



Clark County, Washington Market Action Addition

August 2017

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:	1,550
Less Listings with Purchase Contingencies*:	64
Readily Purchased Listings:	1,486
<i>Percent of Total Active Listings:</i>	<i>95.9%</i>
Less New Under Construction (not ready for occupancy):	145
Less New Proposed (not started):	130
Total Readily Purchased & Occupied Listing:	1,211
<i>Percent of Total Active Listings:</i>	<i>78.1%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	1.4

* 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

August 2017 Reporting Period

August Residential Highlights

Southwest Washington saw gains in closed and pending sales this August. Closed sales, at 849, edged 2.2% higher than the 831 closings recorded last year in August 2016 and outpaced the 772 closings recorded last month in July 2017 by 10.0%. This is the best August for closings in the area since 2005, when 932 were recorded.

Pending sales, at 890, ended 1.5% ahead of August 2016 (877) and 2.2% ahead of July 2017 (871). This was the strongest August since 2005, when 1,052 offers were accepted.

New listings (1,125) fell 0.6% short of listings offered in August 2016 (1,132) but edged 2.2% over July 2017 (1,101).

Year to Date Summary

Activity is mixed so far in 2017 compared to 2016. Closed sales (5,797) are up 0.4%, while new listings (7,852) are down 4.3% and pending sales (6,253) are down 4.5% for the year thus far.

Average and Median Sale Prices

Comparing 2017 to 2016 through August of each year, the average sale price rose 10.9% from \$323,800 to \$359,000. In the same comparison, the median sale price rose 13.0% from \$287,500 to \$324,900.

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

Average Sale Price % Change:
+10.8% (\$351,400 v. \$317,200)
Median Sale Price % Change:
+11.3% (\$315,000 v. \$283,000)

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

Inventory in Months*			
	2015	2016	2017
January	3.9	2.6	2.2
February	3.7	2.7	2.0
March	2.6	1.7	1.6
April	2.4	1.8	1.9
May	2.6	1.7	1.6
June	2.1	1.8	1.6
July	2.4	2.2	1.9
August	2.6	2.1	1.8
September	2.7	2.1	
October	2.2	2.3	
November	2.7	1.9	
December	1.9	1.5	

*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.

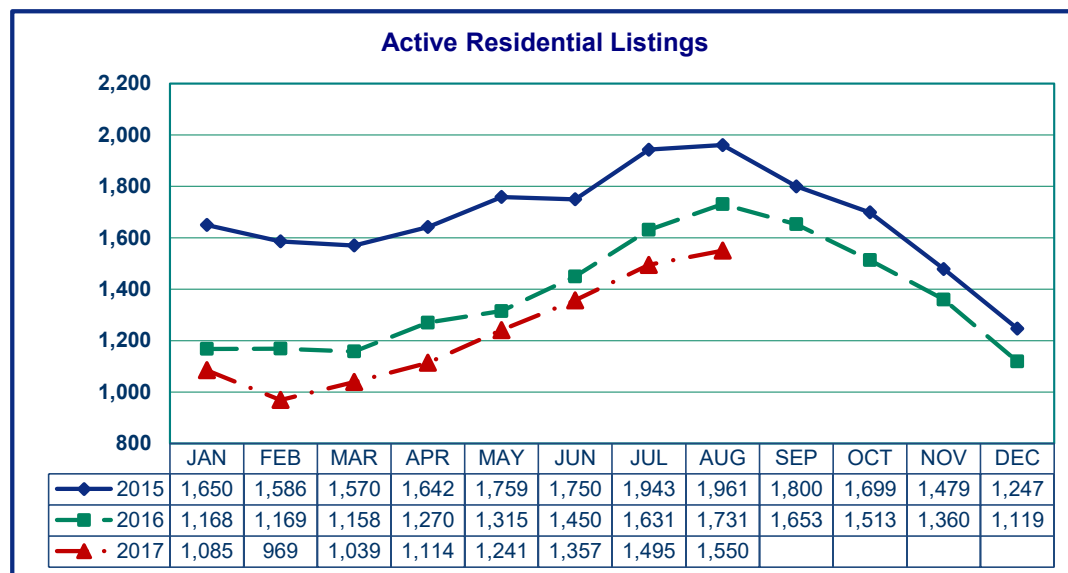
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	1,125	890	849	380,600	339,500	38
	July	1,101	871	772	375,700	334,800	41
	Year-to-date	7,852	6,253	5,797	359,000	324,900	49
2016	August	1,132	877	831	338,100	307,000	38
	Year-to-date	8,207	6,550	5,774	323,800	287,500	53
Change	August	-0.6%	1.5%	2.2%	12.6%	10.6%	-0.1%
	Prev Mo 2017	2.2%	2.2%	10.0%	1.3%	1.4%	-7.3%
	Year-to-date	-4.3%	-4.5%	0.4%	10.9%	13.0%	-7.0%

