



Clark County, Washington Market Action Addition

January 2020

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:	1,154
Less Listings with Purchase Contingencies*:	61
Readily Purchased Listings:	1,093
<i>Percent of Total Active Listings:</i>	94.7%
Less New Under Construction (not ready for occupancy):	132
Less New Proposed (not started):	225
Total Readily Purchased & Occupied Listing:	736
<i>Percent of Total Active Listings:</i>	63.8%
Inventory in Months of Readily Purchased & Occupied Listings:	1.5

* 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 2020 Reporting Period

January Residential Highlights

There were 736 new listings in January 2020, a 14.4% decrease from January 2019 (860) and 75.2% more than last month in December 2019 (420).

Pending sales (672) increased 7.0% from January 2019 (628) and rose 26.8% from last month December 2019 when 530 offers were accepted.

Closed sales, at 491, increased 3.6% from January 2019 (474) and decreased 28.8% from the 690 closings recorded last month in December 2019.

Inventory and Total Market Time

Total market time increased to 77 days in January. Inventory increased to 2.4 months.

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.

Year to Date Summary

This year new listings (736) have decreased 14.4%, pending sales (672) have increased 7.0% and closed sales (491) have increased 3.6%.

Average and Median Sale Prices

Comparing January 2020 to January 2019, the average sale price has increased 1.9% from \$406,400 to \$414,300. In the same comparison, the median sale price has increased 7.6% from \$355,000 to \$382,000.

Inventory in Months*			
	2018	2019	2020
January	2.2	3.2	2.4
February	1.9	2.9	
March	1.6	2.4	
April	1.7	2.4	
May	1.8	2.3	
June	2.1	2.4	
July	2.3	2.4	
August	2.3	2.3	
September	2.9	2.5	
October	2.7	2.5	
November	2.9	2.2	
December	2.9	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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+3.4% (\$408,100 v. \$394,800)
Median Sale Price % Change:	+5.3% (\$373,800 v. \$355,000)

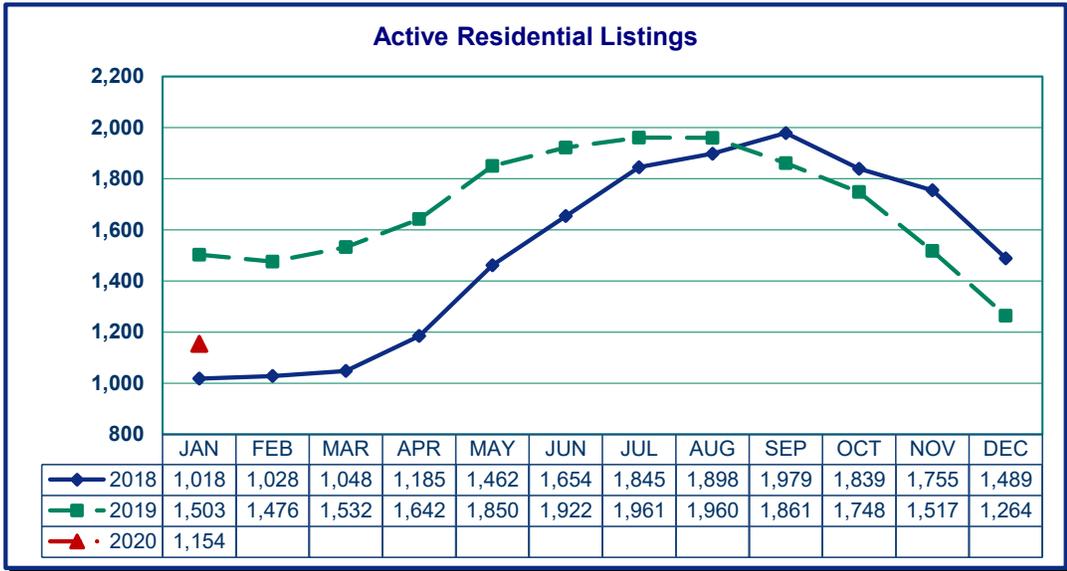
For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	January	736	672	491	414,300	382,000	77
	Year-to-date	736	672	491	414,300	382,000	77
2019	January	860	628	474	406,400	355,000	72
	December	420	530	690	414,000	375,000	65
	Year-to-date	860	628	474	406,400	355,000	72
Change	January	-14.4%	7.0%	3.6%	1.9%	7.6%	7.2%
	Prev Mo 2019	75.2%	26.8%	-28.8%	0.1%	1.9%	18.5%
	Year-to-date	-14.4%	7.0%	3.6%	1.9%	7.6%	7.2%

