



**Clark County, Washington Market Action Addition**

**January 2019**

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>	1,503
<b>Less Listings with Purchase Contingencies*:</b>	42
<b>Readily Purchased Listings:</b>	1,461
<b><i>Percent of Total Active Listings:</i></b>	<b>97.2%</b>
<b>Less New Under Construction (not ready for occupancy):</b>	167
<b>Less New Proposed (not started):</b>	197
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,097
<b><i>Percent of Total Active Listings:</i></b>	<b>73.0%</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

January 2019 Reporting Period

### January Residential Highlights

Southwest Washington saw the new year in with an uptick in new listings! There were 860 new listings, a 13.6% increase over the 757 offered in January 2018 and over double the 394 offered just last month in December 2018. The prior January with more new listings was in 2010, when 942 new listings were offered.

Closed sales, at 474, showed a 1.3% increase over January 2018 despite falling 9.2% short of the 522 closings recorded last month in December 2018.

At 628, pending sales outpaced December 2018 (483) but fell 5.0% short of the 661 offers accepted in January 2018.

Total market time rose to 72 days in January, with inventory rising to 3.2 months in the same period.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending January 31st of this year (\$395,000) with the average price of homes in the twelve months ending January 2018 (\$365,000) shows an increase of 8.2%. The same comparison of the median shows an increase of 7.6% over the same period, from \$329,900 to \$355,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+8.2% (\$395,000 v. \$365,000)
<b>Median Sale Price % Change:</b>	+7.6% (\$355,000 v. \$329,900)

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

Inventory in Months*			
	2017	2018	2019
January	2.2	2.2	3.2
February	2.0	1.9	
March	1.6	1.6	
April	1.9	1.7	
May	1.6	1.8	
June	1.6	2.1	
July	1.9	2.3	
August	1.8	2.3	
September	2.2	2.9	
October	2.1	2.7	
November	2.0	2.9	
December	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.

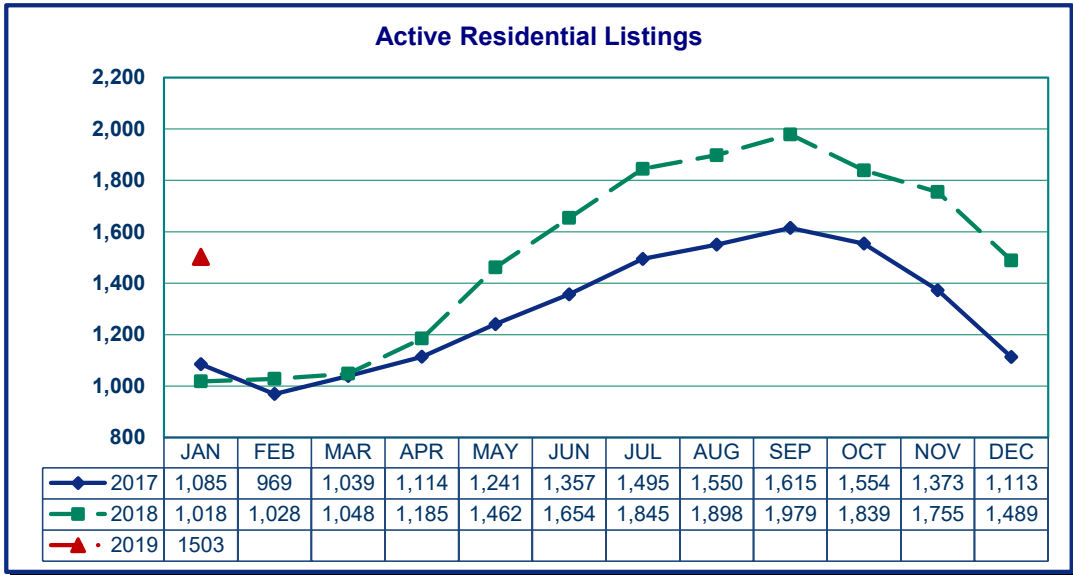
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	860	628	474	406,400	355,000	72
	Year-to-date	860	628	474	406,400	355,000	72
2018	January	757	661	468	369,400	345,000	57
	December	394	483	522	388,600	350,000	59
	Year-to-date	757	661	468	369,400	345,000	57
Change	January	13.6%	-5.0%	1.3%	10.0%	2.9%	25.7%
	Prev Mo 2018	118.3%	30.0%	-9.2%	4.6%	1.4%	22.0%
	Year-to-date	13.6%	-5.0%	1.3%	10.0%	2.9%	25.7%

