



## Clark County, Washington Market Action Addition

November 2018

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

The Clark County Association of Realtors®, an RMLS™ shareholder, has asked us to produce some additional statistics each month to delve more deeply into the inventory counts in Clark County. The following summary shows the number of homes available for immediate purchase and occupancy.

<b>Total Active Listings* Reported in Market Action:</b>	1,755
<b>Less Listings with Purchase Contingencies*:</b>	40
<b>Readily Purchased Listings:</b>	1,715
<b><i>Percent of Total Active Listings:</i></b>	<b><i>97.7%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	139
<b>Less New Proposed (not started):</b>	191
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,385
<b><i>Percent of Total Active Listings:</i></b>	<b><i>78.9%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	2.3

\* Active Listings reported in Market Action include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as active listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller but the required third party approvals have not been obtained.

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



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

Residential Review: Southwest Washington

November 2018 Reporting Period

## November Residential Highlights

Southwest Washington saw its sole gain in new listings this November. At 728, new listings ended 13.6% warmer than last year in November 2017 when 641 new listings were offered despite being 13.6% cooler than the 843 new listings offered last month in October 2018.

Closed sales (601) cooled 12.9% from November 2017 when 690 closings were recorded, and cooled 11.6% from October 2018 when 680 closings occurred.

Pending sales (564) fared similarly, falling 14.2% short of November 2017 (657) and 17.8% short of October 2018 (686).

Total market time remained steady at 52 days in November.

## Year to Date Summary

Activity is mixed in 2018 compared to 2017. New listings (10,967) are up 6.0%. Closed sales (7,956) are down 1.7% and pending sales (8,060) are down 2.8%.

## Average and Median Sale Prices

Comparing the first eleven months of 2018 to the same in 2017, the average sale price has risen 8.3% from \$362,500 to \$392,600. In the same comparison, the median sale price has risen 9.2% from \$325,000 to \$355,000.

Percent Change of 12-Month Sale Price  
Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+8.5% (\$390,900 v. \$360,300)  
**Median Sale Price % Change:**  
+8.6% (\$353,000 v. \$324,900)

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

Inventory in Months*			
	2016	2017	2018
January	2.6	2.2	2.2
February	2.7	2.0	1.9
March	1.7	1.6	1.6
April	1.8	1.9	1.7
May	1.7	1.6	1.8
June	1.8	1.6	2.1
July	2.2	1.9	2.3
August	2.1	1.8	2.3
September	2.1	2.2	2.9
October	2.3	2.1	2.7
November	1.9	2.0	2.9
December	1.5	1.8	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

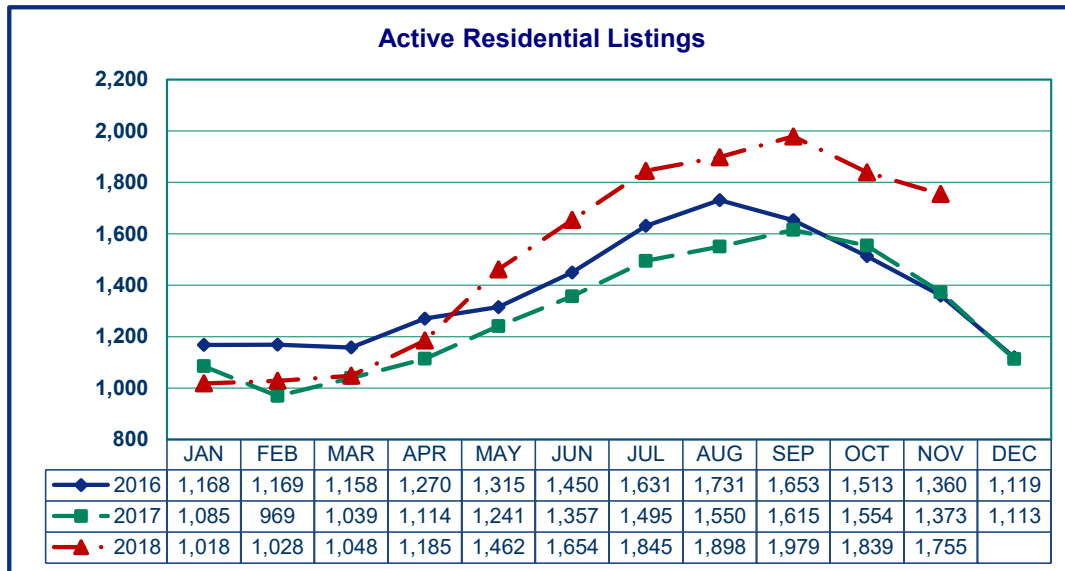
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	728	564	601	386,200	344,900	52
	October	843	686	680	397,600	359,900	52
	Year-to-date	10,967	8,060	7,956	392,600	355,000	47
2017	November	641	657	690	366,700	330,000	44
	Year-to-date	10,351	8,288	8,091	362,500	325,000	48
Change	November	13.6%	-14.2%	-12.9%	5.3%	4.5%	17.0%
	Prev Mo 2018	-13.6%	-17.8%	-11.6%	-2.9%	-4.2%	0.0%
	Year-to-date	6.0%	-2.8%	-1.7%	8.3%	9.2%	-0.5%