AREA REPORT • 1/2020

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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	13	8	4	16	77.8%	14	322,600	88	8	16	77.8%	14	322,600	293,000	88	-0.8%	1	305,000	-	-	-	-
12	NW Heights	13	15	2	19	90.0%	21	292,400	60	15	19	90.0%	21	292,400	269,900	60	5.3%	-	-	-	-	-	-
13	SW Heights	17	11	3	13	44.4%	7	574,800	131	11	13	44.4%	7	574,800	531,000	131	-13.8%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	20	18	2	15	114.3%	8	423,300	88	18	15	114.3%	8	423,300	395,500	88	9.2%	-	-	-	-	-	-
15	E Hazel Dell	24	42	17	39	-15.2%	20	332,900	60	42	39	-15.2%	20	332,900	331,000	60	4.3%	-	-	4	250,500	-	-
20	NE Heights	10	17	2	12	-36.8%	11	309,500	40	17	12	-36.8%	11	309,500	288,000	40	6.1%	-	-	-	-	-	-
21	Orchards	21	27	7	24	-20.0%	23	310,800	62	27	24	-20.0%	23	310,800	319,000	62	4.8%	-	-	-	-	-	-
22	Evergreen	56	78	13	64	36.2%	36	331,300	40	78	64	36.2%	36	331,300	332,000	40	3.5%	-	-	-	-	1	370,000
23	E Heights	17	9	2	19	72.7%	11	351,600	124	9	19	72.7%	11	351,600	310,000	124	10.2%	-	-	1	216,500	-	-
24	Cascade Park	22	16	3	18	38.5%	13	377,900	64	16	18	38.5%	13	377,900	398,000	64	2.8%	-	-	-	-	1	455,900
25	Five Corners	13	18	5	12	0.0%	6	327,300	52	18	12	0.0%	6	327,300	322,000	52	5.1%	-	-	-	-	-	-
26	E Orchards	50	22	4	33	-10.8%	20	483,600	93	22	33	-10.8%	20	483,600	471,000	93	9.6%	-	-	-	-	-	-
27	Fisher's Landing	14	15	0	11	-42.1%	7	381,500	31	15	11	-42.1%	7	381,500	364,000	31	3.7%	-	-	-	-	-	-
31	SE County	12	6	-	3	200.0%	5	624,700	93	6	3	200.0%	5	624,700	468,400	93	35.4%	-	-	-	-	-	-
32	Camas City	145	56	24	51	2.0%	45	508,700	111	56	51	2.0%	45	508,700	515,000	111	-0.5%	1	299,000	7	210,300	1	454,000
33	Washougal	49	32	12	27	-10.0%	22	427,900	103	32	27	-10.0%	22	427,900	410,300	103	0.1%	-	-	1	420,000	-	-
41	N Hazel Dell	23	19	5	24	9.1%	20	391,700	60	19	24	9.1%	20	391,700	381,000	60	2.8%	-	-	-	-	-	-
42	S Salmon Creek	18	25	2	32	10.3%	22	362,400	66	25	32	10.3%	22	362,400	341,000	66	3.6%	-	-	-	-	-	-
43	N Felida	37	30	8	30	-6.3%	23	460,500	120	30	30	-6.3%	23	460,500	385,400	120	-2.8%	-	-	-	-	-	-
44	N Salmon Creek	83	30	11	33	3.1%	29	434,100	53	30	33	3.1%	29	434,100	419,500	53	-1.1%	-	-	2	342,500	-	-
50	Ridgefield	119	82	34	45	45.2%	24	419,800	29	82	45	45.2%	24	419,800	413,500	29	1.1%	-	-	1	235,000	-	-
51	W of I-5 County	17	6	2	1	-75.0%	4	583,700	61	6	1	-75.0%	4	583,700	532,500	61	-0.3%	-	-	-	-	-	-
52	NW E of I-5 County	22	3	4	6	0.0%	6	598,400	88	3	6	0.0%	6	598,400	630,000	88	10.1%	-	-	-	-	-	-
61	Battleground	102	40	12	43	-4.4%	35	411,100	93	40	43	-4.4%	35	411,100	397,500	93	0.7%	-	-	2	260,000	-	-
62	Brush Prairie	176	82	42	60	7.1%	44	483,400	77	82	60	7.1%	44	483,400	435,600	77	5.5%	-	-	8	161,400	-	-
63	East County	0	-	0	-	-	0	-	-	-	-	-	0	-	-	-	-13.0%	0	-	0	-	0	-
64	Central County	5	1	1	3	200.0%	0	-	-	1	3	200.0%	0	-	-	-	9.3%	0	-	0	-	0	-
65	Mid-Central County	10	4	-	4	100.0%	3	586,600	142	4	4	100.0%	3	586,600	589,900	142	7.0%	-	-	1	355,000	-	-
66	Yacolt	13	7	6	3	-57.1%	3	448,400	97	7	3	-57.1%	3	448,400	409,500	97	-0.5%	-	-	2	210,000	-	-
70	La Center	25	15	5	9	80.0%	5	437,700	125	15	9	80.0%	5	437,700	466,000	125	10.9%	-	-	-	-	-	-
71	N Central	4	1	-	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-	5.1%	0	-	0	-	0	-
72	NE Corner	4	1	0	3	50.0%	4	441,300	86	1	3	50.0%	4	441,300	437,500	86	-1.4%	-	-	-	-	-	-
	Clark County Total	1,154	736	232	672	7.0%	491	414,300	77	736	672	7.0%	491	414,300	382,000	77	3.4%	2	302,000	29	228,200	3	426,600
80	Woodland City	25	16	3	11	-26.7%	6	330,400	71	16	11	-26.7%	6	330,400	344,500	71	3.0%	1	360,000	-	-	-	-
81	Woodland Area	12	3	3	5	150.0%	2	419,500	128	3	5	10.2%	2	419,500	419,500	128	10.7%	-	-	5	156,000	-	-
82	Cowlitz County	117	82	23	75	5.6%	56	296,100	36	82	75	5.6%	56	296,100	293,300	36	9.2%	-	-	10	98,100	2	269,500
	Cowlitz County Total	154	101	29	91	3.4%	64	303,200	42	101	91	3.4%	64	303,200	297,500	42	9.0%	1	360,000	15	117,400	2	269,500
97	Pacific County Total	49	16	5	11	-8.3%	13	295,200	97	16	11	-8.3%	13	295,200	230,000	97	15.0%	-	-	1	60,000	-	-



