



Clark County, Washington Market Action Addition

December 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.

Total Active Listings* Reported in Market Action:	1,489
Less Listings with Purchase Contingencies*:	43
Readily Purchased Listings:	1,446
<i>Percent of Total Active Listings:</i>	<i>97.1%</i>
Less New Under Construction (not ready for occupancy):	149
Less New Proposed (not started):	174
Total Readily Purchased & Occupied Listing:	1,123
<i>Percent of Total Active Listings:</i>	<i>75.4%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	2.2

* 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

December 2018 Reporting Period

December Residential Highlights

Southwest Washington ended the year with some cooling. Pending sales (483) fell 2.4% short of the 495 offers accepted in December 2017 and 14.4% short of the 564 offers accepted last month in November 2018.

New listings (394) fared similarly, decreasing 4.4% from December 2017 (412) and 45.9% from November 2018 (728).

Closed sales, at 522, had a 17.3% decrease compared with December 2017 and a 13.1% decrease compared with last month's 601 closings in November 2018.

Inventory remained unchanged in December at 2.9 months, and total market time rose by a week to end at 59 days.

Year to Date Summary

Activity was mixed in 2018 compared to 2017. New listings (11,364) increased 5.4%. Closed sales (8,538) and pending sales (8,521) both decreased 2.7%.

Average and Median Sale Prices

Comparing the entirety of 2018 to 2017, the average sale price rose 8.2% from \$363,200 to \$393,000. In the same comparison, the median sale price has risen 8.7% from \$326,500 to \$355,000.

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	2.9

*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.

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

Average Sale Price % Change:
+8.2% (\$393,000 v. \$363,100)
Median Sale Price % Change:
+8.9% (\$355,000 v. \$326,000)

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

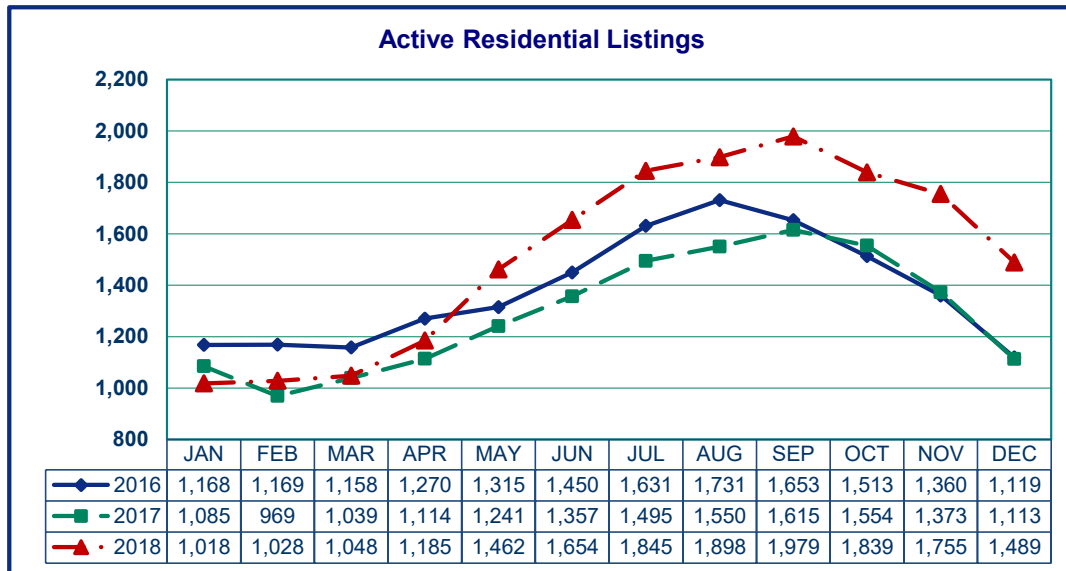
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	394	483	522	388,600	350,000	59
	November	728	564	601	386,200	344,900	52
	Year-to-date	11,364	8,521	8,538	393,000	355,000	48
2017	December	412	495	631	372,000	333,500	51
	Year-to-date	10,777	8,760	8,772	363,200	326,500	48
Change	December	-4.4%	-2.4%	-17.3%	4.5%	4.9%	15.6%
	Prev Mo 2018	-45.9%	-14.4%	-13.1%	0.6%	1.5%	13.5%
	Year-to-date	5.4%	-2.7%	-2.7%	8.2%	8.7%	0.4%

