



Clark County, Washington Market Action Addition

July 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:	1,161
Less Listings with Purchase Contingencies*:	56
Readily Purchased Listings:	1,105
<i>Percent of Total Active Listings:</i>	95.2%
Less New Under Construction (not ready for occupancy):	163
Less New Proposed (not started):	214
Total Readily Purchased & Occupied Listing:	728
<i>Percent of Total Active Listings:</i>	62.7%
Inventory in Months of Readily Purchased & Occupied Listings:	0.8

* 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

July 2020 Reporting Period

July Residential Highlights

New listings (1,174) increased 1.2% from the 1,160 listed in July 2019, and increased 19.9% from the 979 listed in June 2020.

Pending sales (1,029) increased 11.4% from the 924 offers accepted in July 2019, and decreased 0.7% from the 1,036 offers accepted in June 2020.

Closed sales (939) increased 13.0% from the 831 closings in July 2019, and increased 29.7% from the 724 closings in June 2020.

Inventory and Total Market Time

Inventory decreased to 1.2 months in July. Total market time increased to 47 days.

Year-to-Date Summary

Comparing the first seven months of 2020 to the same period in 2019, new listings (6,411) decreased 13.1%, pending sales (5,438) decreased 1.8%, and closed sales (4,615) decreased 5.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through July, the average sale price has increased 6.3% from \$403,000 to \$428,300. In the same comparison, the median sale price has increased 7.0% from \$366,300 to \$392,000.

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	2.3
June	2.1	2.4	1.6
July	2.3	2.4	1.2
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:	+5.4% (\$421,400 v. \$399,700)
Median Sale Price % Change:	+6.1% (\$385,000 v. \$363,000)

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

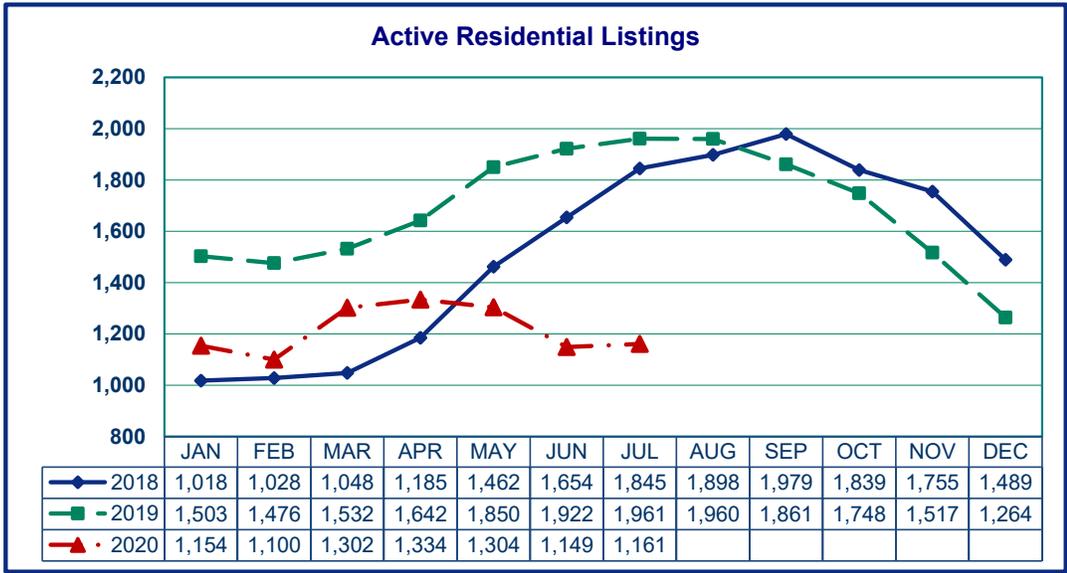
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	July	1,174	1,029	939	448,100	402,000	47
	June	979	1,036	724	437,100	398,900	46
	Year-to-date	6,411	5,438	4,615	428,300	392,000	56
2019	July	1,160	924	831	413,100	379,000	42
	Year-to-date	7,379	5,536	4,881	403,000	366,300	56
Change	July	1.2%	11.4%	13.0%	8.5%	6.1%	11.5%
	Prev Mo 2020	19.9%	-0.7%	29.7%	2.5%	0.8%	2.2%
	Year-to-date	-13.1%	-1.8%	-5.4%	6.3%	7.0%	-0.9%

