



**Clark County, Washington Market Action Addition**

**August 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.

<b>Total Active Listings* Reported in Market Action:</b>	1,038
<b>Less Listings with Purchase Contingencies*:</b>	55
<b>Readily Purchased Listings:</b>	983
<b><i>Percent of Total Active Listings:</i></b>	<b><i>94.7%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	156
<b>Less New Proposed (not started):</b>	175
<b>Total Readily Purchased &amp; Occupied Listing:</b>	652
<b><i>Percent of Total Active Listings:</i></b>	<b><i>62.8%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	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

August 2020 Reporting Period

### August Residential Highlights

New listings (1,073) decreased 0.1% from the 1,074 listed in August 2019, and decreased 8.6% from the 1,174 listed in July 2020.

Pending sales (1,095) increased 25.7% from the 871 offers accepted in August 2019, and increased 6.4% from the 1,029 offers accepted in July 2020.

Closed sales (821) decreased 4.1% from the 856 closings in August 2019, and decreased 12.6% from the 939 closings in July 2020.

### Inventory and Total Market Time

Inventory increased to 1.3 months in August. Total market time decreased to 46 days.

### Year-to-Date Summary

Comparing the first eight months of 2020 to the same period in 2019, new listings (7,513) decreased 11.8%, pending sales (6,510) increased 1.6%, and closed sales (5,467) decreased 5.4%.

### Average and Median Sale Prices

Comparing 2020 to 2019 through August, the average sale price has increased 7.5% from \$404,700 to \$435,200. In the same comparison, the median sale price has increased 7.4% from \$369,900 to \$397,100.

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	1.3
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	
<b>Average Sale Price % Change:</b>	+6.5% (\$427,200 v. \$401,200)
<b>Median Sale Price % Change:</b>	+6.8% (\$390,000 v. \$365,000)

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

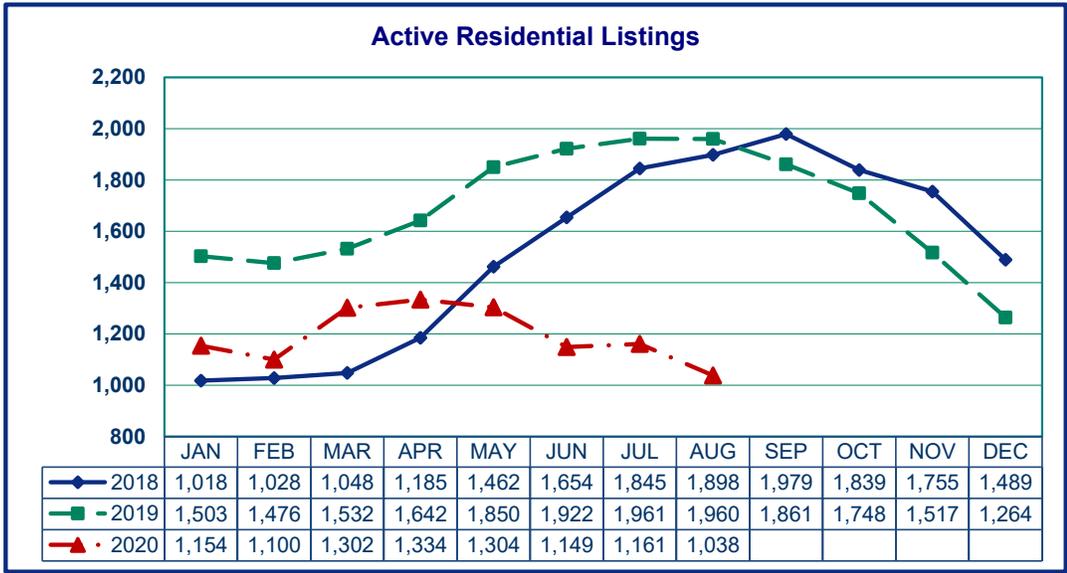
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	August	1,073	1,095	821	473,400	420,000	46
	July	1,174	1,029	939	448,100	402,000	47
	Year-to-date	7,513	6,510	5,467	435,200	397,100	54
2019	August	1,074	871	856	415,100	380,000	47
	Year-to-date	8,519	6,407	5,782	404,700	369,900	55
Change	August	-0.1%	25.7%	-4.1%	14.0%	10.5%	-3.8%
	Prev Mo 2020	-8.6%	6.4%	-12.6%	5.6%	4.5%	-2.1%
	Year-to-date	-11.8%	1.6%	-5.4%	7.5%	7.4%	-1.3%