AREA REPORT • 8/2017

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/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016 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	18	28	5	34	61.9%	24	313,500	54	184	155	-3.1%	130	282,400	253,500	49	8.1%	2	1,410,900	4	115,000	11	356,400
12	NW Heights	16	22	8	22	-8.3%	30	253,500	21	198	176	-4.9%	177	232,500	230,000	30	16.2%	1	982,400	7	122,300	15	387,000
13	SW Heights	26	14	3	12	140.0%	13	367,100	34	128	103	10.8%	92	357,300	310,000	46	-1.9%	1	481,000	1	430,000	3	930,000
14	Lincoln/Hazel Dell	21	20	6	15	15.4%	13	269,900	13	134	116	-2.5%	113	306,000	292,000	47	11.7%	-	-	3	166,000	1	365,000
15	E Hazel Dell	59	69	9	54	-5.3%	51	287,800	38	390	352	-7.4%	348	285,300	290,600	43	11.3%	2	229,000	8	265,100	5	529,600
20	NE Heights	24	27	2	33	37.5%	20	282,900	43	185	165	-14.5%	158	277,700	270,000	39	9.0%	-	-	-	-	3	3,143,900
21	Orchards	55	57	4	59	40.5%	52	289,800	33	389	345	2.1%	323	280,700	279,800	44	10.3%	-	-	22	132,500	2	910,300
22	Evergreen	85	91	7	81	-5.8%	63	315,100	31	595	515	-15.8%	482	285,700	272,500	33	9.7%	1	570,000	4	461,300	9	531,500
23	E Heights	29	17	3	12	-52.0%	22	432,500	53	157	126	-13.7%	116	356,000	272,300	38	17.2%	-	-	4	270,600	4	336,300
24	Cascade Park	47	34	2	26	-7.1%	26	406,200	29	226	187	0.5%	178	396,300	363,800	51	29.3%	-	-	-	-	8	443,200
25	Five Corners	18	21	2	15	-53.1%	23	289,200	17	187	173	-14.8%	170	284,500	275,000	25	13.5%	-	-	-	-	-	-
26	E Orchards	28	28	5	33	-2.9%	33	398,300	20	233	196	5.9%	172	374,100	373,400	31	11.7%	-	-	2	378,800	3	416,000
27	Fisher's Landing	44	42	4	21	-8.7%	14	346,300	36	232	181	-8.6%	168	343,700	344,500	28	7.7%	-	-	2	595,500	-	-
31	SE County	22	11	-	7	75.0%	5	885,700	200	56	32	-8.6%	28	554,000	498,400	122	29.1%	-	-	5	202,900	-	-
32	Camas City	157	74	38	64	4.9%	62	504,200	44	641	462	-12.3%	448	502,400	460,000	71	10.5%	1	300,000	39	261,100	10	327,900
33	Washougal	111	66	11	37	-15.9%	46	439,200	39	456	330	-0.9%	307	399,700	380,000	64	10.7%	1	40,000	49	161,500	5	323,100
41	N Hazel Dell	62	59	10	37	37.0%	25	326,400	16	320	240	-2.4%	213	356,200	330,500	39	9.8%	1	250,000	9	513,700	-	-
42	S Salmon Creek	63	43	10	45	15.4%	39	335,900	26	402	337	29.1%	294	321,500	310,000	39	14.0%	-	-	6	106,500	1	390,000
43	N Felida	90	51	4	40	25.0%	40	456,500	45	345	263	10.5%	220	470,100	450,000	50	16.5%	-	-	16	235,100	-	-
44	N Salmon Creek	68	38	9	40	-4.8%	42	419,000	39	332	284	-7.5%	264	390,800	385,700	67	4.4%	-	-	12	338,500	-	-
50	Ridgefield	68	50	4	33	50.0%	35	404,600	64	347	284	10.5%	261	380,100	372,000	52	9.7%	1	315,000	19	274,600	1	354,000
51	W of I-5 County	18	6	2	6	100.0%	6	784,100	185	46	29	-29.3%	25	637,000	550,000	108	21.2%	-	-	13	272,600	-	-
52	NW E of I-5 County	30	16	5	6	-40.0%	7	444,600	68	90	58	-4.9%	53	504,200	486,000	121	7.3%	1	402,500	15	148,500	-	-
61	Battleground	120	70	11	47	-21.7%	52	365,900	20	493	366	-12.4%	352	352,000	310,100	42	13.4%	2	459,000	23	353,500	1	460,000
62	Brush Prairie	193	135	39	74	-3.9%	72	431,100	42	781	560	2.9%	507	397,600	369,500	65	8.4%	1	935,000	26	447,400	1	450,000
63	East County	1	0	0	1	0.0%	1	349,900	14	7	6	100.0%	5	409,400	408,000	10	9.0%	-	-	-	-	-	-
64	Central County	6	3	0	4	0.0%	5	424,200	38	31	28	-28.2%	29	441,000	435,000	86	-2.4%	-	-	5	152,000	-	-
65	Mid-Central County	14	3	2	5	400.0%	5	521,000	62	46	27	-28.9%	23	482,600	489,900	48	15.4%	-	-	9	189,800	-	-
66	Yacolt	20	13	4	9	-52.6%	10	418,200	28	82	59	-31.4%	53	342,900	300,000	46	17.8%	-	-	8	201,700	-	-
70	La Center	24	5	2	7	-22.2%	8	408,700	35	87	58	-15.9%	52	351,700	367,500	47	4.4%	-	-	5	356,600	1	257,500
71	N Central	12	11	1	10	42.9%	4	463,500	109	39	30	-23.1%	22	342,500	334,500	135	-1.2%	-	-	5	161,400	-	-
72	NE Corner	1	1	0	1	0.0%	1	275,000	7	13	10	0.0%	14	299,600	287,500	25	-4.1%	-	-	6	168,900	-	-
	Clark County Total	1,550	1,125	212	890	1.5%	849	380,600	38	7,852	6,253	-4.5%	5,797	359,000	324,900	49	10.8%	15	564,900	327	253,200	84	529,900
80	Woodland City	22	13	3	6	-53.8%	15	296,100	54	86	63	-17.1%	65	302,800	293,000	40	13.1%	3	530,700	6	162,500	2	241,700
84	Woodland Area	24	6	-	7	75.0%	5	413,800	148	73	50	17.2%	48	336,200	297,500	69	7.8%	2	1,675,000	34	143,100	-	-
82	Cowlitz County	204	126	17	95	41.8%	62	241,700	33	685	517	5.3%	487	237,200	221,000	51	8.1%	5	317,600	78	86,900	22	325,700
	Cowlitz County Total	250	145	20	108	28.6%	82	262,100	44	844	630	1.6%	600	252,200	235,000	51	7.6%	10	653,000	118	106,900	24	318,700
87	Pacific County Total	101	29	14	25	-19.4%	20	199,100	145	206	149	-1.3%	127	202,200	175,000	149	9.7%	1	147,500	63	47,900	1	107,000