AREA REPORT • JULY 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	22	16	4	8	-52.9%	13	392,700	45	108	94	-23.0%	91	377,600	355,000	52	5.3%	3	284,700	2	77,500	12	468,700
12	NW Heights	16	33	3	23	21.1%	24	274,400	22	154	135	21.6%	131	288,900	280,000	32	8.5%	-	-	2	290,000	12	1,093,600
13	SW Heights	24	17	1	20	42.9%	13	552,100	69	91	77	4.1%	65	503,500	360,000	78	-7.1%	-	-	-	-	3	419,000
14	Lincoln/Hazel Dell	8	28	7	20	0.0%	17	419,600	45	122	101	11.0%	81	386,200	382,500	38	1.2%	-	-	1	142,000	1	657,300
15	E Hazel Dell	32	48	3	45	-13.5%	45	371,900	27	292	249	-17.8%	218	352,900	350,000	38	9.6%	2	360,800	8	214,300	-	-
20	NE Heights	7	21	2	18	-33.3%	11	345,800	4	89	82	-48.4%	76	331,200	332,200	29	0.4%	-	-	2	86,700	-	-
21	Orchards	31	64	7	47	62.1%	43	325,800	19	278	236	-3.7%	214	329,000	335,000	30	3.5%	-	-	-	-	1	463,000
22	Evergreen	63	98	7	85	9.0%	83	357,800	40	592	528	22.5%	454	341,400	335,500	31	3.3%	2	227,500	4	267,300	9	512,000
23	E Heights	17	19	1	21	40.0%	17	429,100	24	103	100	5.3%	85	405,700	354,500	58	3.8%	-	-	1	216,500	1	460,000
24	Cascade Park	26	40	4	31	-6.1%	25	542,300	22	179	154	-1.3%	128	444,200	406,300	45	7.1%	-	-	1	535,000	1	455,900
25	Five Corners	9	20	2	16	-23.8%	31	376,800	16	150	139	15.8%	126	352,500	338,500	31	5.5%	-	-	1	220,000	1	468,400
26	E Orchards	61	43	6	28	16.7%	40	442,000	44	248	215	-11.9%	173	436,500	438,300	55	4.1%	1	4,050,000	2	271,000	-	-
27	Fisher's Landing	25	38	1	30	7.1%	23	395,500	28	166	142	1.4%	117	400,200	390,000	27	3.6%	-	-	-	-	-	-
31	SE County	9	5	0	6	50.0%	2	710,000	316	27	22	-35.3%	22	588,600	597,500	110	13.2%	-	-	7	324,000	-	-
32	Camas City	141	85	10	94	-3.1%	93	568,700	78	555	493	-0.4%	405	560,000	521,100	92	4.7%	2	474,500	21	266,000	4	434,400
33	Washougal	52	54	13	41	0.0%	36	461,500	70	265	219	-18.3%	198	453,300	418,500	73	1.7%	1	250,000	37	199,600	3	365,000
41	N Hazel Dell	22	34	2	32	18.5%	40	428,800	35	211	197	10.1%	175	420,200	390,000	40	6.2%	-	-	4	316,300	-	-
42	S Salmon Creek	29	37	-	31	3.3%	34	367,000	33	215	193	6.6%	177	377,700	375,000	39	5.7%	1	275,000	2	162,500	1	390,000
43	N Felida	36	34	3	39	-20.4%	35	492,700	57	208	187	-22.4%	168	476,000	450,000	72	2.6%	1	900,000	7	372,300	-	-
44	N Salmon Creek	56	53	8	53	-8.6%	59	439,800	44	342	314	-7.4%	275	440,800	422,400	73	1.1%	-	-	8	327,000	-	-
50	Ridgefield	151	111	17	82	110.3%	55	465,900	44	535	387	31.2%	251	452,000	437,500	57	1.4%	1	625,000	9	153,300	-	-
51	W of I-5 County	8	3	1	5	25.0%	9	743,200	89	41	28	21.7%	25	724,100	680,000	80	10.9%	-	-	3	362,000	-	-
52	NW E of I-5 County	22	11	5	13	62.5%	10	689,000	54	75	58	45.0%	48	683,100	637,000	73	19.4%	-	-	12	195,400	-	-
61	Battleground	94	86	7	80	23.1%	53	420,500	42	429	365	-6.6%	319	408,600	385,000	61	3.1%	1	80,000	25	261,100	1	350,000
62	Brush Prairie	124	106	19	105	31.3%	83	527,400	77	625	489	-5.8%	405	483,900	438,000	71	12.4%	1	385,000	32	171,600	1	449,500
63	East County	0	0	0	0	-	1	358,500	4	1	1	0.0%	1	358,500	358,500	4	-15.2%	-	-	1	250,000	-	-
64	Central County	4	5	0	6	50.0%	3	677,300	3	24	24	26.3%	16	582,700	574,300	87	16.3%	-	-	1	189,500	-	-
65	Mid-Central County	7	12	0	7	0.0%	3	625,000	147	36	31	19.2%	26	634,800	649,500	93	30.7%	-	-	4	340,400	-	-
66	Yacolt	14	11	0	17	21.4%	18	475,900	49	79	64	-22.9%	50	464,200	415,300	72	15.7%	-	-	7	171,600	-	-
70	La Center	44	37	7	19	35.7%	16	431,600	29	145	90	30.4%	74	453,300	436,500	86	5.9%	-	-	1	110,000	1	500,000
71	N Central	6	4	0	6	20.0%	3	658,400	6	23	19	-40.6%	13	473,500	450,000	22	10.8%	-	-	4	340,000	-	-
72	NE Corner	1	1	-	1	0.0%	1	445,000	3	3	5	-50.0%	8	475,600	472,500	78	-8.2%	-	-	1	95,000	-	-
72	Clark County Total	1,161	1,174	140	1,029	11.4%	939	448,100	47	6,411	5,438	-1.8%	4,615	428,300	392,000	56	5.4%	16	596,500	210	232,400	52	608,400
80	Woodland City	15	16	0	17	54.5%	13	293,800	74	84	80	-3.6%	72	338,400	323,500	47	4.6%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	14	10	1	7	-36.4%	7	487,000	92	43	36	3.8%	31	488,300	497,000	86	20.2%	-	-	21	147,300	-	-
82	Cowlitz County	92	103	5	105	26.5%	95	342,000	30	635	598	4.5%	528	310,000	295,000	45	10.8%	2	825,000	70	112,500	6	640,300
82	Cowlitz County Total	121	129	6	129	22.9%	115	345,400	38	762	714	0.6%	631	322,000	300,000	48	10.7%	3	670,000	92	119,900	7	708,800
87	Pacific County Total	50	33	1	24	26.3%	32	304,700	98	149	122	14.0%	104	285,800	224,300	97	9.6%	1	185,900	53	58,100	-	-



