

2008 Ocean Shores/North Beach Market Update

Presented by April Swenson & Bob McDougal

Here is the 2008 end-of-the-year real estate update with the Ocean Shores/North Beach market stats. Yes, one cannot ignore that markets are down everywhere around the entire country and state. But compared to the other Washington beach communities, Ocean Shores reigns supreme with the greatest selection, highest number of sales, lowest prices, and lots of new construction.

Ocean Shores: 201 houses (64 were new construction), 189 lots and 18 condos sold with median sale prices of \$173K (\$179K for new construction), \$33K and \$232K, respectively.

Compared to the North Beach: 21 houses (3 were new construction) and 12 lots sold with median sale prices of \$193K (\$554K for new construction) and \$58K, respectively.

Compared to the South Beach: 45 houses (1 was new construction), 19 lots, and 4 condos sold with median sales prices of \$220K, \$20K and \$590K, respectively.

Compared to the Long Beach Peninsula: 151 houses (14 were new construction), 57 lots and 16 condos sold with median sale prices of \$170K (\$237K for new construction), \$45K and \$159K, respectively.

(CHECK OUT THE CHARTS BELOW)

Ocean Shores also reigns supreme with the number of *buildable lots available*. All properties have power, city sewer and water in the streets to hook-up to for ease of building. You can also camp on your lot for up to 90 days per year. Ocean Shores also features the *greatest number of available and most affordable condos*, which are located on the Ocean, Jetty and Grand Canal. Lastly, the City of Ocean Shores Permit Center is comparatively easier to work with for building, clearing, etc.

We also feature the most *amenities*:

1. *Year-Round Beaches* accessible very easily by foot or car.
2. *Parks* with boat launches, ball fields, basketball and tennis courts, playgrounds, and much more.
3. Community Club's *Bayshore Clubhouse*, which lies directly on the Bay with gorgeous views, an indoor pool, spa, gym, basketball court, cafeteria, game room, and more.
4. 23 miles of interconnecting *fresh water lakes and canals*, including the approximately 5-mile long *Duck Lake*, where you can enjoy boating, water skiing, and fishing, and the *Grand Canal*, which is the largest canal.
5. The public *18-hole Golf Course* with Driving Range and Putting Green.
6. The city-owned *Airport* for smaller, private planes.
7. *Downtown* with many large *hotels*, ie the Shilo and Quality Inn, *restaurants, shops, grocery store, churches*, family fun centers, ie *miniature golf* and *go-cart race tracks*, and much more fun available.
8. *Yearly Events* held on the Beach, Convention Center and the rest of the Downtown, including the 4th of July Fireworks, Sandcastle Competitions, Kite Challenge, Clam Digs, and more.

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My business partner and I have some other good news: we are *ranked #3 in Grays Harbor County* for the number of listings closed and volume closed for 2008 (per NWMLS data). God has really blessed us!

We have also added some new features to our web site (www.oceanshoresrealtor.com):

1. *Brunk Homes*: premier spec builder in Ocean Shores
www.oceanshoresrealtor.com/brunkhomes.html
2. Community Club's *Bayshore Clubhouse* pictures
www.oceanshoresrealtor.com/pics/clubhouse.html
3. *The Boardwalk Shops of Ocean Shores*: brand-new downtown retail shops
www.oceanshoresrealtor.com/commercial/boardwalkshops.html
4. All different kinds of *pictures of Ocean Shores and the other Coastal Communities*
www.oceanshoresrealtor.com/pics.html
5. *News Releases/Announcements*: Windsurfers, Passing Broker's Test, Snow Storms, and much more
www.oceanshoresrealtor.com/news.html
6. And so much more

Yearly Market Activity January 1, 2008 to December 31, 2008

Ocean Shores Market:

	Homes	Land	Condos	Total
Current Listings	223	530	57	810
Pendings	9	4	3	16
Solds	201	189	18	408
Sold Volume	\$39.2M	\$9M	\$4.4M	\$52.6M
Sold Median Price	\$173K	\$33K	\$232,500	

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North Beach Market:

	Homes	Land	Total
Current Listings	46	107	153
Pendings	0	0	0
Solds	21	12	33
Sold Volume	\$5.3M	\$1.28M	\$6.58M
Sold Median Price	\$193K	\$58K	

South Beach (Westport/Grayland) Market:

	Homes	Land	Condos	Total
Current Listings	75	78	26	179
Pendings	2	0	2	4
Solds	45	19	4	68
Sold Volume	\$8.8M	\$1.68M	\$2.38M	\$12.86M
Sold Median Price	\$220K	\$20K	\$590K	

Long Beach Peninsula (Ilwaco to Ocean Park/Surfside Estates) Market:

	Homes	Land	Condos	Total
Current Listings	229	249	45	523
Pendings	10	1	1	12
Solds	151	57	16	224
Sold Volume	\$29.1M	\$3.53M	\$2.92M	\$35.55M
Sold Median Price	\$170K	\$45K	\$159K	

NOTE: All of the above data was pulled from the NWMLS and is not guaranteed.