ACTIVE RESIDENTIAL LISTINGS

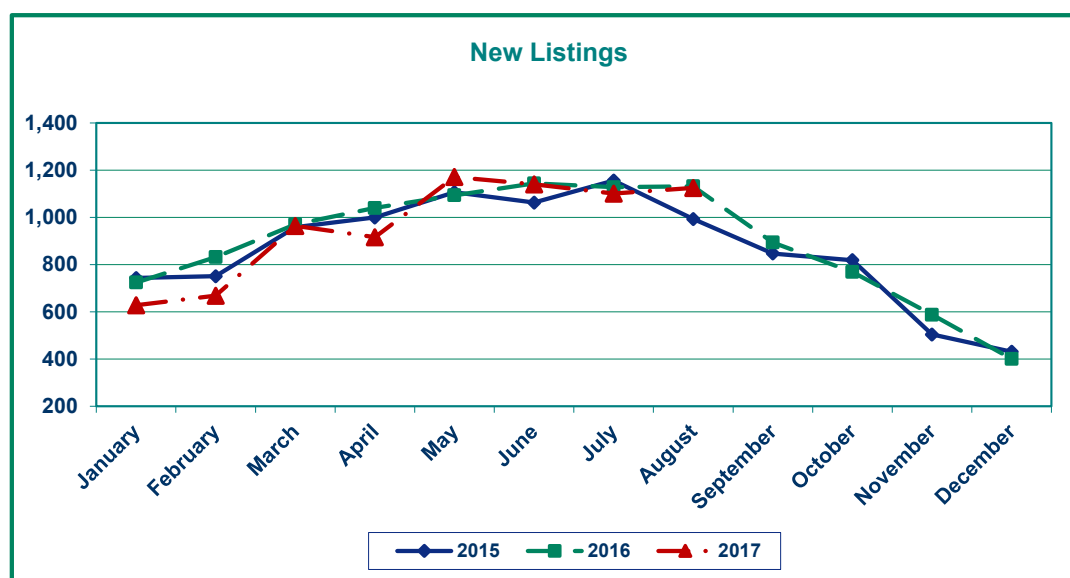
CLARK COUNTY, WA

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 August 2017 with August 2016. The Year-To-Date section compares 2017 year-to-date statistics through August with 2016 year-to-date statistics through August.

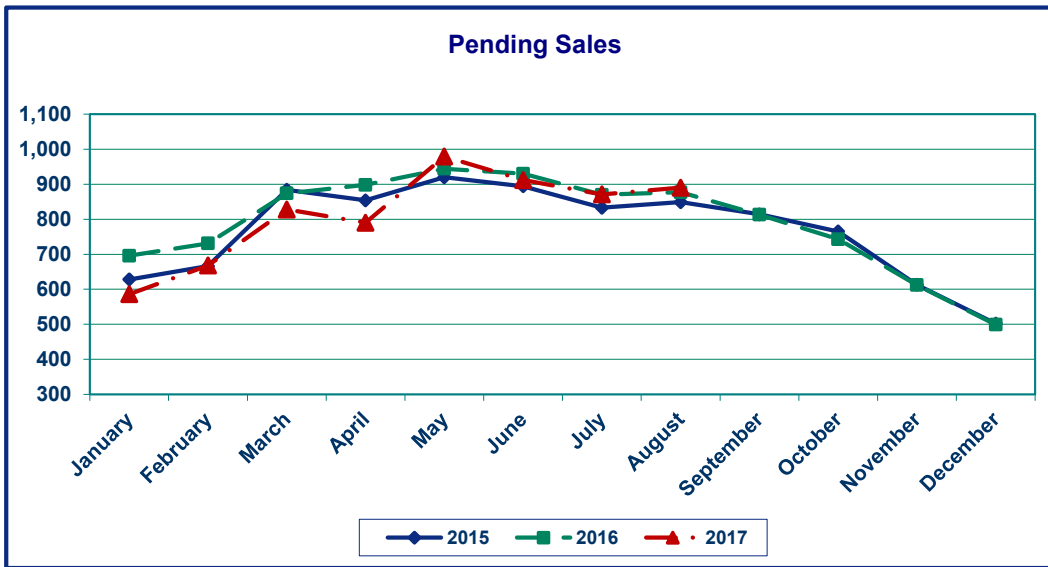
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