# AREA REPORT • 1/2019

## 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	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	23	15	4	9	-43.8%	8	316,100	76	15	9	-43.8%	8	316,100	311,000	76	24.0%	-	-	-	-	-	-
12	NW Heights	17	16	3	10	-44.4%	14	251,100	20	16	10	-44.4%	14	251,100	259,000	20	7.8%	1	2,400,000	1	322,500	-	-
13	SW Heights	27	14	3	9	-10.0%	10	411,900	39	14	9	-10.0%	10	411,900	308,500	39	44.2%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	26	12	5	7	-36.4%	4	358,900	59	12	7	-36.4%	4	358,900	331,000	59	14.5%	-	-	-	-	-	-
15	E Hazel Dell	53	48	9	46	-6.1%	23	290,700	53	48	46	-6.1%	23	290,700	307,500	53	7.3%	1	333,400	-	-	-	-
20	NE Heights	22	18	4	19	0.0%	13	306,600	52	18	19	0.0%	13	306,600	301,000	52	8.4%	-	-	-	-	-	-
21	Orchards	41	29	6	30	-11.8%	25	326,500	53	29	30	-11.8%	25	326,500	319,900	53	9.0%	1	652,000	1	1,160,000	-	-
22	Evergreen	85	61	13	47	-2.1%	35	292,900	59	61	47	-2.1%	35	292,900	300,500	59	10.3%	-	-	-	-	1	292,000
23	E Heights	25	13	6	11	-35.3%	12	413,200	70	13	11	-35.3%	12	413,200	362,100	70	-4.1%	-	-	-	-	-	-
24	Cascade Park	39	19	11	13	-18.8%	5	408,200	49	19	13	-18.8%	5	408,200	398,000	49	-0.2%	-	-	-	-	-	-
25	Five Corners	17	20	3	12	-40.0%	8	317,900	66	20	12	-40.0%	8	317,900	303,500	66	11.3%	-	-	-	-	-	-
26	E Orchards	61	51	15	37	117.6%	29	393,100	73	51	37	117.6%	29	393,100	395,000	73	9.6%	-	-	1	180,000	-	-
27	Fisher's Landing	19	19	3	19	-5.0%	11	358,400	40	19	19	-5.0%	11	358,400	354,900	40	6.2%	-	-	-	-	-	-
31	SE County	15	7	-	1	-66.7%	2	485,000	54	7	1	-66.7%	2	485,000	485,000	54	-8.8%	-	-	-	-	-	-
32	Camas City	141	68	21	50	13.6%	36	663,400	90	68	50	13.6%	36	663,400	516,300	90	5.5%	-	-	-	-	1	410,000
33	Washougal	76	45	23	30	-26.8%	31	427,300	76	45	30	-26.8%	31	427,300	365,500	76	3.8%	-	-	3	253,300	-	-
41	N Hazel Dell	31	32	3	22	-12.0%	16	362,400	51	32	22	-12.0%	16	362,400	324,000	51	8.4%	-	-	-	-	-	-
42	S Salmon Creek	39	30	4	29	20.8%	22	333,200	55	30	29	20.8%	22	333,200	313,300	55	5.0%	1	1,161,800	-	-	-	-
43	N Felida	89	40	14	32	0.0%	19	497,800	95	40	32	0.0%	19	497,800	509,000	95	2.1%	-	-	1	315,000	-	-
44	N Salmon Creek	133	50	15	32	6.7%	24	411,800	93	50	32	6.7%	24	411,800	377,800	93	8.8%	-	-	2	440,000	-	-
50	Ridgefield	114	56	20	31	14.8%	28	471,700	43	56	31	14.8%	28	471,700	440,000	43	8.5%	-	-	-	-	-	-
51	W of I-5 County	12	3	1	4	-	4	715,800	125	3	4	-	4	715,800	631,500	125	14.2%	-	-	-	-	-	-
52	NW E of I-5 County	20	11	6	6	-53.8%	4	502,300	289	11	6	-53.8%	4	502,300	444,500	289	2.9%	-	-	1	195,000	-	-
61	Battleground	96	44	12	45	7.1%	31	433,000	110	44	45	7.1%	31	433,000	392,900	110	9.0%	-	-	2	421,000	-	-
62	Brush Prairie	206	104	55	56	-8.2%	48	410,400	85	104	56	-8.2%	48	410,400	404,500	85	3.2%	-	-	2	351,300	-	-
63	East County	-	1	0	0	-	0	-	-	1	0	-	0	-	-	20.3%	0	-	0	-	0	-	
64	Central County	3	3	2	1	-50.0%	1	440,000	29	3	1	-50.0%	1	440,000	440,000	29	8.8%	-	-	1	285,000	-	-
65	Mid-Central County	14	6	2	2	-60.0%	2	510,000	84	6	2	-60.0%	2	510,000	510,000	84	-0.7%	-	-	-	-	-	-
66	Yacolt	15	4	3	7	-12.5%	5	432,100	51	4	7	-12.5%	5	432,100	429,700	51	9.5%	-	-	-	-	-	-
70	La Center	24	13	6	5	-28.6%	1	400,000	68	13	5	-28.6%	1	400,000	400,000	68	14.4%	-	-	1	115,000	-	-
71	N Central	15	5	3	4	100.0%	2	399,500	157	5	4	100.0%	2	399,500	399,500	157	0.2%	-	-	3	266,700	-	-
72	NE Corner	5	3	0	2	-	1	464,400	41	3	2	-	1	464,400	464,400	41	49.2%	-	-	-	-	-	-
	Clark County Total	1,503	860	275	628	-5.0%	474	406,400	72	860	628	-5.0%	474	406,400	355,000	72	8.2%	4	1,136,800	19	345,100	2	351,000
80	Woodland City	26	17	3	15	25.0%	5	286,200	104	17	15	25.0%	5	286,200	300,000	104	0.3%	-	-	-	-	-	-
81	Woodland Area	19	5	1	2	-66.7%	-	-	-	5	2	-4.1%	-	-	-	27.9%	-	-	4	225,000	-	-	
82	Cowlitz County	157	77	24	71	-14.5%	54	255,400	51	77	71	-14.5%	54	255,400	236,000	51	8.1%	1	170,000	15	81,200	-	-
	Cowlitz County Total	202	99	28	88	-12.9%	59	258,000	56	99	88	-12.9%	59	258,000	238,000	56	8.9%	1	170,000	19	111,500	-	-
87	Pacific County Total	58	13	6	12	140.0%	13	235,800	189	13	12	140.0%	13	235,800	215,000	189	0.3%	1	500,000	3	38,200	-	-