ACTIVE RESIDENTIAL LISTINGS

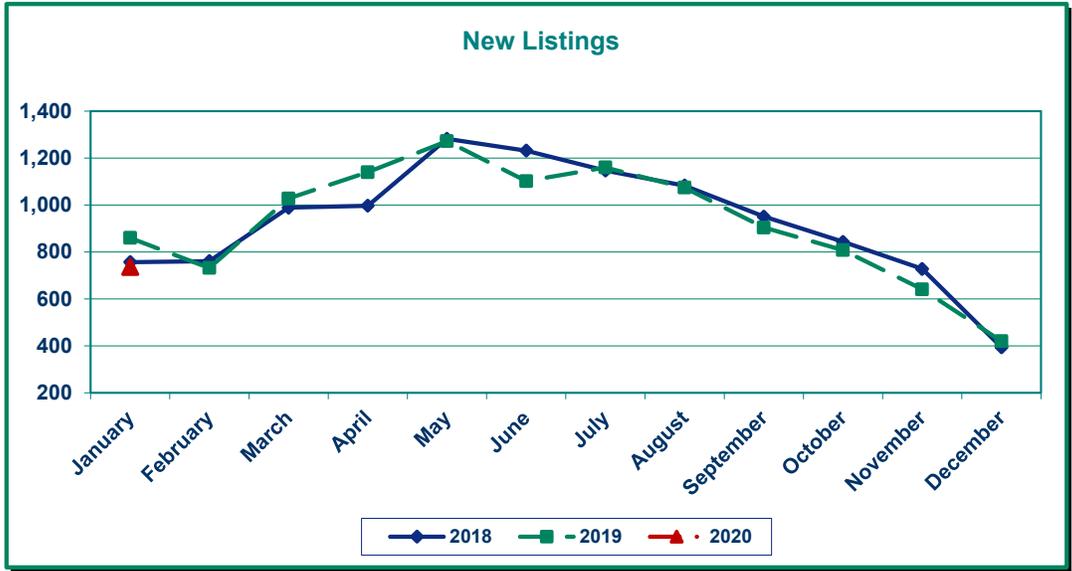
CLARK COUNTY, WA

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 January 2020 with January 2019. The Year-To-Date section compares 2020 year-to-date statistics through January with 2019 year-to-date statistics through January.