AREA REPORT • 12/2018

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	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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		
24	11	4	6	-40.0%	13	364,100	35	200	164	-21.5%	169	358,000	338,500	30	25.9%	4	913,500	4	125,400	10	419,600		
13	12	4	16	128.6%	9	268,400	44	233	201	-14.5%	187	258,400	259,900	25	9.1%	-	-	6	125,400	19	317,000		
25	6	5	8	-20.0%	7	879,300	61	181	123	-12.8%	124	554,700	385,000	52	45.1%	2	284,500	3	561,700	4	471,400		
23	1	2	6	-45.5%	12	326,900	57	172	143	-15.9%	142	337,600	332,600	38	11.0%	-	-	4	219,000	3	473,700		
62	16	11	28	-24.3%	31	308,800	26	583	466	-8.1%	478	310,800	315,000	39	7.8%	9	998,700	12	191,900	4	481,300		
25	12	5	13	30.0%	11	347,200	52	298	244	7.0%	243	310,500	300,000	31	9.9%	1	675,000	1	150,000	15	615,100		
39	21	5	28	-3.4%	27	331,400	64	507	420	-11.6%	418	305,600	300,000	39	8.3%	1	830,000	2	2,835,300	2	3,189,000		
82	23	20	42	16.7%	47	320,200	40	916	733	-2.5%	731	319,400	307,000	33	11.6%	3	943,300	2	255,000	9	1,422,100		
30	8	9	12	33.3%	7	356,000	39	226	181	4.0%	176	338,300	295,000	49	-5.8%	1	93,000	4	299,500	1	415,000		
45	13	7	7	-65.0%	14	356,900	51	326	251	-10.0%	263	382,600	350,000	40	-3.9%	1	2,665,000	6	393,500	4	427,500		
16	7	5	12	-20.0%	13	339,000	40	288	242	-2.8%	244	315,800	309,000	29	10.8%	-	-	4	1,253,800	1	440,000		
58	22	10	27	145.5%	32	435,800	52	474	347	30.9%	320	395,900	379,000	48	8.6%	-	-	4	334,000	4	409,100		
23	9	6	13	18.2%	21	344,600	59	288	243	-0.8%	242	376,200	360,000	40	6.8%	-	-	-	-	-	-		
11	1	4	2	100.0%	1	269,000	36	71	51	13.3%	48	464,000	467,000	103	-8.2%	-	-	11	301,300	-	-		
132	23	17	33	-34.0%	29	473,700	50	897	644	-1.7%	667	526,100	469,900	65	4.9%	1	332,000	55	298,100	9	481,400		
79	24	10	28	-9.7%	26	454,600	64	596	431	-4.2%	430	421,400	400,000	65	4.7%	9	413,600	49	195,600	10	386,100		
24	12	9	21	110.0%	23	398,700	116	369	296	-13.2%	311	383,500	349,900	48	7.6%	1	1,235,000	3	700,000	4	608,300		
37	15	14	19	-17.4%	18	379,500	47	382	303	-31.3%	315	345,900	335,500	41	6.1%	1	45,000	6	246,800	2	436,300		