# AREA REPORT • 11/2018

## SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>		New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	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	
22	15	2	14	7.7%	16	326,600	29		188	157	-21.9%	154	357,900	339,300	30	23.6%	4	913,500	3	134,500	9	426,400	
15	18	3	17	13.3%	15	247,800	15		220	188	-17.9%	177	258,300	259,900	24	9.2%	-	-	6	125,400	16	318,400	
32	14	9	9	12.5%	10	670,500	36		174	115	-12.9%	117	535,300	385,000	51	34.7%	2	284,500	3	561,700	4	471,400	
32	11	4	13	0.0%	10	294,800	61		172	138	-13.8%	131	338,200	333,000	36	10.0%	-	-	3	145,300	3	473,700	
76	49	19	37	-14.0%	28	309,600	46		567	441	-6.4%	442	310,900	315,000	40	7.4%	8	948,500	12	191,900	3	511,700	
29	15	3	9	-43.8%	16	297,800	32		288	231	5.5%	230	308,100	300,000	30	10.0%	-	-	1	150,000	15	615,100	
55	20	8	21	-36.4%	29	302,100	46		485	392	-12.3%	388	304,100	300,000	37	8.4%	1	830,000	1	205,000	2	3,189,000	
112	52	12	56	-28.2%	71	325,100	47		892	694	-3.5%	681	319,000	307,000	33	11.1%	3	943,300	2	255,000	7	402,600	
36	10	3	9	-25.0%	12	290,600	16		218	170	3.7%	169	337,500	294,000	49	-2.3%	1	93,000	2	320,000	-	-	
46	14	2	17	-19.0%	20	383,800	37		312	244	-5.4%	249	384,000	350,000	39	-5.5%	1	2,665,000	6	393,500	4	427,500	
22	16	7	17	-10.5%	22	334,700	49		281	230	-1.7%	229	314,700	310,000	28	10.8%	-	-	4	1,253,800	-	-	
70	32	14	23	27.8%	25	374,500	60		453	320	25.5%	288	391,500	375,000	48	6.3%	-	-	4	334,000	3	392,800	
32	19	4	17	41.7%	22	375,800	58		280	230	-1.7%	221	379,200	360,000	38	8.5%	-	-	-	-	-	-	
16	6	5	2	-33.3%	3	492,000	83		70	49	11.4%	47	468,100	469,000	104	-7.5%	-	-	10	294,000	-	-	
157	54	23	35	-25.5%	41	463,700	76		874	610	0.3%	637	525,500	469,900	66	4.2%	1	332,000	54	296,500	9	481,400	
90	26	21	22	-4.3%	29	404,500	50		572	405	-3.1%	401	420,700	400,000	65	6.5%	9	413,600	46	166,000	10	386,100	
39	24	9	23	-8.0%	20	416,900	54		357	275	-16.9%	288	382,300	348,300	42	7.1%	1	1,235,000	3	700,000	2	804,500	