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

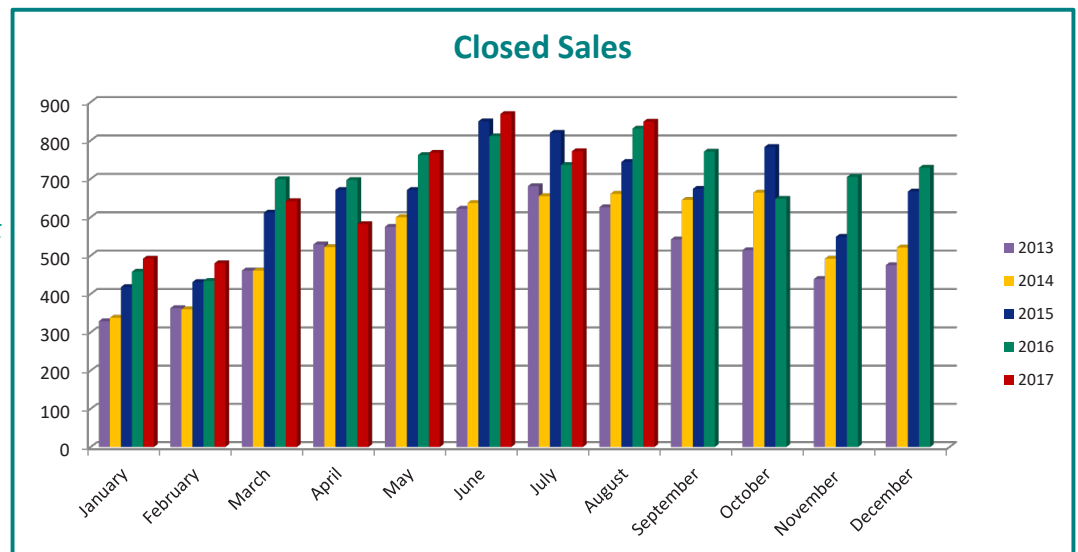
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