# AREA REPORT • AUGUST 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2020 v. 2019 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	26	28	2	23	35.3%	13	458,200	20	136	117	-14.6%	104	387,700	359,500	49	5.4%	3	284,700	2	77,500	15	465,000
12	NW Heights	17	31	-	28	64.7%	15	309,400	10	185	160	27.0%	146	291,000	280,000	30	9.4%	-	-	2	290,000	16	903,600
13	SW Heights	28	18	2	14	7.7%	14	600,400	61	110	90	4.7%	79	520,700	386,900	75	-5.7%	-	-	-	-	4	404,300
14	Lincoln/Hazel Dell	12	20	3	21	50.0%	12	520,400	9	142	122	19.6%	93	403,500	405,000	34	4.3%	-	-	1	142,000	1	657,300
15	E Hazel Dell	32	44	5	38	-7.3%	33	367,000	12	336	285	-15.9%	255	357,100	351,000	34	10.7%	2	360,800	9	291,600	-	-
20	NE Heights	8	20	2	18	-41.9%	13	401,000	37	109	98	-48.1%	89	341,400	337,000	30	3.8%	-	-	2	86,700	1	360,000
21	Orchards	28	54	1	54	31.7%	38	340,300	11	332	289	2.1%	253	330,900	335,000	27	2.8%	-	-	-	-	1	463,000
22	Evergreen	46	95	11	99	39.4%	65	355,800	29	691	628	26.9%	526	343,900	339,500	31	4.3%	2	227,500	4	267,300	10	507,000
23	E Heights	23	21	3	22	29.4%	17	474,600	64	124	118	6.3%	102	417,200	355,600	59	3.8%	-	-	1	216,500	1	460,000
24	Cascade Park	18	17	1	23	-25.8%	25	414,000	65	196	176	-5.9%	153	439,300	405,000	48	8.5%	-	-	1	535,000	1	455,900
25	Five Corners	8	24	1	23	-14.8%	14	362,000	6	174	162	11.7%	141	353,400	340,800	28	4.8%	-	-	1	220,000	1	468,400
26	E Orchards	64	49	7	40	29.0%	21	486,200	30	301	258	-8.2%	200	445,100	439,300	52	5.4%	1	4,050,000	2	271,000	-	-
27	Fisher's Landing	20	24	4	27	17.4%	25	383,700	16	190	169	3.7%	144	398,000	395,500	25	3.0%	-	-	-	-	-	-
31	SE County	7	1	0	4	100.0%	5	884,500	16	28	26	-27.8%	27	643,400	626,000	92	13.2%	-	-	9	303,600	-	-
32	Camas City	118	105	12	109	53.5%	80	613,200	100	656	599	6.2%	485	568,800	528,000	93	7.5%	2	474,500	27	289,900	5	437,500
33	Washougal	54	55	9	56	55.6%	42	530,000	30	326	272	-10.8%	241	466,500	430,000	65	3.4%	1	250,000	42	198,900	3	365,000
41	N Hazel Dell	17	26	6	31	-6.1%	33	423,600	18	237	226	7.6%	208	420,700	396,500	36	7.1%	-	-	5	276,000	-	-
42	S Salmon Creek	24	34	4	37	27.6%	21	377,800	17	249	229	10.1%	199	377,900	375,000	37	6.2%	1	275,000	2	162,500	2	413,500
43	N Felida	26	37	8	35	-34.0%	27	460,300	21	245	215	-26.4%	195	473,800	450,000	65	3.3%	1	900,000	10	320,100	-	-