48	28	6	21	-53.3%	11	309,200	50		366	284	-36.6%	295	343,500	335,000	41	6.7%	1	45,000	6	246,800	2	436,300	
95	41	15	21	-44.7%	21	538,400	68		475	325	-11.0%	331	466,800	445,000	49	1.9%	-	-	8	497,600	1	532,000	
140	62	21	38	123.5%	39	452,800	49		728	512	46.7%	493	434,000	414,900	54	12.3%	-	-	11	335,300	-	-	
113	44	33	32	77.8%	30	466,800	52		544	335	-6.2%	303	436,100	415,000	46	9.6%	2	339,000	8	716,100	-	-	
18	7	6	3	200.0%	2	397,500	65		58	28	-28.2%	27	679,800	650,000	89	10.4%	1	330,000	13	347,100	-	-	
24	5	6	6	50.0%	10	432,000	64		124	93	24.0%	87	539,800	510,000	83	8.9%	1	550,000	17	404,600	-	-	
123	49	10	29	-44.2%	30	353,000	59		739	543	6.7%	533	385,700	350,000	44	8.7%	2	545,800	35	258,800	3	443,500	
223	64	18	43	-20.4%	53	438,700	68		1,119	771	5.9%	773	431,700	395,000	61	5.3%	2	312,500	25	682,600	-	-	
-	0	0	-	-	0	-	-		2	3	-50.0%	3	502,700	440,000	152	20.3%	-	-	1	145,000	-	-	
9	4	-	5	-16.7%	0	-	-		43	32	-20.0%	25	474,000	469,900	46	2.6%	-	-	11	185,900	-	-	
16	6	2	4	100.0%	3	358,100	52		59	40	2.6%	37	475,200	457,000	85	-4.1%	-	-	9	191,400	-	-	
18	10	4	8	-27.3%	7	386,100	57		119	89	4.7%	90	380,400	342,000	45	10.0%	-	-	6	201,700	1	300,000	
28	6	8	5	-37.5%	6	402,300	38		118	74	-1.3%	77	398,500	380,000	64	16.6%	-	-	8	198,200	-	-	
16	6	2	7	600.0%	0	-	-		56	36	0.0%	28	392,900	398,300	64	14.1%	-	-	10	222,400	-	-	
3	1	-	1	0.0%	0	-	-		14	6	-53.8%	5	451,000	500,000	27	31.8%	-	-	-	-	-	-	
1,755	728	279	564	-14.2%	601	386,200	52		10,967	8,060	-2.8%	7,956	392,600	355,000	47	8.5%	40	670,900	328	322,600	94	509,800	
28	5	5	6	-40.0%	3	359,300	31		154	113	27.0%	111	306,400	289,900	45	1.3%	2	346,300	9	169,200	3	322,500	
21	9	2	3	50.0%	5	438,500	93		101	75	-2.3%	70	423,400	390,000	88	21.0%	-	-	59	166,700	-	-	
198	66	18	70	1.4%	86	292,400	63		1,132	886	20.1%	856	267,300	248,500	48	8.1%	2	240,000	117	102,600	22	264,500	
247	80	25	79	-2.5%	94	302,300	64		1,387	1,074	20.5%	1,037	282,000	255,000	50	8.2%	4	293,200	185	126,300	25	271,500	
71	14	8	15	25.0%	15	221,900	78		258	188	-6.0%	182	223,100	221,500	109	7.4%	7	196,300	100	56,100	-	-	



