



Clark County, Washington Market Action Addition

April 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:	1,334
Less Listings with Purchase Contingencies*:	45
Readily Purchased Listings:	1,289
<i>Percent of Total Active Listings:</i>	96.6%
Less New Under Construction (not ready for occupancy):	207
Less New Proposed (not started):	195
Total Readily Purchased & Occupied Listing:	887
<i>Percent of Total Active Listings:</i>	66.5%
Inventory in Months of Readily Purchased & Occupied Listings:	1.7

* 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 2020 Reporting Period

April Residential Highlights

There were 675 new listings in April 2020, a 40.8% decrease from April 2019 (1,140) and a 34.0% decrease from March 2020 (1,022).

Pending sales (596) decreased 32.0% from April 2019 (877) and fell 20.5% from March 2020 when 750 offers were accepted.

Closed sales, at 536, decreased 20.7% from April 2019 (676) and decreased 13.5% from the 620 closings recorded in March 2020.

Inventory and Total Market Time

Total market time decreased to 47 days in April. Inventory increased to 2.5 months.

Year-to-Date Summary

Comparing the first four months of 2020 to the same period in 2019, new listings (3,242) decreased 14.4%, pending sales (2,575) decreased 11.8%, and closed sales (2,262) have decreased 4.1%.

Average and Median Sale Prices

Comparing 2020 to 2019 through April, the average sale price has increased 7.9% from \$396,500 to \$419,700. In the same comparison, the median sale price has increased 7.9% from \$359,500 to \$388,000.

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	2.5
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:	+4.1% (\$413,600 v. \$397,200)
Median Sale Price % Change:	+5.6% (\$379,900 v. \$359,900)

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	April	675	596	536	412,800	385,000	47
	March	1,022	750	620	426,300	391,700	63
	Year-to-date	3,242	2,575	2,262	419,700	388,000	64
2019	April	1,140	877	676	391,000	360,000	58
	Year-to-date	3,789	2,918	2,359	396,500	359,500	67
Change	April	-40.8%	-32.0%	-20.7%	5.6%	6.9%	-19.2%
	Prev Mo 2020	-34.0%	-20.5%	-13.5%	-3.2%	-1.7%	-25.4%
	Year-to-date	-14.4%	-11.8%	-4.1%	5.9%	7.9%	-4.4%

