

MARKET ACTION

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

Residential Review: Southwest Washington

December 2010 Reporting Period

December Residential Highlights

December 2010 showed a continued downward trend for active and new listings. However, pending sales and closed sales saw an increase in December compared to the month prior.

Comparing December 2010 to December 2009, closed sales decreased by 17.8%. However, pending sales grew by 4.5%. New listings dropped 2.7%.

When comparing November 2010 with December 2010, closed sales grew from 297 to 347 (16.8%). Additionally, pending sales increased from 370 to 372 (0.5%). New listings dropped from 594 to 509 (-14.3%).

At the month's rate of sales, the 3,156 active residential listings would last approximately 9.1 months. Inventory is at its lowest point since June 2010.

2010 Summary

Comparing 2010 sales activity

with that of 2009, closed sales went down 4.8%. Pending sales fell 8.6% and new listings also decreased by 3.1%.

Total sales volume for 2010 was \$1.2 billion, near the total for 2009.

Sale Prices

Comparing December 2010 to December 2009, average sale price fell 8.5% and median sale price also fell 5.5%.

Comparing November 2010 to December 2010, the average sale price decreased from \$228,900 to \$223,600 (-2.3%). The median sale price also decreased from \$200,000 to \$199,900 (-0.1%).

For the year, the average and median sale prices fell 0.7% and 1.7%, respectively, when compared to 2009.

Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

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	11.7
December	14.8	7.6	9.1

*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:	-0.7% (\$236,200 v. \$237,800)
Median Sale Price % Change:	-1.7% (\$208,000 v. \$211,500)

For further explanation of this measure, see the second footnote on page 3.

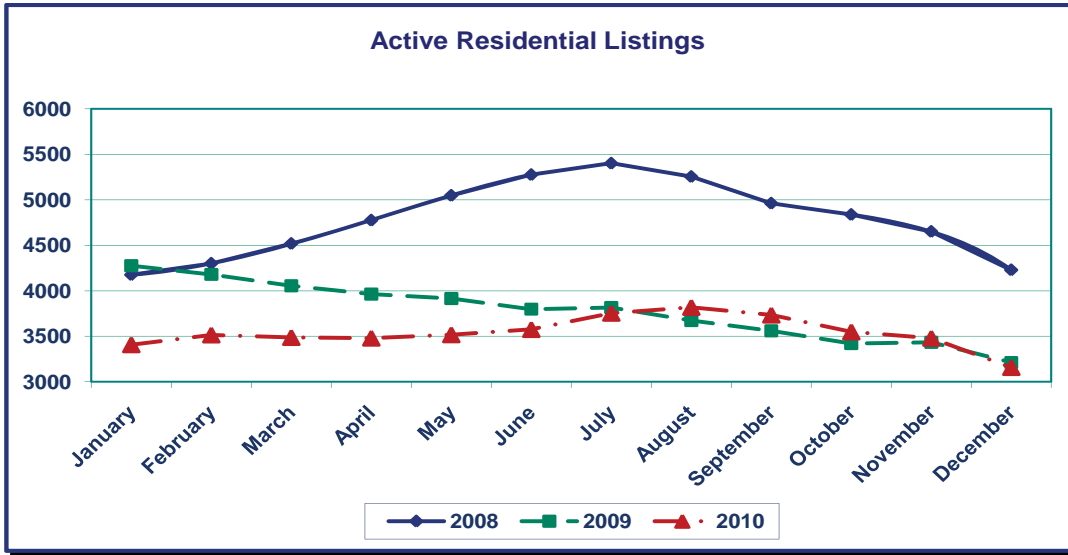
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	December	509	372	347	223,600	199,900	140
	Year-to-date	9,746	5,022	4,832	236,200	208,000	136
2009	December	523	356	422	244,400	211,600	145
	Year-to-date	10,060	5,492	5,077	237,800	211,500	156
Change	December	-2.7%	4.5%	-17.8%	-8.5%	-5.5%	-3.7%
	Year-to-date	-3.1%	-8.6%	-4.8%	-0.7%	-1.7%	-13.1%