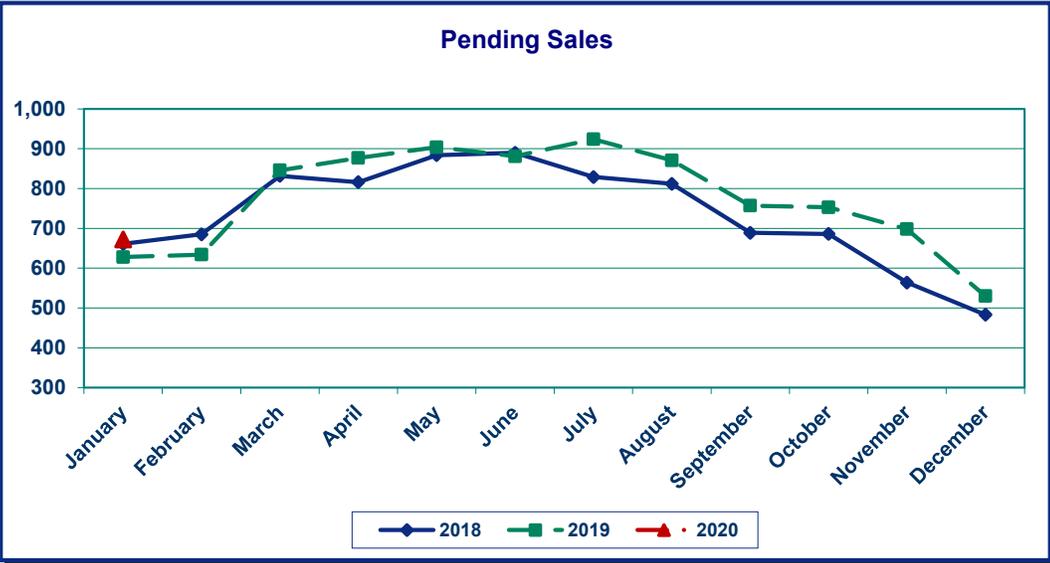
² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/19-1/31/20) with 12 months before (2/1/18-1/31/19).

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.