AREA REPORT • 4/2020

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	17	9	3	11	-54.2%	11	426,400	46	57	52	-14.8%	52	368,600	339,500	66	3.7%	1	305,000	2	77,500	7	469,600
12	NW Heights	9	17	1	16	33.3%	13	282,400	27	75	74	25.4%	71	285,400	275,000	44	5.0%	-	-	-	-	9	548,000
13	SW Heights	23	9	1	7	-12.5%	5	383,100	26	44	35	-16.7%	34	433,700	347,600	90	-15.8%	-	-	-	-	1	311,000
14	Lincoln/Hazel Dell	15	10	0	15	7.1%	8	366,400	38	61	51	18.6%	41	384,000	382,500	48	3.1%	-	-	1	142,000	-	-
15	E Hazel Dell	44	24	6	23	-43.9%	30	348,200	27	158	118	-31.4%	107	339,100	338,900	35	4.0%	2	360,800	8	214,300	-	-
20	NE Heights	14	7	-	6	-75.0%	8	316,500	2	46	38	-51.3%	39	323,500	325,000	31	6.1%	-	-	2	86,700	-	-
21	Orchards	32	37	3	37	-19.6%	23	325,200	14	140	115	-16.7%	100	321,000	333,900	40	4.2%	-	-	-	-	1	463,000
22	Evergreen	86	69	3	74	15.6%	57	332,500	23	333	268	18.6%	218	332,200	331,000	32	3.3%	2	227,500	3	206,000	8	515,100
23	E Heights	22	14	3	10	0.0%	13	463,100	58	49	51	13.3%	47	399,400	355,000	82	8.9%	-	-	1	216,500	1	460,000
24	Cascade Park	33	23	4	17	13.3%	15	401,500	14	90	73	14.1%	66	427,800	400,000	49	7.6%	-	-	1	535,000	1	455,900
25	Five Corners	13	13	3	9	-25.0%	28	339,300	19	79	67	6.3%	64	333,400	328,700	36	4.7%	-	-	-	-	-	-
26	E Orchards	57	27	7	21	-50.0%	15	381,900	43	118	104	-29.7%	85	441,600	445,000	69	8.3%	1	4,050,000	1	122,000	-	-
27	Fisher's Landing	21	16	2	11	-45.0%	11	398,300	31	66	55	-21.4%	48	392,000	392,200	37	3.7%	-	-	-	-	-	-
31	SE County	10	2	1	2	-75.0%	3	698,300	122	15	12	-36.8%	11	600,800	615,000	91	28.7%	-	-	4	297,800	-	-
32	Camas City	191	65	10	47	-52.5%	29	529,200	72	294	213	-14.5%	185	559,700	533,000	105	2.0%	2	474,500	11	229,300	3	444,200
33	Washougal	55	25	3	35	-18.6%	18	424,500	33	131	111	-16.5%	99	445,300	399,900	81	2.0%	-	-	14	221,300	3	365,000
41	N Hazel Dell	30	24	1	23	0.0%	24	412,300	53	105	96	4.3%	81	421,800	405,000	51	5.0%	-	-	-	-	-	-
42	S Salmon Creek	34	24	1	20	-16.7%	24	390,500	22	121	101	1.0%	94	380,600	375,000	42	6.7%	1	275,000	2	162,500	-	-
43	N Felida	35	27	4	19	-24.0%	21	442,500	51	104	94	-19.7%	86	490,600	454,800	81	0.0%	1	900,000	1	900,000	-	-