*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 • 12/2010

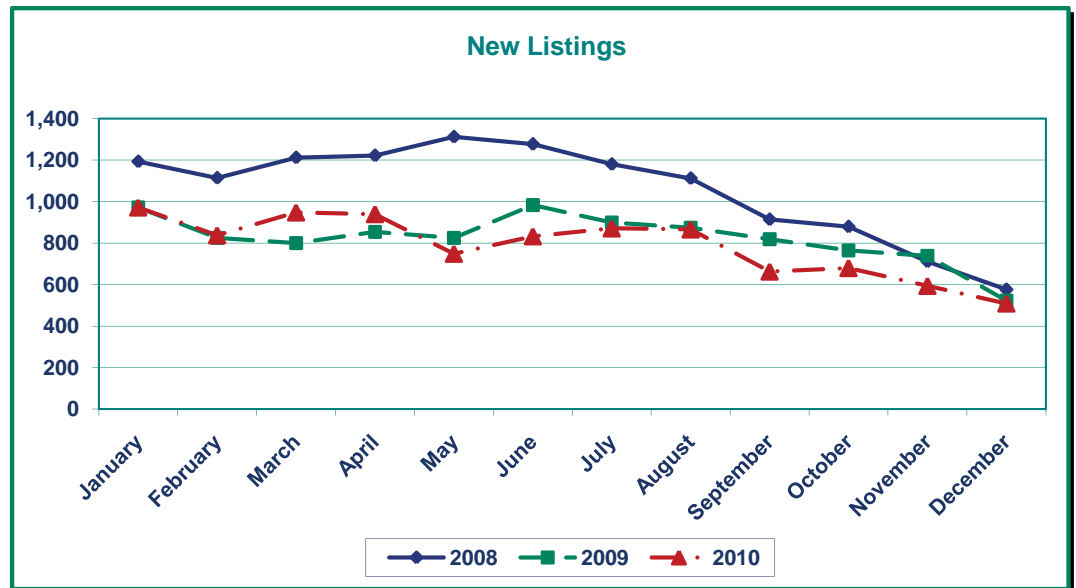
SW Washington

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date				
	Active Listings	New Listings	Expired/Cancelled 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	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	81	9	11	20	42.9%	8	222,800	146	240	130	-24.9%	127	185,100	160,000	142	0.5%	5	166,800	-	-	13	169,000
12	NW Heights	102	20	21	16	23.1%	13	107,500	192	298	140	-22.7%	134	125,200	123,900	116	-5.0%	2	49,500	4	28,400	15	155,600
13	SW Heights	89	11	20	8	700.0%	7	254,300	172	207	73	19.7%	62	200,100	174,500	202	-46.4%	-	-	3	313,800	-	-
14	Lincoln/Hazel Dell	51	8	15	7	0.0%	4	189,200	80	155	68	-30.6%	67	197,400	197,000	96	1.5%	-	-	4	75,300	2	192,000
15	E Hazel Dell	167	35	30	18	-18.2%	12	201,600	162	522	266	-16.1%	251	175,900	179,900	138	-8.1%	3	170,400	19	88,500	-	-
20	NE Heights	114	22	24	9	125.0%	6	180,800	110	313	136	-14.5%	128	187,000	175,400	117	2.3%	-	-	2	47,000	2	275,100
21	Orchards	145	25	73	21	23.5%	13	163,700	133	525	287	-15.1%	276	175,300	175,000	134	-8.6%	-	-	-	-	5	221,300
22	Evergreen	215	42	55	37	12.1%	31	157,300	102	822	471	-11.6%	449	176,600	169,900	127	-6.7%	-	-	10	136,200	13	183,000
23	E Heights	71	11	22	8	-27.3%	5	260,100	214	215	88	-2.2%	86	229,700	183,500	117	0.1%	-	-	4	247,800	1	130,000
24	Cascade Park	99	12	25	15	150.0%	10	193,800	106	333	170	-1.2%	157	272,900	219,900	131	1.0%	-	-	2	525,000	6	217,400
25	Five Corners	77	18	25	16	60.0%	16	153,600	115	307	186	-0.5%	172	168,100	168,800	112	-8.3%	1	225,000	-	-	3	134,300
26	E Orchards	88	12	9	9	-35.7%	15	203,900	156	268	164	-21.2%	166	224,600	214,300	130	-5.6%	-	-	1	149,500	-	-
27	Fisher's Landing	104	12	20	15	36.4%	17	262,700	119	378	222	-12.3%	202	248,300	239,000	111	-0.2%	-	-	1	1,100,000	-	-
31	SE County	36	5	3	4	-	2	365,000	315	90	40	60.0%	38	351,300	309,100	233	-1.3%	-	-	5	229,000	-	-
32	Camas City	250	40	48	23	-32.4%	29	320,000	159	784	412	-9.5%	403	342,400	305,000	130	6.8%	1	655,000	85	112,000	7	177,500
33	Washougal	211	36	60	24	-4.0%	19	244,300	92	609	298	-9.1%	293	262,200	235,000	166	1.1%	-	-	47	108,300	5	218,300
41	N Hazel Dell	143	12	12	9	50.0%	11	236,600	89	394	186	-0.5%	170	251,300	224,900	106	6.4%	-	-	9	78,300	1	850,000
42	S Salmon Creek	128	14	24	11	-15.4%	17	207,300	65	429	221	-11.6%	218	212,400	210,700	119	-3.6%	-	-	2	45,000	3	289,500
43	N Felida	151	27	23	14	40.0%	24	263,600	162	447	245	8.4%	231	258,200	235,000	140	-9.4%	-	-	27	208,100	-	-
