



Clark County, Washington Market Action Addition

March 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:	1,302
Less Listings with Purchase Contingencies*:	53
Readily Purchased Listings:	1,249
<i>Percent of Total Active Listings:</i>	95.9%
Less New Under Construction (not ready for occupancy):	194
Less New Proposed (not started):	180
Total Readily Purchased & Occupied Listing:	875
<i>Percent of Total Active Listings:</i>	67.2%
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

March 2020 Reporting Period

March Residential Highlights

There were 1,022 new listings in March 2020, a 0.6% decrease from March 2019 (1,028) and 31.0% more than last month in February 2020 (780).

Pending sales (750) decreased 11.3% from March 2019 (846) and rose 4.5% from last month February 2020 when 718 offers were accepted.

Closed sales, at 620, decreased 3.0% from March 2019 (639) and increased 20.6% from the 514 closings recorded last month in February 2020.

Inventory and Total Market Time

Total market time decreased to 63 days in March. Inventory held steady at 2.1 months.

Year to Date Summary

Comparing the first three months of 2020 to the same period in 2019, new listings (2,560) decreased 2.8%, pending sales (2,045) decreased 1.4%, and closed sales (1,678) have increased 1.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through March, the average sale price has increased 5.5% from \$398,800 to \$420,800. In the same comparison, the median sale price has increased 8.2% from \$359,000 to \$388,400.

Inventory in Months*			
	2018	2019	2020
January	2.2	3.2	2.4
February	1.9	2.9	2.1
March	1.6	2.4	2.1
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:	+3.8% (\$411,700 v. \$396,800)
Median Sale Price % Change:	+4.9% (\$376,100 v. \$358,500)

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
2020	March	1,022	750	620	426,300	391,700	63
	February	780	718	514	417,500	386,700	67
	Year-to-date	2,560	2,045	1,678	420,800	388,400	69
2019	March	1,028	846	639	397,100	367,000	72
	Year-to-date	2,635	2,074	1,662	398,800	359,000	71
Change	March	-0.6%	-11.3%	-3.0%	7.4%	6.7%	-12.7%
	Prev Mo 2020	31.0%	4.5%	20.6%	2.1%	1.3%	-6.0%
	Year-to-date	-2.8%	-1.4%	1.0%	5.5%	8.2%	-2.3%