44	N Salmon Creek	84	35	7	35	-38.6%	28	424,700	92	178	146	-19.8%	132	447,600	425,500	84	-0.5%	-	-	5	226,200	-	-
50	Ridgefield	133	48	7	34	-42.4%	36	437,400	53	251	176	3.5%	125	435,400	432,000	59	0.5%	-	-	5	164,100	-	-
51	W of I-5 County	12	6	4	3	-25.0%	5	760,200	55	25	12	-7.7%	11	681,400	600,000	77	6.4%	-	-	2	295,500	-	-
52	NW E of I-5 County	23	9	1	9	-30.8%	7	576,400	35	34	26	18.2%	21	635,000	540,000	82	10.2%	-	-	4	184,300	-	-
61	Battleground	102	54	7	47	-27.7%	34	419,900	59	208	167	-19.7%	154	405,200	391,500	78	-0.6%	1	80,000	15	245,600	-	-
62	Brush Prairie	174	54	30	38	-55.3%	50	479,100	71	338	225	-20.2%	214	471,500	435,100	75	6.1%	-	-	19	173,200	-	-
63	East County	0	0	0	0	-	0	-	-	-	-	-100.0%	-	-	-	-	0.1%	-	-	1	250,000	-	-
64	Central County	3	1	0	2	0.0%	3	485,000	131	9	11	37.5%	8	538,600	538,800	139	13.4%	-	-	-	-	-	-
65	Mid-Central County	13	6	0	6	50.0%	2	522,000	4	17	15	0.0%	11	603,100	649,000	90	19.8%	-	-	2	386,300	-	-
66	Yacolt	17	8	2	4	-71.4%	5	452,400	89	29	17	-62.2%	16	473,000	449,800	59	5.8%	-	-	3	200,000	-	-
70	La Center	24	10	2	11	0.0%	10	490,100	162	56	41	46.4%	33	446,800	444,900	124	7.0%	-	-	1	110,000	-	-
71	N Central	5	2	-	4	-55.6%	0	-	-	10	8	-57.9%	2	373,000	373,000	6	9.2%	-	-	-	-	-	-
72	NE Corner	3	0	1	0	-	0	-	-	1	3	-50.0%	7	480,000	500,000	89	-3.4%	-	-	1	95,000	-	-
	Clark County Total	1,334	675	117	596	-32.0%	536	412,800	47	3,242	2,575	-11.8%	2,262	419,700	388,000	64	4.1%	11	703,200	109	218,300	34	484,000
80	Woodland City	15	10	3	9	-18.2%	12	361,800	50	46	42	-17.6%	39	325,500	316,000	49	-0.2%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	17	5	-	4	-50.0%	2	398,800	103	21	13	8.9%	13	514,100	515,000	105	11.4%	-	-	11	153,400	-	-
82	Cowlitz County	111	75	11	74	-12.9%	65	304,000	53	326	301	-4.7%	270	292,800	282,300	48	8.1%	1	1,500,000	30	105,500	6	640,300
	Cowlitz County Total	143	90	14	87	-16.3%	79	315,200	54	393	356	-7.8%	322	305,700	294,800	51	7.7%	2	930,000	42	117,000	7	708,800
87	Pacific County Total	59	11	2	10	-56.5%	5	175,800	24	62	41	-16.3%	40	270,900	224,000	121	19.0%	-	-	21	50,100	-	-



ACTIVE RESIDENTIAL LISTINGS

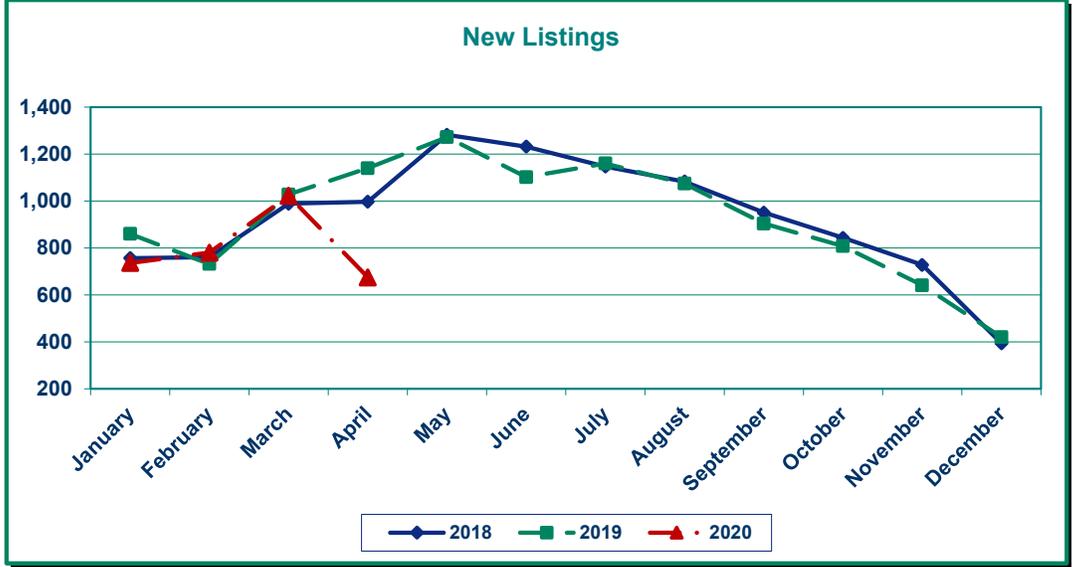
CLARK COUNTY, WA

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

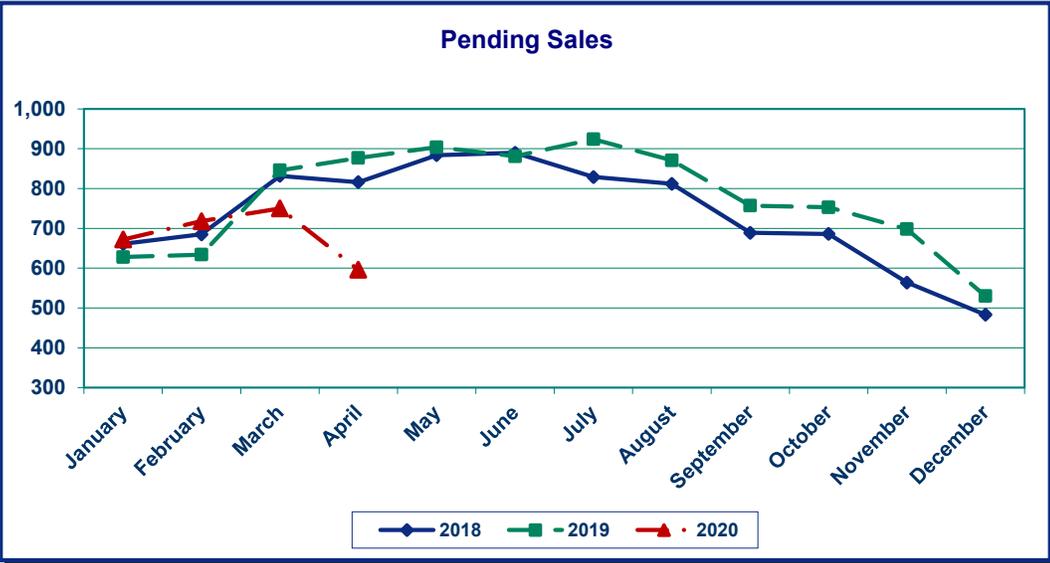
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/19-4/30/20) with 12 months before (5/1/18-4/30/19).

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

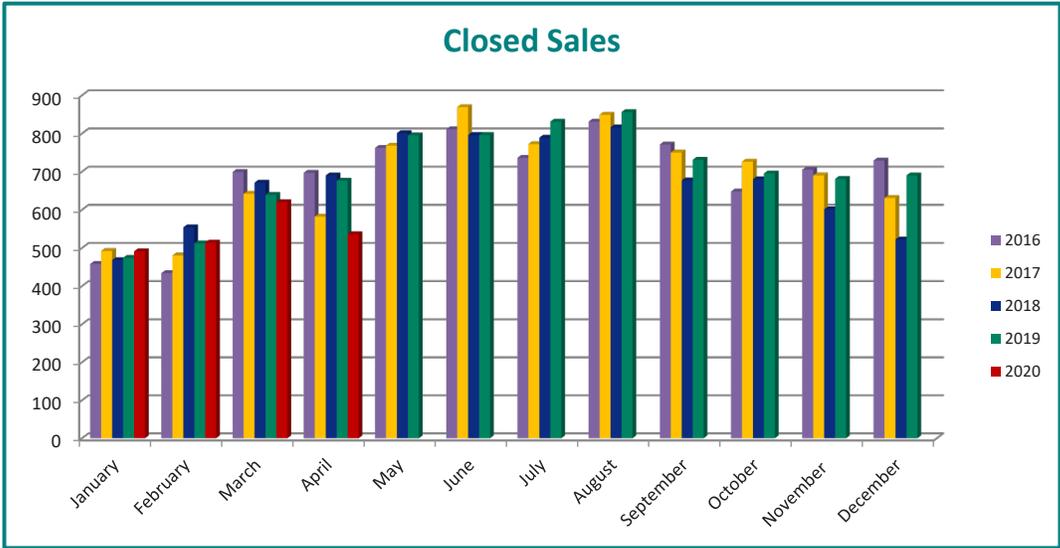
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

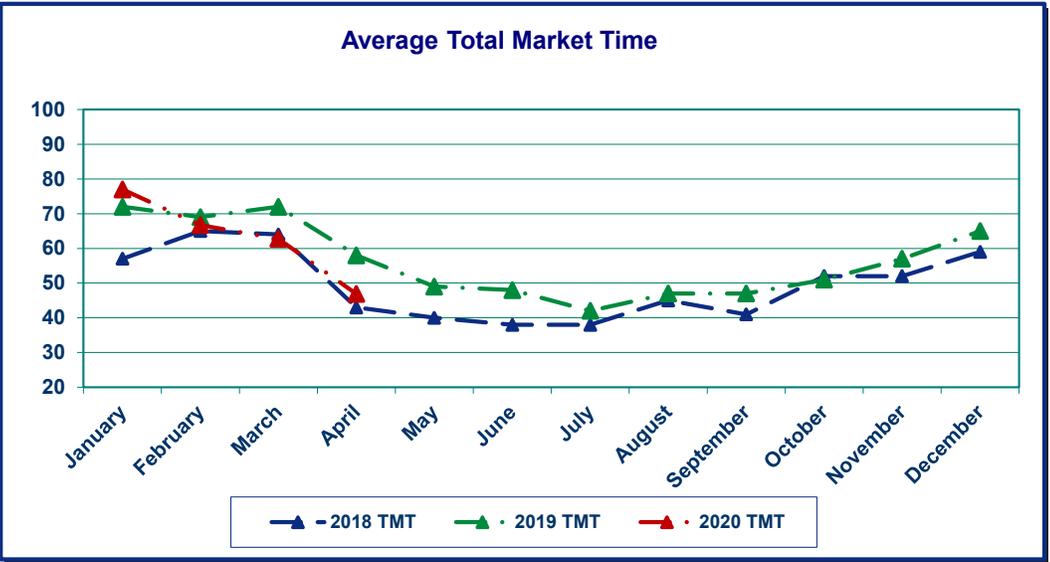


Average Total Market Time

DAYS ON MARKET

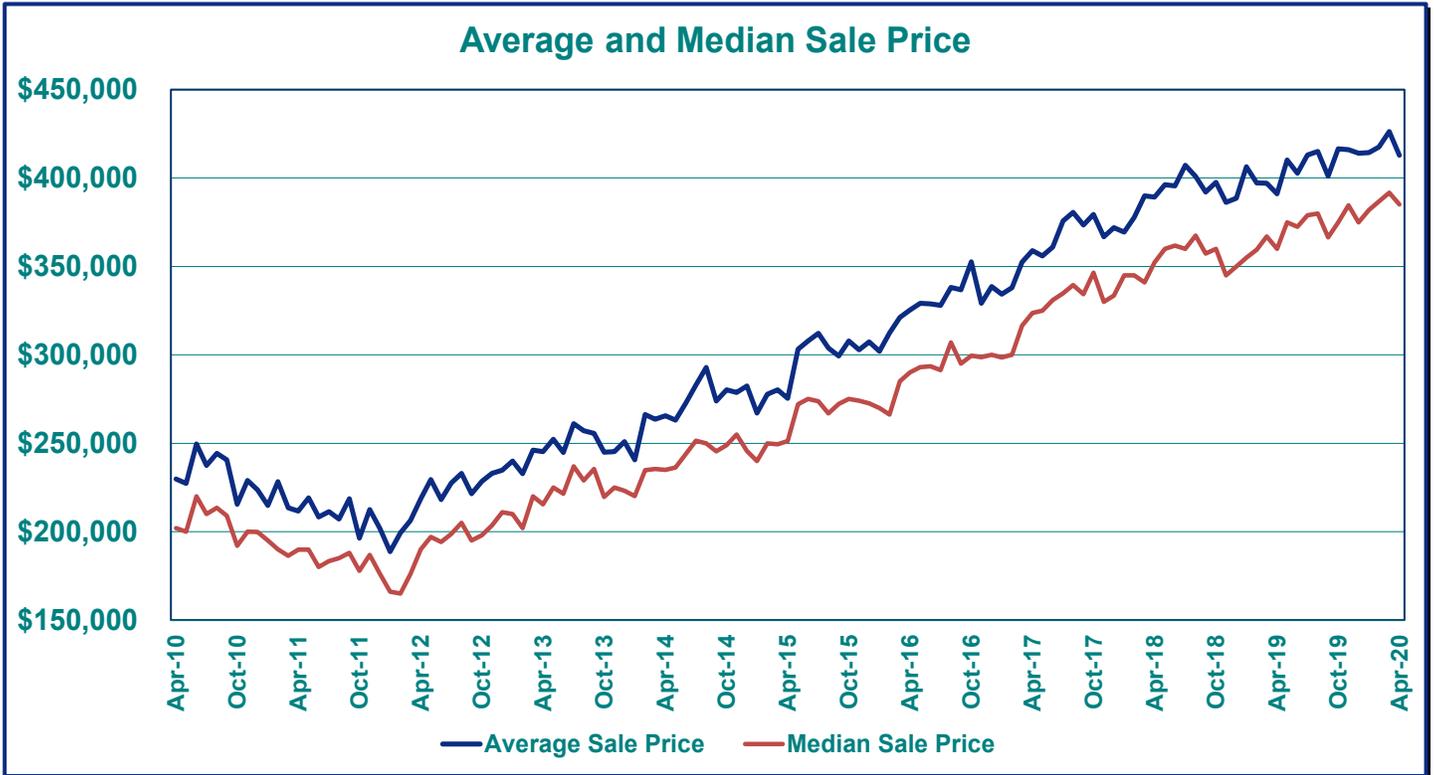
CLARK COUNTY, WA

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

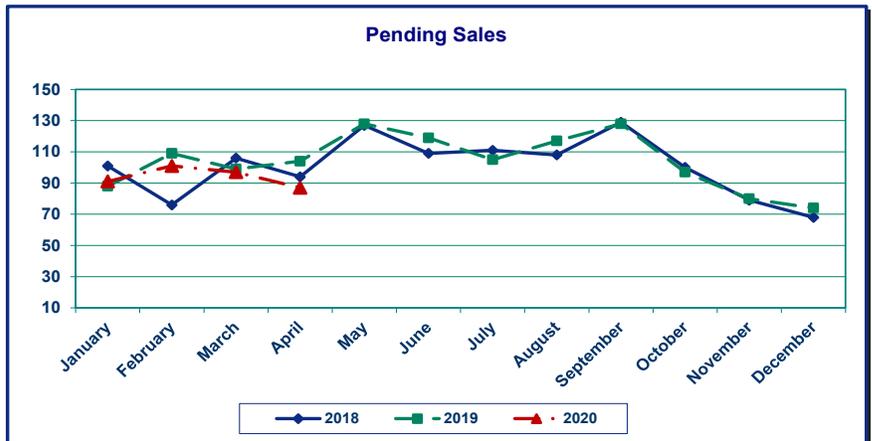
This graph shows affordability for housing in Clark County, Washington, in March 2020.