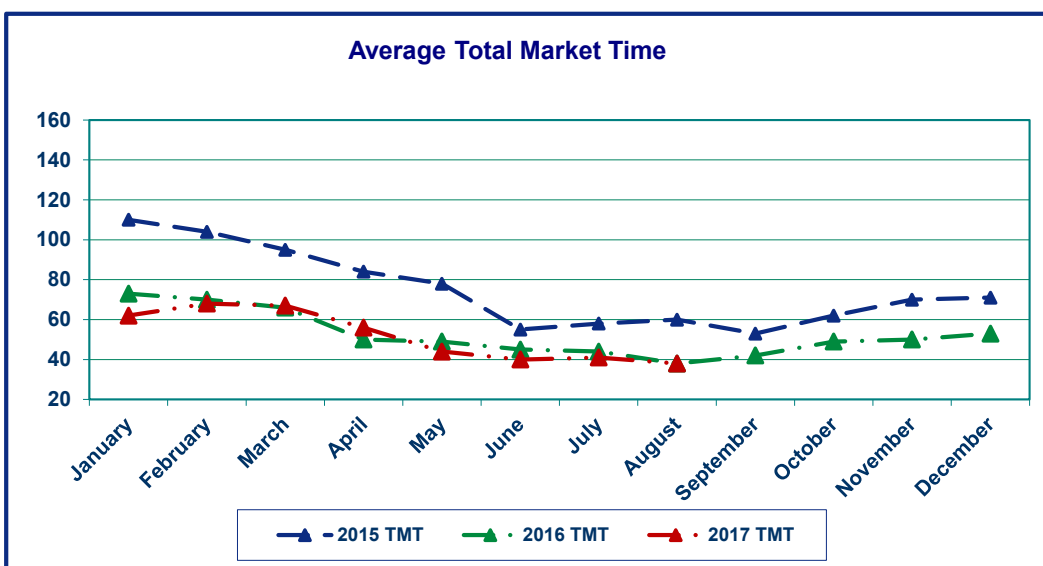


Average Total Market Time

DAYS ON MARKET

CLARK COUNTY, WA

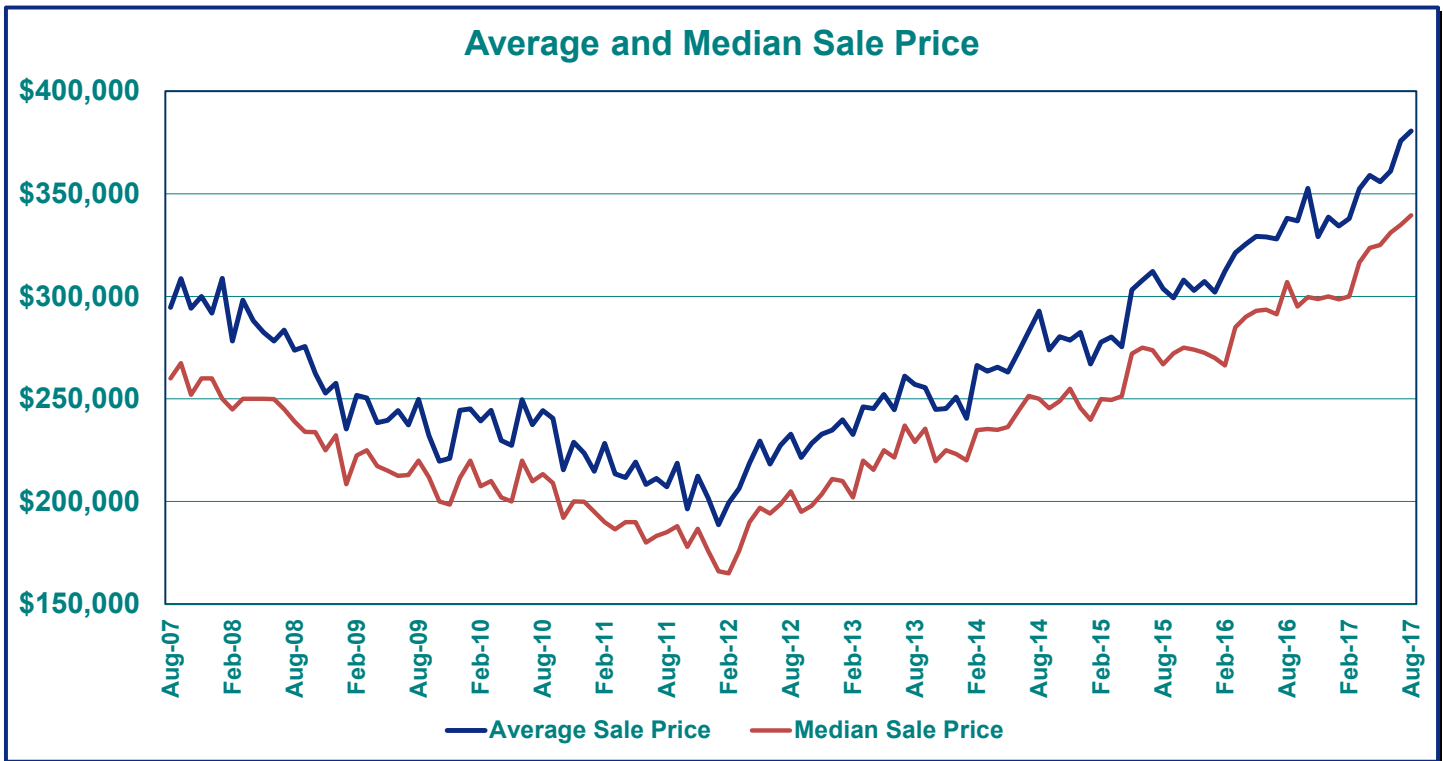
