



Clark County, Washington Market Action Addition

April 2013

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:	2,131
Less Listings with Purchase Contingencies*:	519
Readily Purchased Listings:	1,612
<i>Percent of Total Active Listings:</i>	75.6%
Less New Under Construction (not ready for occupancy):	128
Less New Proposed (not started):	358
Total Readily Purchased & Occupied Listing:	1,126
<i>Percent of Total Active Listings:</i>	52.8%
Inventory in Months of Readily Purchased & Occupied Listings:	2.1

* 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

April 2013 Reporting Period

April Residential Highlights

Southwest Washington continued to see real estate gains in April 2013. New listings increased to 894—the best month for new listings since April 2010, when there were 940. This also reflected an 18.6% increase over March, and 35.7% over April of 2012.

Closed sales of 529 also made this the strongest month since May 2010, which was 533 strong. Closed sales topped April 2012 sales of 400 by 32.3% and March 2013 sales of 461 by 14.8%.

The 682 pending sales were 11.4% over the 612 entered in March, and 34.0% higher than last April's 509 accepted offers.

Year to Date Summary

There have been 2,226 accepted offers and 1,743 closed sales in 2013, up 18.8% and 17.9%, respectively, from 1,873 pendings and 1,478 closed sales in the same period last year. The 2,934 new listings this year rose 14.1% from the 2,572 entered in by this time in 2012.

Average and Median Sale Prices

The average sales price this year is \$241,400, up 17.8% from this time in 2012, when the average was \$204,900. In the same comparison, the median increased 21.1% from \$177,600 last year to \$215,000 in 2013.

Inventory in Months*			
	2011	2012	2013
January	11.7	8.8	6.2
February	12.1	7.7	5.6
March	8.3	6.4	4.4
April	7.8	6.7	4.0
May	7.9	5.7	
June	6.8	5.4	
July	7.3	5.4	
August	6.5	5.1	
September	6.8	5.6	
October	7.2	4.7	
November	8.0	5.2	
December	6.5	5.1	

*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. 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:
+11.1% (\$232,600 v. \$209,400)
Median Sale Price % Change:
+12.6% (\$205,000 v. \$182,000)

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
2013	April	894	682	529	245,300	215,500	100
	March	754	612	461	246,100	220,000	117
	Year-to-date	2,934	2,226	1,743	241,400	215,000	118
2012	April	659	509	400	218,700	190,000	170
	Year-to-date	2,572	1,873	1,478	204,900	177,600	147
Change	April	35.7%	34.0%	32.3%	12.2%	13.4%	-41.1%
	Prev Mo 2013	18.6%	11.4%	14.8%	-0.3%	-2.0%	-14.5%
	Year-to-date	14.1%	18.8%	17.9%	17.8%	21.1%	-19.5%