### ACTIVE RESIDENTIAL LISTINGS

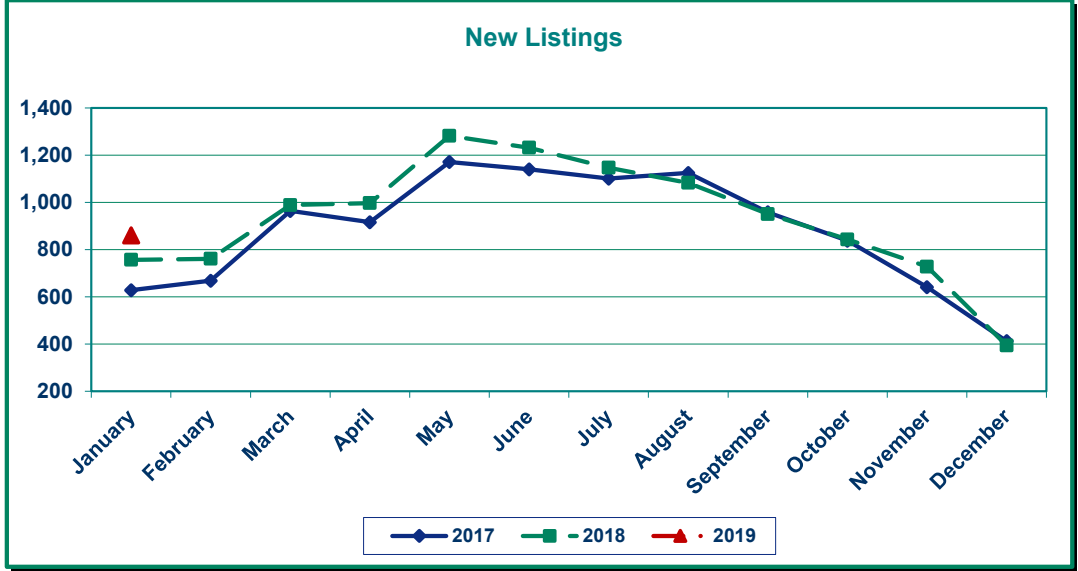
CLARK COUNTY, WA

*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 January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

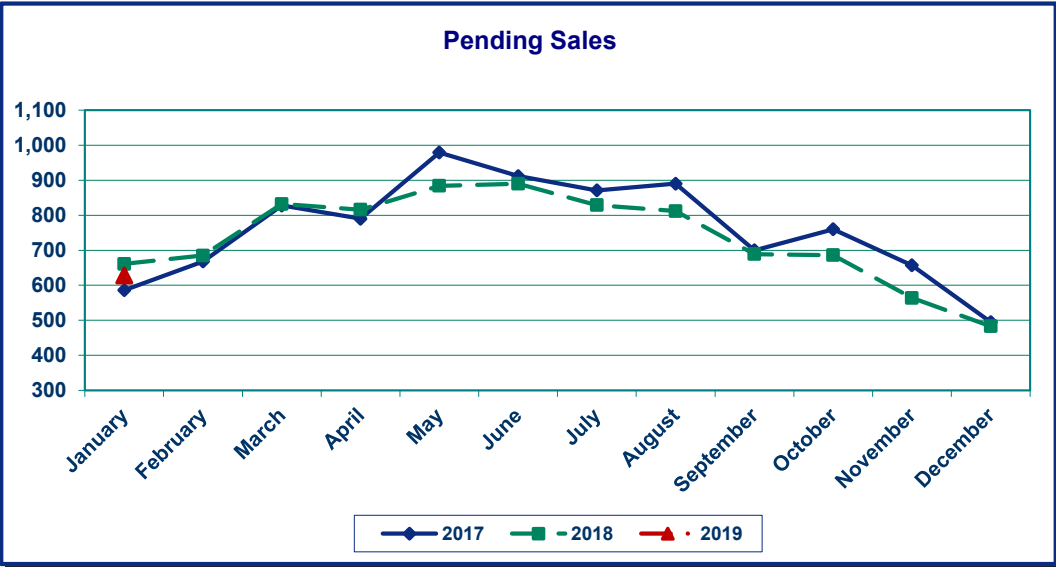
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