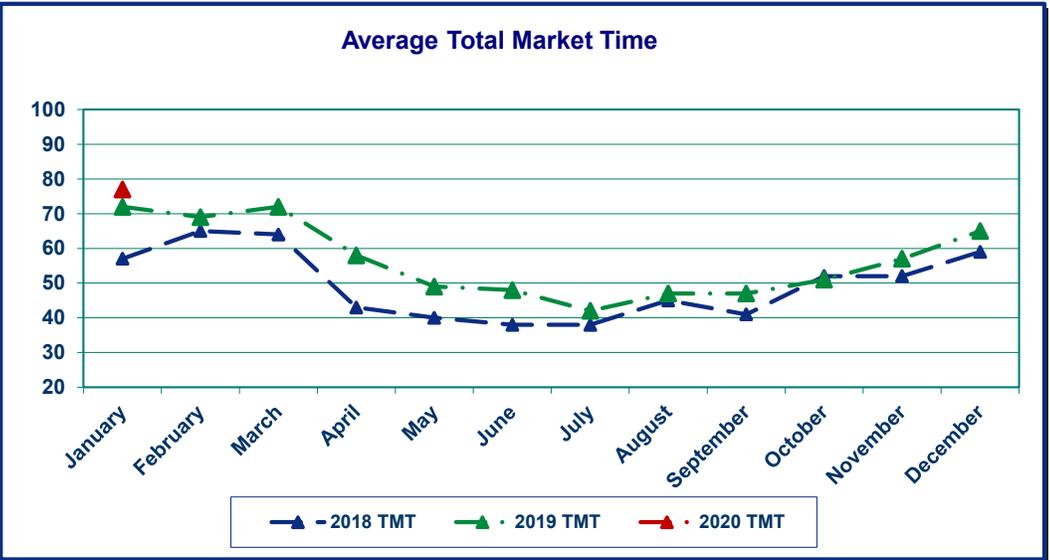


Average Total Market Time

DAYS ON MARKET

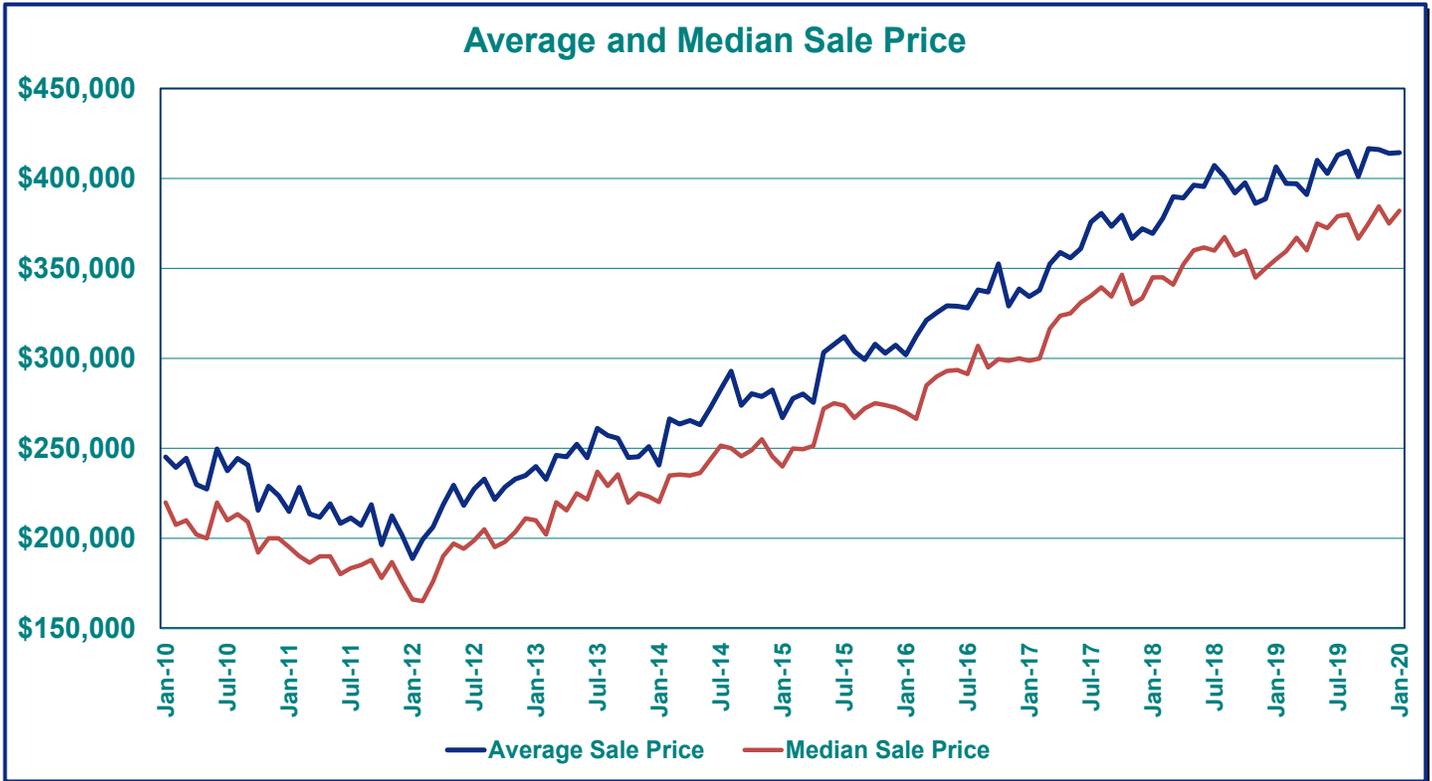
CLARK COUNTY, WA

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

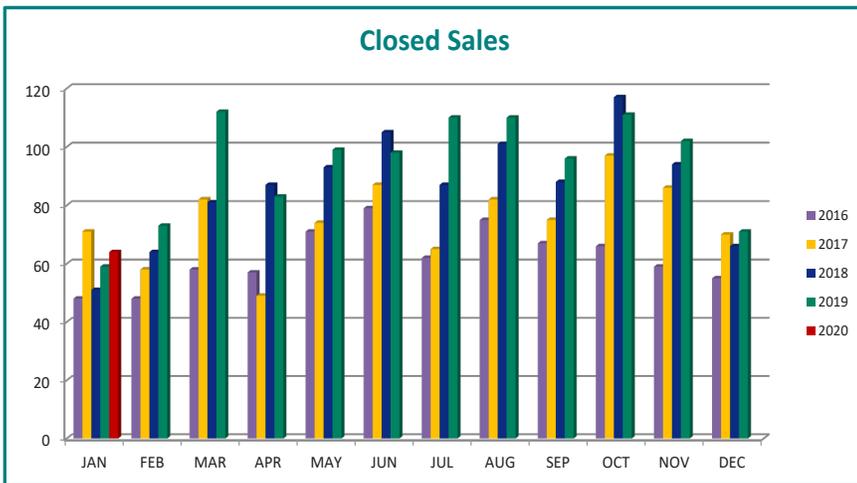
This graph shows affordability for housing in Clark County, Washington, in December 2019.

