



Clark County, Washington Market Action Addition

May 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:	1,304
Less Listings with Purchase Contingencies*:	46
Readily Purchased Listings:	1,258
<i>Percent of Total Active Listings:</i>	96.5%
Less New Under Construction (not ready for occupancy):	212
Less New Proposed (not started):	246
Total Readily Purchased & Occupied Listing:	800
<i>Percent of Total Active Listings:</i>	61.3%
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

May 2020 Reporting Period

May Residential Highlights

New listings (971) decreased 23.7% from the 1,272 listed in May 2019, and increased 43.9% from the 675 listed in April 2020.

Pending sales (892) decreased 1.3% from the 904 offers accepted in May 2019, and increased 49.7% from the 596 offers accepted in April 2020.

Closed sales (577) decreased 27.4% from the 795 closings in May 2019, and increased 7.6% from the 536 closings in April 2020.

Inventory and Total Market Time

Inventory decreased to 2.3 months in May. Total market time increased to 48 days.

Year-to-Date Summary

Comparing the first five months of 2020 to the same period in 2019, new listings (4,225) decreased 16.8%, pending sales (3,438) decreased 9.2%, and closed sales (2,869) decreased 10.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through May, the average sale price has increased 4.8% from \$400,100 to \$419,400. In the same comparison, the median sale price has increased 6.0% from \$364,400 to \$386,400.

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	2.5
May	1.8	2.3	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:	+4.0% (\$414,300 v. \$398,500)
Median Sale Price % Change:	+5.6% (\$380,000 v. \$360,000)

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

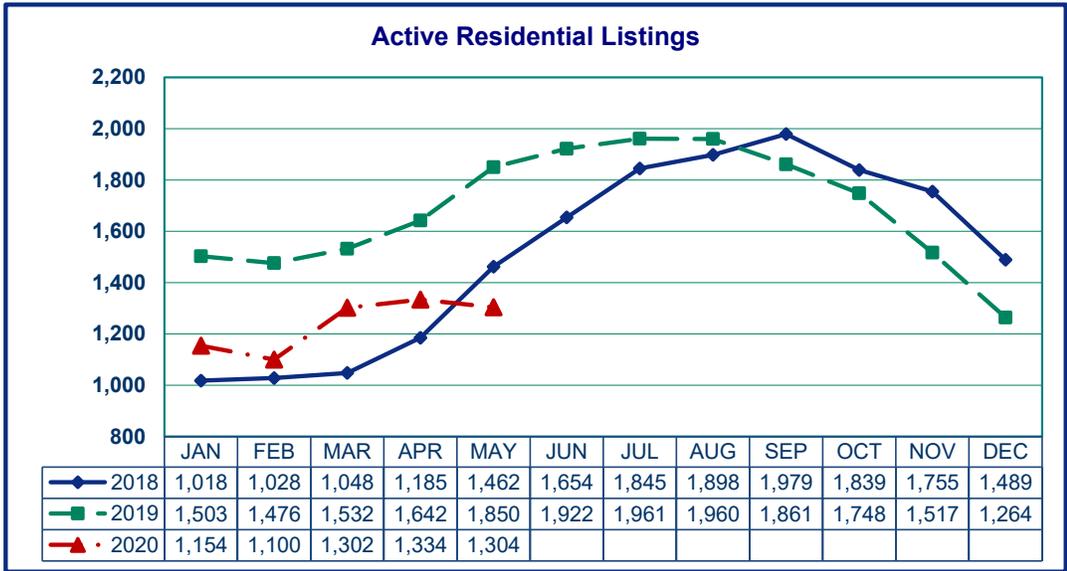
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	May	971	892	577	418,300	384,900	48
	April	675	596	536	412,800	385,000	47
	Year-to-date	4,225	3,438	2,869	419,400	386,400	61
2019	May	1,272	904	795	410,200	375,000	49
	Year-to-date	5,081	3,786	3,187	400,100	364,400	63
Change	May	-23.7%	-1.3%	-27.4%	2.0%	2.6%	-2.1%
	Prev Mo 2020	43.9%	49.7%	7.6%	1.3%	0.0%	2.1%
	Year-to-date	-16.8%	-9.2%	-10.0%	4.8%	6.0%	-2.8%