## ACTIVE RESIDENTIAL LISTINGS

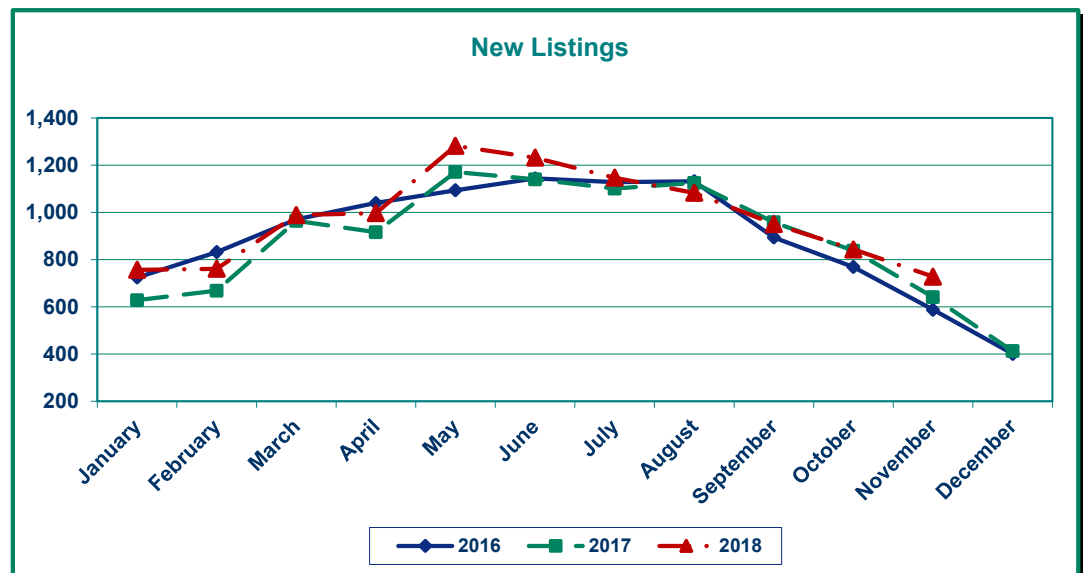
### CLARK COUNTY, WA

*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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2018 with November 2017. The Year-To-Date section compares 2018 year-to-date statistics through November with 2017 year-to-date statistics through November.

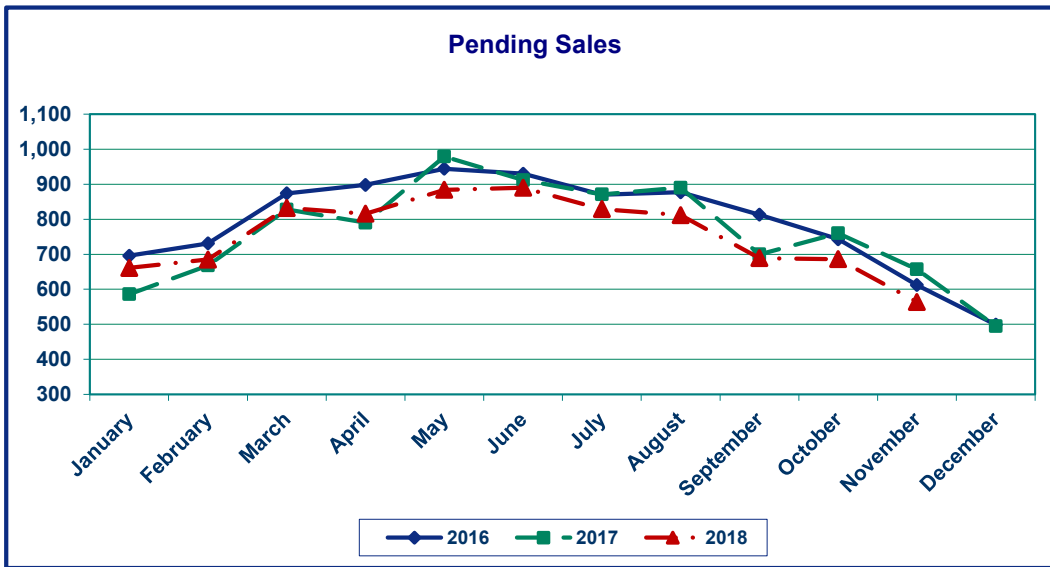
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