89	25	12	23	21.1%	24	440,600	71	500	347	-8.9%	355	465,000	445,000	51	2.1%	-	-	9	476,200	1	532,000		
132	27	21	31	29.2%	39	395,100	58	756	539	30.2%	544	436,000	414,400	55	10.3%	-	-	12	332,200	1	860,000		
98	19	13	17	-10.5%	21	387,300	55	562	349	-3.1%	325	432,900	412,500	47	8.2%	2	339,000	8	716,100	-	-		
14	2	2	3	-25.0%	2	505,000	24	60	31	-27.9%	29	667,700	635,000	84	10.7%	1	330,000	14	378,800	-	-		
20	1	5	2	-66.7%	2	637,500	32	125	95	17.3%	93	540,800	515,000	80	3.1%	1	550,000	20	383,200	-	-		
110	29	22	28	-12.5%	23	371,300	52	768	570	5.6%	562	386,400	354,900	44	7.5%	3	467,200	38	250,900	3	443,500		
196	45	25	51	24.4%	46	374,700	78	1,166	821	6.8%	830	428,100	395,000	61	4.7%	3	404,200	31	1,033,200	1	375,000		
0	0	-	0	-	0	-	-	2	3	-50.0%	3	502,700	440,000	152	20.3%	-	-	1	145,000	-	-		
4	0	2	2	100.0%	6	568,100	105	42	34	-17.1%	33	490,100	469,900	62	8.3%	-	-	11	185,900	-	-		
14	1	3	1	0.0%	4	451,300	69	60	41	2.5%	41	472,900	461,300	83	-4.4%	-	-	9	191,400	-	-		
18	2	5	2	-80.0%	6	396,100	63	121	91	-3.2%	97	386,200	344,000	46	9.9%	-	-	8	251,200	1	300,000		
25	3	6	1	-85.7%	2	431,700	52	121	75	-7.4%	79	399,400	383,000	64	14.0%	-	-	8	198,200	-	-		
16	2	1	1	-	6	451,800	217	58	36	0.0%	34	403,300	420,800	92	0.8%	-	-	10	222,400	-	-		
5	2	2	0	-	0	-	-	16	6	-53.8%	5	451,000	500,000	27	51.2%	-	-	-	-	-	-		
1,489	394	266	483	-2.4%	522	388,600	59	11,364	8,521	-2.7%	8,538	393,000	355,000	48	8.2%	44	677,500	355	376,000	108	582,900		
22	9	7	10	150.0%	7	322,500	41	163	123	35.2%	118	307,300	299,900	44	0.6%	2	346,300	9	169,200	3	322,500		
17	-	4	1	0.0%	6	412,200	38	101	76	-5.8%	76	422,600	397,500	84	24.1%	-	-	63	167,500	-	-		
174	49	35	57	54.1%	53	283,400	80	1,182	933	21.3%	912	268,200	249,000	50	8.7%	4	285,600	125	101,000	23	281,700		
213	58	46	68	61.9%	66	299,300	72	1,446	1,132	22.4%	1,106	283,000	256,800	51	9.1%	6	305,800	197	125,400	26	286,400		
62	5	9	11	37.5%	14	226,300	125	263	197	-5.7%	197	224,500	224,000	110	4.8%	7	196,300	105	56,000	-	-		