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 (\$87,900 in 2019, per HUD) can afford 132% of a monthly mortgage payment on a median priced home (\$375,000 in December). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.72% (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

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 2020

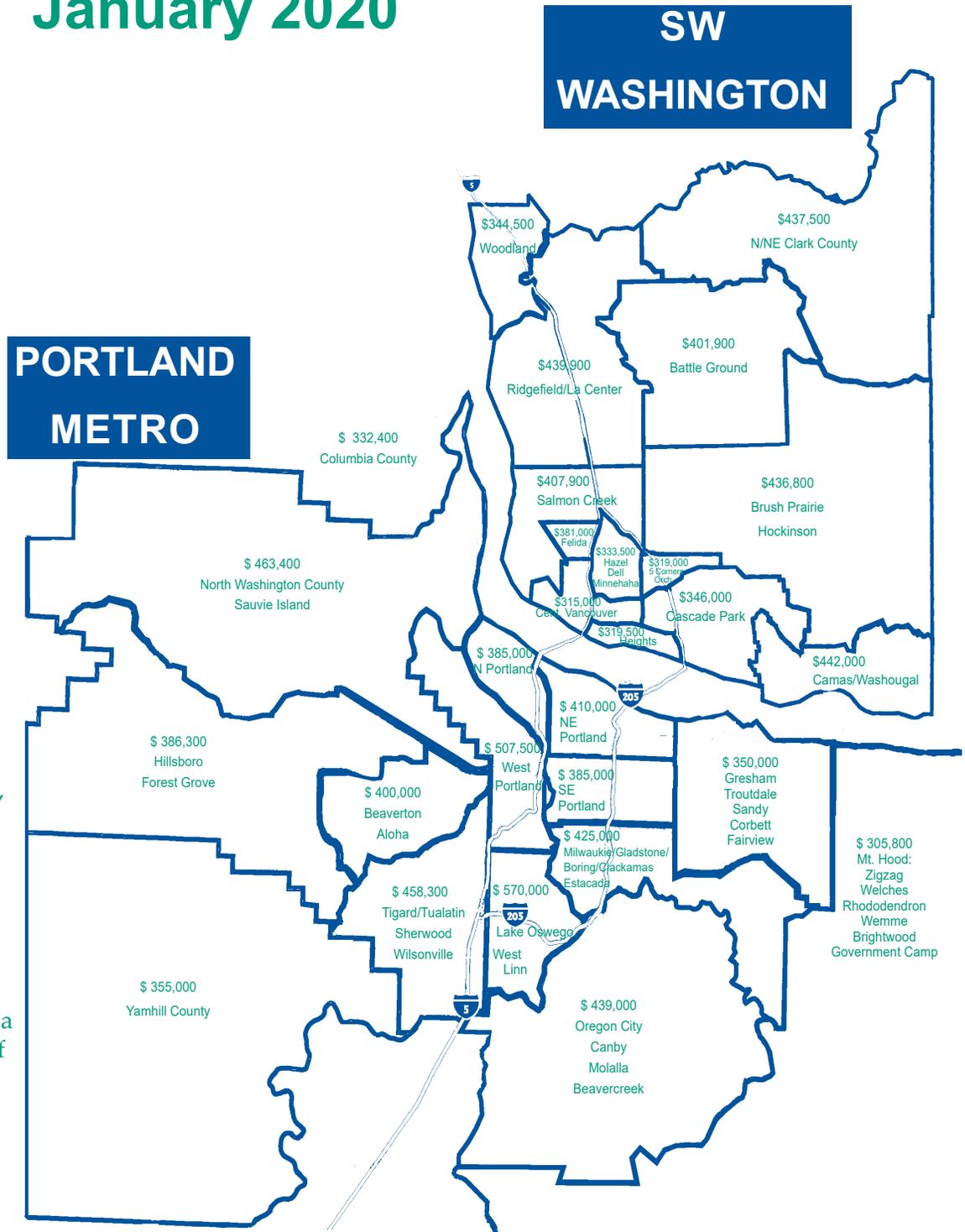
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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