<sup>3</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

### CLARK COUNTY, WA

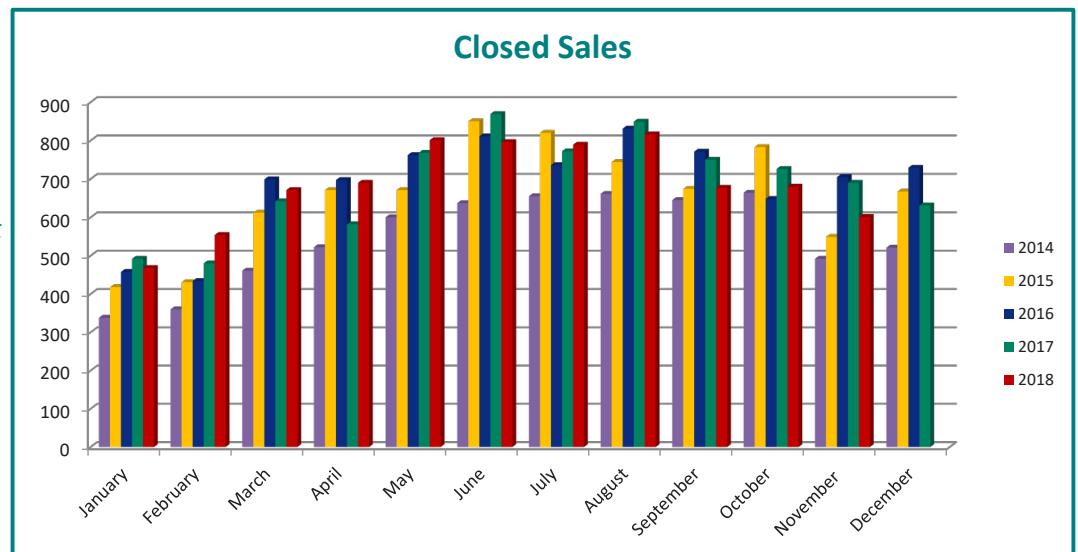
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



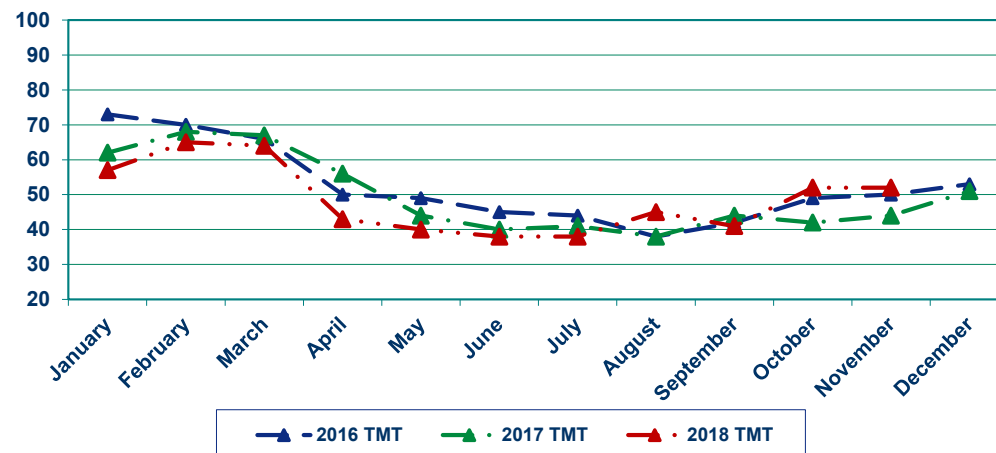
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