ACTIVE RESIDENTIAL LISTINGS

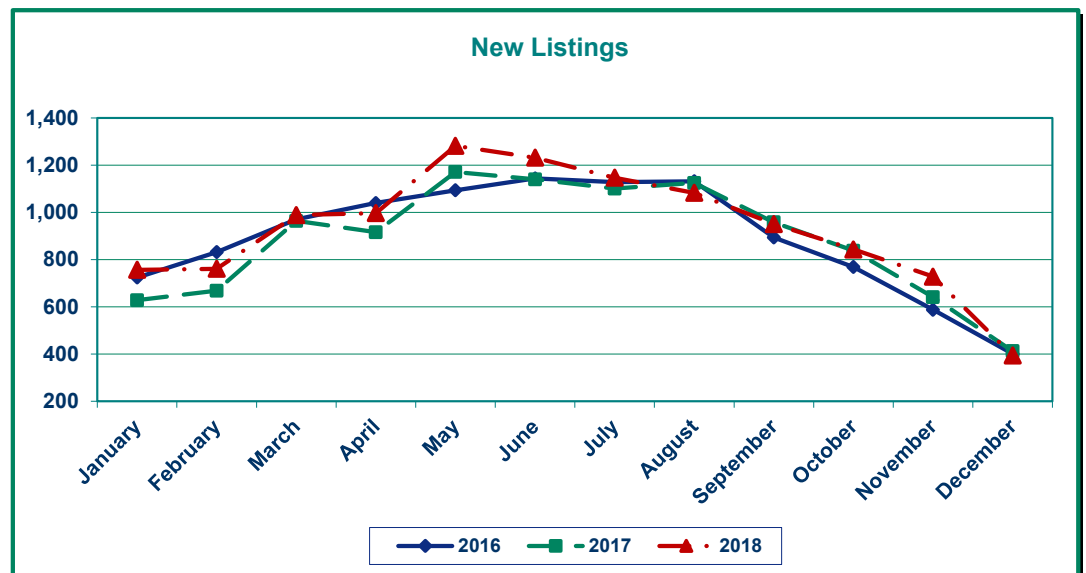
CLARK COUNTY, WA

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 2018 with December 2017. The Year-To-Date section compares 2018 year-to-date statistics through December with 2017 year-to-date statistics through December.

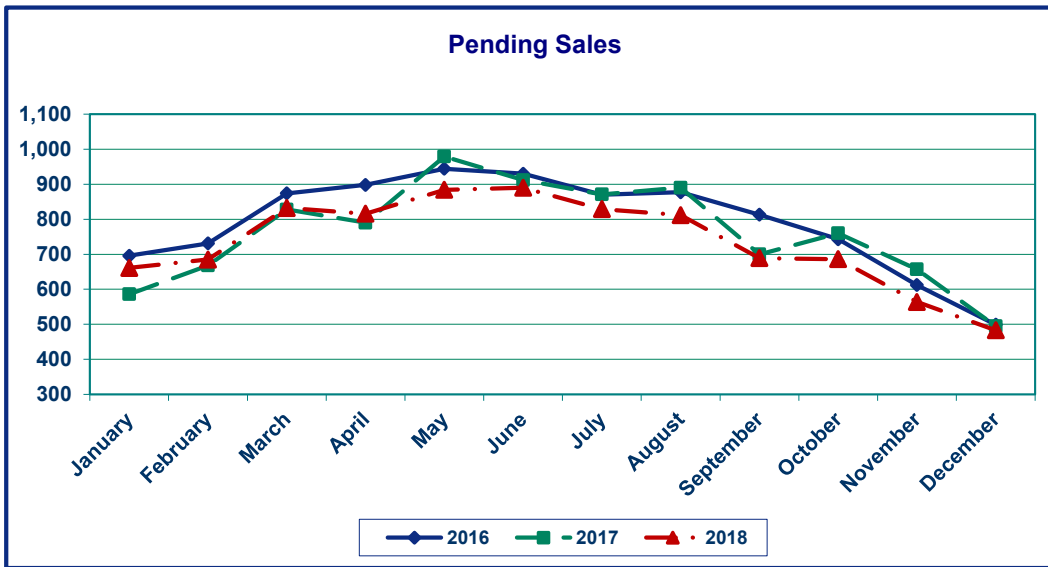
² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

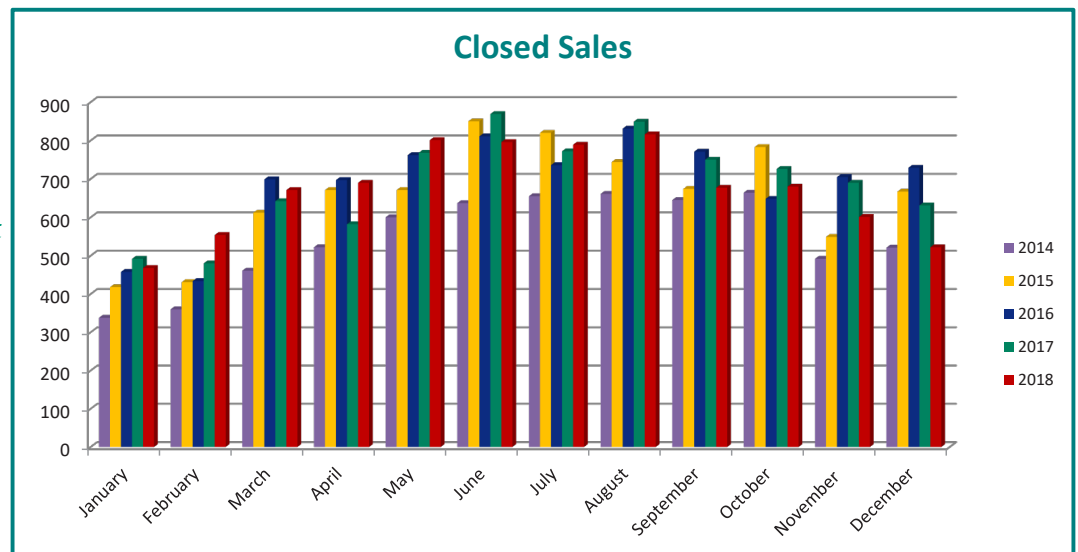
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