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

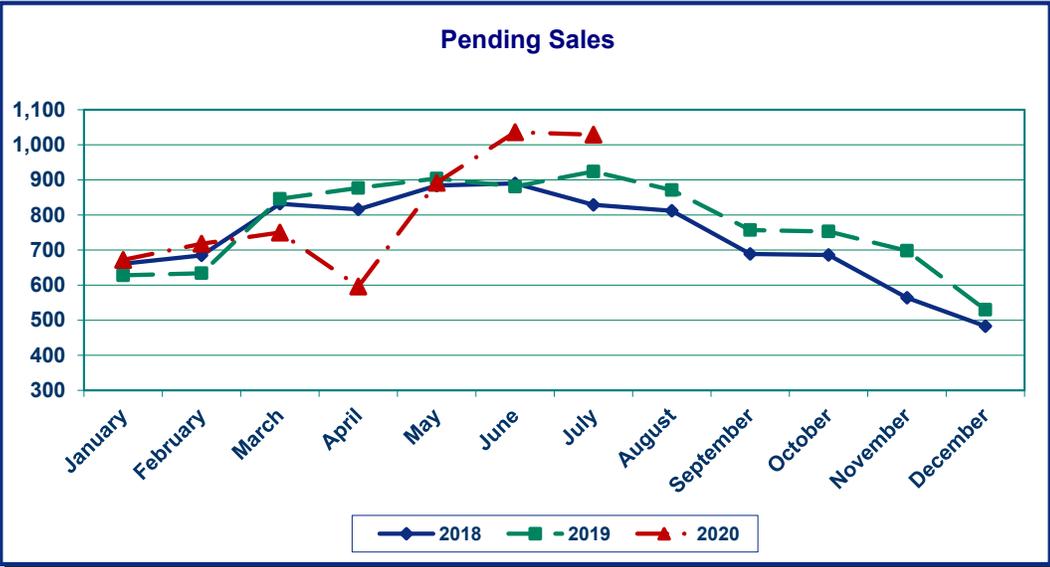
² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/19-7/31/20) with 12 months before (8/1/18-7/31/19).

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.