AREA REPORT • 3/2020

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	20	19	3	16	14.3%	16	377,000	41	48	42	16.7%	40	352,700	325,000	73	2.0%	1	305,000	2	77,500	4	540,600
12	NW Heights	9	21	3	21	23.5%	19	296,800	30	58	60	27.7%	57	285,500	275,000	49	3.7%	-	-	-	-	6	634,200
13	SW Heights	23	14	2	6	-45.5%	10	421,500	103	35	29	-14.7%	29	442,800	355,000	100	-16.8%	-	-	-	-	1	311,000
14	Lincoln/Hazel Dell	22	15	2	9	-30.8%	14	378,300	23	51	36	24.1%	33	388,300	389,800	50	5.8%	-	-	1	142,000	-	-
15	E Hazel Dell	44	41	5	38	-19.1%	27	343,400	24	132	98	-26.9%	75	337,600	339,900	38	3.5%	1	260,000	7	221,600	-	-
20	NE Heights	13	16	1	12	-40.0%	7	376,400	41	39	33	-40.0%	31	325,300	325,000	38	5.4%	-	-	2	86,700	-	-
21	Orchards	32	45	4	28	-22.2%	29	342,400	32	103	79	-12.2%	77	319,700	329,900	48	5.1%	-	-	-	-	1	463,000
22	Evergreen	81	108	7	86	11.7%	65	335,700	33	264	205	22.0%	157	331,100	329,900	36	3.7%	2	227,500	2	259,000	5	572,100
23	E Heights	17	11	3	9	-40.0%	12	402,700	48	34	42	20.0%	34	375,000	320,000	91	7.1%	-	-	1	216,500	1	460,000
24	Cascade Park	26	26	4	15	-25.0%	21	456,400	47	67	58	18.4%	50	436,200	406,000	61	10.2%	-	-	-	-	1	455,900
25	Five Corners	11	28	2	28	7.7%	16	333,700	66	66	60	17.6%	34	329,100	326,100	52	3.6%	-	-	-	-	-	-
26	E Orchards	55	32	5	27	-6.9%	23	427,400	66	91	87	-18.7%	67	449,300	450,000	75	8.1%	-	-	-	-	-	-
27	Fisher's Landing	12	20	3	16	-20.0%	16	416,900	41	50	44	-13.7%	37	390,100	390,000	40	4.1%	-	-	-	-	-	-
31	SE County	11	6	-	7	-30.0%	1	289,900	22	13	11	-8.3%	8	564,300	471,700	80	31.6%	-	-	2	429,000	-	-
32	Camas City	175	99	18	59	0.0%	58	562,200	92	227	171	14.8%	149	559,900	533,000	111	1.0%	1	299,000	10	222,200	3	444,200
33	Washougal	63	48	7	29	-23.7%	28	459,100	95	107	78	-16.1%	78	437,600	402,500	90	-0.7%	-	-	12	228,200	3	365,000
41	N Hazel Dell	29	32	1	28	-6.7%	23	460,100	43	80	72	0.0%	56	425,900	405,000	51	2.4%	-	-	-	-	-	-
42	S Salmon Creek	28	40	3	32	33.3%	21	365,700	32	97	85	10.4%	67	380,200	375,000	46	7.4%	1	275,000	2	162,500	-	-
43	N Felida	30	29	6	38	35.7%	15	575,200	100	77	77	-18.1%	65	506,100	450,000	90	0.2%	1	900,000	1	900,000	-	-
44	N Salmon Creek	84	73	11	42	-30.0%	43	467,000	104	144	116	-10.1%	103	454,100	430,300	81	-0.6%	-	-	5	226,200	-	-
50	Ridgefield	122	57	8	54	14.9%	31	445,200	67	200	146	31.5%	85	434,500	432,000	61	0.5%	-	-	4	170,100	-	-
51	W of I-5 County	15	5	5	6	200.0%	2	680,000	155	20	9	0.0%	6	615,800	640,000	99	-2.7%	-	-	1	266,000	-	-
52	NW E of I-5 County	26	15	4	7	133.3%	5	666,000	116	25	17	88.9%	14	664,300	572,500	105	7.8%	-	-	4	184,300	-	-
61	Battleground	105	73	8	43	-31.7%	39	391,600	73	154	128	-12.3%	113	401,200	385,000	82	-0.7%	1	80,000	7	258,900	-	-
62	Brush Prairie	181	108	41	72	-32.7%	59	442,700	65	284	192	-5.9%	158	471,900	432,500	78	6.7%	-	-	15	172,600	-	-
63	East County	0	0	1	0	-	-	-	-	-	-	-100.0%	-	-	-	-	-13.0%	-	-	1	250,000	-	-
64	Central County	5	5	-	4	100.0%	4	589,900	165	8	9	50.0%	5	570,800	560,000	143	13.3%	-	-	-	-	-	-
65	Mid-Central County	13	5	1	1	-66.7%	2	824,500	117	11	9	-18.2%	9	621,100	649,000	109	20.9%	-	-	2	386,300	-	-
66	Yacolt	12	8	5	6	-62.5%	4	534,600	44	21	13	-59.4%	11	482,300	409,500	45	5.1%	-	-	3	200,000	-	-
70	La Center	27	18	5	9	50.0%	7	425,100	138	45	32	88.2%	21	427,300	444,900	109	7.0%	-	-	-	-	-	-
71	N Central	7	5	1	2	0.0%	2	373,000	6	8	4	-60.0%	2	373,000	373,000	6	10.2%	-	-	-	-	-	-
72	NE Corner	4	0	0	0	-100.0%	1	740,000	189	1	3	-50.0%	7	480,000	500,000	89	-6.4%	-	-	1	95,000	-	-
	Clark County Total	1,302	1,022	169	750	-11.3%	620	426,300	63	2,560	2,045	-1.4%	1,678	420,800	388,400	69	3.8%	8	321,800	85	220,400	25	517,800
80	Woodland City	16	8	4	14	27.3%	11	266,000	28	36	35	-14.6%	27	309,300	322,000	48	-1.2%	1	360,000	1	60,000	-	-
81	Woodland Area	15	10	3	1	-88.9%	3	521,000	178	16	9	7.1%	11	535,100	515,000	105	15.9%	-	-	7	153,900	-	-
82	Cowlitz County	113	99	13	82	3.8%	72	307,900	46	251	234	-1.7%	202	290,800	282,300	47	8.8%	1	1,500,000	25	101,400	6	640,300
	Cowlitz County Total	144	117	20	97	-2.0%	86	310,000	48	303	278	-4.1%	240	304,100	293,800	50	8.9%	2	930,000	33	111,300	6	640,300
87	Pacific County Total	54	20	5	6	-33.3%	13	256,000	135	51	32	18.5%	35	284,500	229,000	135	18.3%	-	-	12	47,100	-	-