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 (\$92,100 in 2020, per HUD) can afford 137% of a monthly mortgage payment on a median priced home (\$391,700 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.45% (per Freddie Mac).

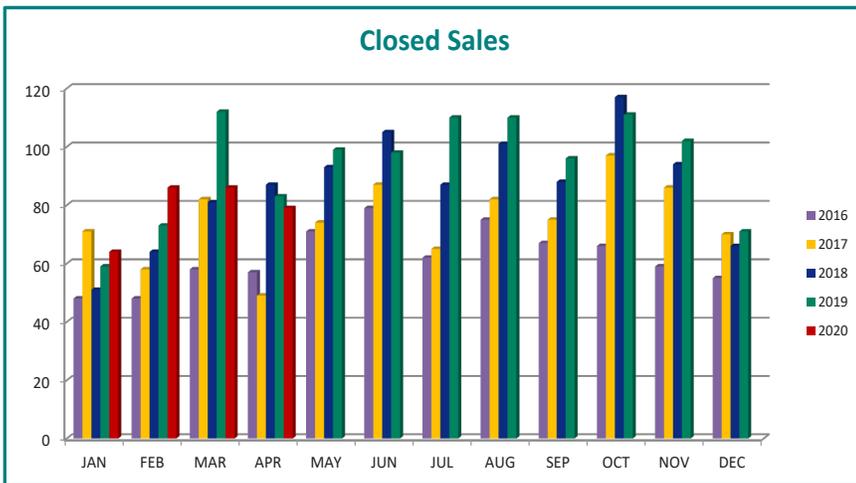
PENDING LISTINGS

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.