44	N Salmon Creek	102	20	27	11	-21.4%	12	249,300	136	352	196	-20.0%	190	272,700	246,700	156	11.8%	-	-	6	110,800	-	-
50	Ridgefield	82	11	30	7	-46.2%	11	251,000	139	251	134	13.6%	139	268,600	246,000	132	5.5%	2	153,200	6	51,300	1	132,000
51	W of I-5 County	25	1	4	3	#DIV/0!	2	413,500	311	58	33	10.0%	29	470,300	404,000	194	17.9%	-	-	6	179,900	-	-
52	NW E of I-5 County	54	5	9	3	-70.0%	6	264,600	67	115	51	-5.6%	54	347,800	289,500	204	-5.2%	-	-	8	177,400	-	-
61	Battleground	221	42	50	27	8.0%	18	208,800	130	624	326	-3.0%	321	233,000	209,000	122	-0.6%	-	-	18	169,400	3	195,800
62	Brush Prairie	187	30	41	16	-30.4%	23	249,700	136	524	269	-1.1%	264	288,900	272,000	141	-6.5%	1	280,000	11	220,900	-	-
63	East County	2	-	1	-	-	-	-	-	12	3	-	3	162,500	183,400	142	-27.8%	-	-	-	-	-	-
64	Central County	29	5	2	1	-	2	275,000	176	71	21	-25.0%	23	335,200	330,000	207	2.0%	-	-	-	-	-	-
65	Mid-Central County	33	7	5	6	-	3	233,700	296	84	32	0.0%	27	284,800	290,000	178	-11.5%	-	-	3	96,300	-	-
66	Yacolt	33	3	5	3	50.0%	3	178,300	649	100	43	38.7%	44	228,400	196,000	243	11.2%	-	-	6	104,500	-	-
70	La Center	33	5	12	2	-66.7%	5	189,000	217	108	68	9.7%	68	245,400	235,400	150	-0.6%	-	-	7	108,300	-	-
71	N Central	16	5	4	6	-	1	525,000	1	72	28	0.0%	25	235,400	210,000	157	-17.8%	-	-	2	116,300	-	-
72	NE Corner	17	4	5	3	-	2	57,500	283	39	15	25.0%	15	170,200	164,600	205	-1.7%	-	-	1	124,900	-	-
	Grand Total	3,156	509	715	372	4.5%	347	223,600	140	9,746	5,022	-8.6%	4,832	236,200	208,000	136	-0.6%	15	194,000	299	136,900	80	194,500
80	Woodland City	45	8	13	3	-50.0%	5	166,900	97	122	58	-12.1%	58	212,500	188,800	159	1.6%	1	127,300	2	225,000	-	-
81	Woodland Area	44	5	4	3	200.0%	3	214,700	143	118	46	53.3%	41	262,500	249,000	205	-0.2%	-	-	8	148,500	1	250,000
82	Cowlitz County	280	28	59	21	-25.0%	27	178,100	179	754	320	-0.9%	310	170,500	155,000	140	-9.0%	4	227,500	26	69,900	5	227,800
	Grand Total	369	41	76	27	-22.9%	35	179,600	165	994	424	1.2%	409	185,700	170,000	149	-5.5%	5	207,500	36	96,000	6	231,500
87	Pacific County	129	5	22	3	-62.5%	6	210,800	346	226	76	-27.6%	82	162,800	138,300	203	-8.0%	2	495,000	33	42,100	1	135,000



ACTIVE RESIDENTIAL LISTINGS
CLARK COUNTY, WA
This graph shows the active residential listings over the past three calendar years in Clark County, Washington.

NEW LISTINGS
CLARK COUNTY, WA
This graph shows the new residential listings over the past three calendar years in Clark County, Washington.