<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**

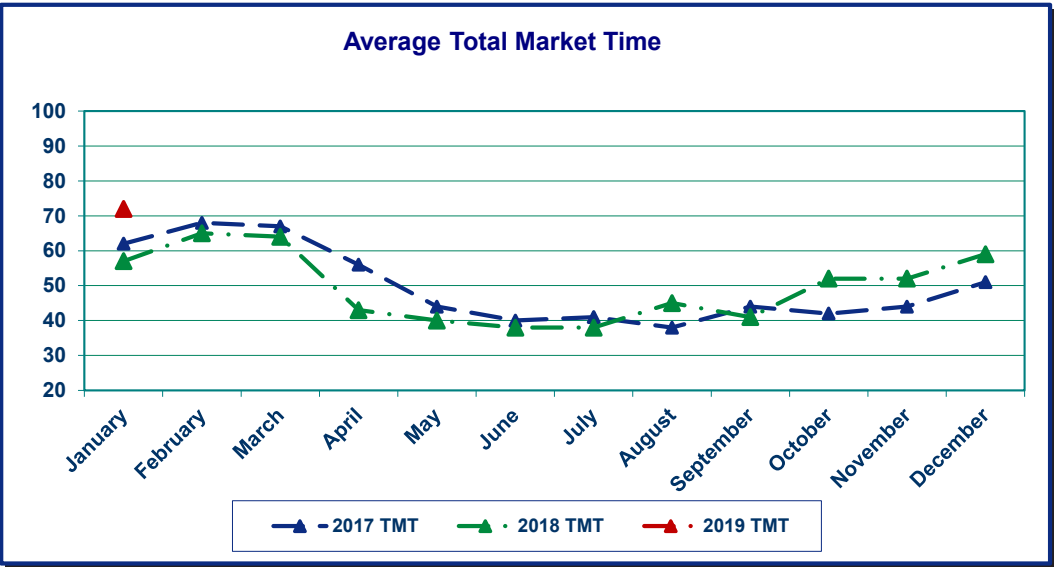
*This graph shows the closed sales over the past five calendar years in Clark County, Washington.*