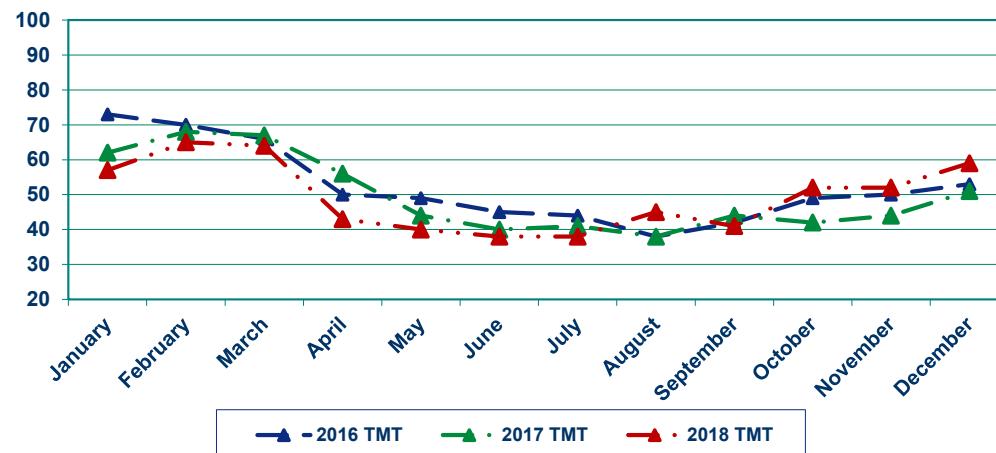
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