MULTIPLE LISTING SERVICE

MEDIAN SALE PRICE April 2020

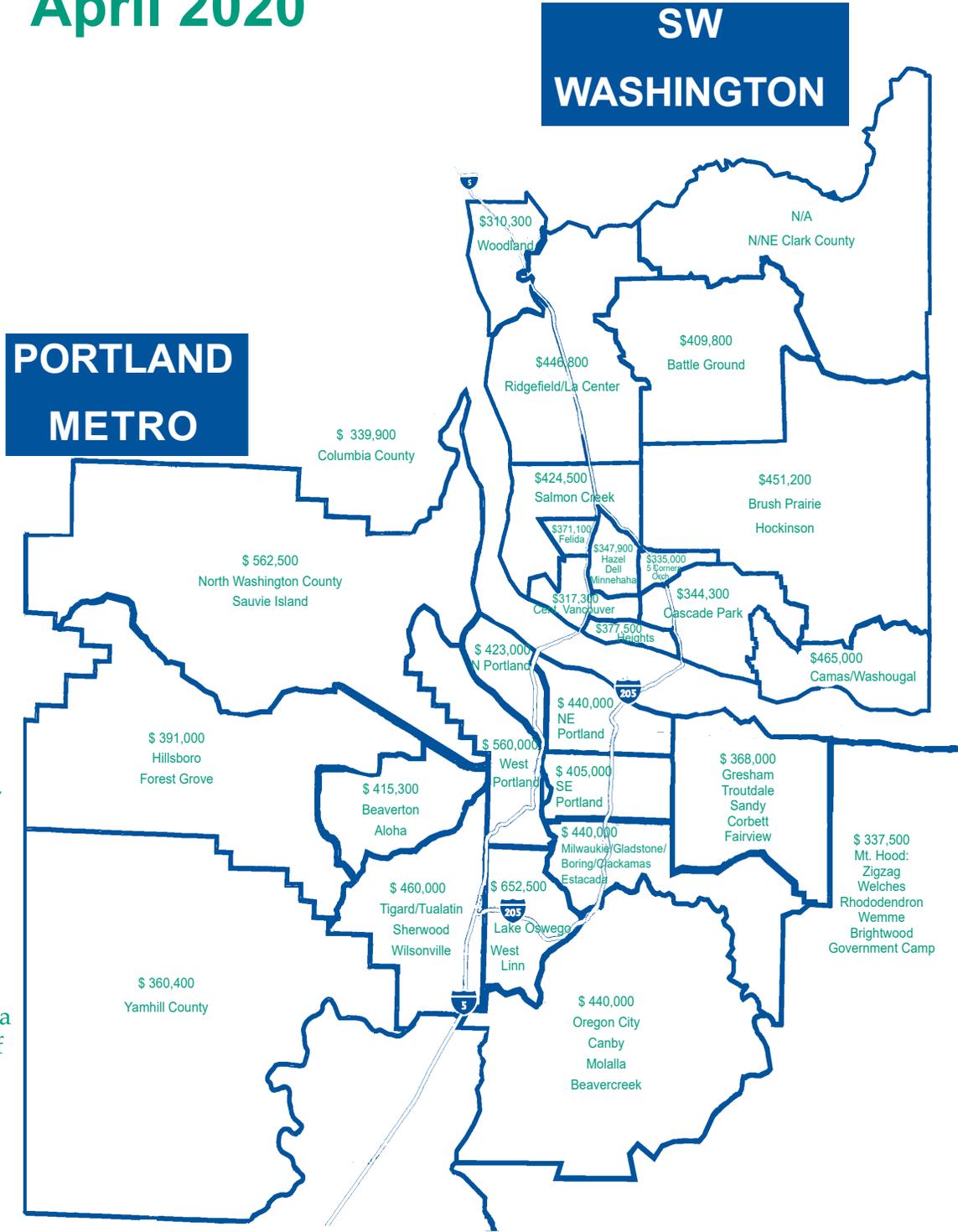
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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