**DAYS ON MARKET**

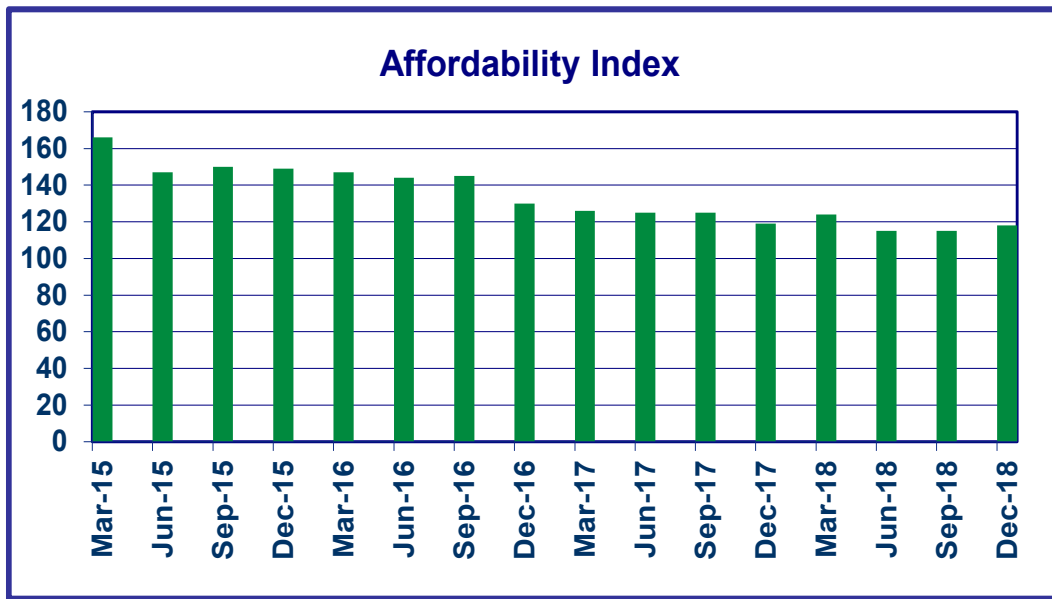
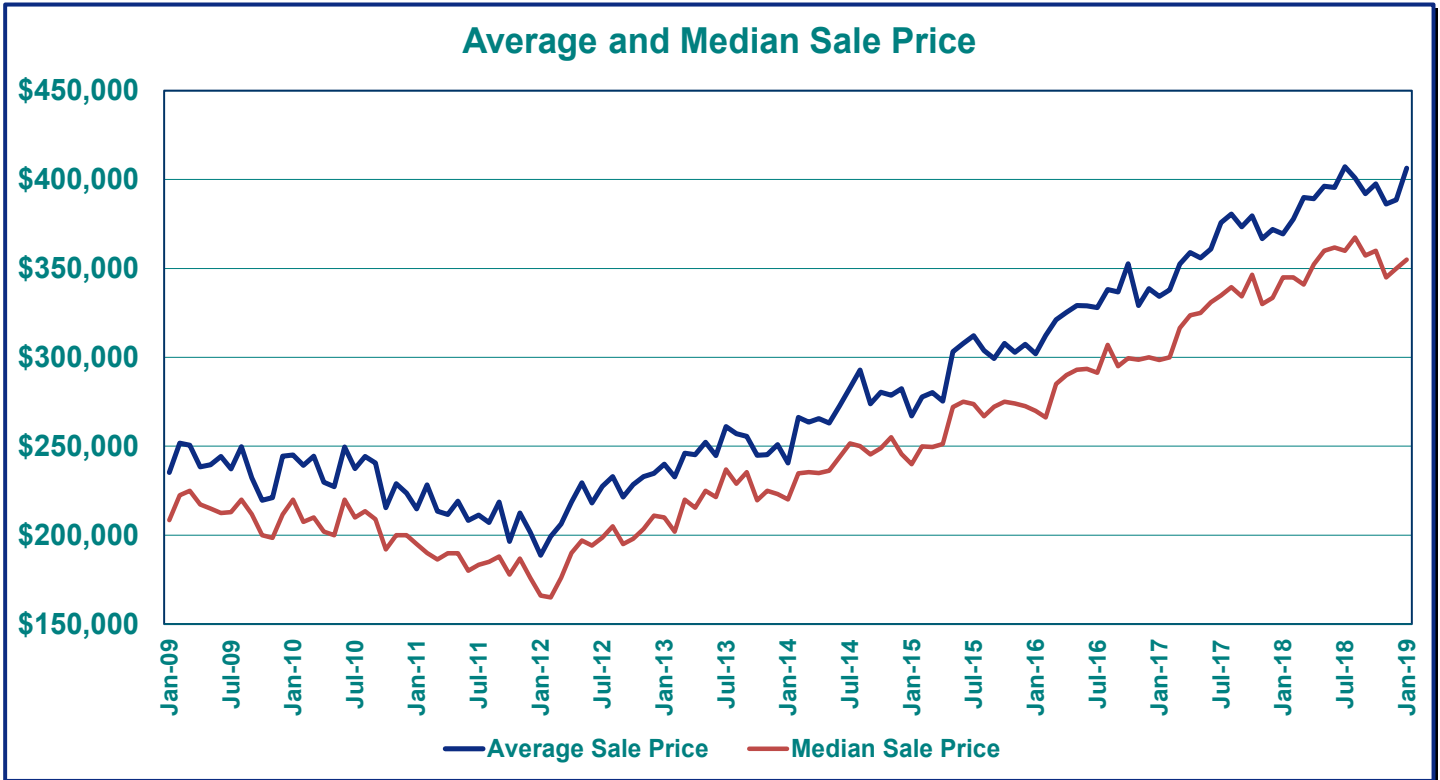
**CLARK COUNTY, WA**

