	1	125,000	
62	Brush Prairie	204	23	25	17	-45.2%	15	273,100	228	451	241	3.0%	226	292,400	272,000	141	-2.2%	1	280,000	10	226,500	-	-	
63	East County	3	-	2	-	-	1	104,200	10	12	3	-	2	143,800	143,800	29	-29.8%	-	-	-	-	-	-	
64	Central County	28	5	3	1	-	-	-	-	65	20	-16.7%	20	343,600	351,000	219	1.7%	-	-	-	-	-	-	
65	Mid-Central County	42	12	2	1	-	1	165,000	160	74	24	-25.0%	22	297,000	298,600	144	-12.7%	-	-	3	96,300	-	-	
66	Yacolt	36	4	10	5	66.7%	1	122,500	79	92	38	52.0%	36	222,700	193,000	208	-2.3%	-	-	5	108,000	-	-	
70	La Center	38	7	4	2	-33.3%	5	279,200	118	95	59	15.7%	59	249,800	242,000	145	-0.7%	-	-	5	136,200	-	-	
71	N Central	25	6	93	2	-	-	-	-	66	23	-4.2%	22	224,800	206,000	139	-11.5%	-	-	2	116,300	-	-	
72	NE Corner	17	2	2	1	-	2	214,300	29	30	11	57.1%	11	195,000	187,500	152	-26.4%	-	-	1	124,900	-	-	
	Grand Total	3,549	680	529	390	-32.3%	320	215,500	140	8,587	4,404	-9.0%	4,149	237,000	209,700	134	-2.0%	12	151,800	257	140,600	68	192,500	

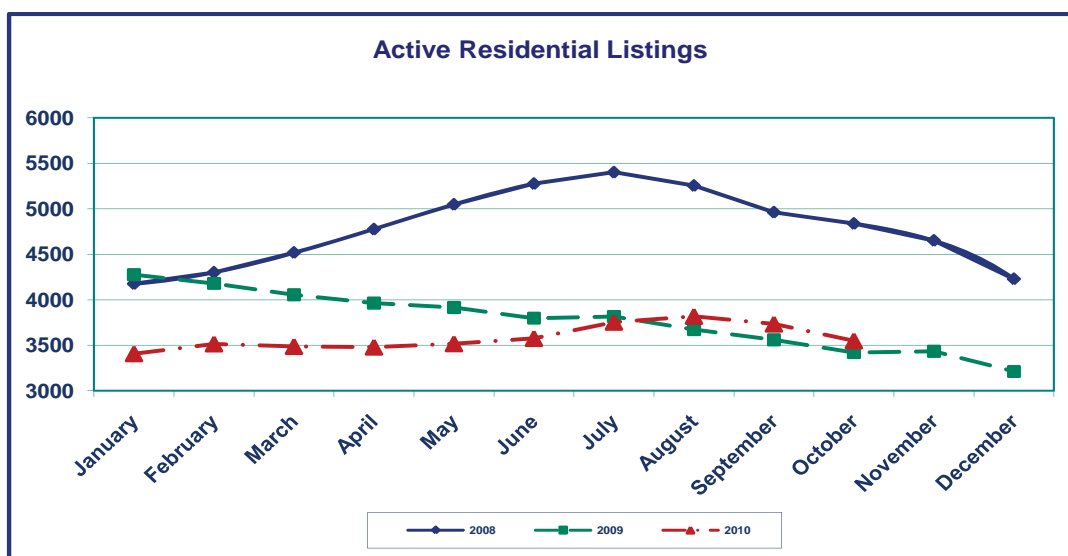
80	Woodland City	56	3	5	5	-37.5%	3	145,800	26	114	57	-6.6%	47	220,600	182,500	176	-2.5%	1	127,300	1	100,000	-	-
81	Woodland Area	48	7	6	5	400.0%	4	387,600	127	105	44	41.9%	36	271,300	258,000	208	0.4%	-	-	7	145,400	1	250,000
82	Cowlitz County	338	58	72	25	-13.8%	11	170,600	111	682	278	0.0%	262	167,200	151,500	138	-7.7%	4	227,500	22	71,300	4	236,500
	Grand Total	442	68	83	35	-7.9%	18	214,700	100	901	379	2.4%	345	185,300	170,300	151	-5.8%	5	207,500	30	89,500	5	239,200

87	Pacific County	157	12	31	9	28.6%	14	142,800	226	214	71	-24.5%	70	156,800	138,300	184	-10.7%	2	495,000	30	42,600	-	-
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ACTIVE RESIDENTIAL LISTINGS

SW WASHINGTON

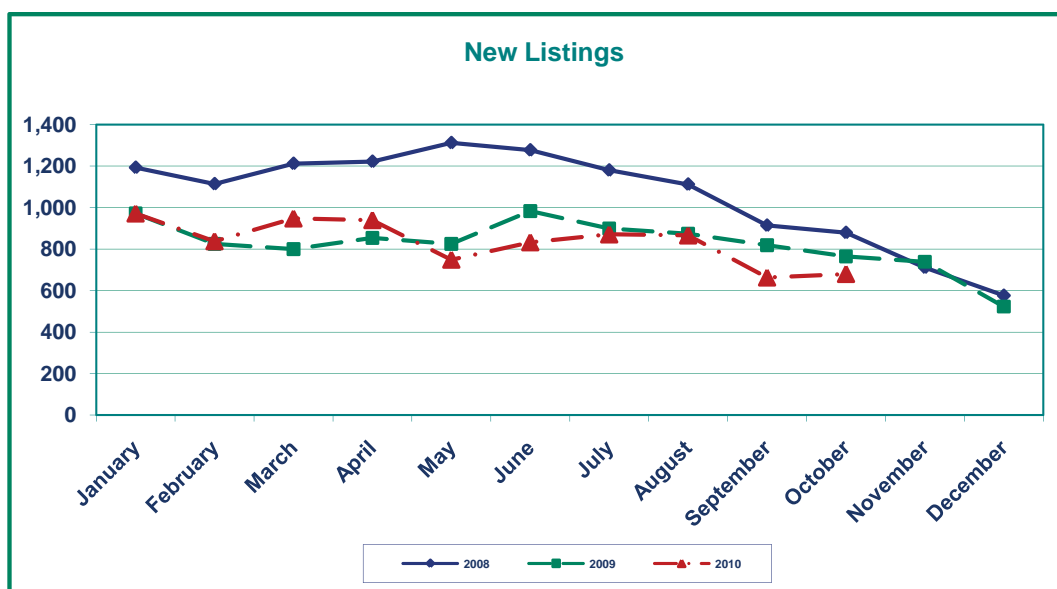
This graph shows the active residential listings over the past three calendar years in Southwest Washington.



NEW LISTINGS

SW WASHINGTON

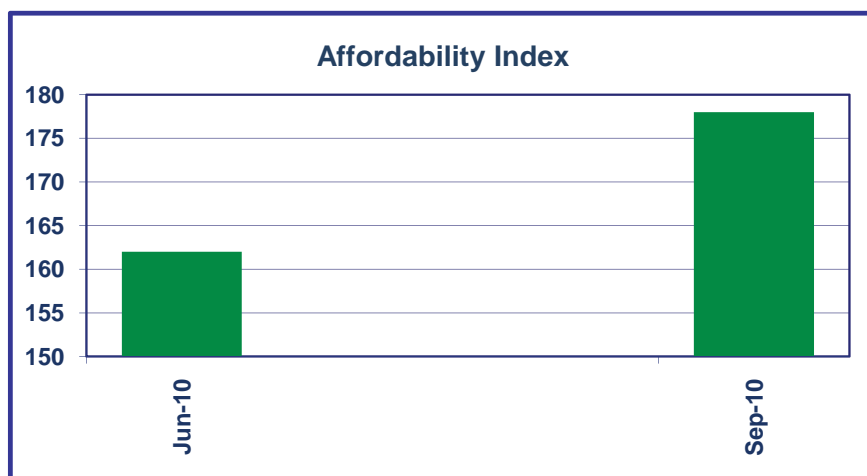
This graph shows the new residential listings over the past three calendar years in Southwest Washington.



AFFORDABILITY

SW WASHINGTON

*This graph shows the affordability for SW Washington in September 2010. *Note: June 2010 is the first time affordability has been recorded for this area.*

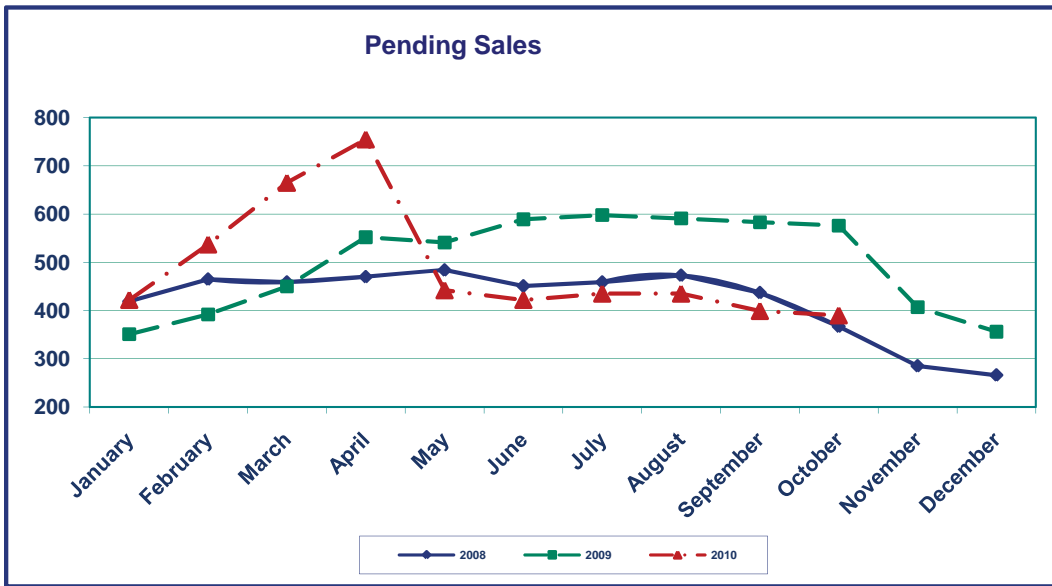


AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in Southwest Washington is affordable for a family earning the median income. A family earning the median income (\$71,200 in 2010, per HUD) can afford 178% of a monthly mortgage payment on a median priced home (\$209,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.35% (per Freddie Mac).

PENDING LISTINGS

SW WASHINGTON

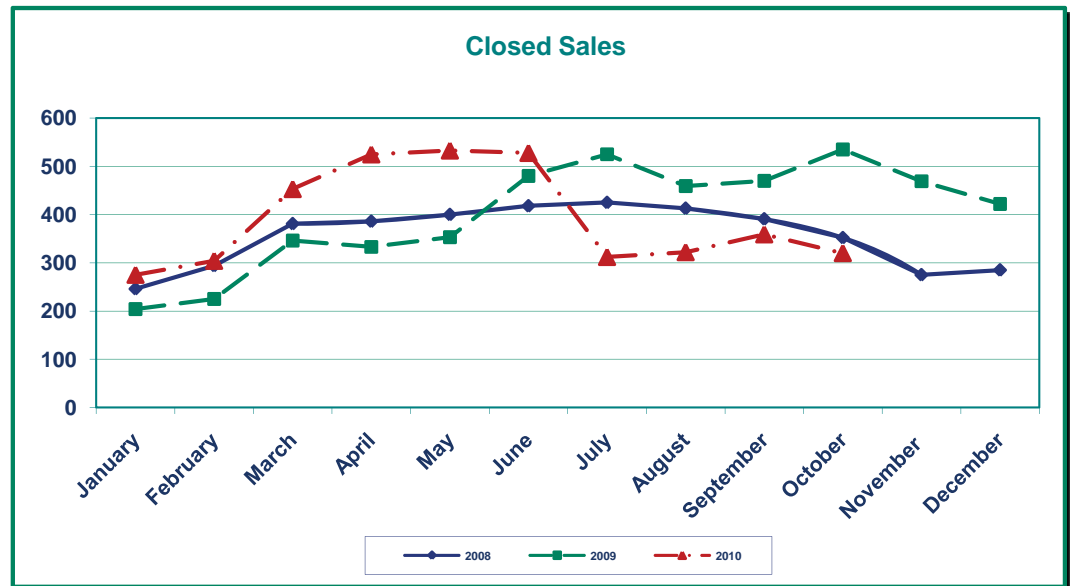
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

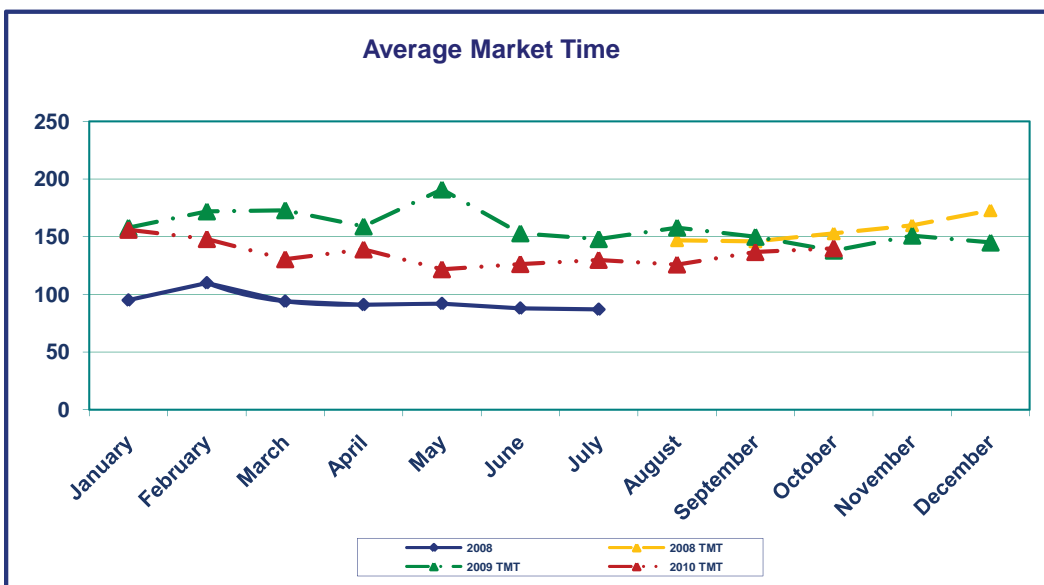
This graph shows the closed sales over the past three calendar years in Southwest Washington.



DAYS ON MARKET

SW WASHINGTON

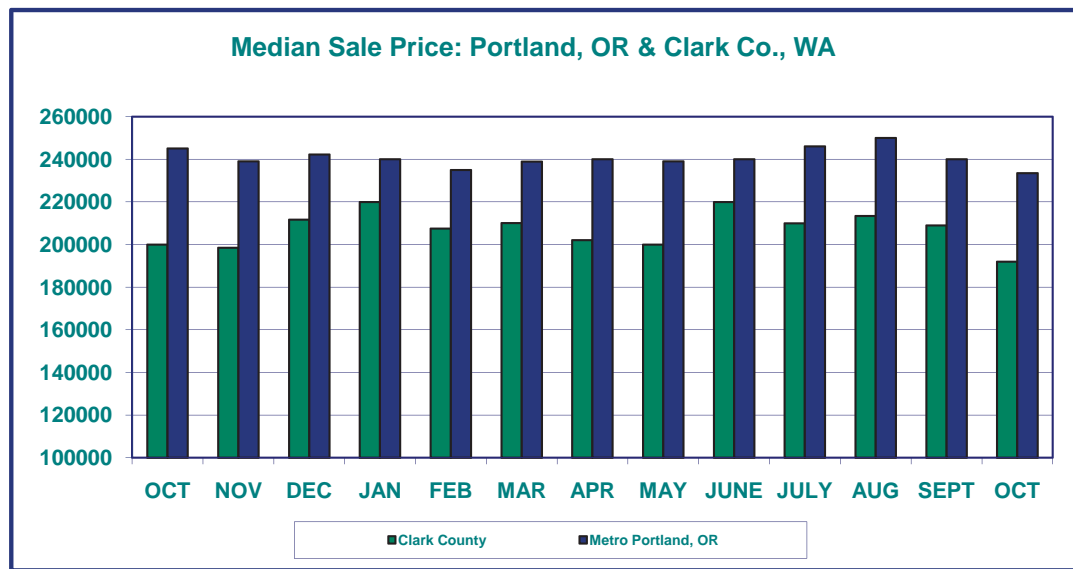
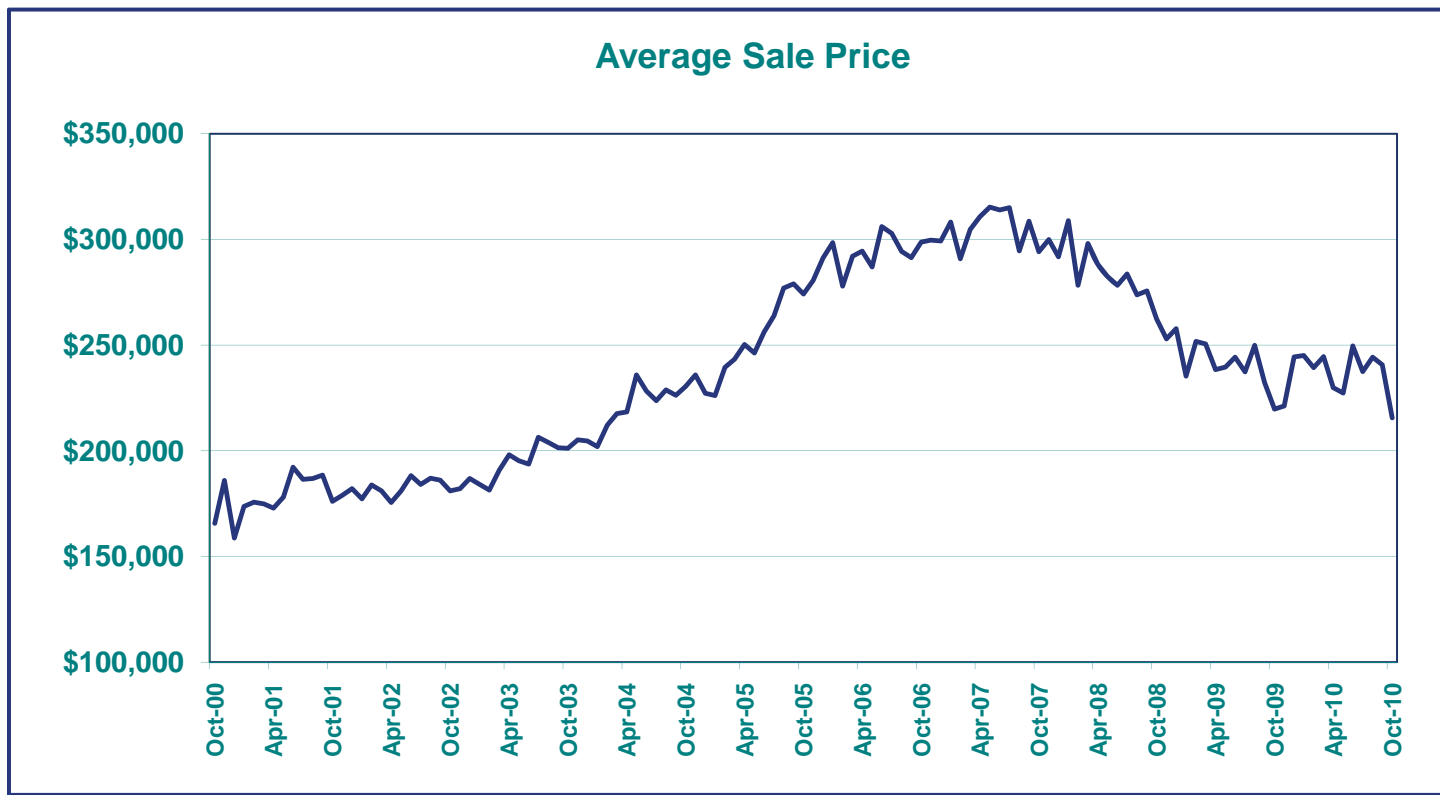
*This graph shows the average market time for sales in Southwest Washington. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/09-10/31/10) with 12 months before (11/1/08-10/31/09).

³ 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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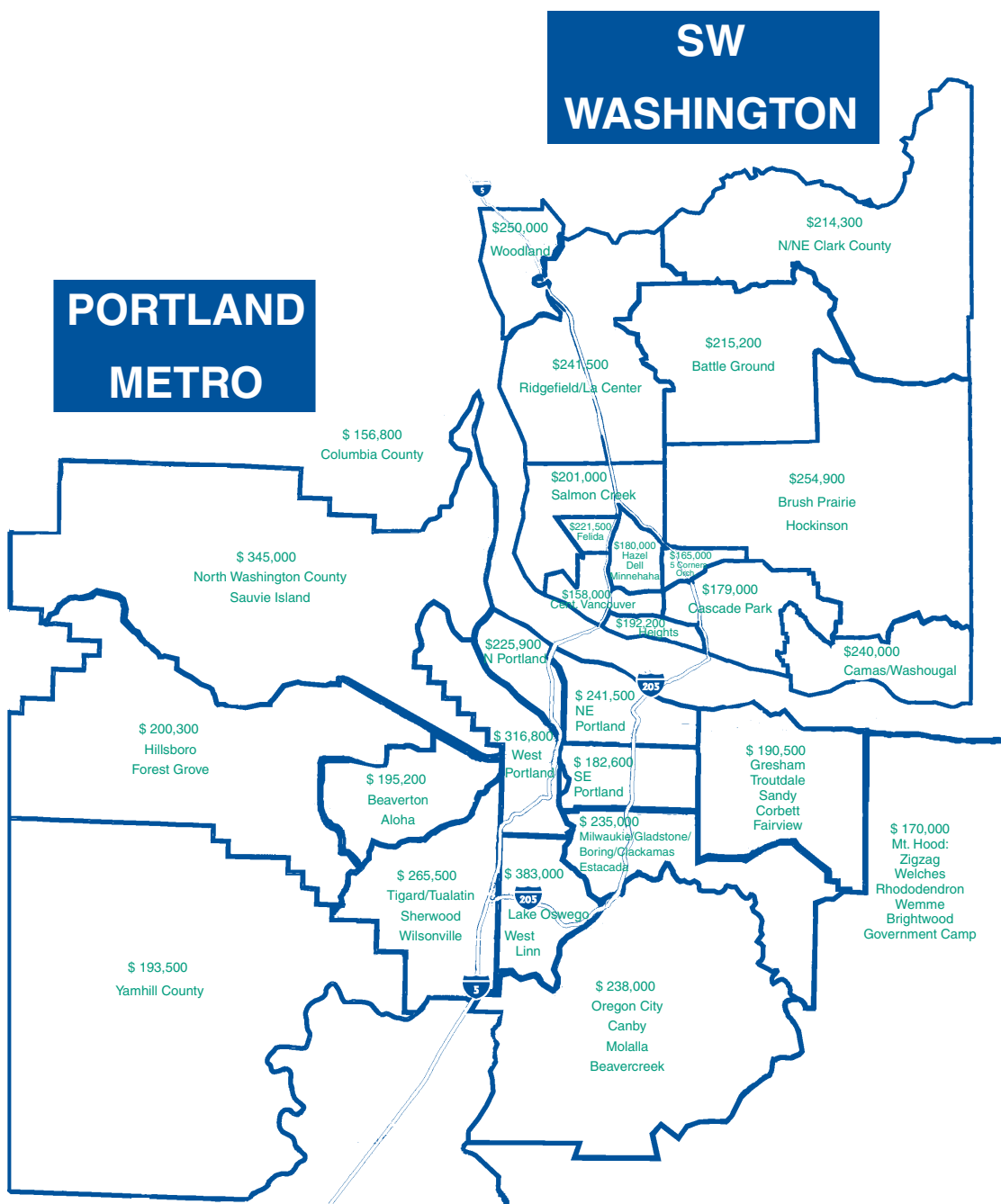
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MEDIAN SALE PRICE October 2010



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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