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

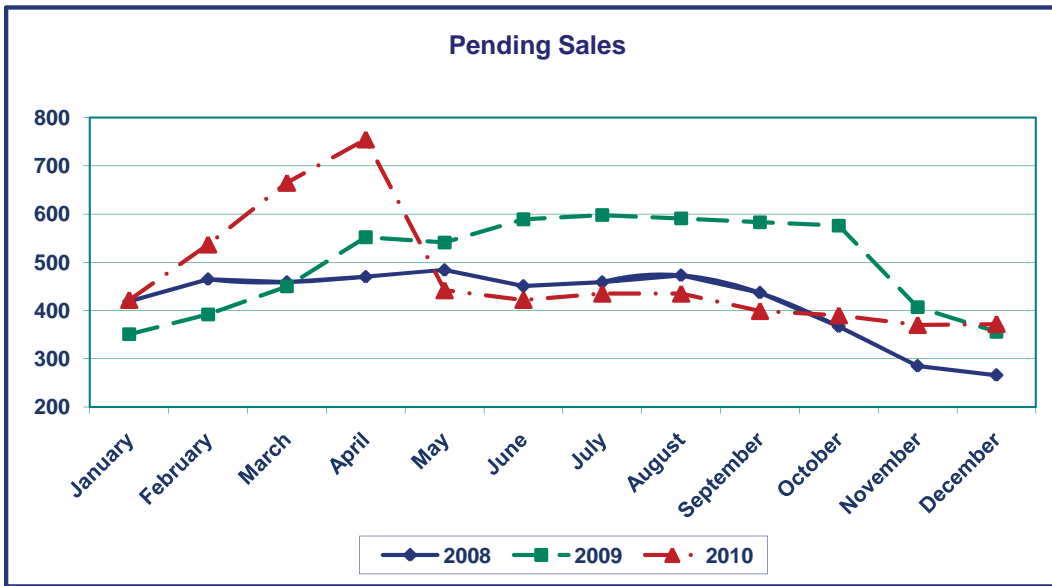
² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/10-12/31/10) with 12 months before (1/1/09-12/31/09).

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.

PENDING LISTINGS

CLARK COUNTY, WA

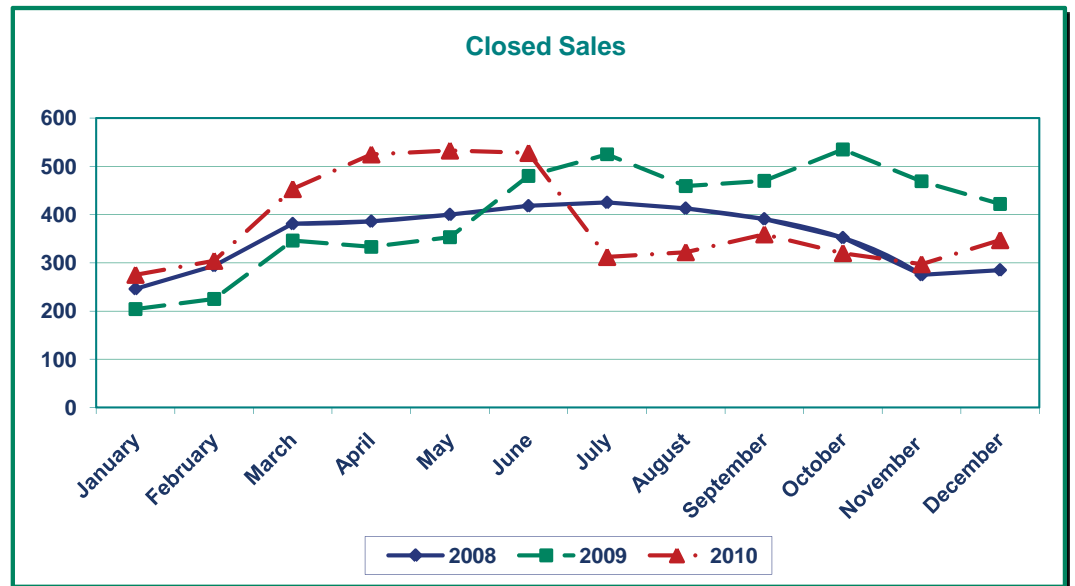
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