ACTIVE RESIDENTIAL LISTINGS

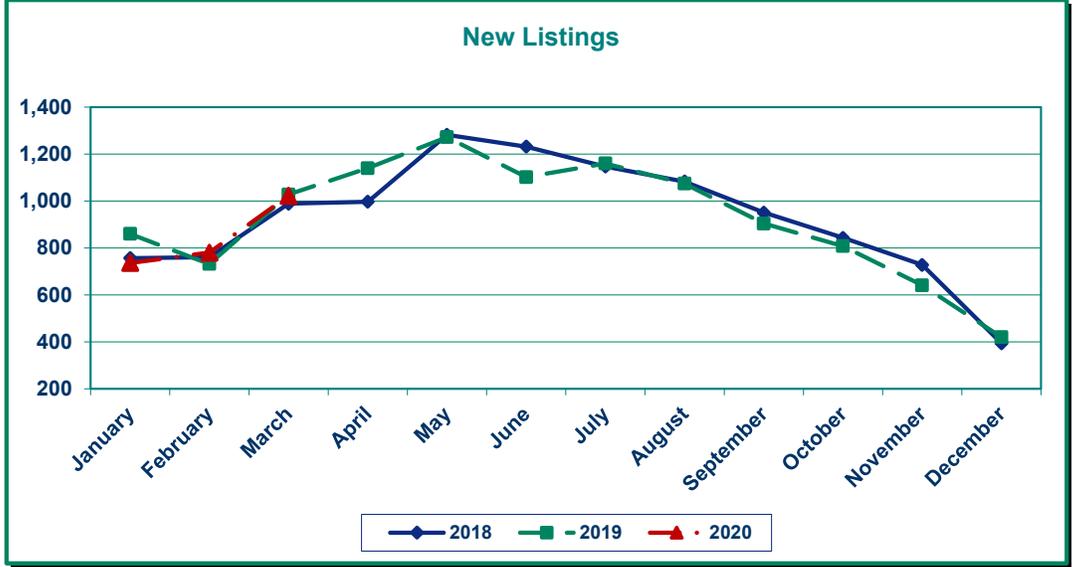
CLARK COUNTY, WA

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

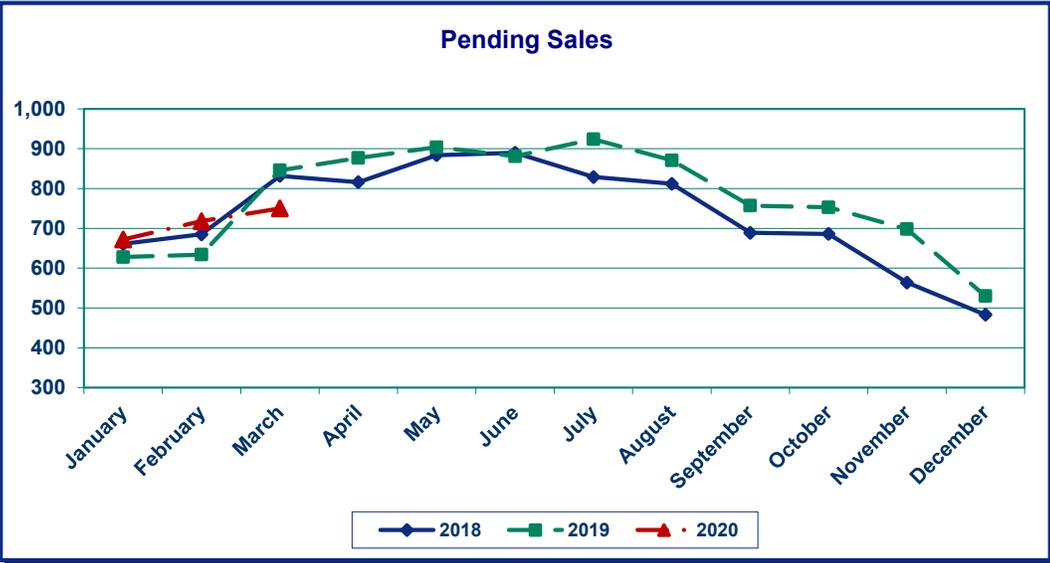
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/19-3/31/20) with 12 months before (4/1/18-3/31/19).

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.