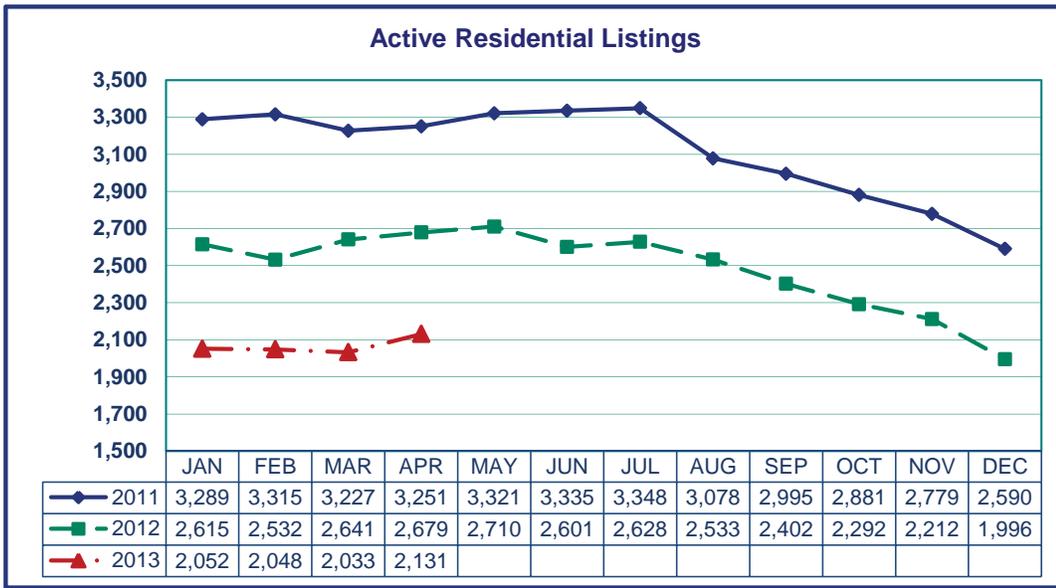
AREA REPORT • 4/2013

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 2013 v. 2012 ¹	Closed Sales	Average Sale Price	Total Market Time ²	New Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	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	66	21	4	12	-33.3%	17	199,200	52	91	58	38.1%	57	189,400	165,000	70	20.0%	-	-	-	-	2	123,100
12	NW Heights	44	16	5	19	171.4%	12	129,000	155	61	51	8.5%	34	116,400	113,700	129	13.1%	-	-	1	57,000	6	240,300
13	SW Heights	56	19	3	12	9.1%	13	199,200	83	65	45	18.4%	31	222,400	171,400	232	13.6%	-	-	3	186,300	-	-
14	Lincoln/Hazel Dell	33	22	6	14	180.0%	11	241,000	97	50	40	90.5%	35	206,600	195,000	84	13.9%	-	-	3	19,800	2	187,800
15	E Hazel Dell	131	81	7	45	80.0%	29	171,700	133	193	146	65.9%	113	181,900	185,000	114	12.6%	2	203,500	5	53,800	2	206,000
20	NE Heights	43	13	4	17	-34.6%	15	166,200	60	74	64	-1.5%	57	168,800	165,200	90	10.3%	-	-	4	329,500	3	200,000
21	Orchards	93	37	7	32	-5.9%	25	187,400	52	133	106	-11.7%	95	173,900	168,000	87	8.2%	-	-	-	-	1	3,100,000
22	Evergreen	148	60	13	45	-2.2%	45	196,900	57	220	161	-6.9%	140	182,500	177,300	81	12.4%	-	-	14	114,900	2	236,600
23	E Heights	54	14	1	18	38.5%	17	292,900	127	64	52	6.1%	40	268,500	160,000	122	21.9%	-	-	3	334,500	-	-
24	Cascade Park	61	26	2	27	92.9%	20	272,900	65	94	70	7.7%	51	251,900	235,500	84	4.8%	-	-	-	-	-	-
25	Five Corners	51	19	2	27	107.7%	13	176,500	189	97	62	24.0%	41	173,500	161,900	101	8.5%	1	310,000	6	61,700	1	290,000
26	E Orchards	46	24	2	20	5.3%	13	213,100	83	78	68	-11.7%	49	224,900	200,000	101	7.8%	-	-	1	180,000	2	213,900
27	Fisher's Landing	62	39	2	31	72.2%	22	235,100	70	114	100	78.6%	82	246,800	228,300	60	9.0%	-	-	-	-	-	-
31	SE County	22	9	3	6	200.0%	3	324,700	77	25	20	11.1%	10	275,400	274,400	114	17.1%	-	-	2	101,000	-	-
32	Camas City	129	64	13	55	3.8%	38	302,400	78	224	178	22.8%	142	335,200	300,000	111	6.9%	1	33,000	12	204,400	2	452,600
33	Washougal	177	50	11	28	0.0%	27	274,700	140	200	112	-10.4%	86	281,600	242,300	152	14.8%	-	-	23	65,400	1	220,000
41	N Hazel Dell	89	37	6	23	15.0%	31	247,800	87	129	93	34.8%	83	247,300	222,000	122	11.5%	-	-	9	63,900	-	-
42	S Salmon Creek	61	36	2	31	181.8%	17	197,300	108	102	87	7.4%	60	208,400	205,000	123	8.2%	2	576,000	1	132,000	1	1,154,000
43	N Felida	122	54	10	36	300.0%	27	372,100	84	170	125	52.4%	75	307,300	250,000	107	10.0%	-	-	3	194,000	-	-
44	N Salmon Creek	96	50	4	34	47.8%	20	276,900	120	125	100	35.1%	87	280,300	270,000	139	7.0%	-	-	2	1,954,000	-	-
50	Ridgefield	109	26	6	28	75.0%	11	262,900	45	101	76	55.1%	40	267,000	252,700	189	5.6%	-	-	7	158,600	1	135,900
51	W of I-5 County	25	5	4	6	200.0%	3	719,600	163	21	18	157.1%	10	502,100	485,000	169	34.4%	-	-	3	219,500	-	-
52	NWE of I-5 County	40	12	5	6	20.0%	9	272,600	100	40	28	7.7%	33	306,500	262,000	143	-2.7%	1	200,000	7	138,600	-	-
61	Battleground	138	56	13	49	36.1%	38	227,300	173	176	136	20.4%	92	228,200	206,000	145	12.0%	-	-	9	239,000	-	-
62	Brush Prairie	122	56	4	31	-3.1%	29	295,300	68	144	130	11.1%	114	298,200	269,200	143	6.6%	-	-	15	172,900	-	-
63	East County	1	1	-	-	-100.0%	-	-	-	1	-	-100.0%	1	225,900	225,900	40	22.1%	-	-	-	-	-	-
64	Central County	16	9	6	1	-80.0%	4	344,000	126	19	12	-25.0%	12	311,500	284,300	256	7.5%	-	-	2	110,000	-	-
65	Mid-Central County	22	8	2	7	250.0%	2	211,400	404	22	16	166.7%	11	267,900	315,000	153	5.1%	-	-	3	115,500	-	-
66	Yacolt	26	12	1	13	225.0%	7	284,700	115	43	24	14.3%	20	242,400	244,300	139	29.8%	-	-	6	90,700	-	-
70	La Center	28	11	1	8	33.3%	5	172,200	49	39	33	120.0%	25	234,700	217,500	153	-2.9%	-	-	1	90,000	1	112,000
71	N Central	11	5	3	1	-50.0%	2	492,000	417	12	9	28.6%	10	290,300	275,000	310	-5.2%	-	-	2	75,800	-	-
72	NE Corner	9	2	3	-	-100.0%	4	257,500	278	7	6	-14.3%	7	197,100	170,000	178	42.8%	-	-	3	123,300	-	-
	Grand Total	2,131	894	155	682	34.0%	529	245,300	100	2,934	2,226	18.8%	1,743	241,400	215,000	118	11.1%	7	300,300	150	159,900	27	366,400
80	Woodland City	28	12	1	8	60.0%	6	183,700	289	36	23	9.5%	12	160,100	148,800	174	-6.0%	3	803,300	1	201,500	1	137,000
81	Woodland Area	56	19	9	3	-40.0%	2	334,500	269	46	13	-31.6%	13	183,600	143,000	151	-11.3%	-	-	2	172,000	-	-
82	Cowlitz County	224	70	34	38	46.2%	27	163,100	100	210	142	69.0%	125	161,900	145,000	128	-1.5%	-	-	12	71,100	2	132,300
	Grand Total	308	101	44	49	36.1%	35	176,400	142	292	178	43.5%	150	163,600	145,000	133	-4.7%	3	803,300	15	93,200	3	133,900
87	Pacific County	145	28	10	11	57.1%	11	148,900	320	72	39	39.3%	29	133,700	117,000	305	-14.6%	2	156,000	17	28,200	-	-