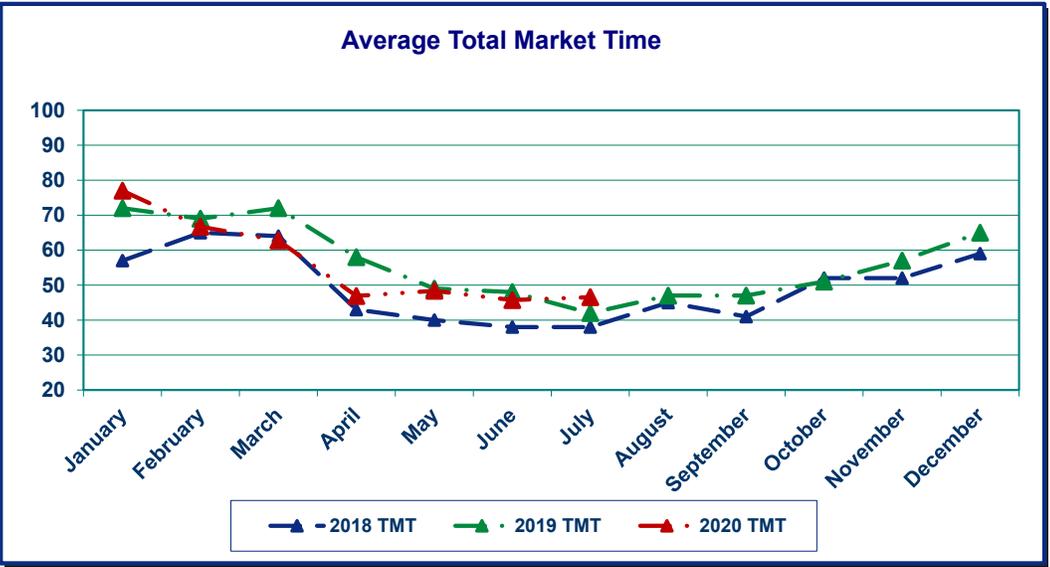


Average Total Market Time

DAYS ON MARKET