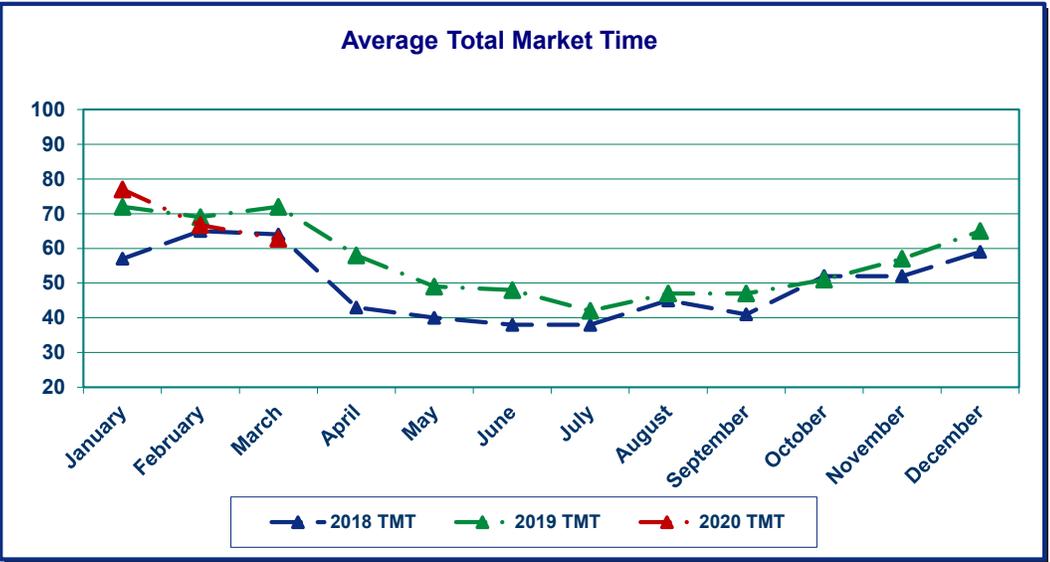


Average Total Market Time

DAYS ON MARKET

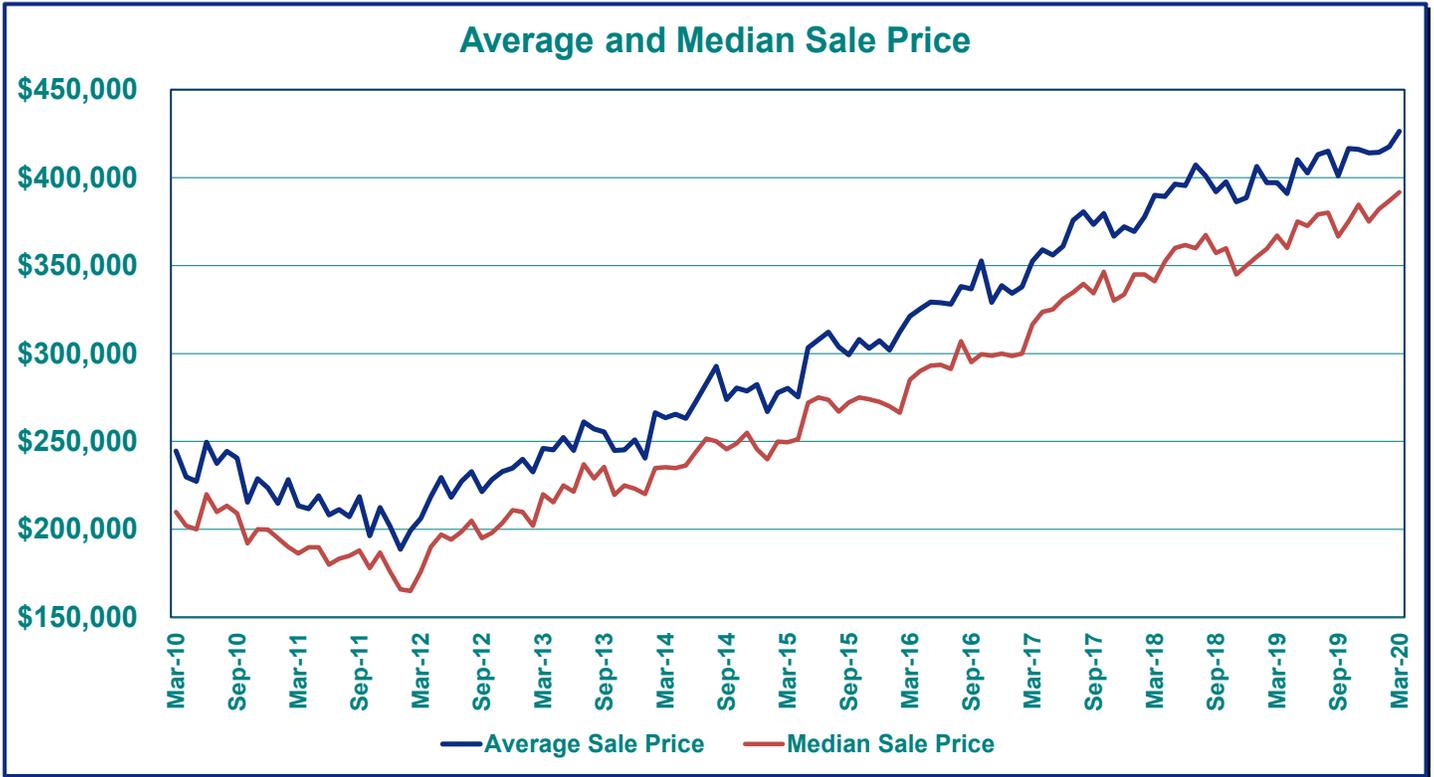
CLARK COUNTY, WA

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



NEW LISTINGS
COWLITZ COUNTY, WA

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



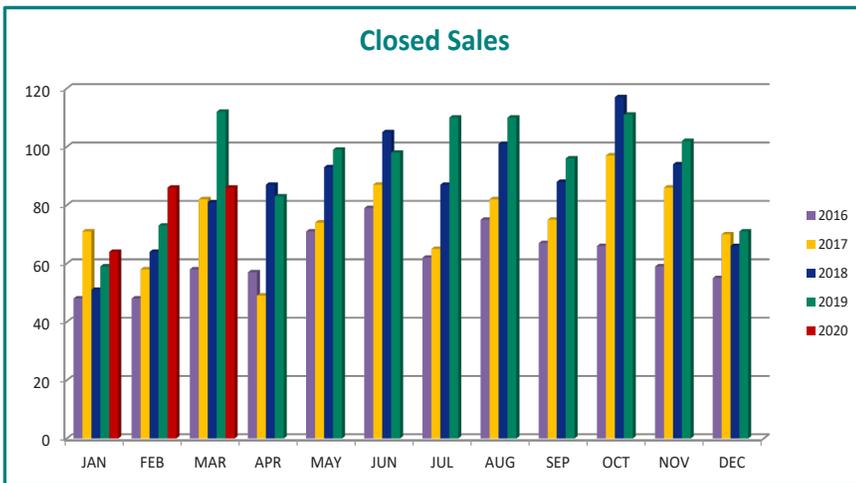
PENDING LISTINGS

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 March 2020

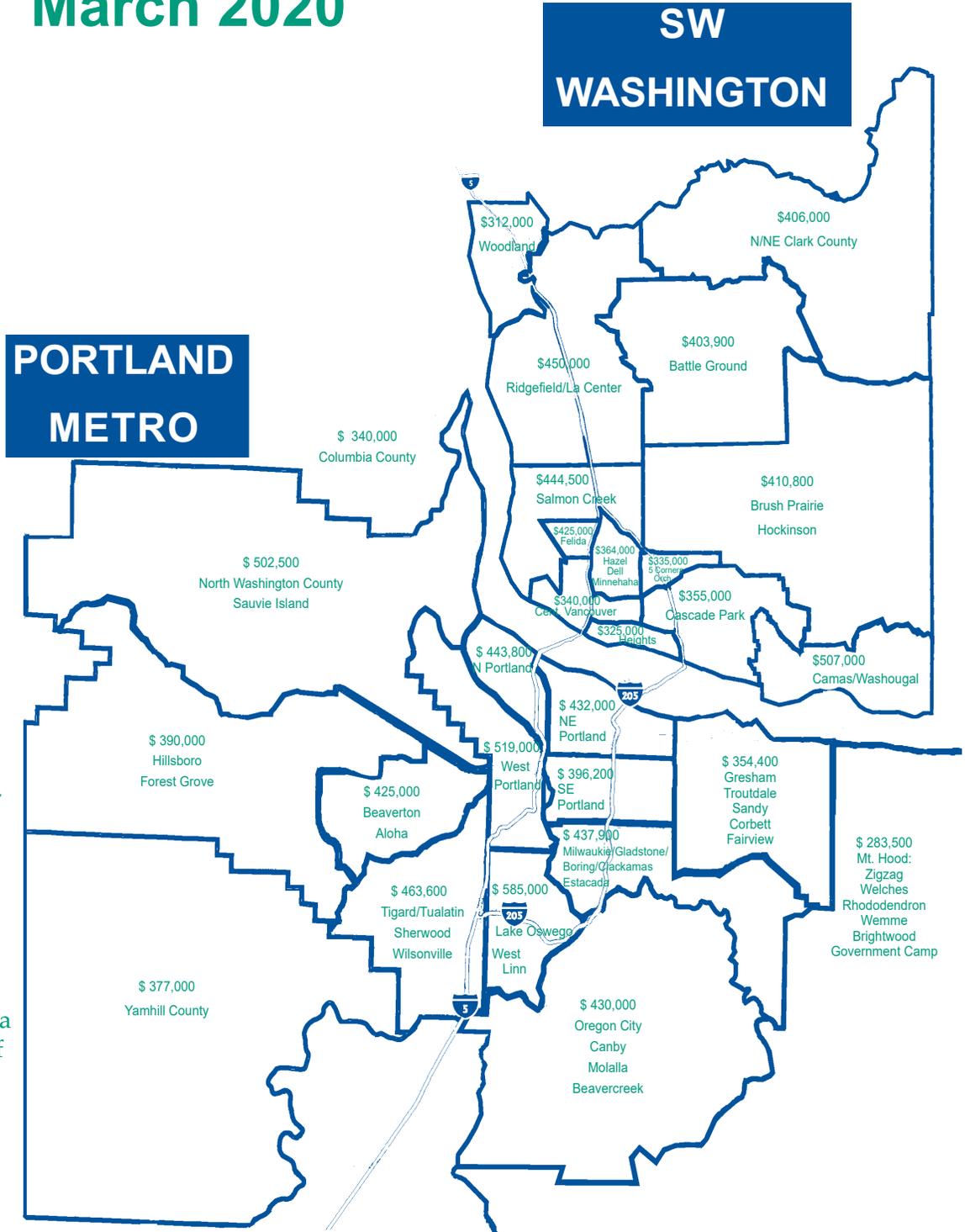
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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.

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