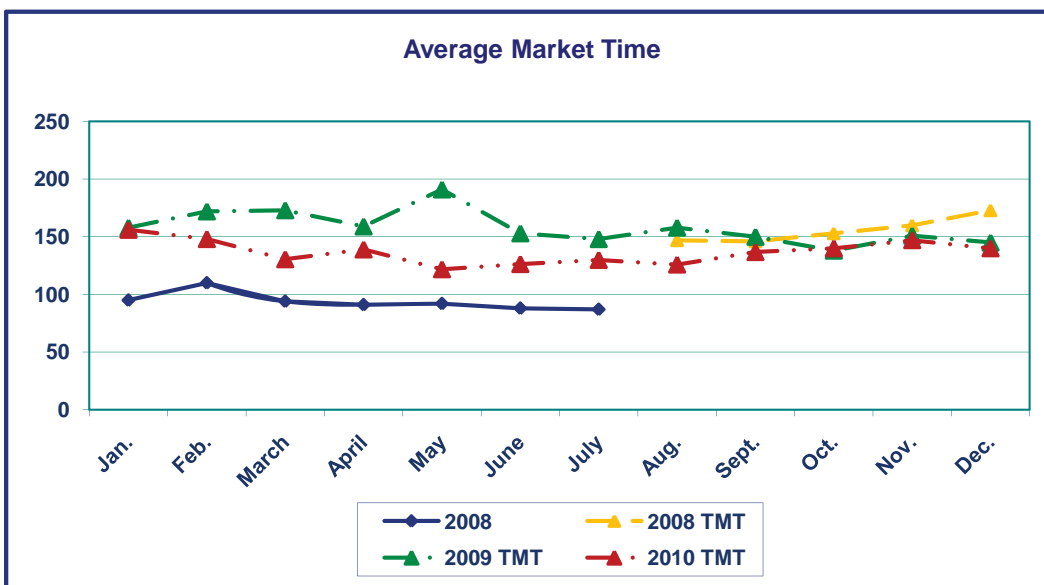
This graph shows the closed sales over the past three calendar years in Clark County, Washington.