*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*



**AFFORDABILITY**  
CLARK COUNTY, WA

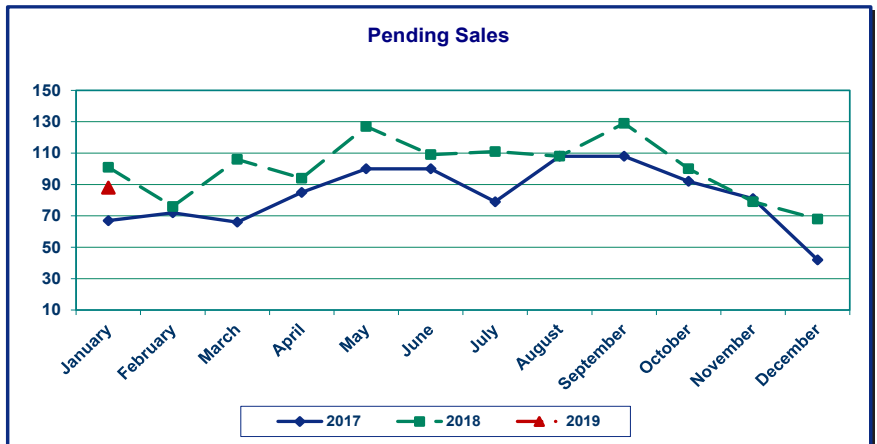
*This graph shows affordability for housing in Clark County, Washington, in December 2018.*

**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 118% of a monthly mortgage payment on a median priced home (\$350,000 in December). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.64% (per Freddie Mac).