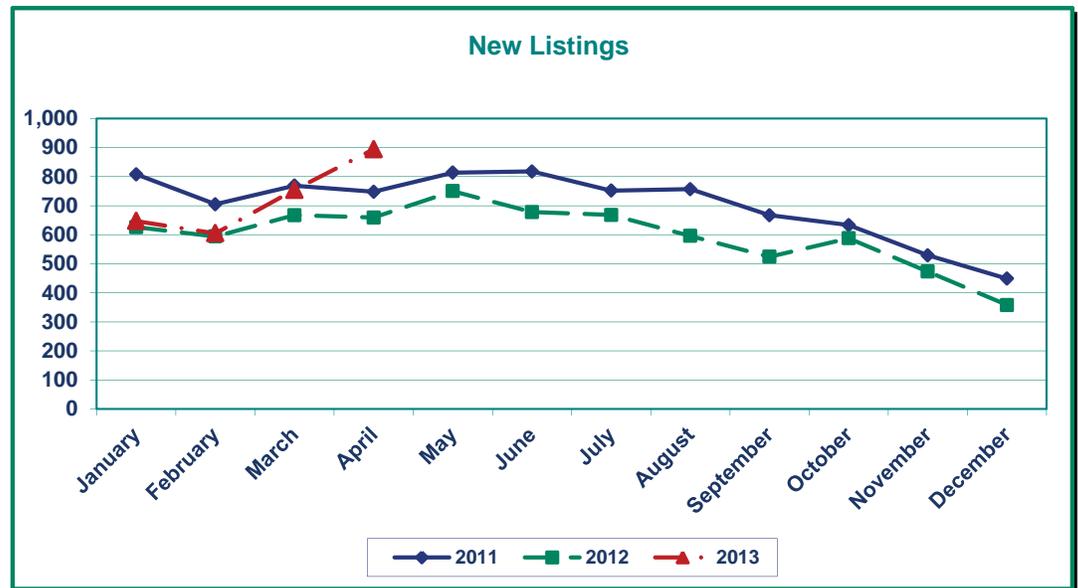
ACTIVE RESIDENTIAL LISTINGS
CLARK COUNTY, WA