## DAYS ON MARKET

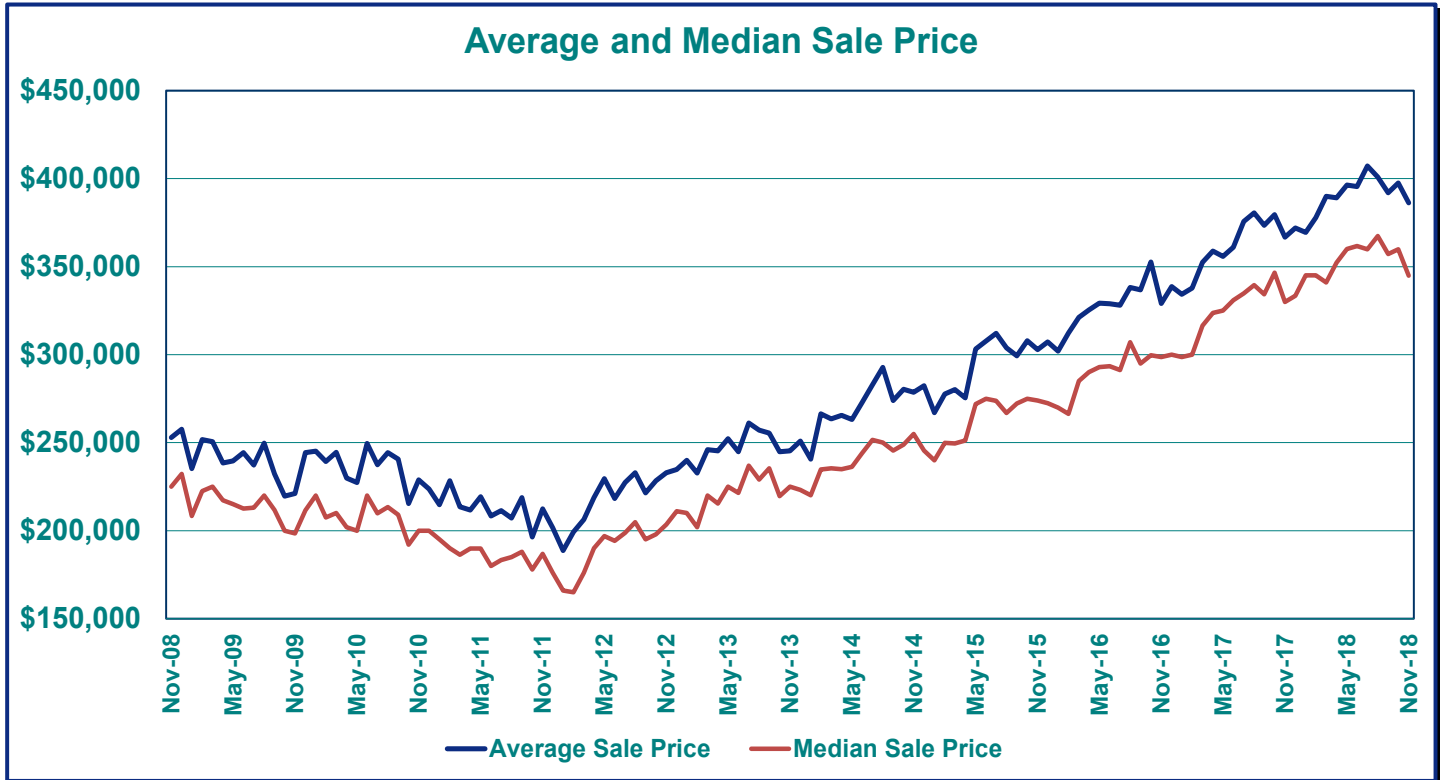
### CLARK COUNTY, WA

*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*

## SALE PRICE

### CLARK COUNTY, WA

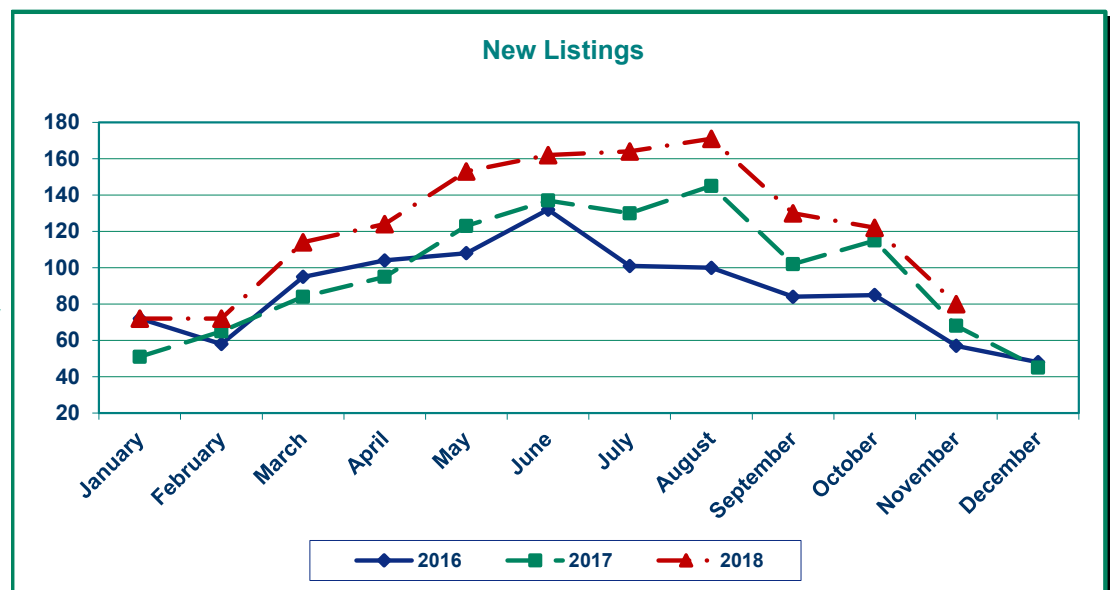
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