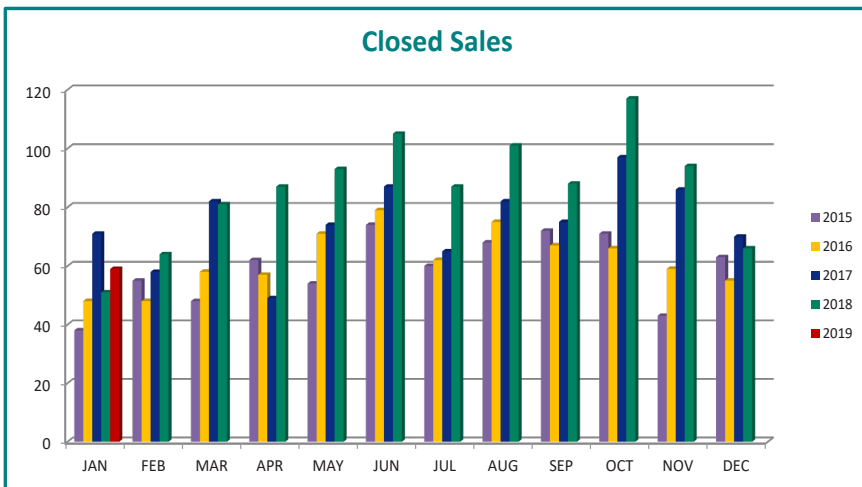
## PENDING LISTINGS

### COWLITZ COUNTY, WA

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



## Closed Sales



## CLOSED SALES

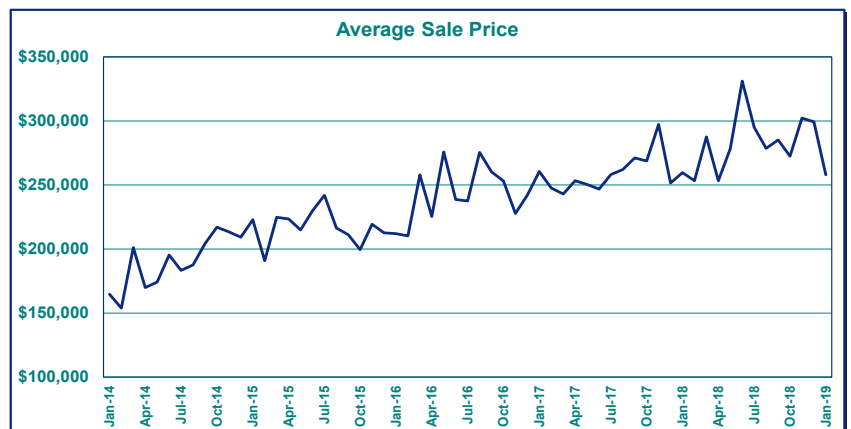
### COWLITZ COUNTY, WA

*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.*