DAYS ON MARKET

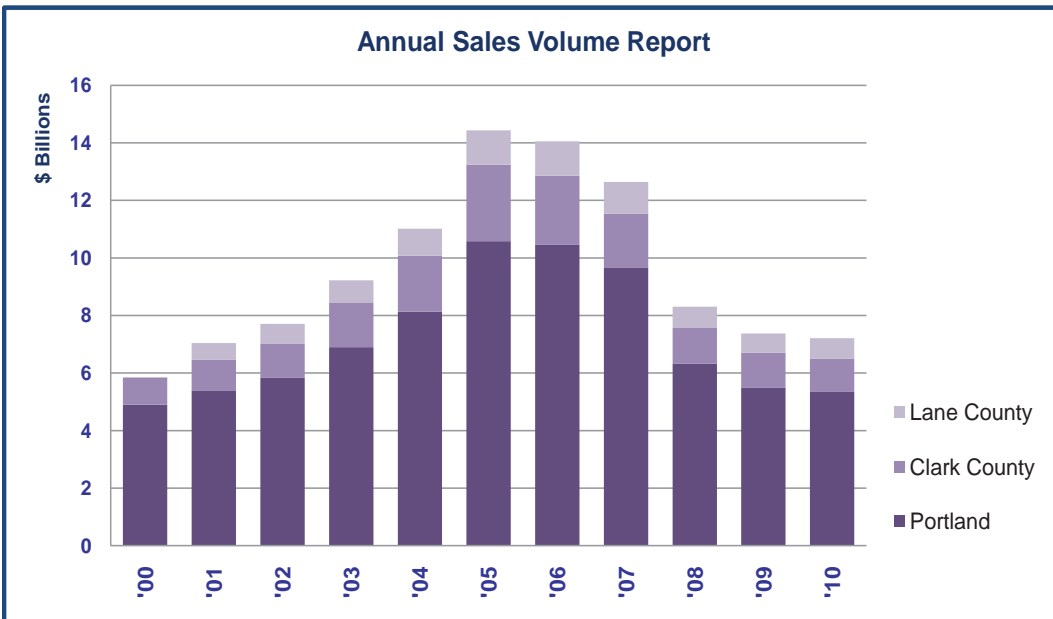
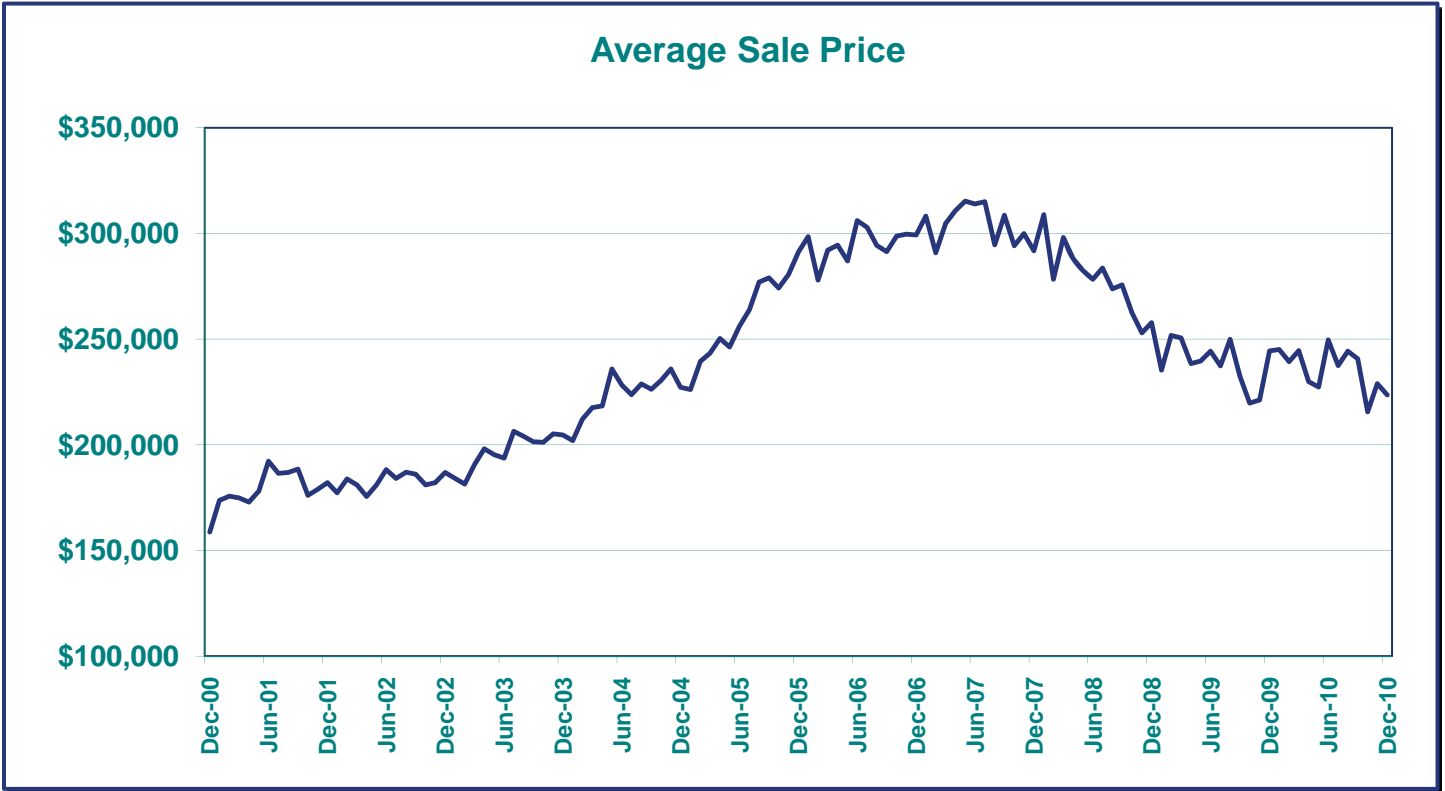
CLARK COUNTY, WA

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



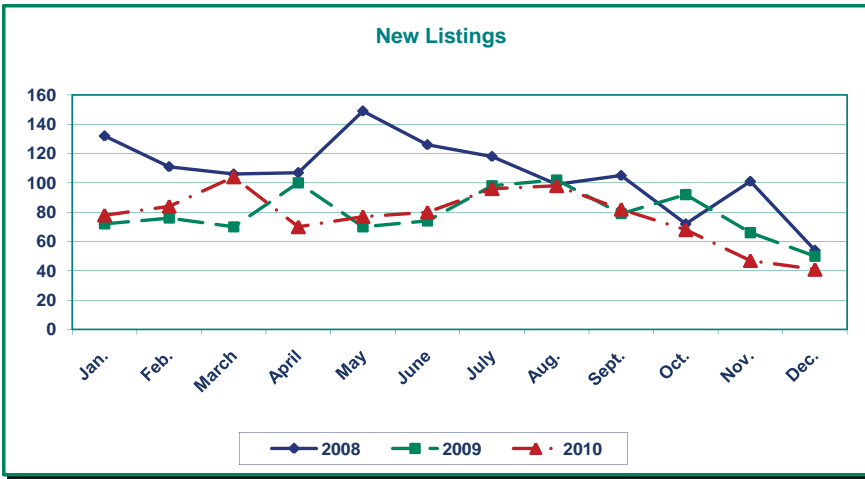
AVERAGE SALE PRICE
CLARK COUNTY, WA

This graph represents the average sale price for all homes sold in Clark County, Washington



SALES VOLUME
RESIDENTIAL

This graph shows annual residential sales volume for Lane County, OR, Clark County, WA and Portland, OR.