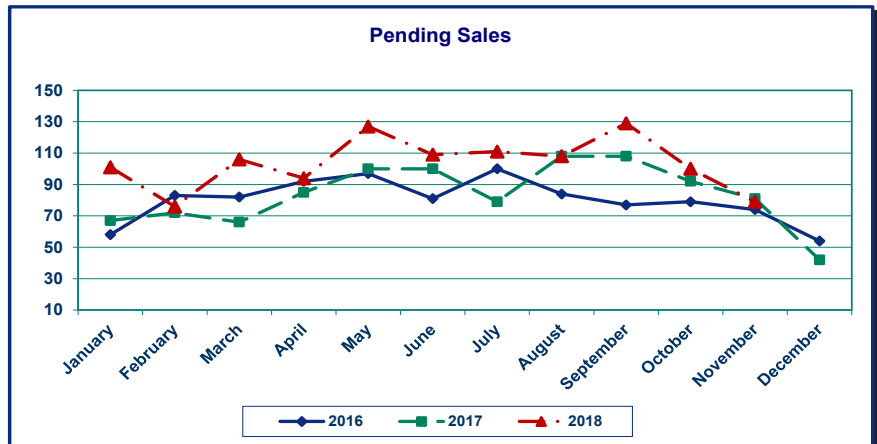
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

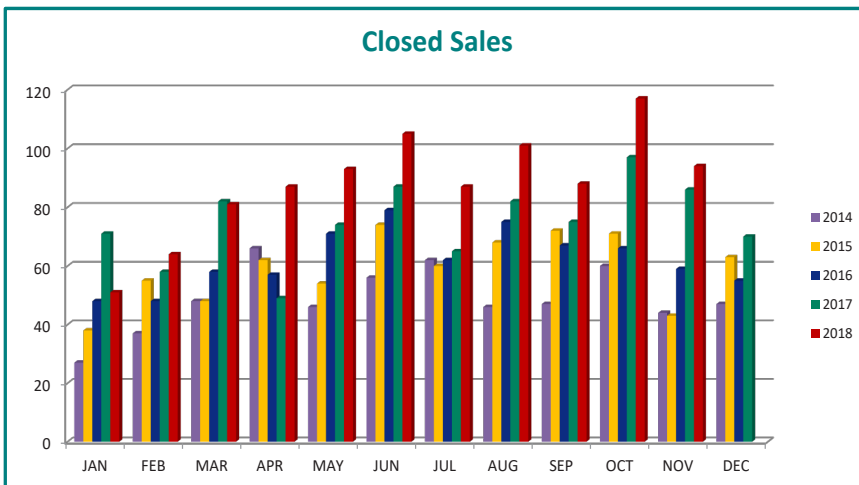


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

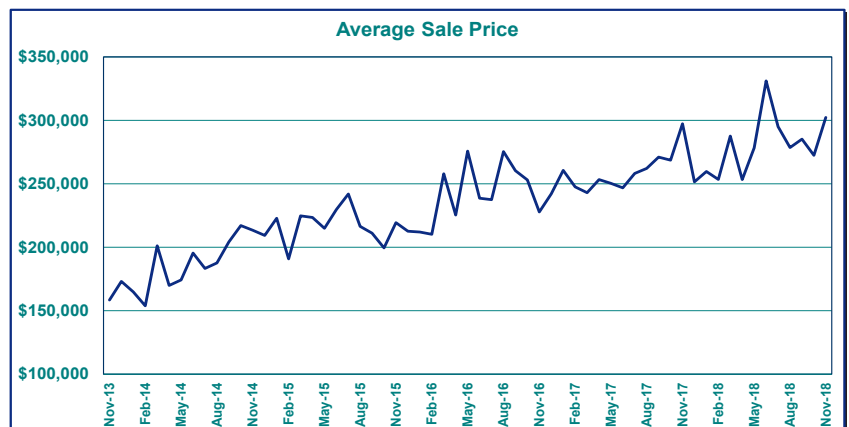
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE November 2018