44	N Salmon Creek	51	46	4	48	-2.0%	55	482,600	49	395	369	-9.1%	331	448,100	425,000	70	3.7%	-	-	9	306,200	-	-
50	Ridgefield	121	91	23	104	89.1%	52	485,800	64	627	489	40.5%	306	458,200	445,400	60	2.5%	1	625,000	10	146,200	-	-
51	W of I-5 County	6	3	2	7	250.0%	2	1,271,800	479	44	35	40.0%	28	762,200	710,000	109	14.9%	-	-	3	362,000	-	-
52	NW E of I-5 County	21	11	2	12	500.0%	12	876,700	114	87	69	64.3%	60	721,800	667,500	81	31.5%	-	-	17	225,000	-	-
61	Battleground	89	61	8	70	34.6%	66	466,900	54	493	435	-4.0%	387	418,300	392,000	60	4.1%	2	197,500	28	349,900	2	441,000
62	Brush Prairie	109	101	27	101	23.2%	81	495,500	57	733	592	-2.0%	487	485,600	438,000	69	11.6%	1	385,000	33	187,500	1	449,500
63	East County	0	0	0	0	-	0	-	-	1	1	0.0%	1	358,500	358,500	4	5.1%	-	-	1	250,000	-	-
64	Central County	6	8	0	6	100.0%	5	683,000	77	32	29	31.8%	21	606,500	570,000	85	19.3%	-	-	1	189,500	-	-
65	Mid-Central County	5	5	-	9	125.0%	5	577,200	93	41	40	33.3%	31	625,500	649,000	93	28.1%	-	-	4	340,400	-	-
66	Yacolt	8	7	-	12	20.0%	12	559,000	34	85	76	-18.3%	62	482,500	465,300	65	17.1%	-	-	9	194,000	-	-
70	La Center	39	32	14	20	233.3%	14	389,500	31	178	108	45.9%	88	443,100	425,000	77	4.2%	-	-	2	94,000	1	500,000
71	N Central	5	4	1	3	-40.0%	4	596,300	13	26	22	-40.5%	17	502,400	450,000	20	10.2%	-	-	7	284,300	-	-
72	NE Corner	2	1	0	1	-66.7%	0	-	-	4	6	-53.8%	8	475,600	472,500	78	-5.1%	-	-	1	95,000	-	-
72	Clark County Total	1,038	1,073	162	1,095	25.7%	821	473,400	46	7,513	6,510	1.6%	5,467	435,200	397,100	54	6.5%	17	580,000	245	249,000	65	568,100
80	Woodland City	14	15	2	15	87.5%	16	296,400	10	100	95	6.7%	88	330,800	327,000	39	3.3%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	16	10	-	7	0.0%	7	621,600	153	55	42	3.8%	38	512,900	503,500	99	14.4%	1	1,200,000	24	195,300	-	-
82	Cowlitz County	98	116	10	105	2.9%	94	366,600	38	754	701	4.8%	627	318,500	299,000	44	12.4%	2	825,000	85	108,100	8	592,400
82	Cowlitz County Total	128	141	12	127	8.5%	117	372,300	41	909	838	2.2%	753	329,700	305,000	46	10.7%	4	802,500	110	126,700	9	651,000
87	Pacific County Total	41	17	5	25	19.0%	16	297,600	100	166	147	18.5%	120	287,400	225,500	97	7.9%	1	185,900	65	55,800	-	-



## 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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2020 with August 2019. The Year-To-Date section compares 2020 year-to-date statistics through August with 2019 year-to-date statistics through August.

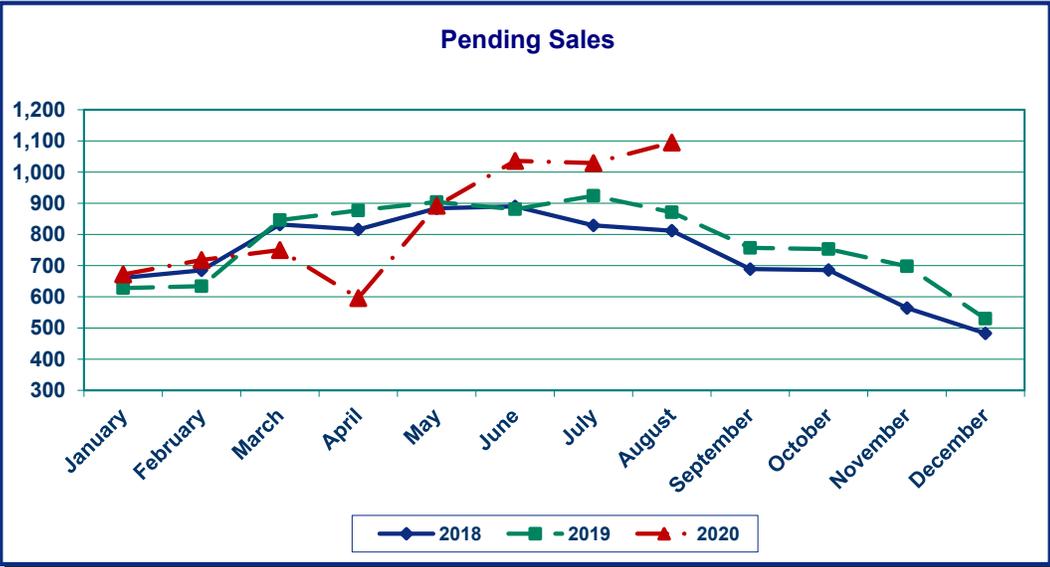
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/19-8/31/20) with 12 months before (9/1/18-8/31/19).

<sup>3</sup> 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.*

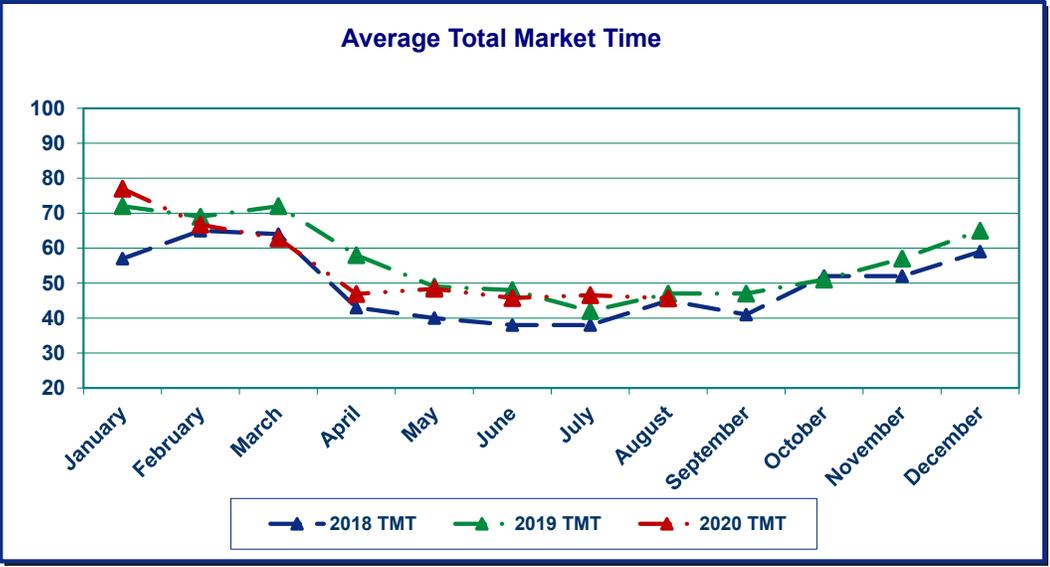


**Average Total Market Time**

**DAYS ON MARKET**

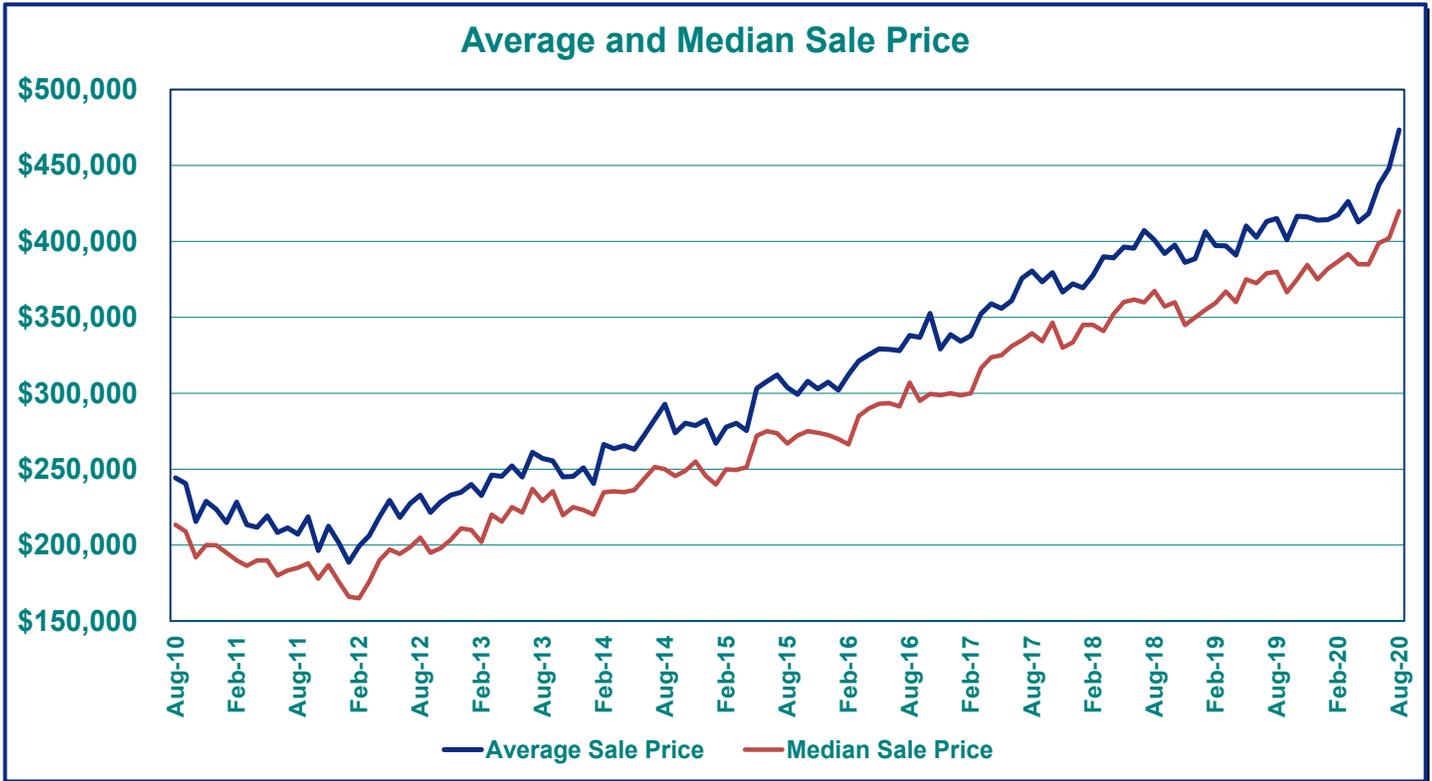
**CLARK COUNTY, WA**

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



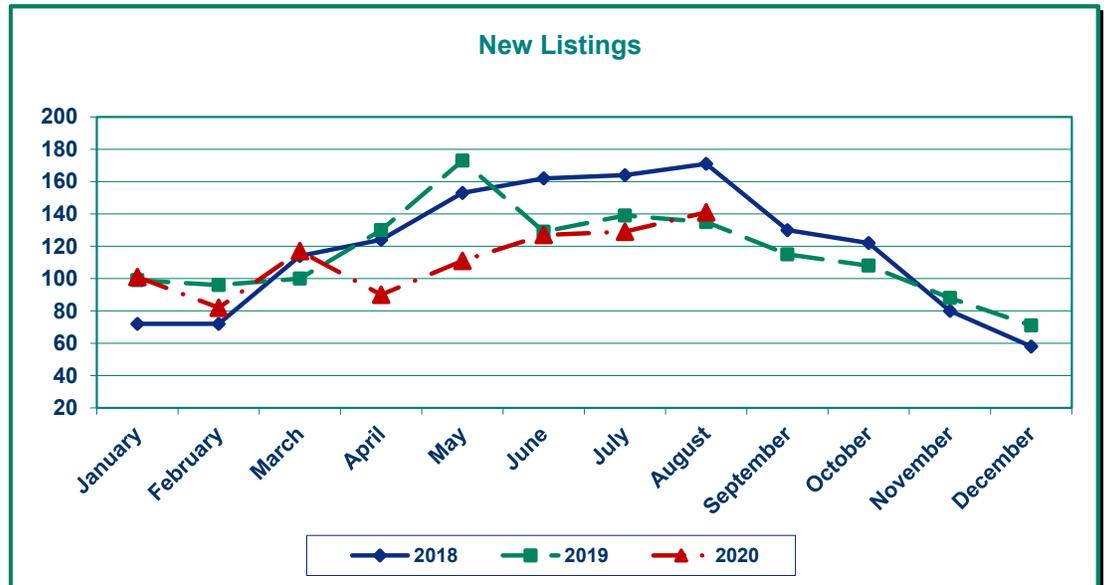
**SALE PRICE**  
CLARK COUNTY, WA

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



**NEW LISTINGS**  
COWLITZ COUNTY, WA

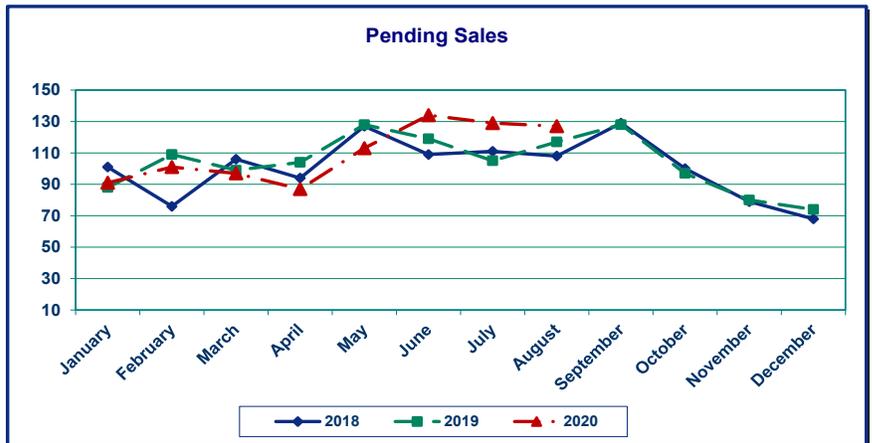
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

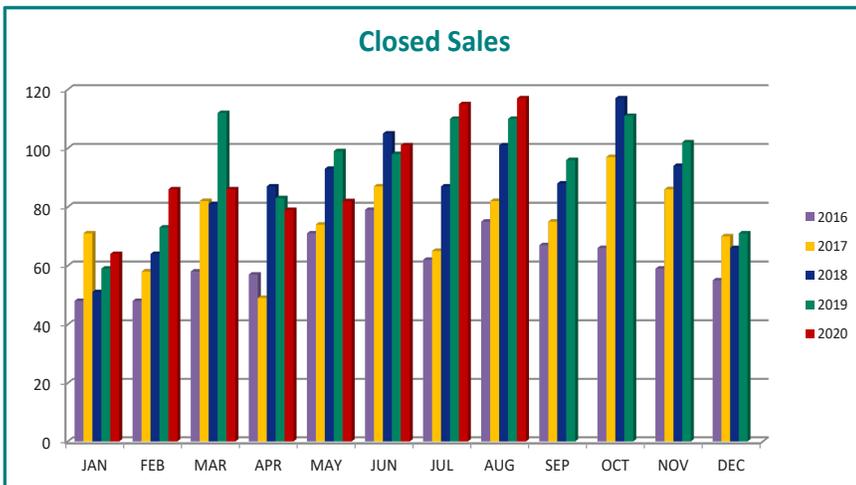


## Closed Sales

## 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.*