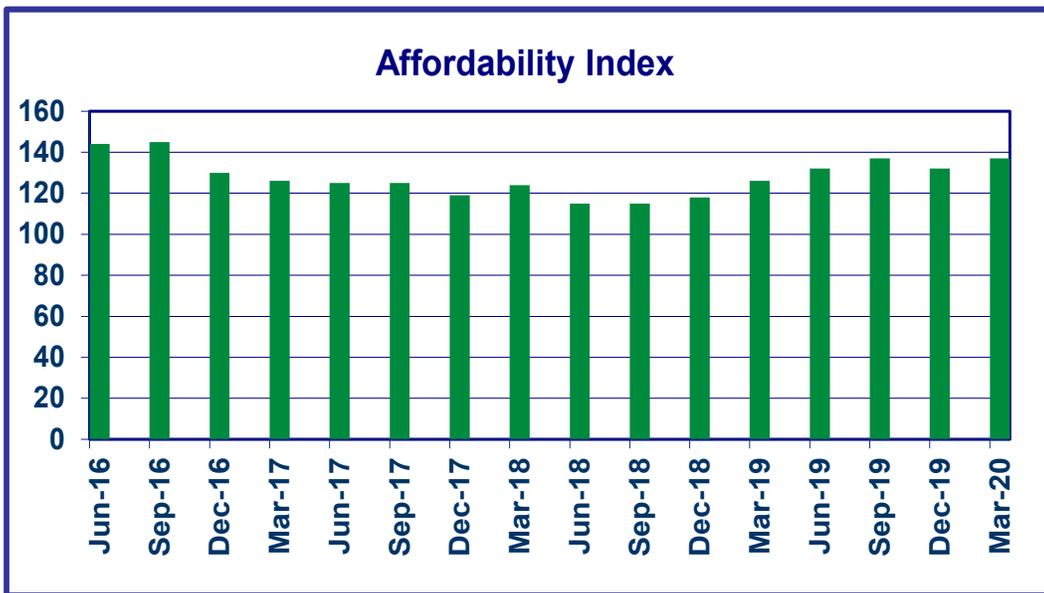
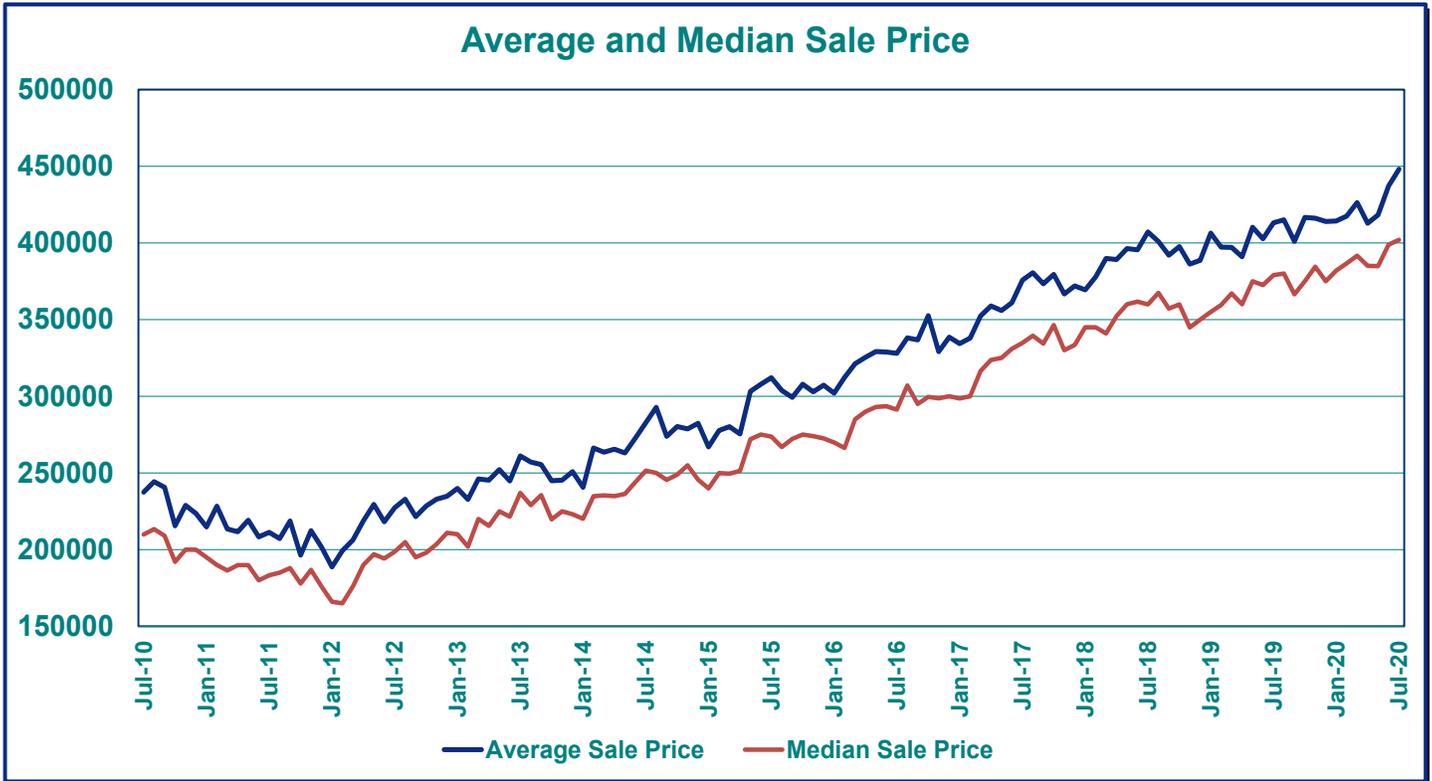
CLARK COUNTY, WA