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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2013 with April 2012. The Year-To-Date section compares 2013 year-to-date statistics through April with 2012 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/12-4/30/13) with 12 months before (5/1/11-4/30/12).

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.



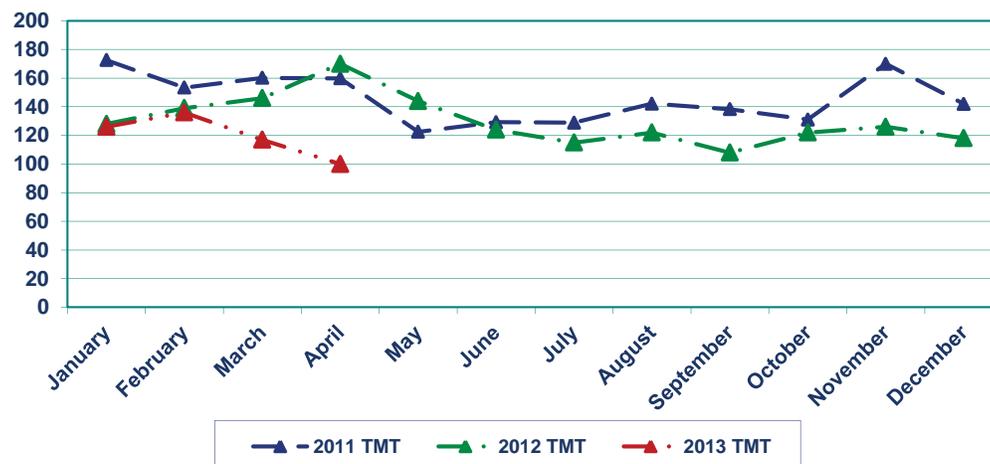
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