DAYS ON MARKET

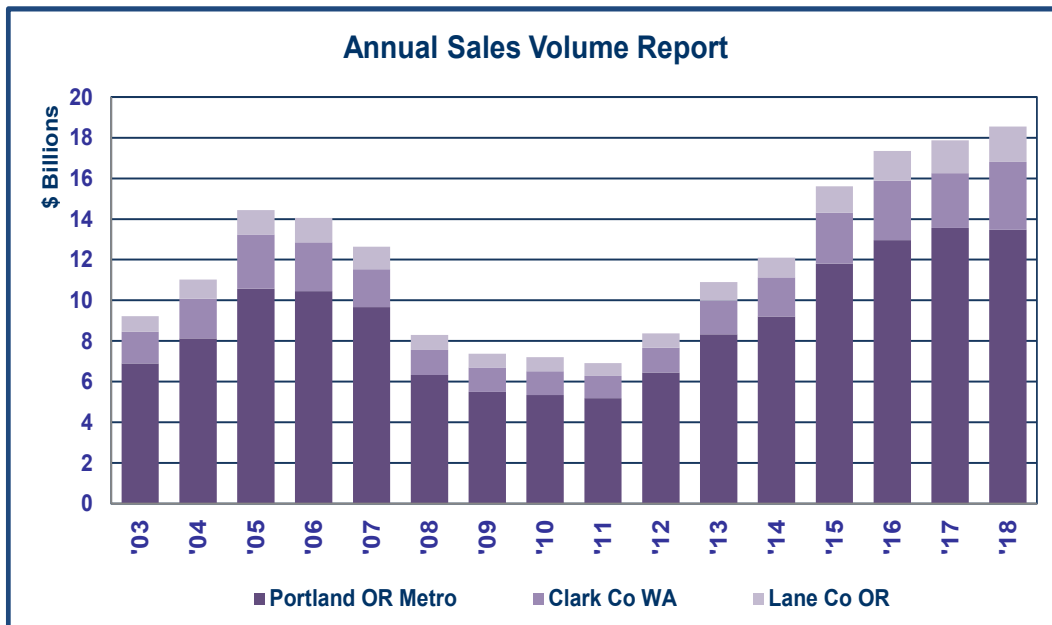
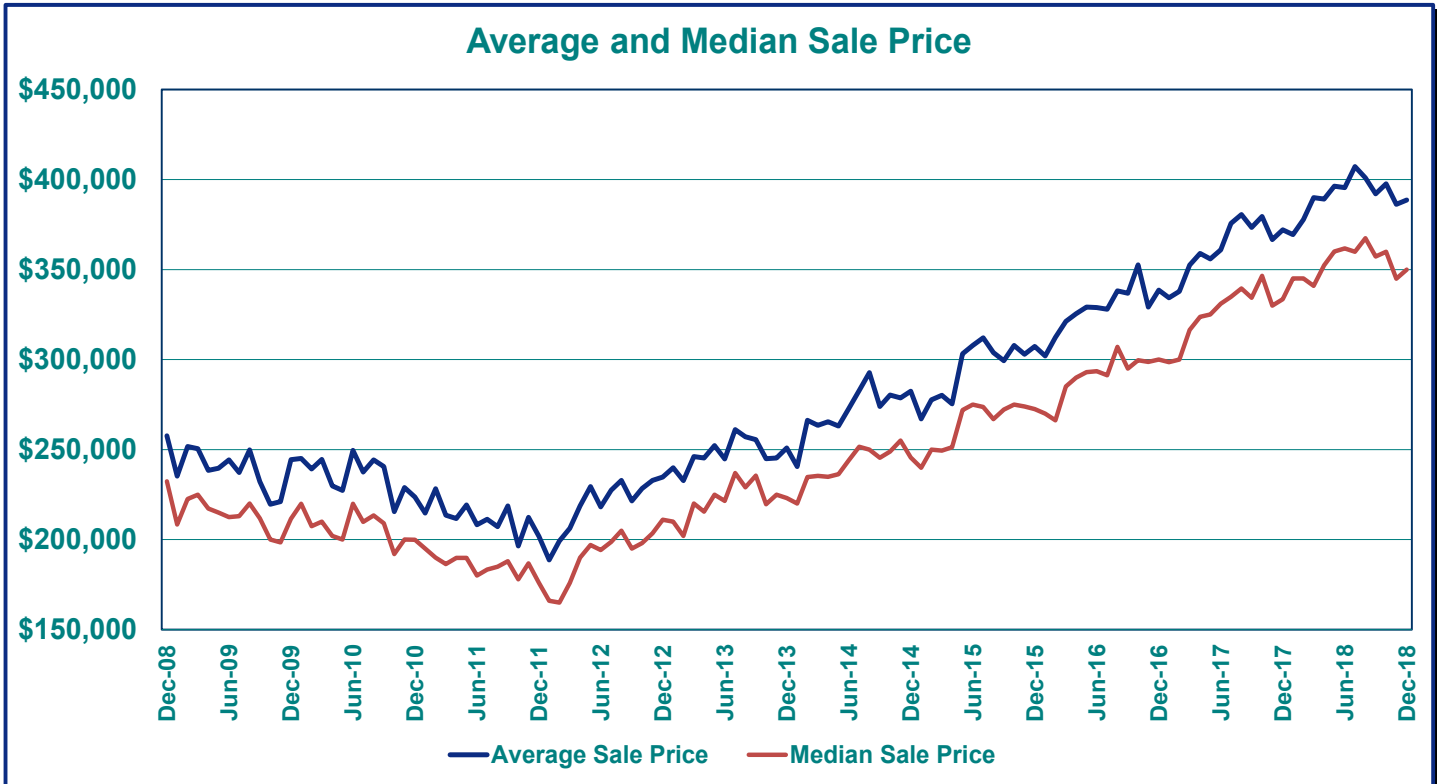
CLARK COUNTY, WA