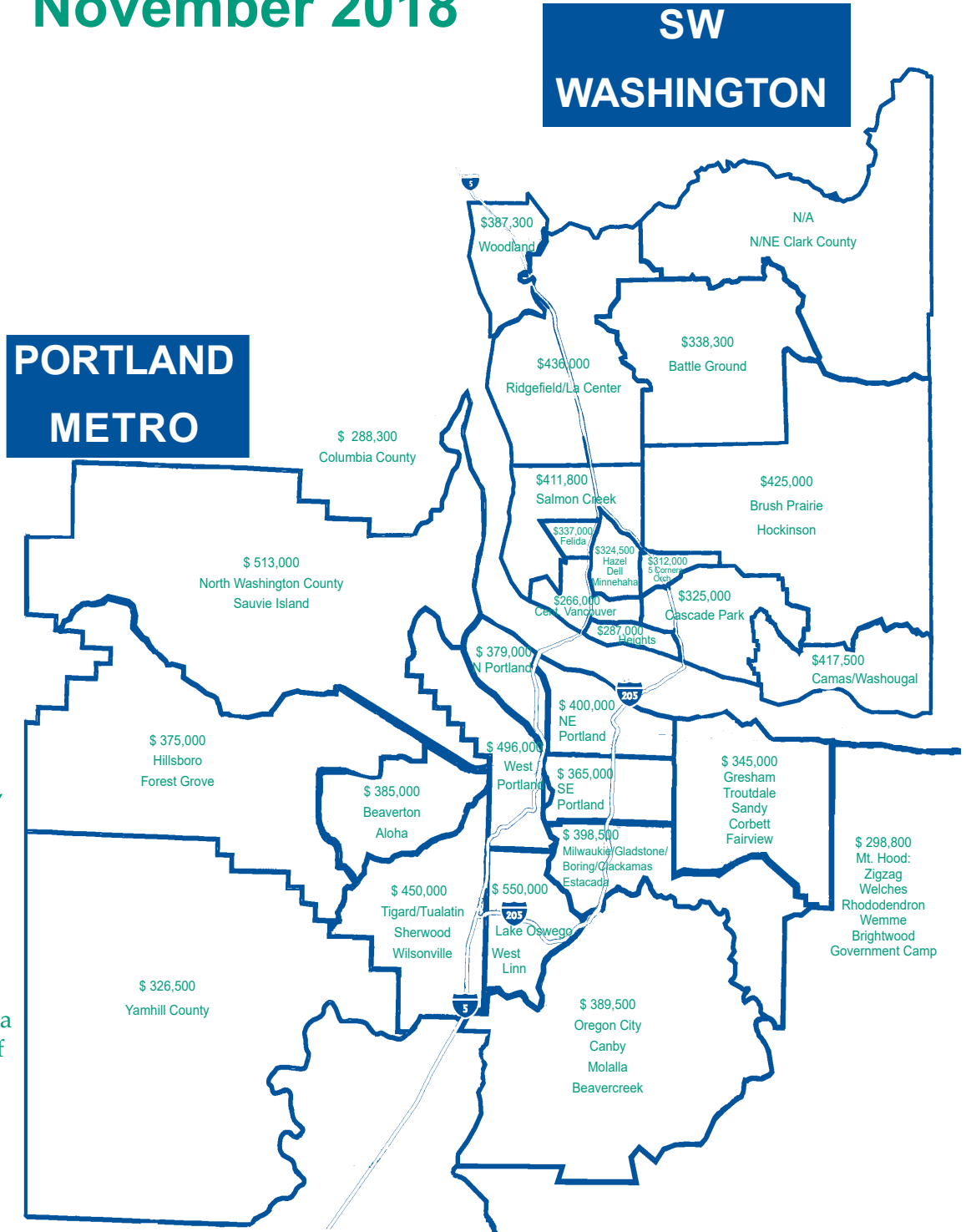
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The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
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Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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