This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.



SALE PRICE

CLARK COUNTY, WA

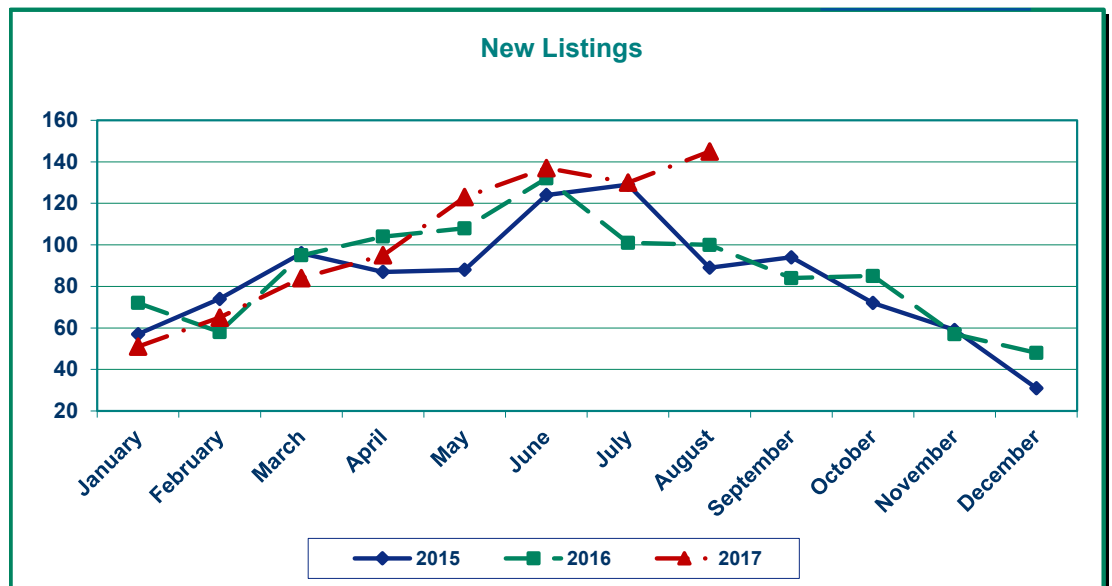
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