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



SALES VOLUME

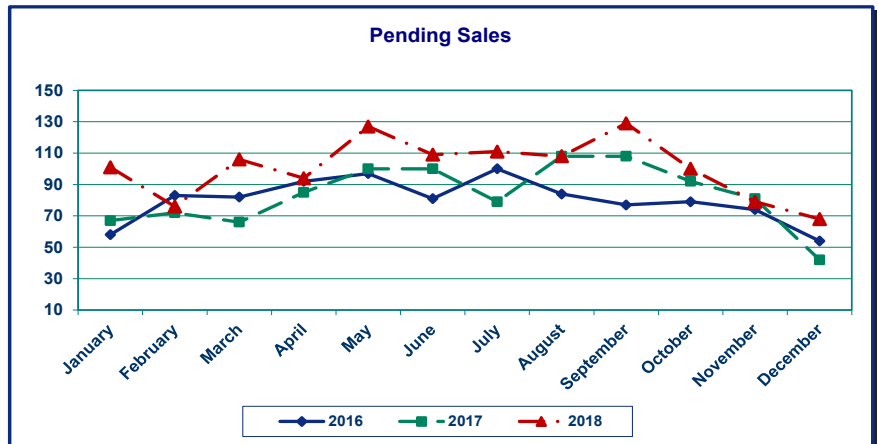
RESIDENTIAL

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

PENDING LISTINGS

COWLITZ COUNTY, WA

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

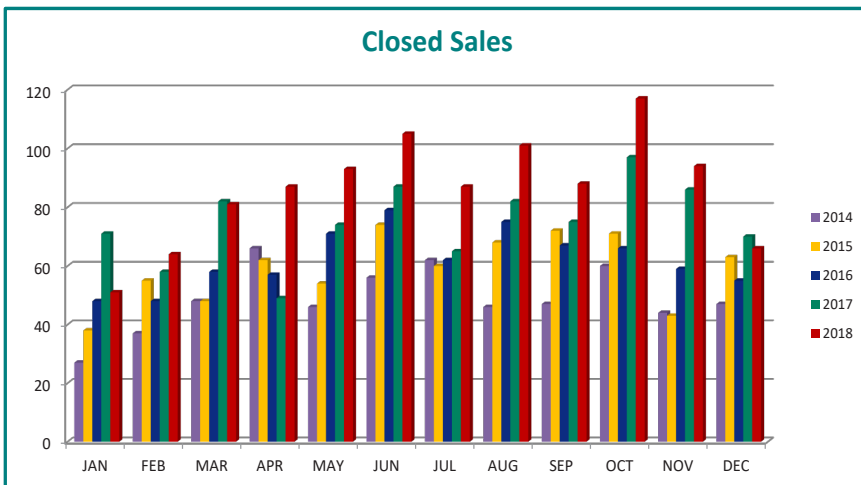


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

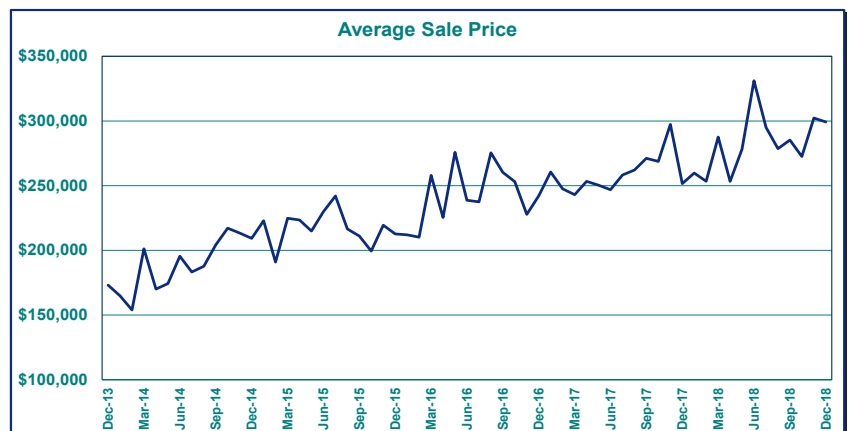
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 December 2018