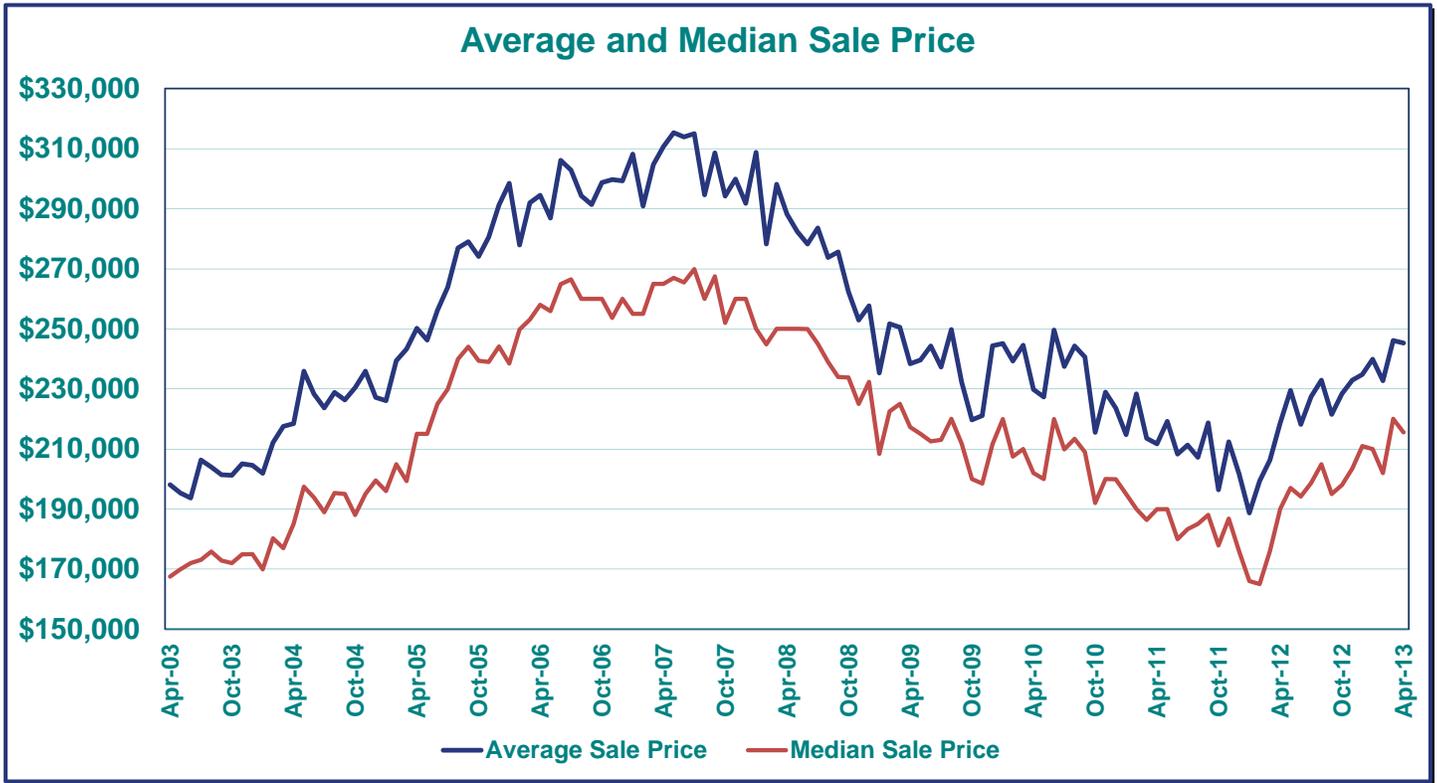
DAYS ON MARKET

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



AFFORDABILITY
CLARK COUNTY, WA

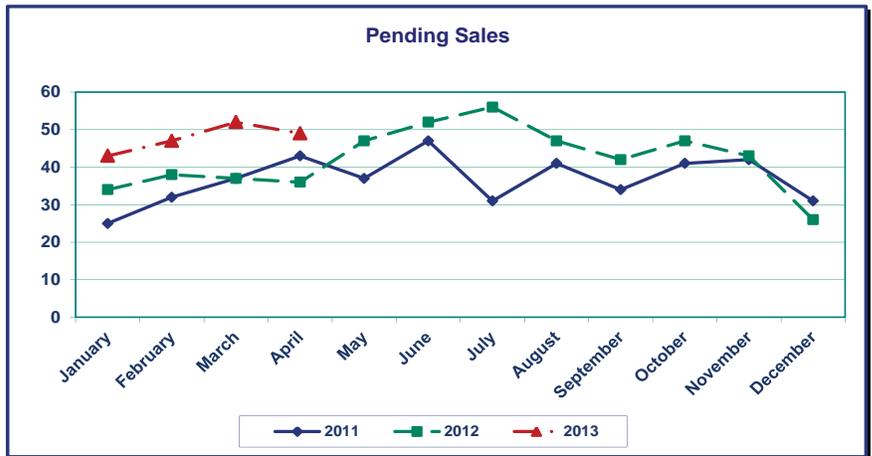
This graph shows affordability for housing in Clark County, Washington, in March 2013.

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 (\$68,300 in 2013, per HUD) can afford 178% of a monthly mortgage payment on a median priced home (\$220,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.57% (per Freddie Mac).

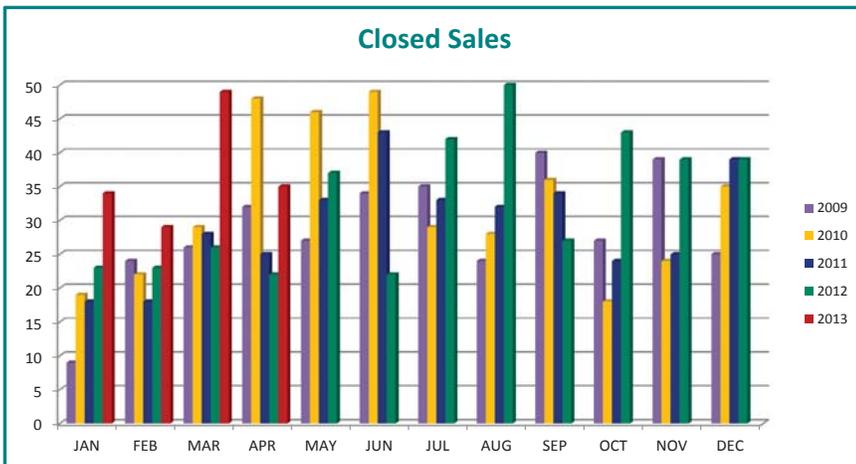
PENDING LISTINGS

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.