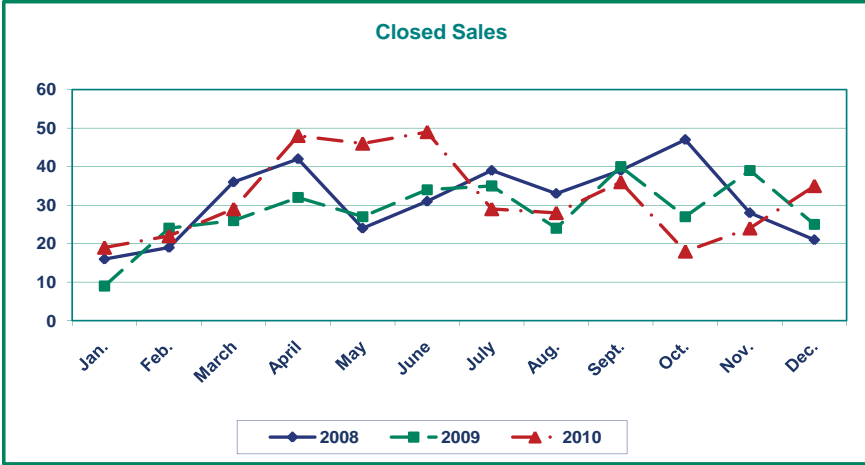
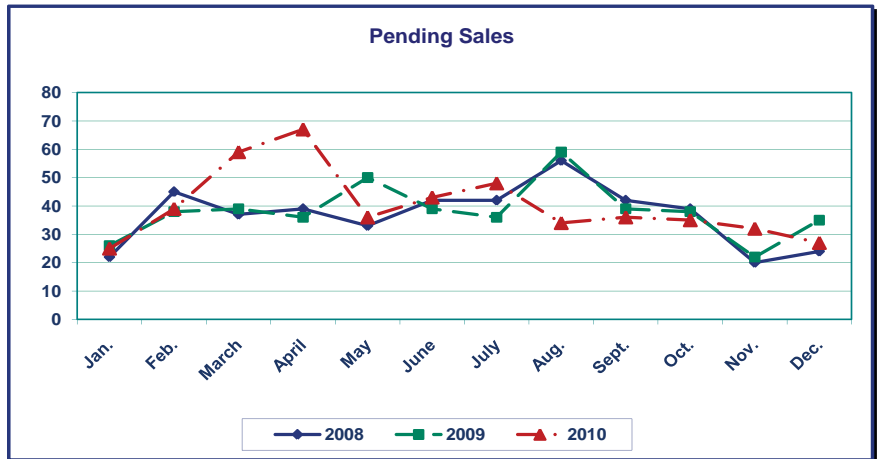


NEW LISTINGS COWLITZ COUNTY, WA

This graph represents new listings in Cowlitz County, Washington over the past three calendar years.

PENDING LISTINGS COWLITZ COUNTY, WA

This graph represents monthly accepted offers over the past three calendar years in Cowlitz County, Washington.

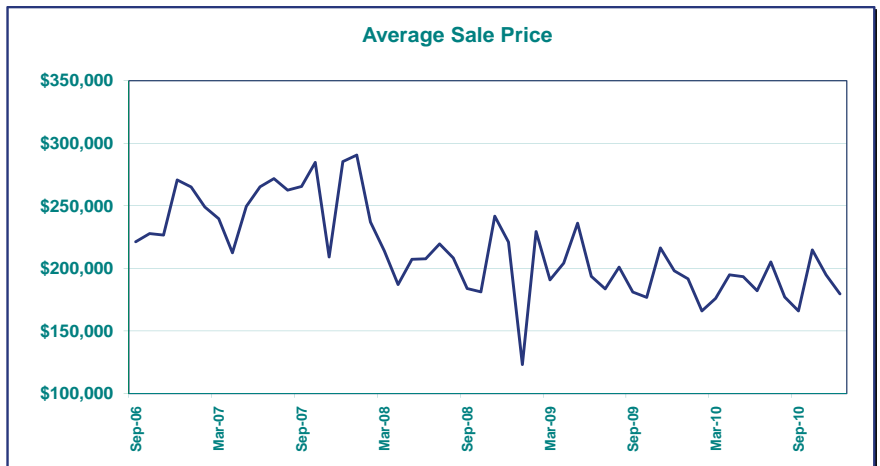


CLOSED SALES COWLITZ COUNTY, WA

This graph shows the closed sales over the past three calendar years in Cowlitz County, Washington.