AREA REPORT • MAY 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/Cancelled 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	19	17	2	15	-31.8%	11	449,100	26	74	67	-16.3%	63	382,700	355,000	59	6.1%	2	312,500	2	77,500	10	486,300
12	NW Heights	6	23	4	25	47.1%	16	308,500	18	99	98	27.3%	88	289,700	275,000	39	7.4%	-	-	-	-	9	548,000
13	SW Heights	24	13	2	12	-7.7%	7	673,600	35	57	46	-14.8%	41	474,600	369,000	80	-14.0%	-	-	-	-	2	414,000
14	Lincoln/Hazel Dell	17	16	3	12	-25.0%	12	364,100	14	77	63	6.8%	53	379,500	382,500	40	2.1%	-	-	1	142,000	-	-
15	E Hazel Dell	38	40	4	43	-4.4%	22	363,500	54	199	160	-25.9%	130	343,400	340,000	38	5.3%	2	360,800	8	214,300	-	-
20	NE Heights	8	13	3	18	-35.7%	9	343,800	38	59	56	-46.7%	49	329,500	325,000	34	2.9%	-	-	2	86,700	-	-
21	Orchards	28	42	4	44	-6.4%	37	340,500	30	184	157	-13.7%	137	326,300	335,000	37	3.4%	-	-	-	-	1	463,000
22	Evergreen	79	80	9	91	35.8%	63	325,500	21	415	348	19.6%	283	331,000	331,000	30	1.2%	2	227,500	3	206,000	8	515,100
23	E Heights	26	17	2	11	-38.9%	9	473,100	19	66	62	-1.6%	57	411,200	365,000	70	9.9%	-	-	1	216,500	1	460,000
24	Cascade Park	31	25	1	25	-21.9%	15	374,500	26	116	98	2.1%	82	415,900	390,000	48	5.1%	-	-	1	535,000	1	455,900
25	Five Corners	13	21	0	21	31.3%	7	353,300	39	100	87	13.0%	71	335,400	329,900	36	4.5%	-	-	-	-	-	-
26	E Orchards	58	42	3	38	-5.0%	21	355,700	50	160	141	-24.6%	106	424,600	437,700	65	5.8%	1	4,050,000	1	122,000	-	-
27	Fisher's Landing	24	38	2	31	29.2%	14	421,600	12	104	86	-6.5%	64	398,300	392,200	31	5.2%	-	-	-	-	-	-
31	SE County	8	2	0	4	-42.9%	6	580,800	118	17	16	-38.5%	17	593,800	615,000	101	18.4%	-	-	4	297,800	-	-
32	Camas City	169	79	20	87	8.8%	40	536,100	66	374	298	-9.1%	229	553,100	515,000	99	1.6%	2	474,500	11	229,300	4	434,400
33	Washougal	52	38	5	38	-22.4%	27	422,000	52	169	146	-18.9%	127	440,200	399,900	74	0.8%	-	-	19	208,700	3	365,000
41	N Hazel Dell	31	42	2	34	36.0%	23	371,400	29	147	130	12.1%	105	410,700	385,000	47	1.5%	-	-	1	100,000	-	-
42	S Salmon Creek	30	30	3	31	14.8%	17	381,900	29	150	131	5.6%	113	381,300	375,000	39	5.9%	1	275,000	2	162,500	-	-
43	N Felida	32	24	4	24	-35.1%	24	403,700	77	128	118	-22.4%	110	471,600	437,500	80	0.7%	1	900,000	2	612,500	-	-
44	N Salmon Creek	85	51	7	44	-20.0%	36	431,400	91	233	191	-18.0%	169	443,900	424,900	87	-0.6%	-	-	7	353,700	-	-
50	Ridgefield	155	83	8	51	34.2%	30	475,000	71	335	224	7.2%	158	443,100	440,000	61	1.1%	-	-	6	148,200	-	-
51	W of I-5 County	14	3	1	1	-66.7%	3	981,000	37	28	13	-18.8%	14	745,600	661,500	68	18.6%	-	-	2	295,500	-	-
52	NW E of I-5 County	32	19	3	8	100.0%	6	706,700	121	53	34	36.0%	27	650,900	555,000	90	15.2%	-	-	6	211,200	-	-
61	Battleground	89	64	12	69	6.2%	48	407,600	44	272	235	-13.9%	203	405,900	389,400	70	0.6%	1	80,000	18	264,400	1	350,000
62	Brush Prairie	170	93	25	73	-22.3%	45	448,700	51	431	296	-20.2%	266	467,200	434,500	71	8.1%	-	-	21	180,500	1	449,500
63	East County	0	0	0	0	-	0	-	-	-	-	-100.0%	-	-	-	-	0.1%	-	-	1	250,000	-	-
64	Central County	3	5	1	5	66.7%	3	647,800	20	14	16	45.5%	11	568,400	578,500	106	17.1%	-	-	-	-	-	-
65	Mid-Central County	4	2	2	6	200.0%	5	690,200	57	19	21	23.5%	16	630,300	651,000	80	20.5%	-	-	2	386,300	-	-
66	Yacolt	22	23	2	16	14.3%	6	454,800	192	52	33	-42.1%	22	468,000	445,000	95	9.1%	-	-	6	179,000	-	-
70	La Center	29	25	6	13	18.2%	9	470,100	92	81	54	38.5%	42	451,800	447,400	117	4.3%	-	-	1	110,000	-	-
71	N Central	5	1	1	2	-60.0%	6	396,600	14	11	10	-56.5%	9	397,300	406,000	11	8.7%	-	-	1	100,000	-	-
72	NE Corner	3	0	0	0	-	0	-	-	1	3	-50.0%	7	480,000	500,000	89	-0.9%	-	-	1	95,000	-	-
	Clark County Total	1,304	971	141	892	-1.3%	577	418,300	48	4,225	3,438	-9.2%	2,869	419,400	386,400	61	4.0%	12	671,300	130	224,500	41	481,800
80	Woodland City	17	9	1	8	-46.7%	10	457,300	32	55	50	-20.6%	49	352,400	322,000	45	3.0%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	11	4	0	9	-35.7%	6	495,500	35	25	22	9.9%	19	508,300	515,000	81	17.7%	-	-	12	149,500	-	-
82	Cowlitz County	110	98	10	96	-3.0%	66	317,300	46	426	394	-2.7%	340	297,400	285,000	48	7.8%	1	1,500,000	42	122,600	6	640,300
	Cowlitz County Total	138	111	11	113	-11.7%	82	347,400	43	506	466	-7.0%	408	313,800	295,000	49	8.5%	2	930,000	55	127,300	7	708,800
87	Pacific County Total	43	20	8	27	35.0%	8	275,200	57	83	68	0.0%	48	271,600	224,000	111	17.9%	-	-	31	52,400	-	-