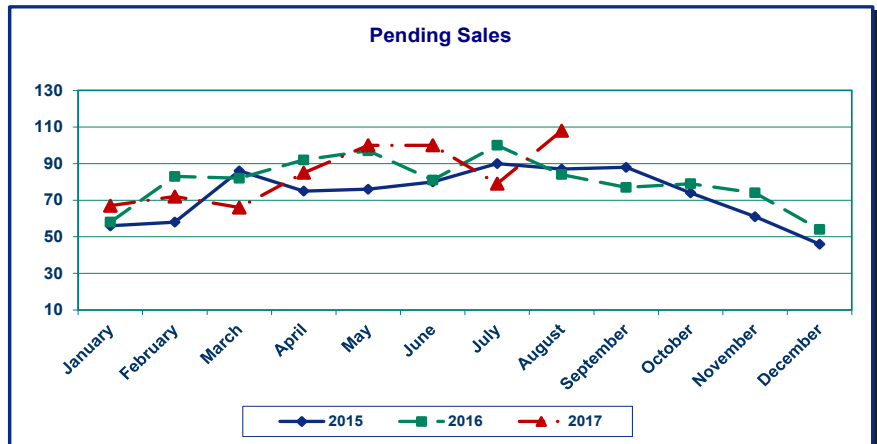
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



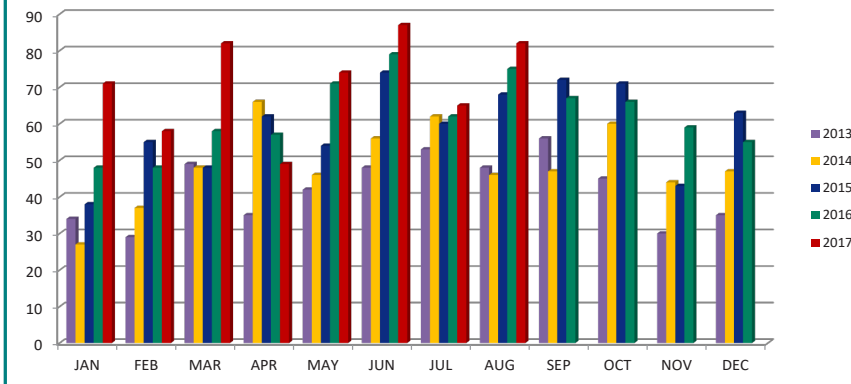
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