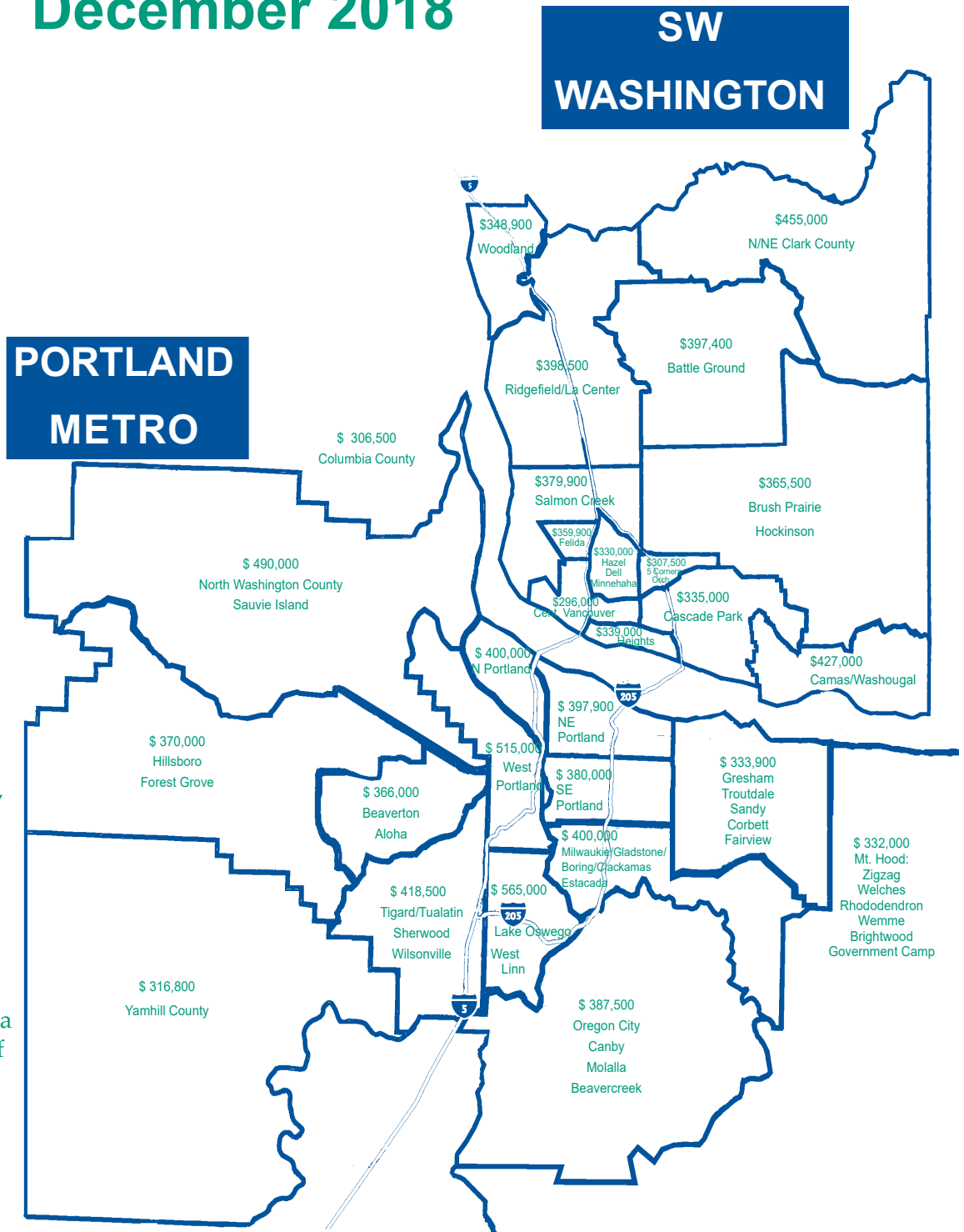
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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