Corporate

8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

4035 12th Street Cutoff SE, Suite 110
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

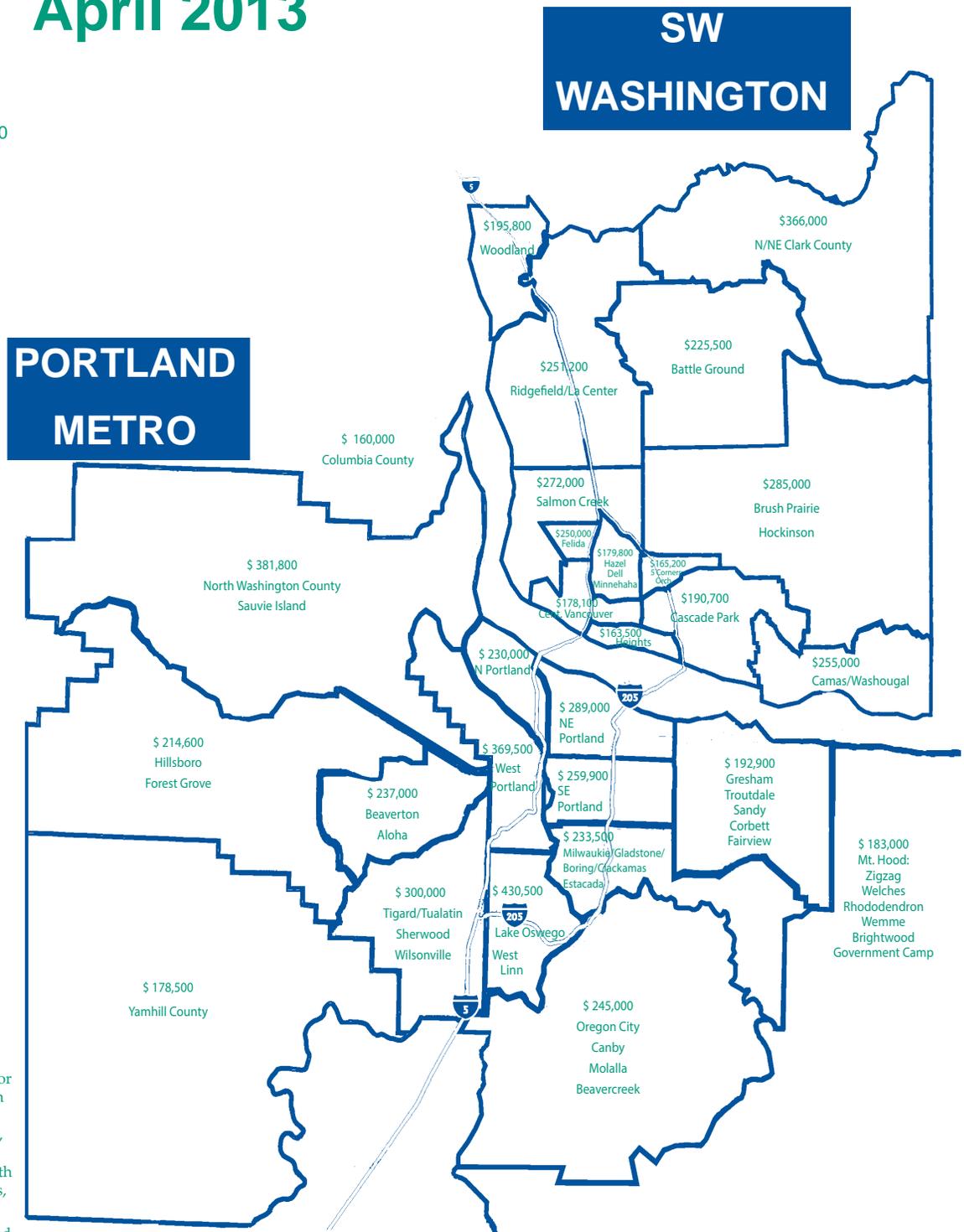
Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

MEDIAN SALE PRICE April 2013



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, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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