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

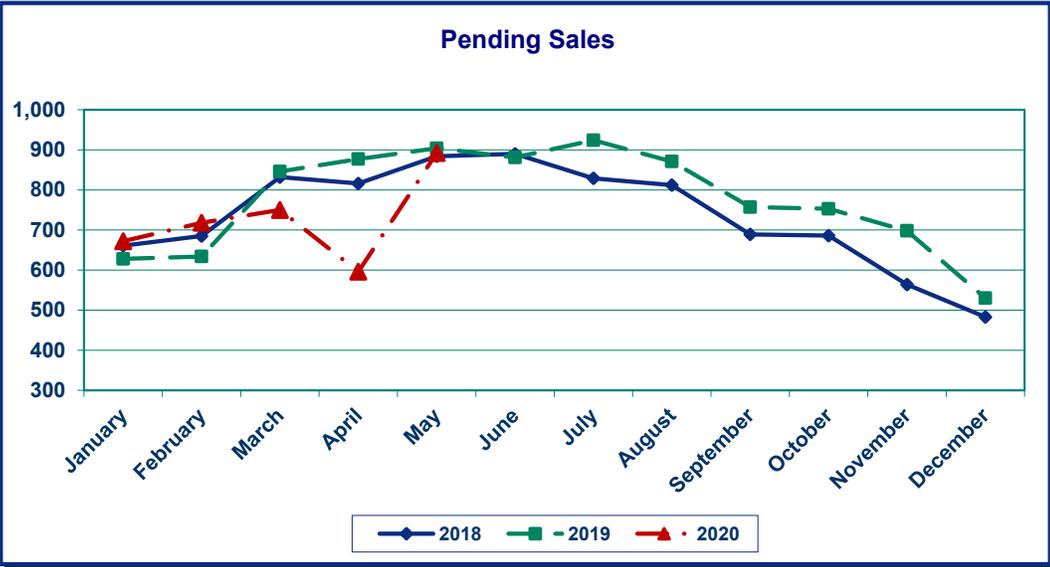
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/19-5/31/20) with 12 months before (6/1/18-5/31/19).

