

MARKET ACTION



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

Residential Review: Southwest Washington

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with the same month in 2009, results were down across the board. Closed sales decreased by 23.6%. Pending sales and new listings also fell by 31.6% and 19%, respectively. See residential highlights table below.

Month-to-month, when comparing September 2010 with August 2010, closed sales increased by 11.5% (359 v. 322). However, pending sales decreased by 8.3% (399 v. 435), and new listings also dropped 23.4% (663 v. 866).

At the month's rate of sales, the 3,734 active residential listings would last approximately 10.4 months.

Sale Prices

Comparing September 2010 to September 2009, average sale price rose 3.6% and median sale price dropped 1.3%.

In a comparison of September 2010 to August 2010, the average sale price decreased by 1.5% (\$240,600 v. \$244,300). The median sale price also decreased by 2.1% (\$209,000 v. \$213,400).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009, closed sales decreased by 29.9% (1,047 v. 1,493) and pending sales dropped by 29.3% (1,211 v. 1,712). New listings also decreased by 6.2% (2,451 v. 2,612).

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	
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:

-3.4% (\$236,100 v. \$244,400)

Median Sale Price % Change:

-5.5% (\$207,800 v. \$222,000)

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	September	663	399	359	240,600	209,000	137
	Year-to-date	7,883	4,075	3,807	238,900	210,000	134
2009	September	819	583	470	232,200	211,800	150
	Year-to-date	7,975	4,306	3,554	241,200	215,000	160
Change	September	-19.0%	-31.6%	-23.6%	3.6%	-1.3%	-9.1%
	Year-to-date	-1.2%	-5.4%	7.1%	-1.0%	-2.3%	-16.4%

*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.