# MEDIAN SALE PRICE January 2019

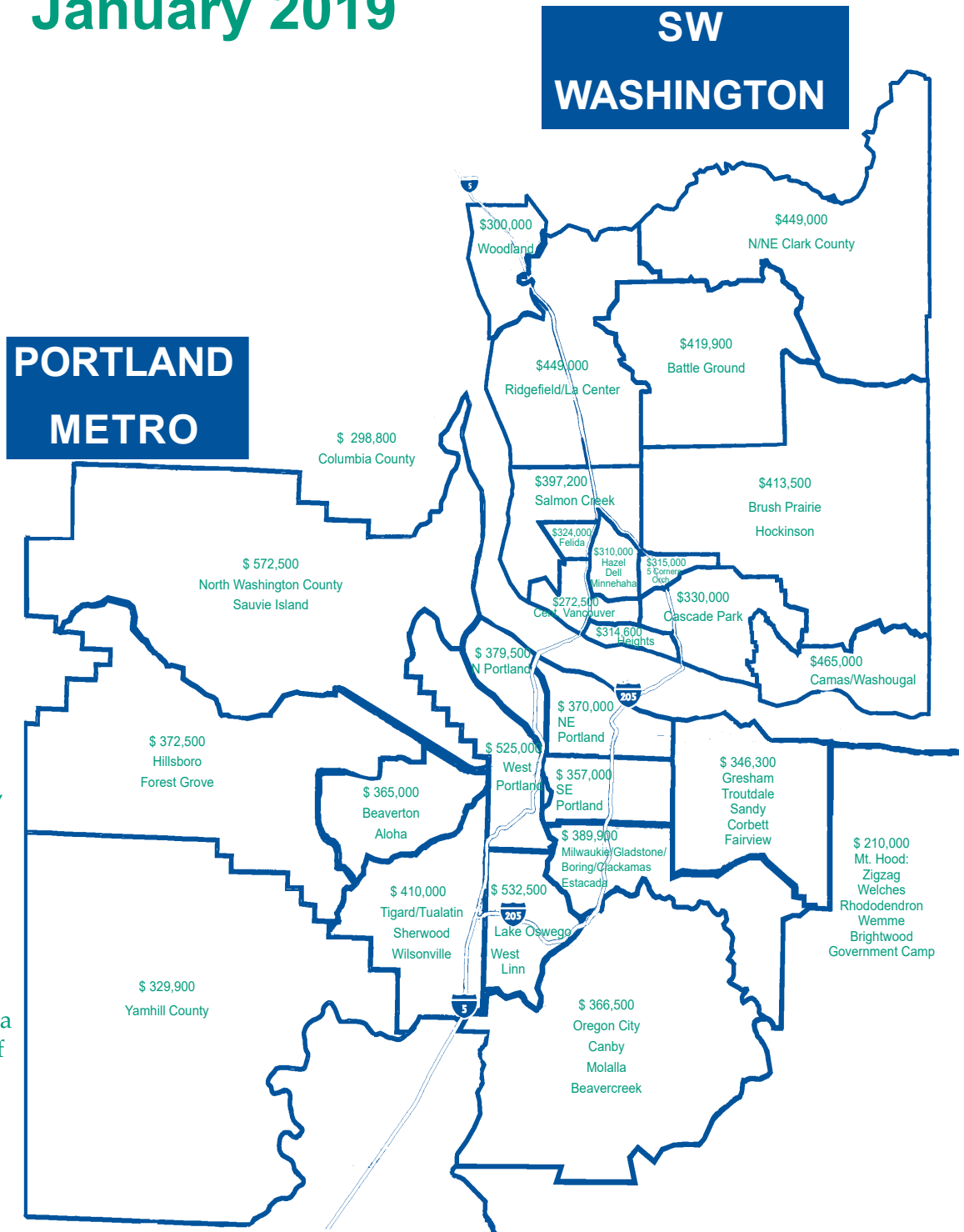
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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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