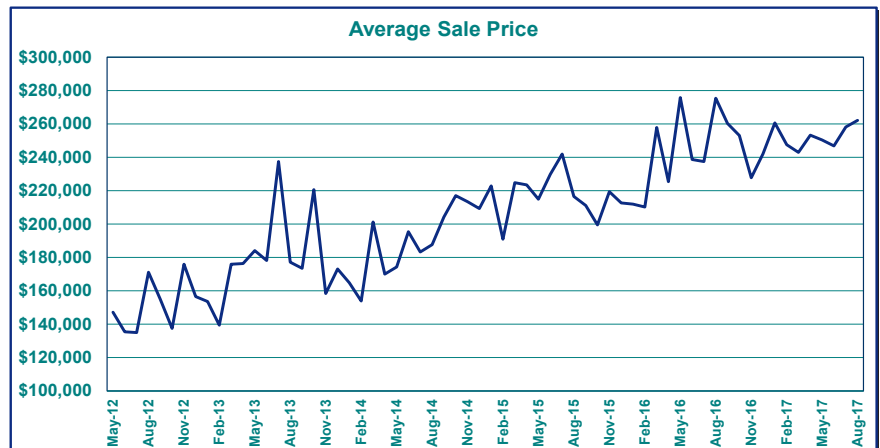
COWLITZ COUNTY, WA

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 August 2017

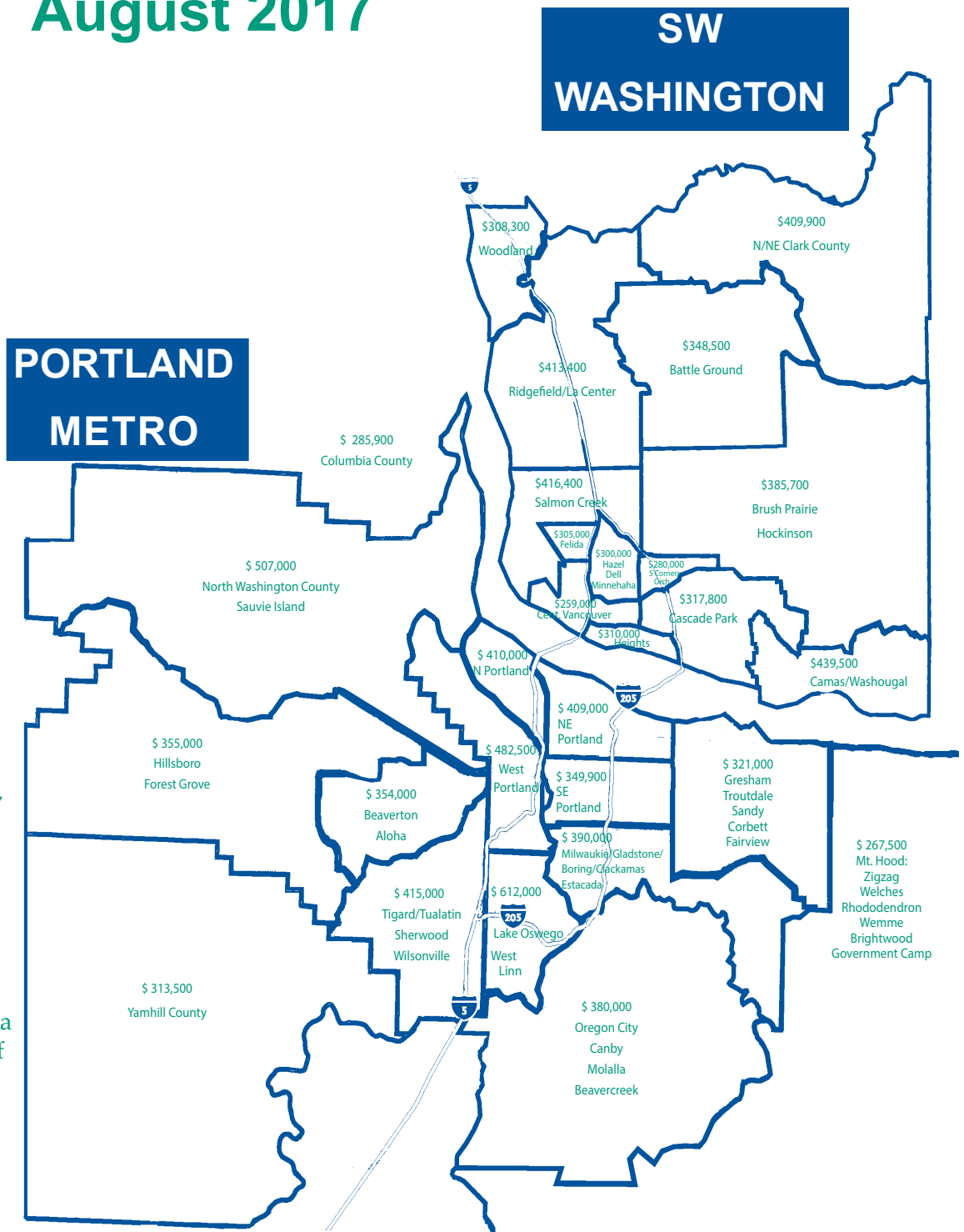
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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