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

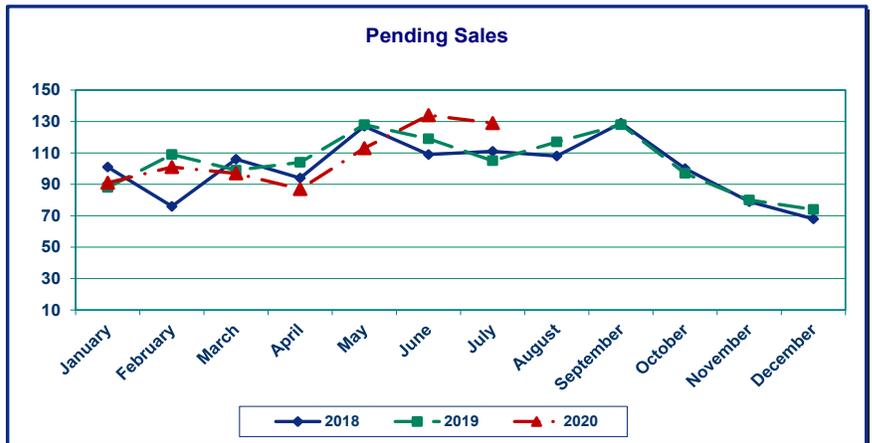
This graph shows affordability for housing in Clark County, Washington, in June 2020.

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 140% of a monthly mortgage payment on a median priced home (\$398,900 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.16% (per Freddie Mac).

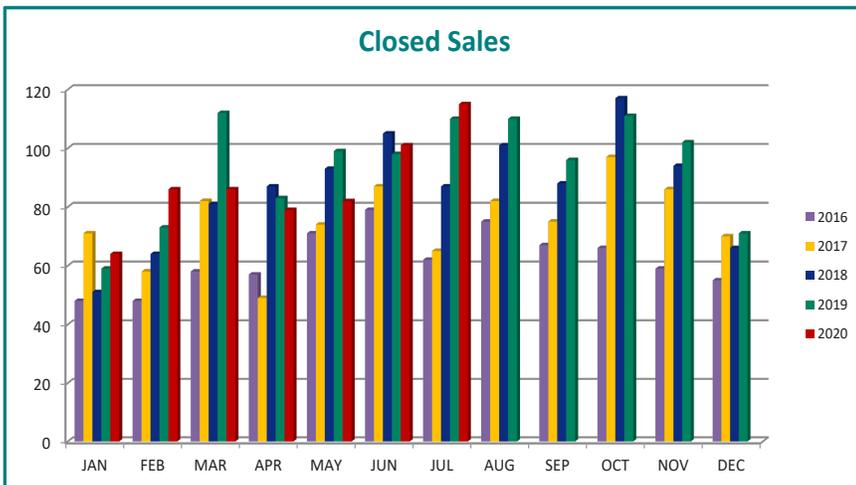
PENDING LISTINGS

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.