AREA REPORT • 9/2010

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	96	19	6	9	-30.8%	9	157,000	93	187	101	-21.1%	98	185,600	155,800	148	-3.1%	3	133,300	-	-	13	169,000		
12	NW Heights	119	20	19	5	-70.6%	6	163,400	159	232	107	-12.3%	107	127,900	126,500	109	-5.4%	2	49,500	3	35,200	14	160,600		
13	SW Heights	104	10	19	5	0.0%	4	155,300	323	160	54	12.5%	47	197,400	175,000	205	0.1%	-	-	2	325,000	-	-		
14	Lincoln/Hazel Dell	62	13	6	7	-36.4%	2	215,000	32	130	53	-27.4%	49	197,400	196,000	96	-5.4%	-	-	4	75,300	1	235,000		
15	E Hazel Dell	188	30	21	26	-16.1%	15	148,700	148	407	224	-13.2%	206	177,200	180,000	137	-8.6%	3	170,400	16	91,800	-	-		
20	NE Heights	112	21	15	13	-13.3%	14	193,000	131	246	116	-12.1%	106	185,900	178,000	112	-4.9%	-	-	1	49,000	1	199,000		
21	Orchards	207	24	15	21	-34.4%	17	175,500	73	447	235	-12.6%	218	177,400	177,800	130	-10.1%	-	-	-	-	2	165,000		
22	Evergreen	258	67	43	41	-30.5%	42	160,700	118	671	377	-8.3%	350	180,900	172,800	132	-6.9%	-	-	9	146,300	9	190,000		
23	E Heights	78	12	14	9	-10.0%	2	266,000	20	165	68	6.3%	67	230,800	180,500	103	-8.1%	-	-	2	198,000	1	130,000		
24	Cascade Park	137	30	16	12	-33.3%	9	213,200	60	286	134	-9.5%	125	283,800	222,500	121	5.6%	-	-	2	525,000	5	213,900		
25	Five Corners	99	21	11	15	-25.0%	13	198,600	68	241	150	-2.6%	138	173,700	173,500	110	-5.0%	1	225,000	-	-	3	134,300		
26	E Orchards	84	26	11	14	-50.0%	19	264,600	112	211	135	-19.2%	128	228,400	215,400	128	-5.4%	-	-	1	149,500	-	-		
27	Fisher's Landing	125	25	22	21	10.5%	12	269,300	139	310	168	-17.6%	152	248,800	240,000	107	-1.5%	-	-	1	1,100,000	-	-		
31	SE County	42	2	6	4	-	7	361,800	226	73	35	66.7%	32	327,700	292,500	210	-19.0%	-	-	3	146,700	-	-		
32	Camas City	262	55	39	25	-46.8%	26	342,900	166	630	335	-5.9%	327	343,400	307,100	122	-0.6%	-	-	69	115,900	3	183,200		
33	Washougal	227	43	26	24	-35.1%	26	293,500	146	491	246	-5.7%	235	270,600	237,600	171	-4.4%	-	-	35	101,500	4	222,900		
41	N Hazel Dell	156	21	8	12	-42.9%	13	283,700	104	323	143	-3.4%	129	255,200	229,900	104	6.6%	-	-	6	87,000	1	850,000		
42	S Salmon Creek	138	29	26	19	-38.7%	13	223,900	126	348	187	-6.5%	168	209,500	209,700	119	-4.8%	-	-	2	45,000	2	246,800		
43	N Felida	176	32	18	19	-24.0%	18	248,500	218	359	198	11.9%	176	257,900	235,000	141	-8.3%	-	-	21	203,300	-	-		
44	N Salmon Creek	135	27	11	17	-57.5%	9	299,600	143	292	165	-12.2%	154	264,500	247,700	156	-10.1%	-	-	5	108,000	-	-		
50	Ridgefield	108	19	10	15	50.0%	8	246,600	191	216	115	40.2%	104	272,500	245,500	135	-2.8%	1	180,000	5	47,700	1	132,000		
51	W of I-5 County	30	3	3	2	-50.0%	4	327,300	176	48	29	31.8%	26	479,300	410,500	186	19.8%	-	-	4	200,800	-	-		
52	NW E of I-5 County	61	7	6	4	0.0%	5	389,500	323	96	39	-4.9%	41	370,400	302,100	215	-4.5%	-	-	8	177,400	-	-		
61	Battleground	229	41	41	27	-20.6%	27	220,200	116	491	267	-1.5%	257	233,800	210,000	123	-2.4%	-	-	16	174,000	1	125,000		
62	Brush Prairie	220	31	28	17	-32.0%	18	299,100	131	427	226	8.7%	207	294,200	272,100	134	-2.9%	1	280,000	8	231,200	-	-		
63	East County	5	-	-	1	-	-	-	-	12	3	-	1	183,400	183,400	47	-29.1%	-	-	-	-	-	-		
64	Central County	27	8	9	-	-	3	237,300	59	60	19	-13.6%	20	343,600	351,000	219	-4.5%	-	-	-	-	-	-		
65	Mid-Central County	35	5	6	1	-	2	194,800	118	62	23	-23.3%	21	303,300	307,200	143	-5.6%	-	-	2	65,000	-	-		
66	Yacolt	46	9	6	1	-50.0%	5	373,000	181	87	34	41.7%	35	225,600	195,900	212	-0.2%	-	-	5	108,000	-	-		
70	La Center	35	8	4	8	0.0%	8	257,700	167	86	58	20.8%	53	245,900	237,700	150	-2.8%	-	-	3	140,300	-	-		
71	N Central	113	2	6	3	-	2	177,500	216	60	21	5.0%	22	224,800	206,000	139	-6.6%	-	-	2	116,300	-	-		
72	NE Corner	20	3	2	2	-	1	175,000	106	29	10	42.9%	8	183,300	169,800	196	-32.1%	-	-	1	124,900	-	-		
	Grand Total	3,734	663	473	399	-31.6%	359	240,600	137	7,883	4,075	-5.4%	3,807	238,900	210,000	134	-3.4%	11	154,100	236	137,900	61	189,600		

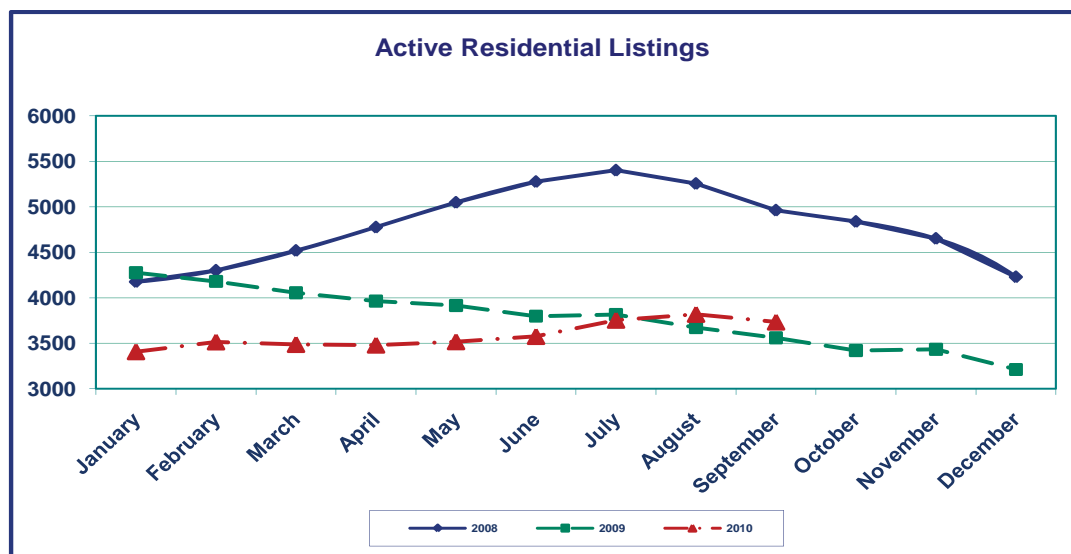
80	Woodland City	62	14	11	8	33.3%	3	201,500	101	110	53	0.0%	44	225,700	188,800	186	-4.1%	1	127,300	1	100,000	-	-
81	Woodland Area	53	12	15	6	50.0%	7	214,200	193	98	39	30.0%	32	256,800	252,500	218	-7.2%	-	-	5	171,200	1	250,000
82	Cowlitz County	360	56	54	22	-24.1%	26	149,100	81	621	262	4.4%	250	166,200	150,500	140	-6.8%	4	227,500	21	64,800	4	236,500
	Grand Total	475	82	80	36	-7.7%	36	166,100	104	829	354	6.0%	326	183,100	169,800	154	-6.7%	5	207,500	27	85,800	5	239,200

87	Pacific County	179	11	27	12	-25.0%	6	138,700	120	202	62	-30.3%	56	160,300	130,200	173	-8.5%	2	495,000	29	39,800	-	-
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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.



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

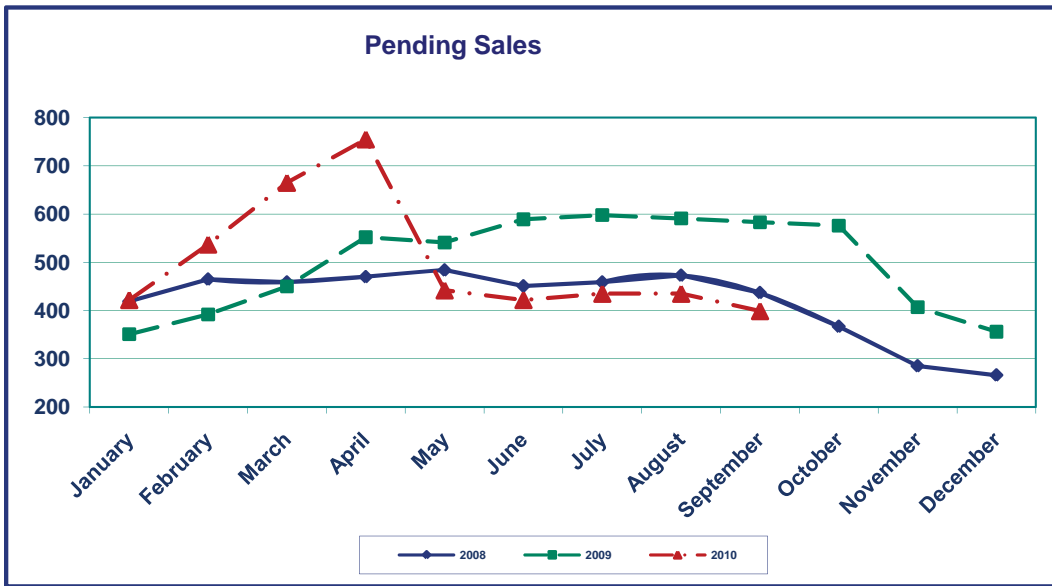
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/09-9/30/10) with 12 months before (10/1/08-9/30/09).

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.

PENDING LISTINGS

SW WASHINGTON

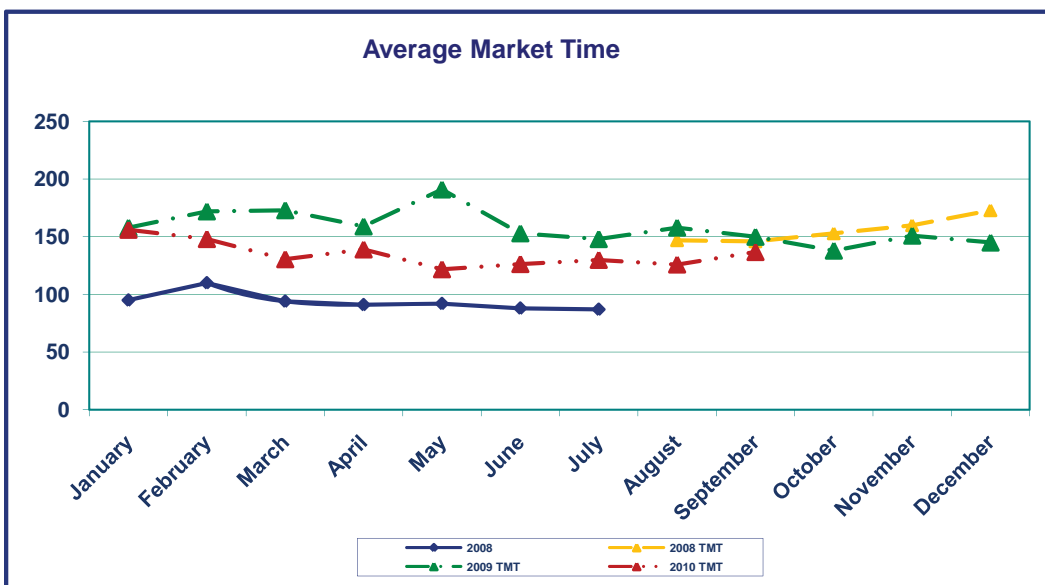
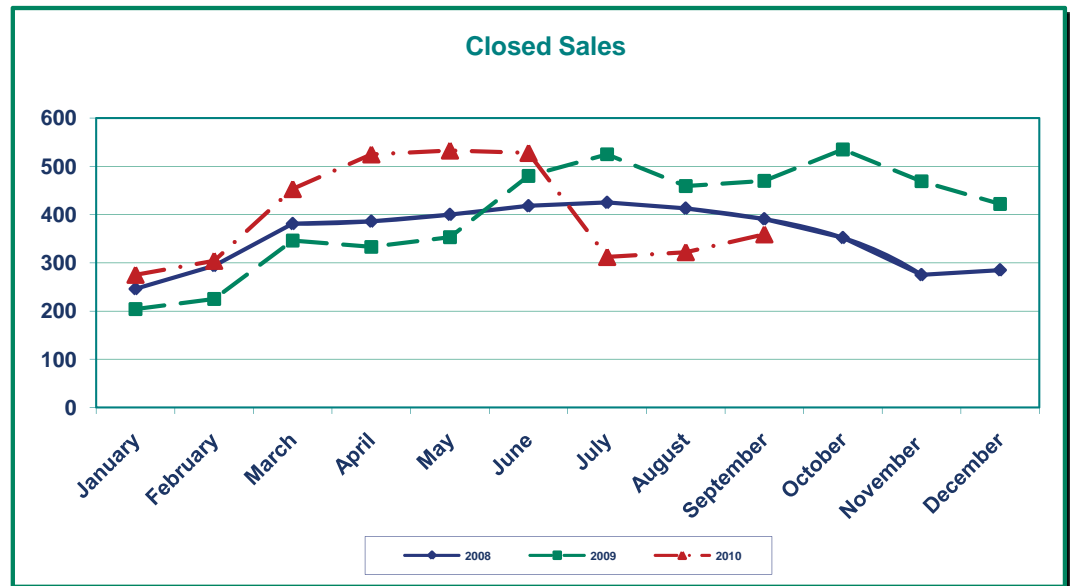
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

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



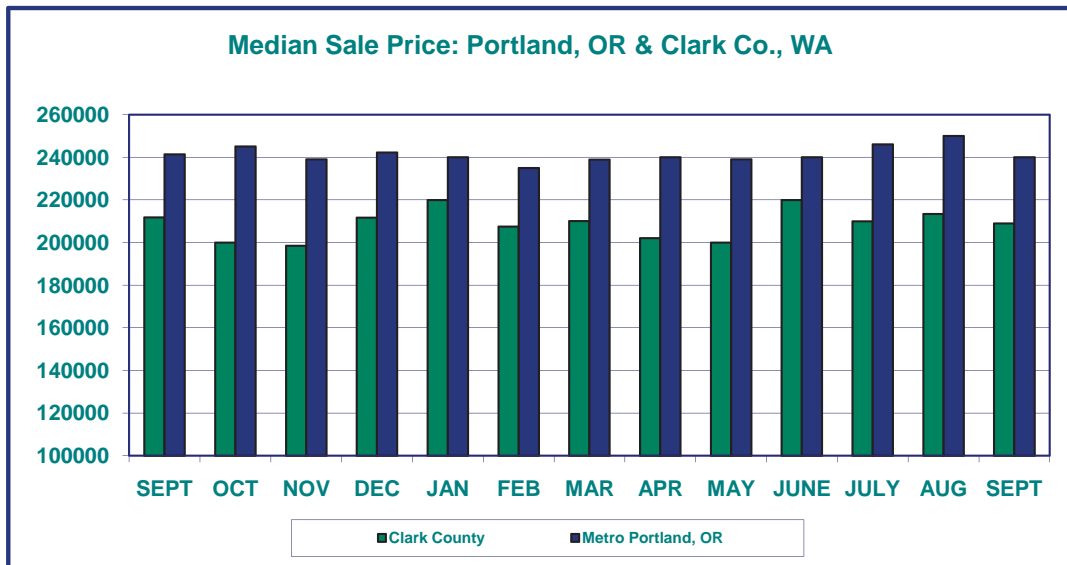
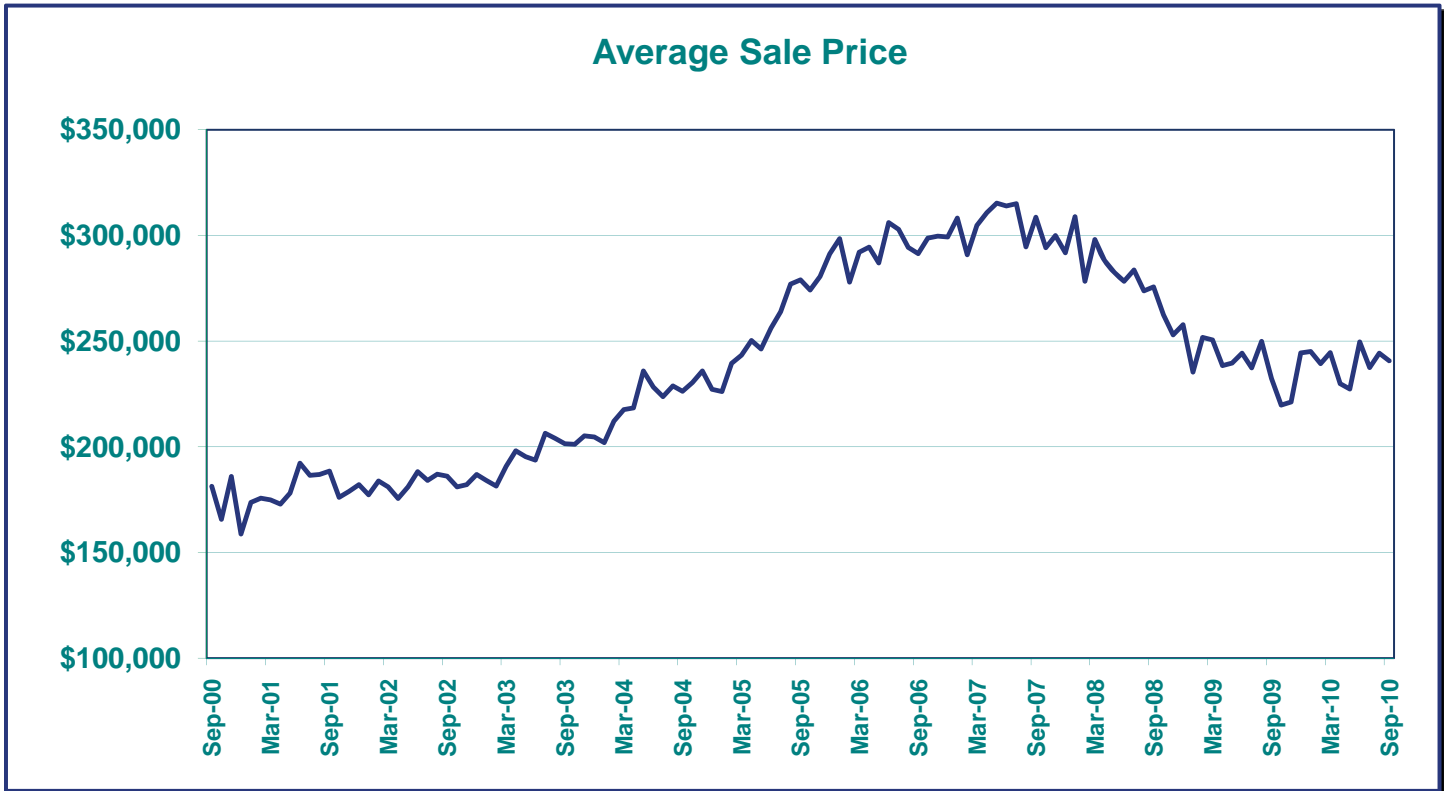
DAYS ON MARKET

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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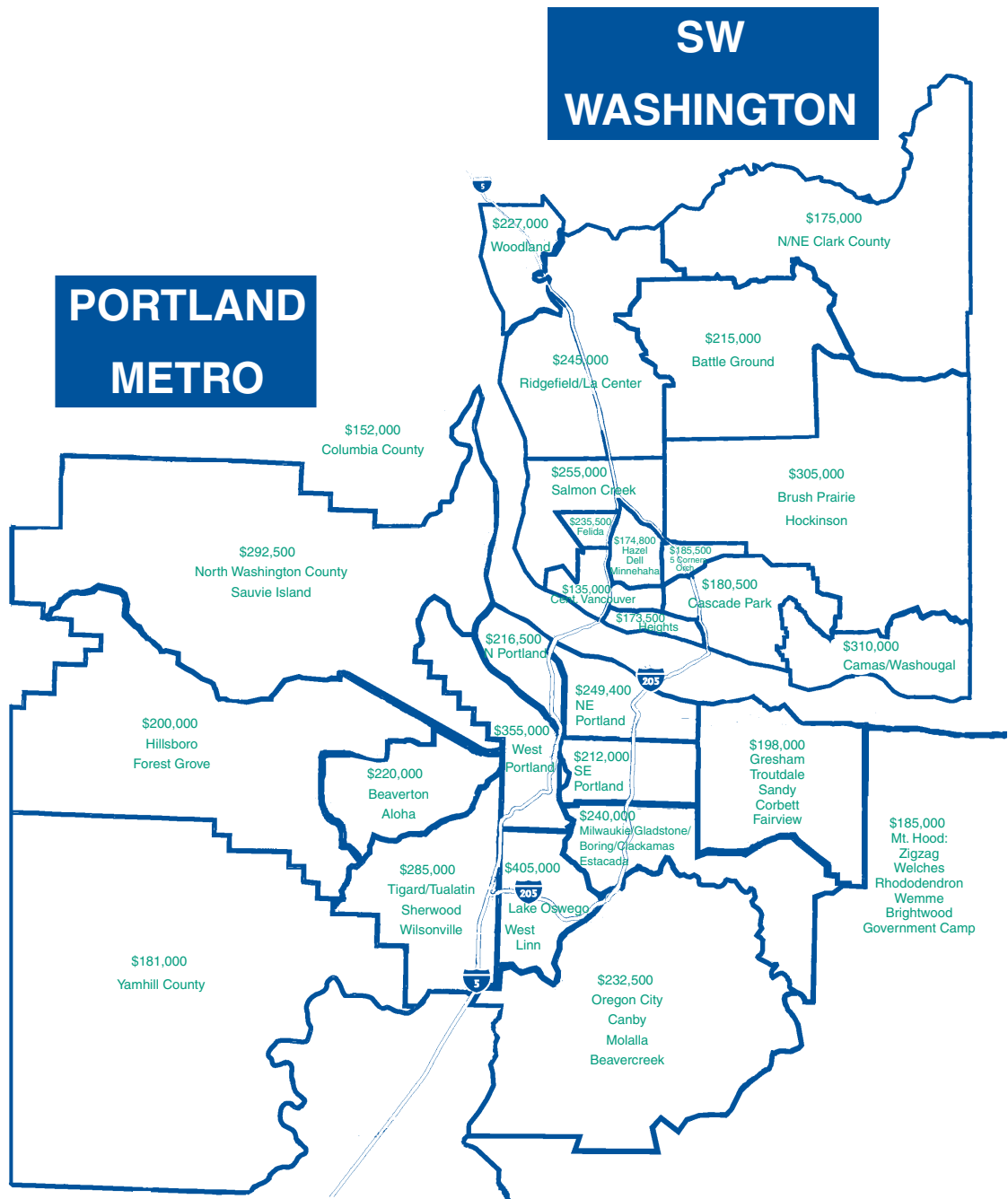
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MEDIAN SALE PRICE September 2010



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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