



Clark County, Washington Market Action Addition

June 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:	1,149
Less Listings with Purchase Contingencies*:	44
Readily Purchased Listings:	1,105
<i>Percent of Total Active Listings:</i>	96.2%
Less New Under Construction (not ready for occupancy):	165
Less New Proposed (not started):	242
Total Readily Purchased & Occupied Listing:	698
<i>Percent of Total Active Listings:</i>	60.7%
Inventory in Months of Readily Purchased & Occupied Listings:	1.0

* 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

June 2020 Reporting Period

June Residential Highlights

New listings (979) decreased 11.2% from the 1,102 listed in June 2019, and increased 0.8% from the 971 listed in May 2020.

Pending sales (1,036) increased 17.6% from the 881 offers accepted in June 2019, and increased 16.1% from the 892 offers accepted in May 2020.

Closed sales (724) decreased 9.0% from the 796 closings in June 2019, and increased 25.5% from the 577 closings in May 2020.

Inventory and Total Market Time

Inventory decreased to 1.6 months in June. Total market time decreased to 46 days.

Year-to-Date Summary

Comparing the first six months of 2020 to the same period in 2019, new listings (5,218) decreased 15.8%, pending sales (4,448) decreased 4.2%, and closed sales (3,624) decreased 9.7%.

Average and Median Sale Prices

Comparing 2020 to 2019 through June, the average sale price has increased 5.5% from \$400,900 to \$422,900. In the same comparison, the median sale price has increased 6.8% from \$365,000 to \$389,900.

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	1.6
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:
+4.6% (\$417,400 v. \$399,100)
Median Sale Price % Change:
+6.6% (\$383,900 v. \$360,000)

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

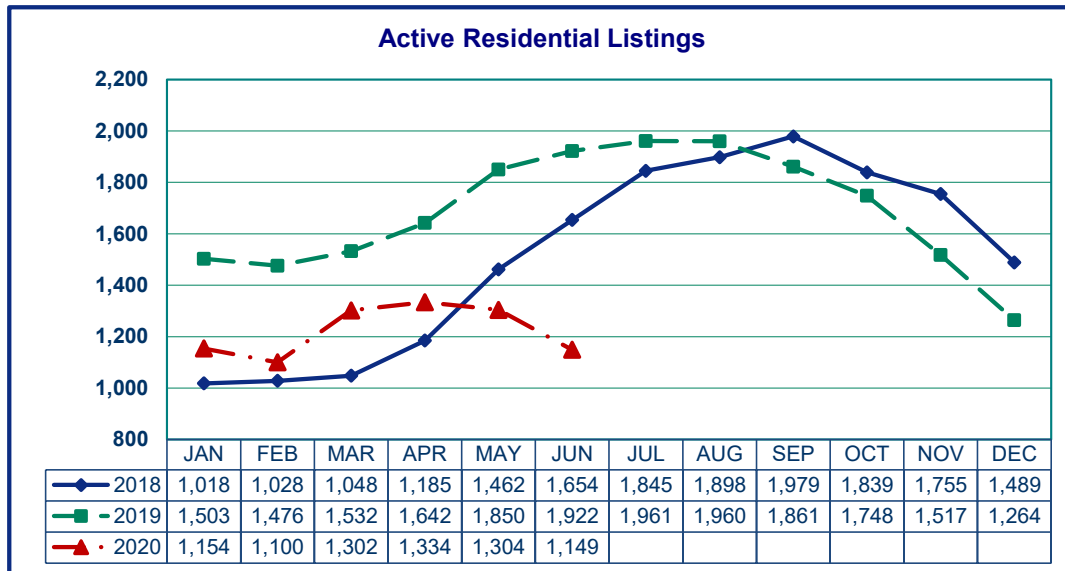
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	June	979	1,036	724	437,100	398,900	46
	May	971	892	577	418,300	384,900	48
	Year-to-date	5,218	4,448	3,624	422,900	389,900	58
2019	June	1,102	881	796	402,700	372,500	48
	Year-to-date	6,200	4,644	4,013	400,900	365,000	60
Change	June	-11.2%	17.6%	-9.0%	8.5%	7.1%	-4.2%
	Prev Mo 2020	0.8%	16.1%	25.5%	4.5%	3.6%	-4.2%
	Year-to-date	-15.8%	-4.2%	-9.7%	5.5%	6.8%	-2.8%

AREA REPORT • JUNE 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	15	18	1	20	-31.0%	13	330,600	33	92	86	-18.9%	76	373,800	339,500	55	6.6%	3	284,700	2	77,500	11	480,200
12	NW Heights	6	21	7	20	33.3%	17	302,400	14	120	112	21.7%	105	291,700	280,000	35	7.9%	-	-	2	290,000	11	1,162,000
13	SW Heights	23	17	3	13	116.7%	10	577,100	86	74	59	-1.7%	51	494,700	360,000	81	-13.2%	-	-	-	-	3	419,000
14	Lincoln/Hazel Dell	14	17	2	19	58.3%	10	364,900	18	94	81	14.1%	64	377,400	378,800	36	2.3%	-	-	1	142,000	1	657,300
15	E Hazel Dell	28	46	3	51	30.8%	37	363,700	35	245	207	-18.5%	170	347,400	345,900	41	6.9%	2	360,800	8	214,300	-	-
20	NE Heights	9	10	1	9	-70.0%	12	310,900	36	69	65	-51.5%	62	328,900	325,000	34	2.4%	-	-	2	86,700	-	-
21	Orchards	18	27	4	37	-7.5%	32	343,500	12	212	193	-12.3%	170	329,400	335,500	32	3.1%	-	-	-	-	1	463,000
22	Evergreen	53	77	8	101	55.4%	83	358,600	24	494	448	25.1%	368	337,500	335,000	29	2.8%	2	227,500	4	267,300	8	515,100
23	E Heights	20	15	1	20	17.6%	10	352,400	37	82	81	1.3%	67	402,500	355,000	65	6.4%	-	-	1	216,500	1	460,000
24	Cascade Park	26	22	3	26	-13.3%	19	405,300	52	138	124	0.0%	101	413,900	390,000	49	5.6%	-	-	1	535,000	1	455,900
25	Five Corners	6	30	1	37	54.2%	24	371,900	32	130	123	21.8%	95	344,600	335,000	35	4.9%	-	-	-	-	-	-
26	E Orchards	59	45	4	48	45.5%	24	451,500	37	205	188	-14.2%	132	434,900	440,000	59	4.1%	1	4,050,000	1	122,000	-	-
27	Fisher's Landing	21	24	1	27	28.6%	28	412,600	19	128	112	-0.9%	93	401,700	393,000	27	5.4%	-	-	-	-	-	-
31	SE County	11	5	2	-	-100.0%	3	478,300	24	22	16	-46.7%	20	576,500	597,500	89	14.6%	-	-	4	297,800	-	-
32	Camas City	144	92	13	108	40.3%	71	576,500	68	468	405	1.5%	304	557,600	523,600	92	3.2%	2	474,500	17	252,500	4	434,400
33	Washougal	48	41	9	34	-34.6%	30	500,500	76	211	179	-22.2%	158	451,300	407,500	74	2.8%	1	250,000	26	207,500	3	365,000
41	N Hazel Dell	27	28	6	35	-2.8%	29	440,800	23	177	165	7.8%	135	417,600	395,000	41	5.2%	-	-	1	100,000	-	-
42	S Salmon Creek	22	28	5	33	17.9%	26	382,400	48	179	163	7.2%	141	380,400	375,000	40	5.3%	1	275,000	2	162,500	1	390,000
43	N Felida	41	44	5	30	-30.2%	21	472,400	60	174	150	-21.9%	131	471,800	450,000	77	1.1%	1	900,000	5	401,200	-	-
44	N Salmon Creek	58	52	9	67	31.4%	38	443,500	59	286	261	-8.4%	213	441,800	424,500	82	0.1%	-	-	7	353,700	-	-
50	Ridgefield	143	85	11	88	79.6%	36	473,500	54	419	308	20.3%	195	448,200	440,000	60	1.0%	-	-	8	156,800	-	-
51	W of I-5 County	12	7	0	10	233.3%	1	540,000	213	36	23	21.1%	15	731,900	643,000	78	11.2%	-	-	2	295,500	-	-
52	NW E of I-5 County	30	11	2	13	44.4%	9	801,800	53	64	47	42.4%	36	688,600	617,500	81	16.6%	-	-	8	207,100	-	-
61	Battleground	95	70	15	54	-3.6%	55	404,500	44	343	286	-12.5%	260	405,000	385,000	64	2.0%	1	80,000	20	258,300	1	350,000
62	Brush Prairie	150	87	23	91	30.0%	53	500,000	64	517	386	-12.3%	321	472,700	435,900	70	9.3%	-	-	26	171,800	1	449,500
63	East County	0	1	0	1	-	0	-	-	1	1	0.0%	-	-	-	-	-3.1%	-	-	1	250,000	-	-
64	Central County	4	5	1	3	-25.0%	2	519,000	108	19	18	20.0%	13	560,800	578,500	107	16.2%	-	-	1	189,500	-	-
65	Mid-Central County	6	4	1	4	100.0%	6	647,300	118	23	24	26.3%	22	635,000	651,000	90	29.0%	-	-	4	340,400	-	-
66	Yacolt	20	16	2	15	25.0%	10	434,500	61	68	48	-30.4%	32	457,600	415,300	85	12.7%	-	-	6	179,000	-	-
70	La Center	30	26	8	18	5.9%	14	485,600	66	108	72	28.6%	57	461,000	444,900	103	6.1%	-	-	1	110,000	-	-
71	N Central	8	7	-	3	-25.0%	1	605,000	171	18	13	-51.9%	10	418,000	428,000	27	6.2%	-	-	1	100,000	-	-
72	NE Corner	2	1	1	1	-66.7%	0	-	-	2	4	-55.6%	7	480,000	500,000	89	-0.9%	-	-	1	95,000	-	-
	Clark County Total	1,149	979	152	1,036	17.6%	724	437,100	46	5,218	4,448	-4.2%	3,624	422,900	389,900	58	4.6%	14	609,600	163	225,800	47	627,700
80	Woodland City	16	13	-	13	-7.1%	10	327,800	16	68	63	-17.1%	59	348,200	322,000	40	7.3%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	10	8	1	9	-30.8%	5	414,400	97	33	30	6.4%	24	488,700	482,500	85	26.7%	-	-	13	146,400	-	-
82	Cowlitz County	88	106	19	112	21.7%	86	323,000	51	532	503	1.4%	432	302,700	285,000	49	8.7%	1	1,500,000	56	113,600	6	640,300
	Cowlitz County Total	114	127	20	134	12.6%	101	328,000	50	633	596	-3.2%	515	316,600	295,000	50	10.3%	2	930,000	70	118,900	7	708,800
87	Pacific County Total	40	30	4	33	57.1%	24	288,800	69	114	100	13.6%	72	277,400	222,700	97	11.0%	-	-	39	50,500	-	-



ACTIVE RESIDENTIAL LISTINGS

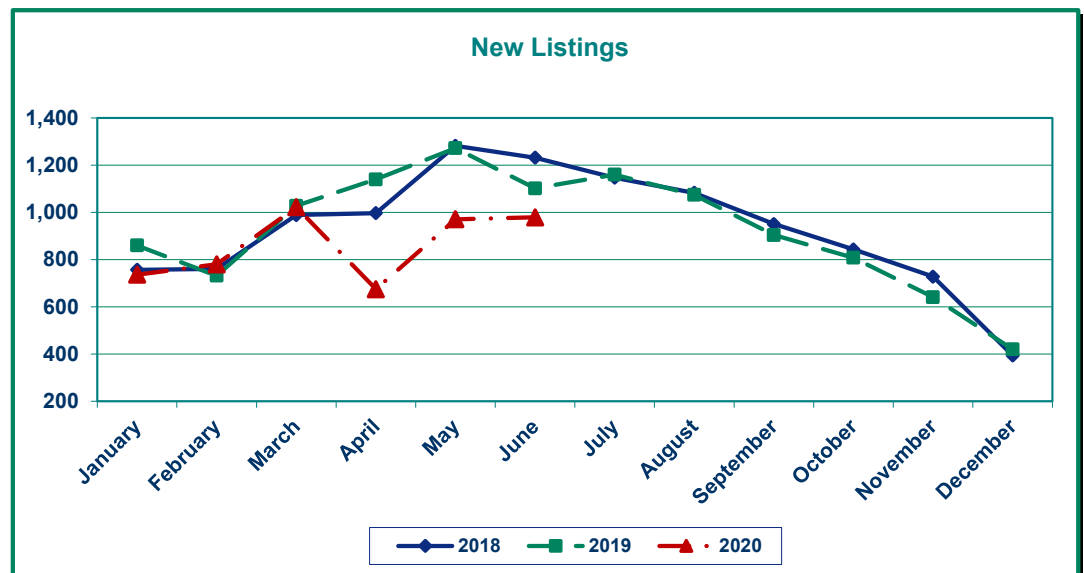
CLARK COUNTY, WA

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

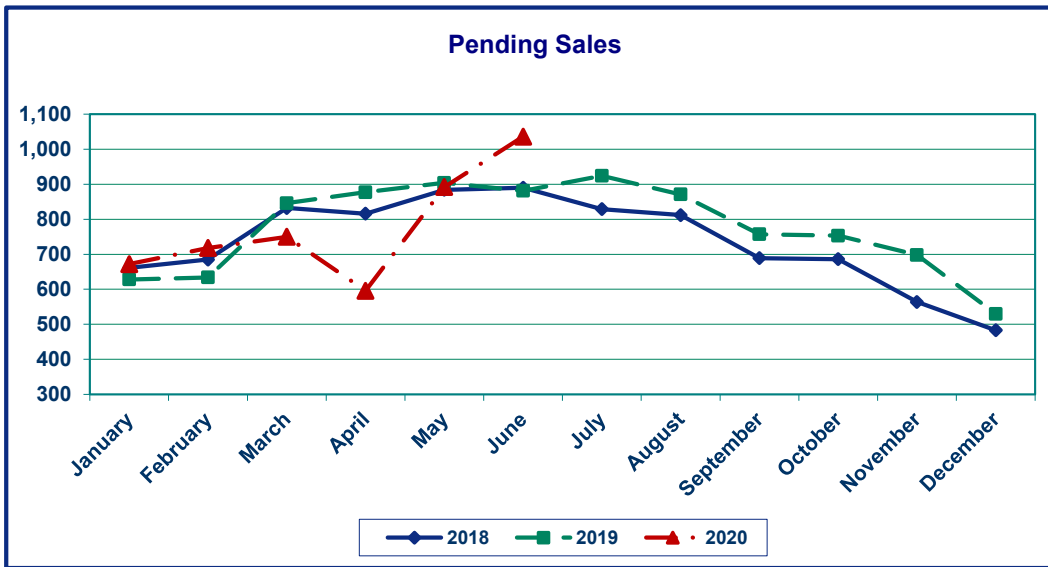
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/19-6/30/20) with 12 months before (7/1/18-6/30/19).

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

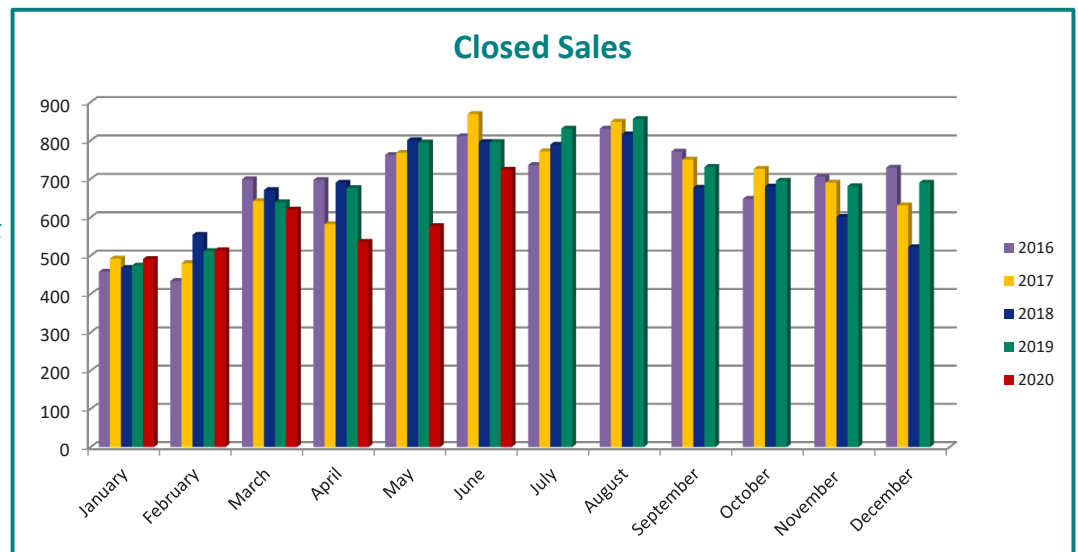
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

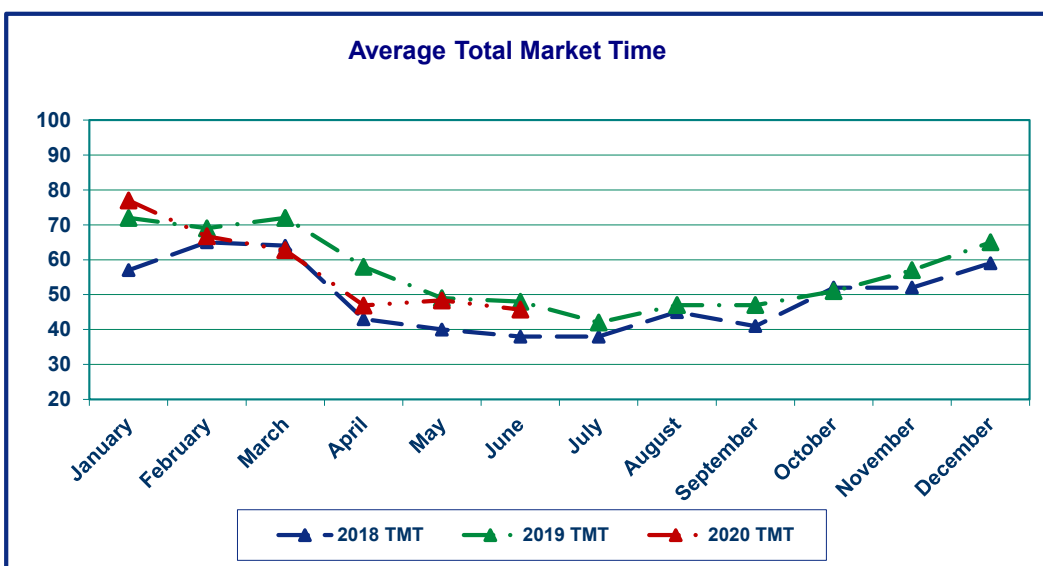


Average Total Market Time

DAYS ON MARKET

CLARK COUNTY, WA

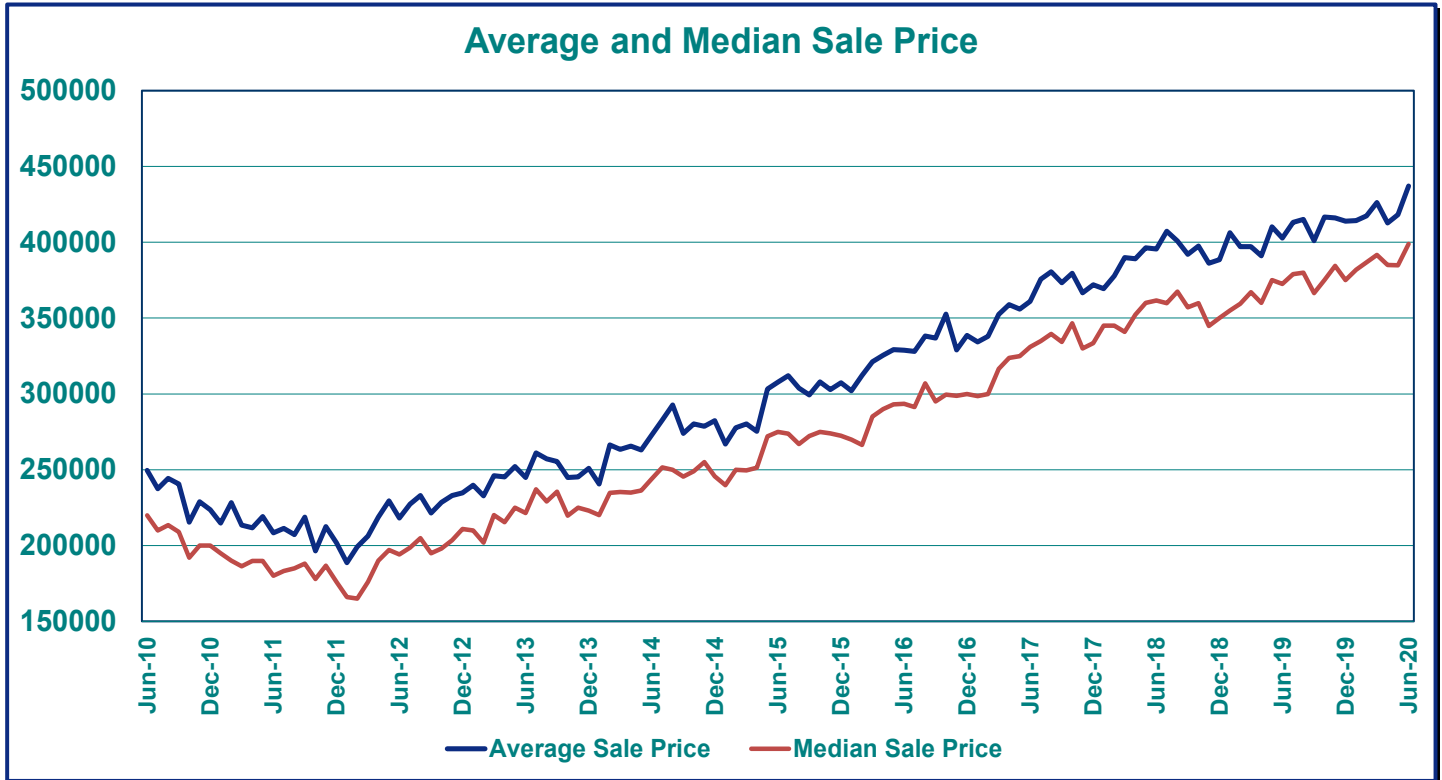
This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.



SALE PRICE

CLARK COUNTY, WA

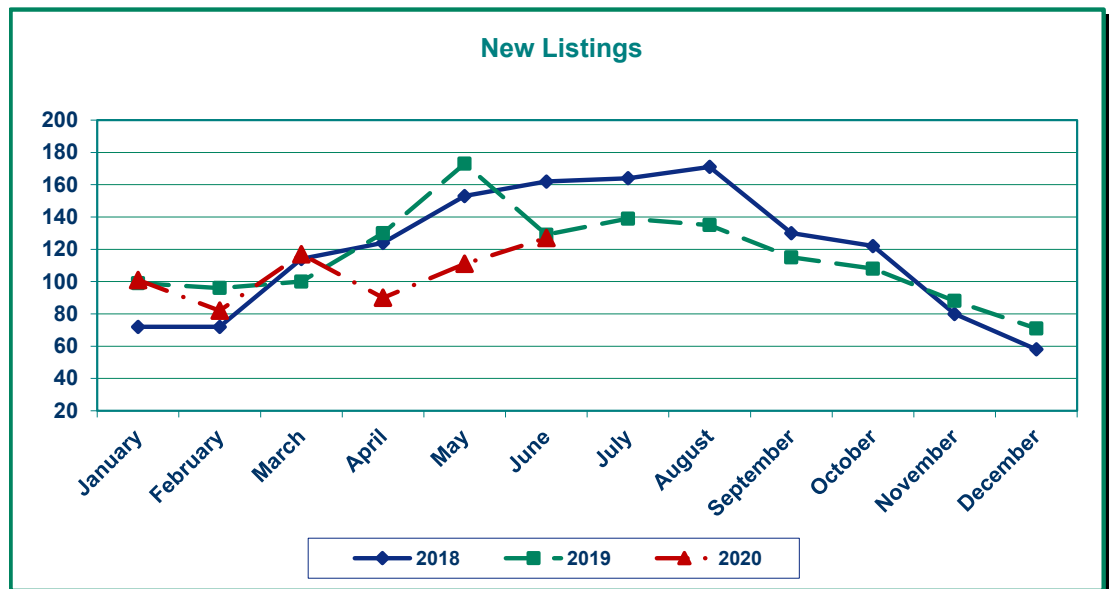
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

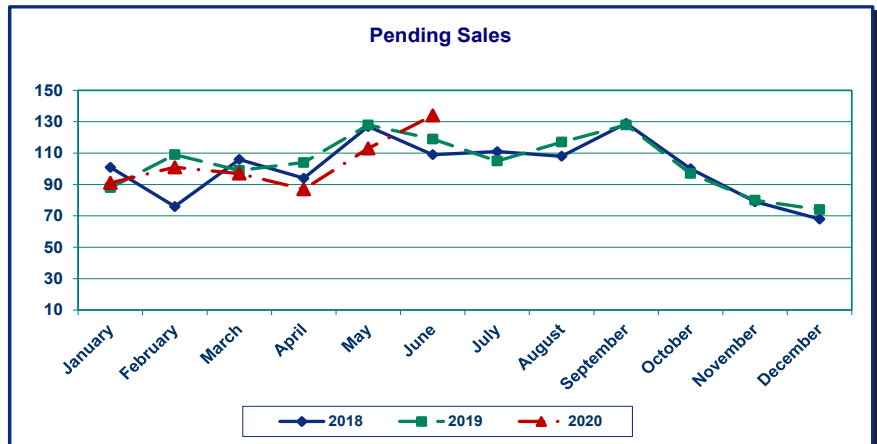
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

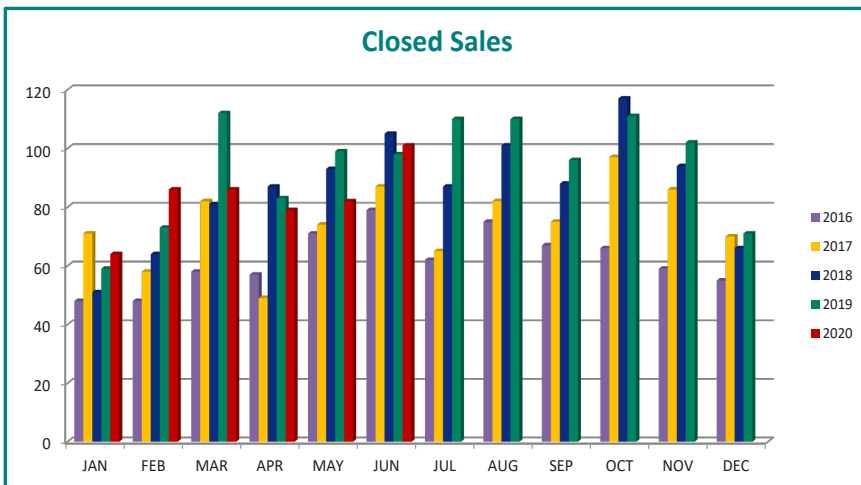


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

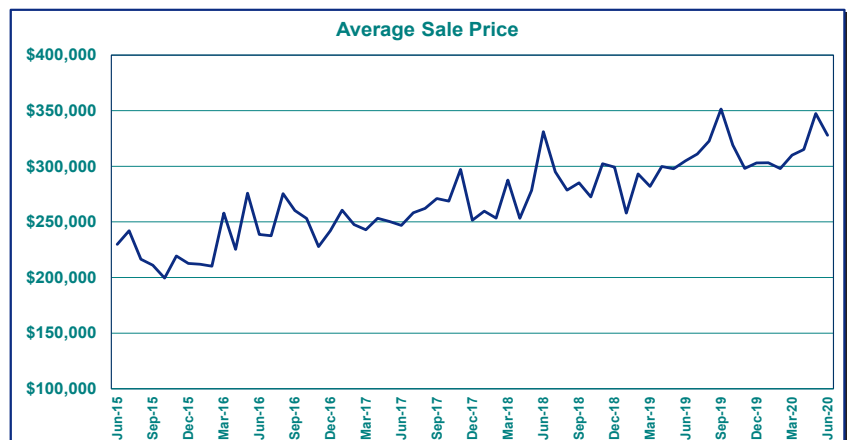
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 June 2020

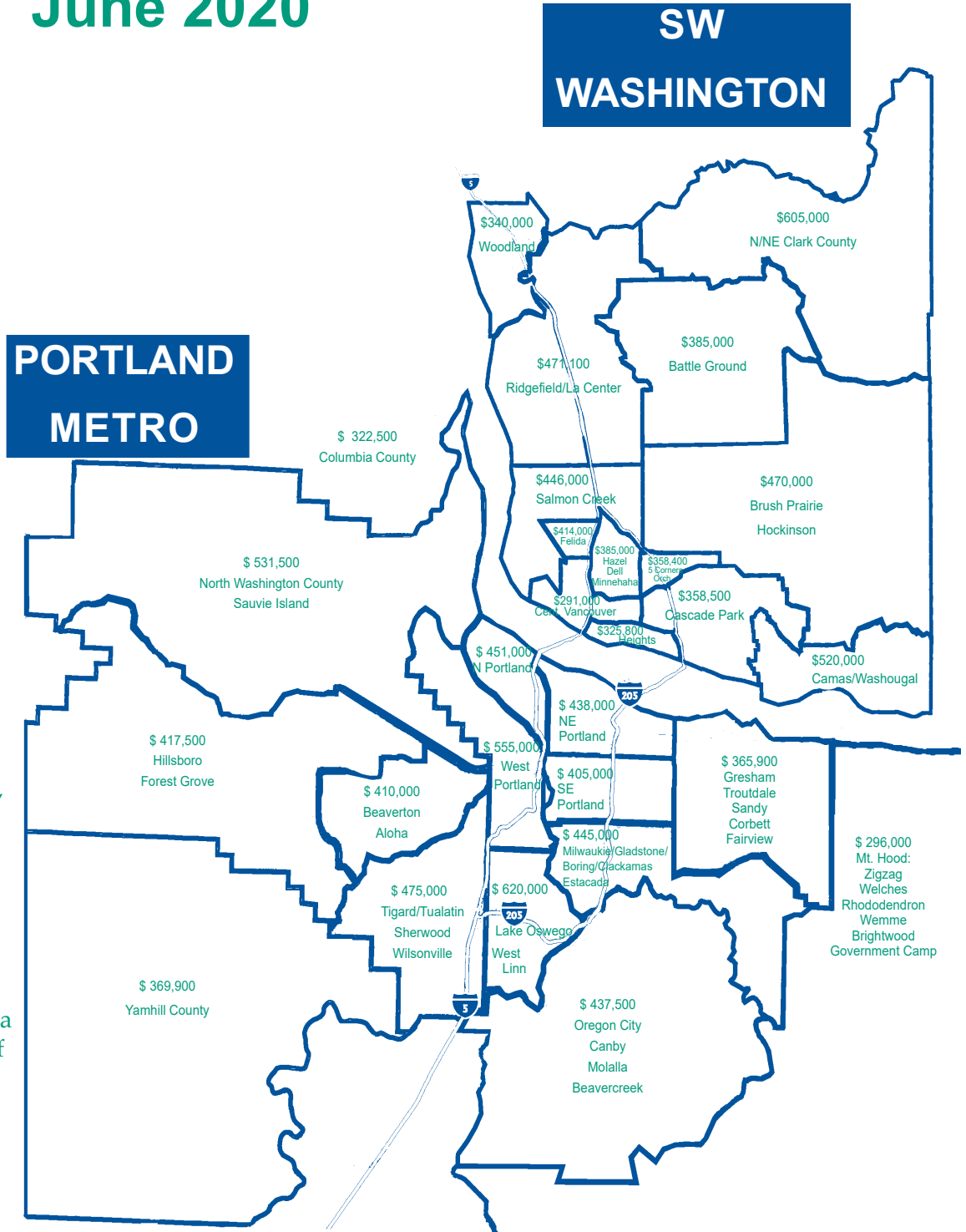
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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