AVERAGE SALE PRICE

This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.



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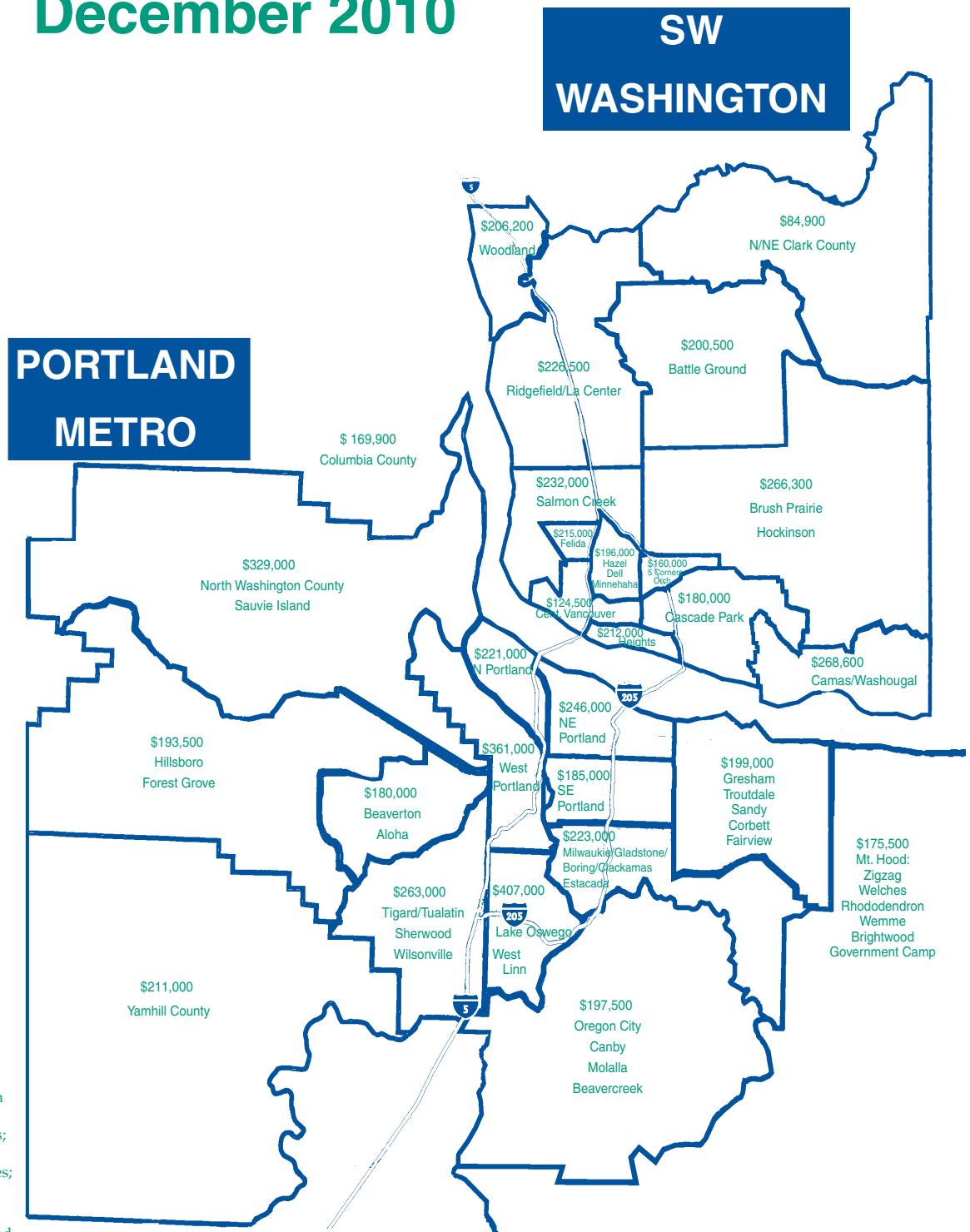
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MEDIAN SALE PRICE December 2010



PORTLAND METRO

SW WASHINGTON

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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