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.

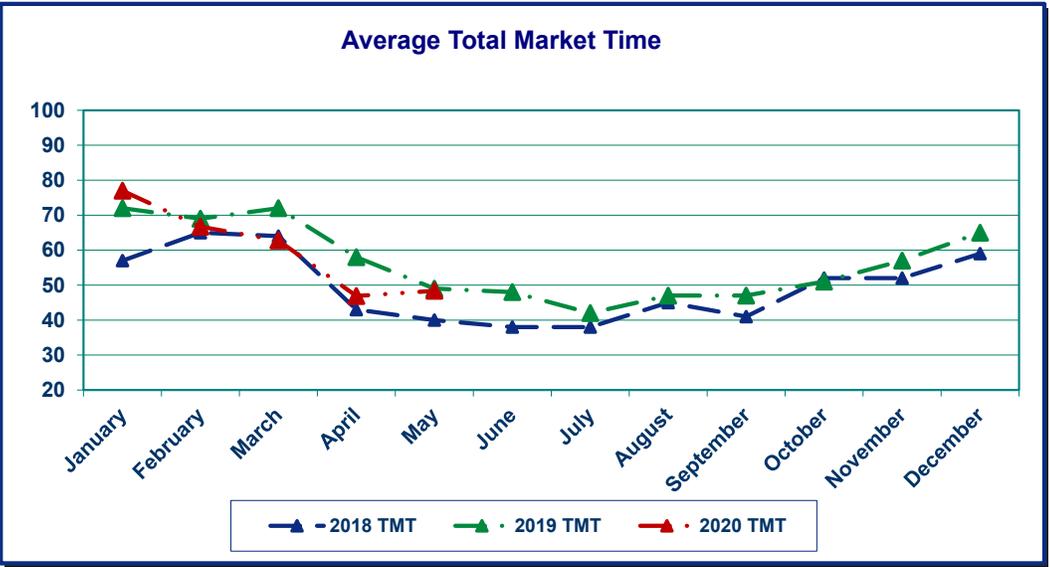


Average Total Market Time

DAYS ON MARKET

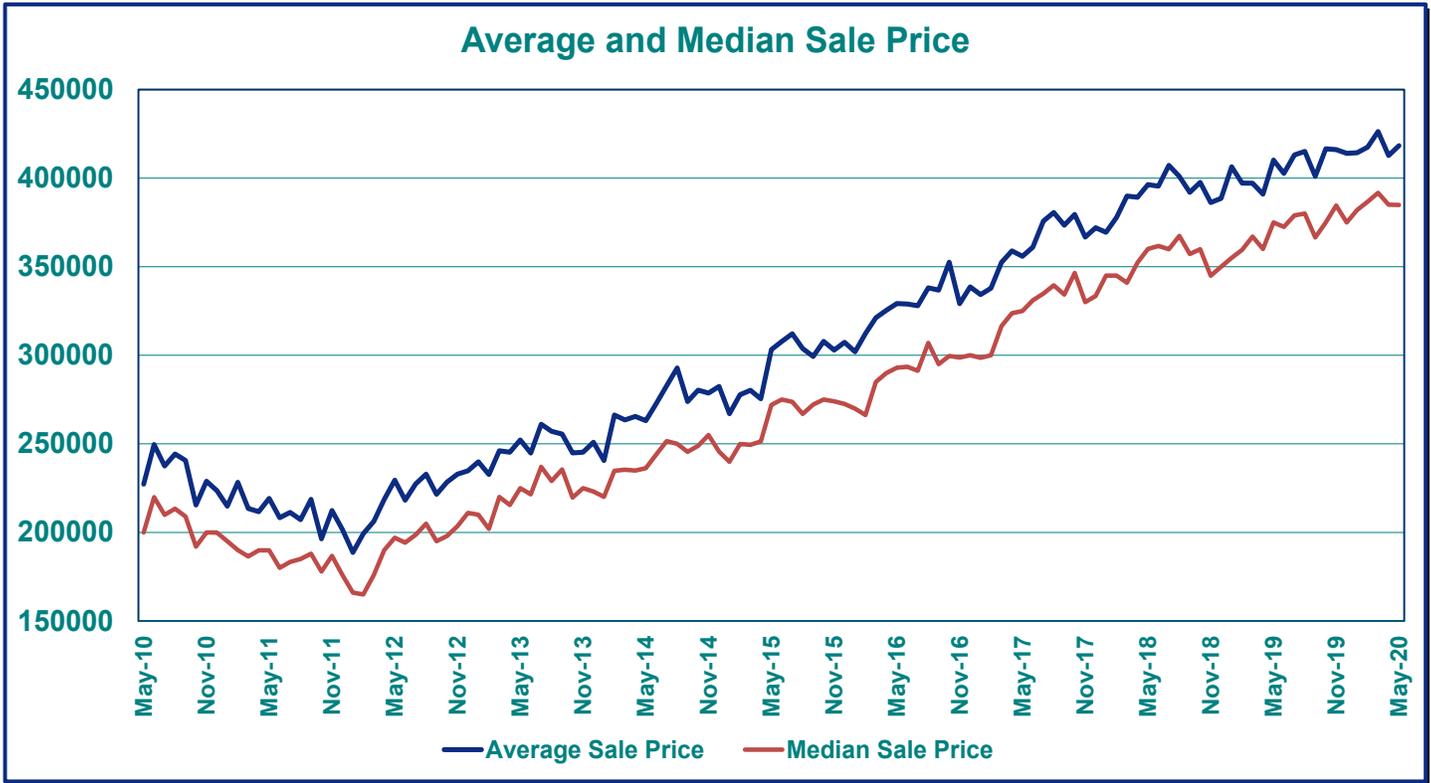
CLARK COUNTY, WA

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

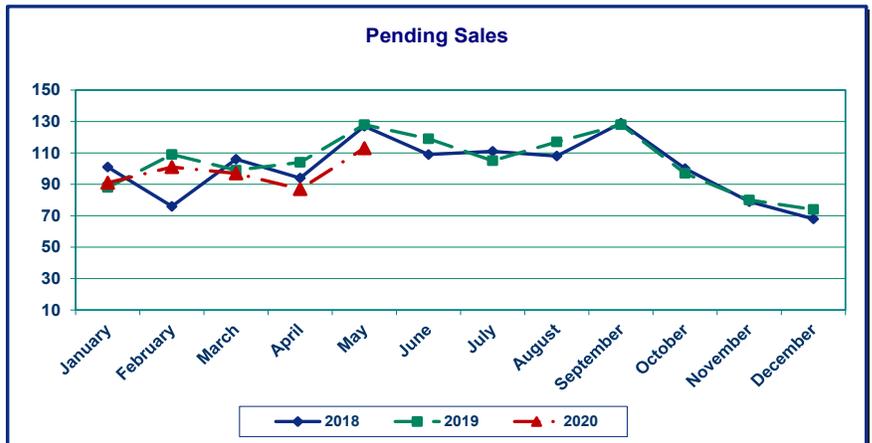
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



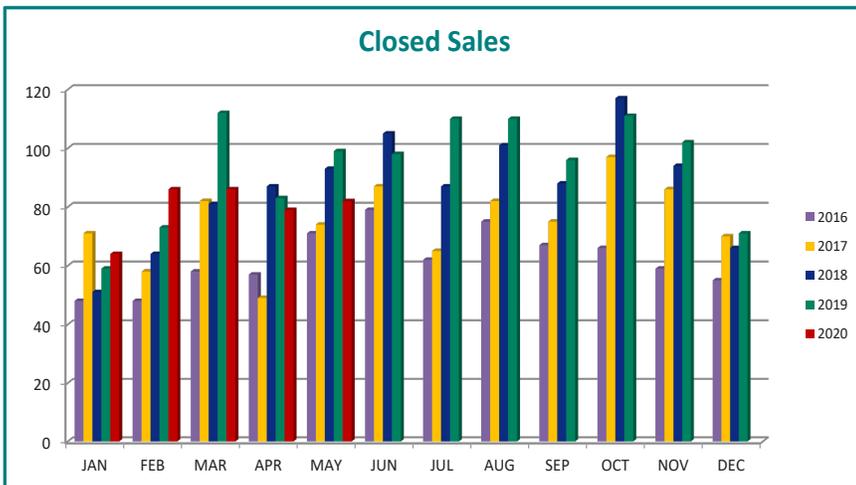
PENDING LISTINGS

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.



MEDIAN SALE PRICE May 2020

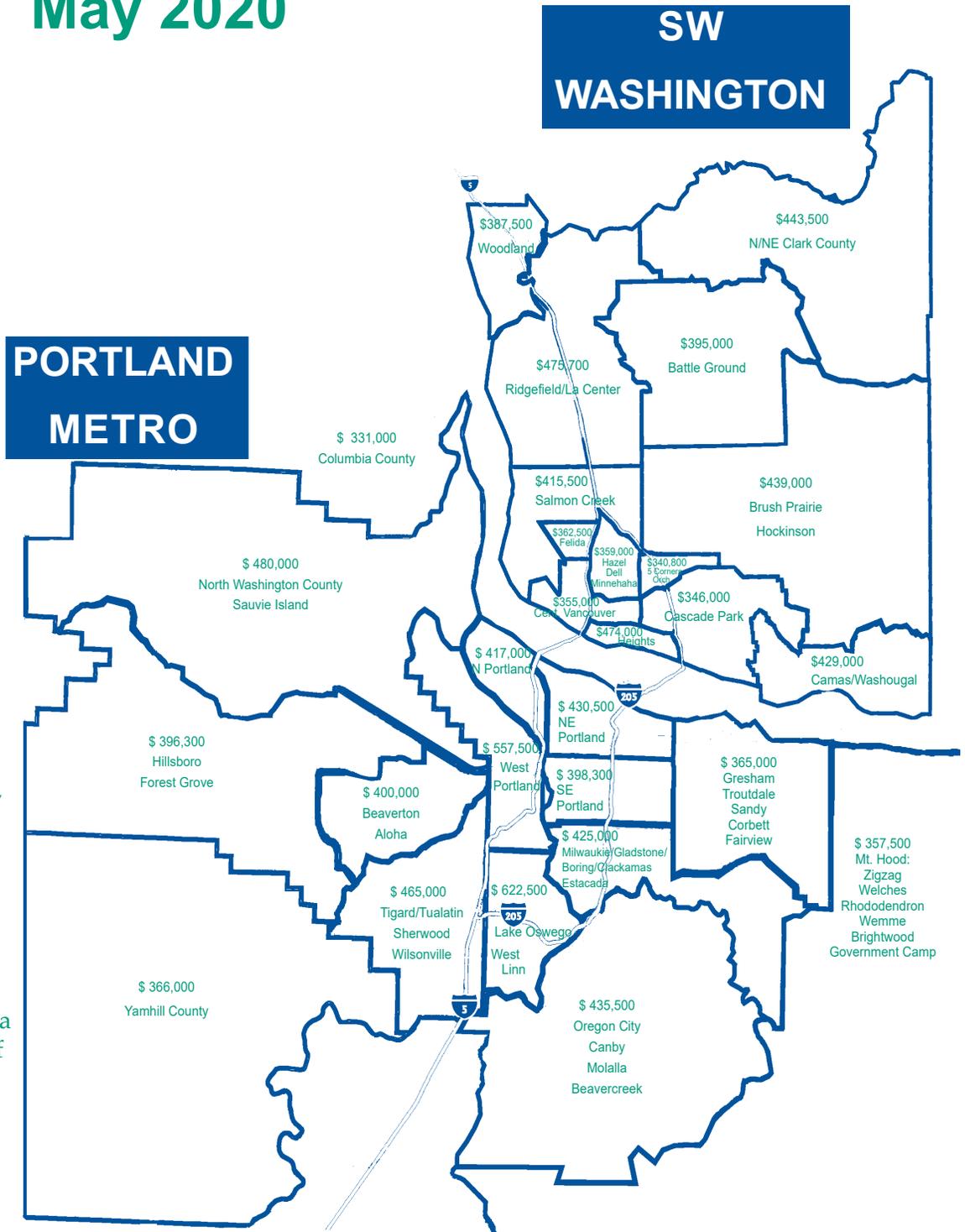
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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