MEDIAN SALE PRICE July 2020

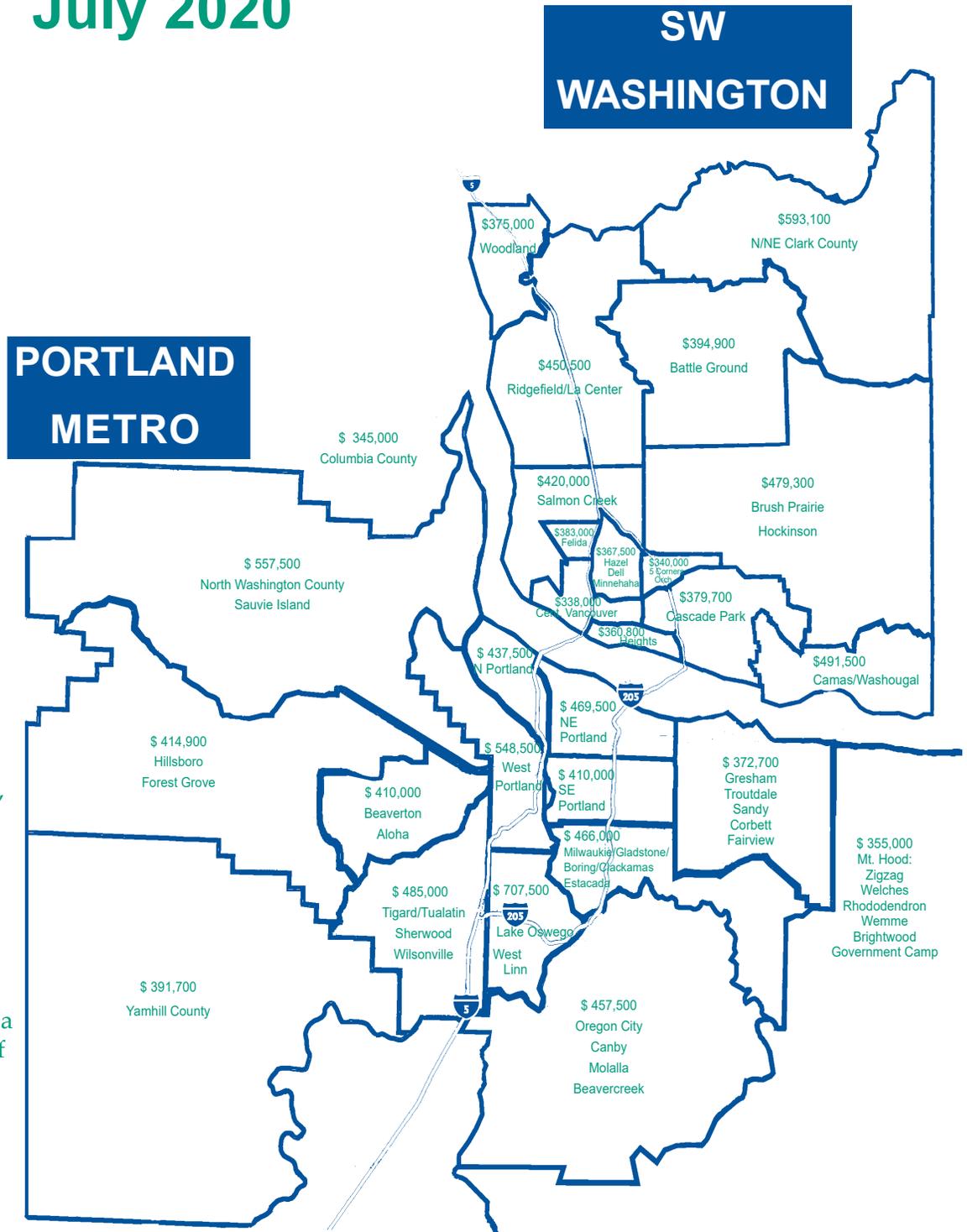
Contact RMLS™
16101 SW 72nd Ave.
Suite 200
Portland, OR 97224
(503) 236-7657
communications@rmls.com

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.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor