



Clark County, Washington Market Action Addition

October 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:	807
Less Listings with Purchase Contingencies*:	15
Readily Purchased Listings:	792
<i>Percent of Total Active Listings:</i>	98.1%
Less New Under Construction (not ready for occupancy):	115
Less New Proposed (not started):	128
Total Readily Purchased & Occupied Listing:	549
<i>Percent of Total Active Listings:</i>	68.0%
Inventory in Months of Readily Purchased & Occupied Listings:	0.6

* 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

October 2020 Reporting Period

October Residential Highlights

New listings (1,011) increased 25.1% from the 808 listed in October 2019, and increased 9.2% from the 926 listed in September 2020.

Pending sales (982) increased 30.4% from the 753 offers accepted in October 2019, and decreased 3.4% from the 1,017 offers accepted in September 2020.

Closed sales (956) increased 37.6% from the 695 closings in October 2019, and increased 1.7% from the 940 closings in September 2020.

Inventory and Total Market Time

Inventory decreased to 0.8 months in October, the lowest on RMLS™ record. Total market time decreased to 41 days.

Year-to-Date Summary

Comparing the first ten months of 2020 to the same period in 2019, new listings (9,495) decreased 7.4%, pending sales (8,424) increased 7.4%, and closed sales (7,470) increased 2.3%.

Average and Median Sale Prices

Comparing 2020 to 2019 through October, the average sale price has increased 9.7% from \$405,700 to \$444,900. In the same comparison, the median sale price has increased 8.9% from \$369,900 to \$403,000.

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	1.3
September	2.9	2.5	1.0
October	2.7	2.5	0.8
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:	+9.0% (\$440,100 v. \$403,800)
Median Sale Price % Change:	+9.3% (\$400,000 v. \$366,000)

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

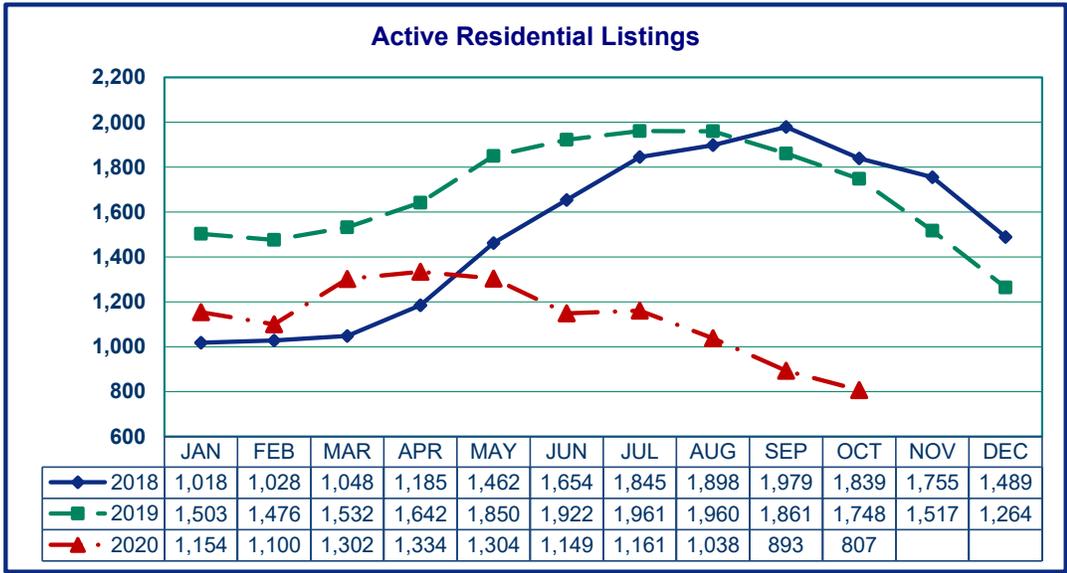
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	October	1,011	982	956	473,400	425,000	41
	September	926	1,017	940	468,400	420,000	44
	Year-to-date	9,495	8,424	7,470	444,900	403,000	51
2019	October	808	753	695	416,600	375,000	51
	Year-to-date	10,257	7,840	7,305	405,700	369,900	54
Change	October	25.1%	30.4%	37.6%	13.6%	13.3%	-19.1%
	Prev Mo 2020	9.2%	-3.4%	1.7%	1.1%	1.2%	-6.8%
	Year-to-date	-7.4%	7.4%	2.3%	9.7%	8.9%	-4.8%

AREA REPORT • OCTOBER 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	20	28	3	27	68.8%	23	422,200	22	186	162	-6.4%	139	401,600	370,000	42	12.6%	5	434,800	2	77,500	16	462,700
12	NW Heights	8	20	2	20	11.1%	24	313,400	27	221	203	25.3%	197	299,500	290,000	29	12.7%	1	1,400,000	2	290,000	20	804,900
13	SW Heights	28	17	2	14	-12.5%	9	660,900	14	137	111	3.7%	105	531,300	365,000	68	5.4%	-	-	-	-	4	404,300
14	Lincoln/Hazel Dell	8	17	2	14	16.7%	15	357,300	46	168	148	13.8%	132	397,700	389,800	36	7.2%	-	-	2	160,500	1	657,300
15	E Hazel Dell	20	44	3	51	45.7%	46	382,600	23	442	390	-5.1%	349	361,000	358,600	30	11.6%	5	1,047,000	9	291,600	-	-
20	NE Heights	19	23	2	16	-38.5%	24	376,800	10	156	132	-42.9%	128	349,900	342,500	24	6.8%	-	-	2	86,700	2	418,000
21	Orchards	23	49	2	54	54.3%	36	363,900	19	431	383	8.5%	336	336,300	340,000	25	4.0%	-	-	1	230,000	2	531,500
22	Evergreen	35	73	10	78	52.9%	83	367,700	25	862	791	31.6%	704	347,600	340,700	30	5.9%	2	227,500	5	256,800	10	507,000
23	E Heights	22	13	2	14	7.7%	24	472,400	36	164	157	19.8%	148	442,700	356,400	54	12.6%	-	-	3	159,300	1	460,000
24	Cascade Park	19	30	1	25	31.6%	24	415,800	37	248	222	2.3%	203	457,300	400,000	44	13.8%	-	-	1	535,000	2	464,500
25	Five Corners	10	33	0	28	154.5%	23	366,000	18	235	213	23.8%	186	357,800	349,900	24	6.4%	-	-	2	305,000	1	468,400
26	E Orchards	37	46	6	54	92.9%	38	470,800	66	376	348	6.1%	282	456,300	441,000	51	6.6%	1	4,050,000	2	271,000	-	-
27	Fisher's Landing	13	25	3	21	-19.2%	31	451,900	23	244	217	6.4%	205	407,300	400,000	24	7.2%	-	-	2	331,200	-	-
31	SE County	8	10	2	6	100.0%	2	670,000	276	39	34	-19.0%	34	626,600	610,500	98	9.9%	-	-	13	324,300	-	-
32	Camas City	70	79	14	78	-9.3%	84	622,000	78	803	769	7.1%	679	577,200	535,000	87	6.7%	2	474,500	43	298,500	7	451,100
33	Washougal	40	52	16	48	54.8%	40	549,900	35	423	363	0.3%	326	478,900	443,400	59	8.3%	1	250,000	57	191,900	6	418,800
41	N Hazel Dell	21	34	1	31	3.3%	37	421,900	20	308	287	7.1%	266	423,000	399,000	32	5.4%	-	-	5	276,000	-	-
42	S Salmon Creek	23	40	1	38	65.2%	39	414,300	18	321	294	13.1%	265	386,000	382,200	32	8.4%	1	275,000	4	204,500	2	413,500
43	N Felida	21	38	4	36	63.6%	32	662,000	21	318	280	-17.2%	260	504,000	461,500	60	8.9%	2	1,062,500	12	320,900	-	-
44	N Salmon Creek	25	32	5	36	-18.2%	48	488,800	41	460	453	-9.9%	432	460,600	432,900	66	4.9%	-	-	9	306,200	-	-
50	Ridgefield	97	89	10	88	114.6%	74	468,400	70	806	660	56.0%	454	467,100	447,000	59	5.1%	1	625,000	12	561,000	-	-
51	W of I-5 County	8	9	3	3	0.0%	5	921,400	60	60	44	51.7%	39	760,700	737,000	113	10.3%	-	-	11	425,800	-	-
52	NW E of I-5 County	18	8	2	9	200.0%	10	661,900	50	103	85	66.7%	80	708,500	667,500	82	31.0%	-	-	25	324,200	-	-
61	Battleground	84	57	9	53	-15.9%	57	473,700	38	614	541	-5.7%	515	427,100	394,300	56	8.2%	3	310,000	33	337,300	2	441,000
62	Brush Prairie	66	93	22	104	44.4%	91	527,400	66	896	770	4.6%	686	495,100	447,500	68	12.6%	4	1,994,800	42	319,700	1	449,500
63	East County	0	0	0	0	-	0	-	-	1	1	-50.0%	1	358,500	358,500	4	-18.0%	-	-	1	250,000	-	-
64	Central County	8	5	1	4	300.0%	4	675,500	23	43	37	48.0%	32	621,200	591,800	61	15.8%	-	-	1	189,500	-	-
65	Mid-Central County	7	8	2	5	25.0%	4	723,800	19	56	49	36.1%	45	641,700	632,000	69	25.6%	-	-	7	293,100	-	-
66	Yacolt	8	5	1	3	-40.0%	12	455,600	32	104	93	-13.1%	87	483,100	461,600	56	21.7%	-	-	10	188,600	-	-
70	La Center	32	29	8	22	120.0%	14	458,500	39	231	154	73.0%	121	447,900	430,000	73	2.5%	-	-	4	132,800	1	500,000
71	N Central	5	4	1	2	-60.0%	3	599,700	14	34	27	-38.6%	24	534,500	495,000	17	12.0%	-	-	10	257,000	-	-
72	NE Corner	4	1	0	0	-100.0%	0	-	-	5	6	-53.8%	10	472,500	472,500	84	5.3%	-	-	1	95,000	-	-
72	Clark County Total	807	1,011	140	982	30.4%	956	473,400	41	9,495	8,424	7.4%	7,470	444,900	403,000	51	9.0%	28	944,500	333	290,200	78	550,400
80	Woodland City	11	11	3	14	0.0%	13	391,200	89	125	119	-0.8%	114	345,900	329,500	45	9.0%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	13	5	1	10	66.7%	5	567,700	31	68	60	12.6%	52	530,100	488,500	80	11.2%	1	1,200,000	41	199,900	-	-
82	Cowlitz County	82	103	10	103	33.8%	107	370,200	30	953	892	6.4%	820	328,000	305,000	42	10.9%	5	981,000	112	111,300	14	495,900
82	Cowlitz County Total	106	119	14	127	30.9%	125	380,300	36	1,146	1,071	3.9%	986	340,700	315,000	45	9.8%	7	923,600	154	134,600	15	537,500
87	Pacific County Total	32	19	5	17	0.0%	22	234,200	54	202	180	11.1%	168	275,500	229,500	89	7.2%	1	185,900	90	59,600	1	500,000



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

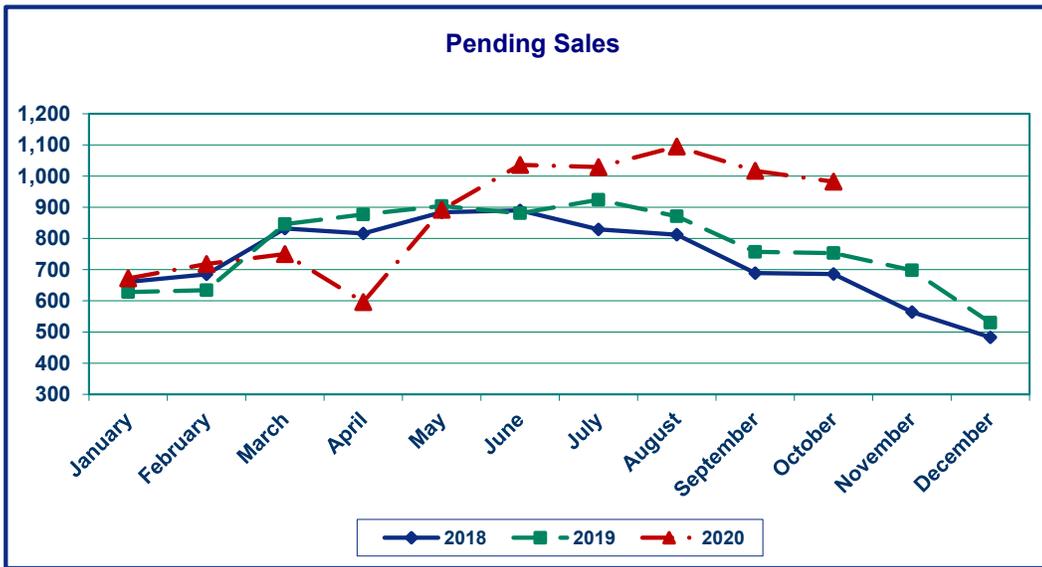
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/19-10/31/20) with 12 months before (11/1/18-10/31/19).

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

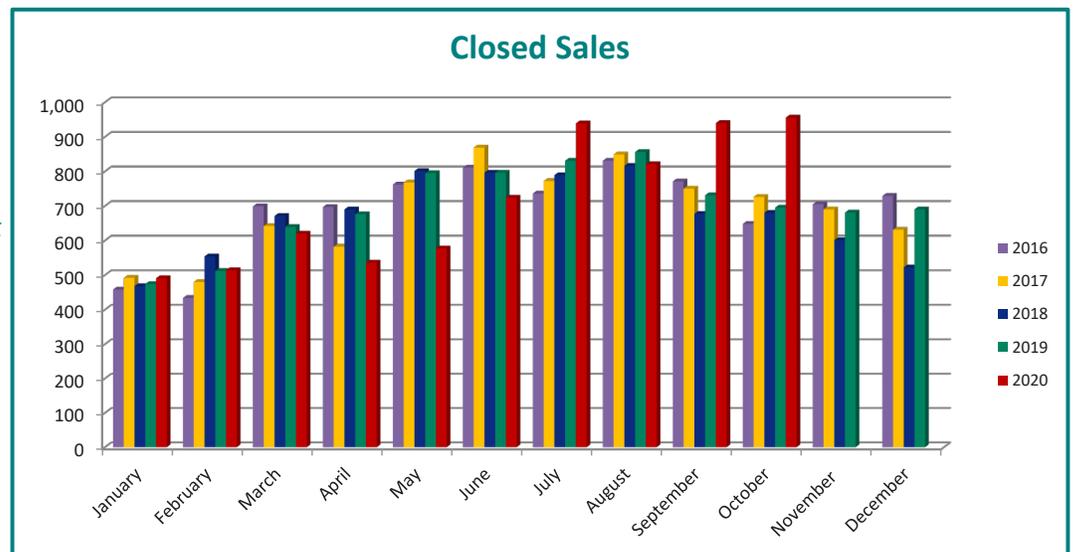
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

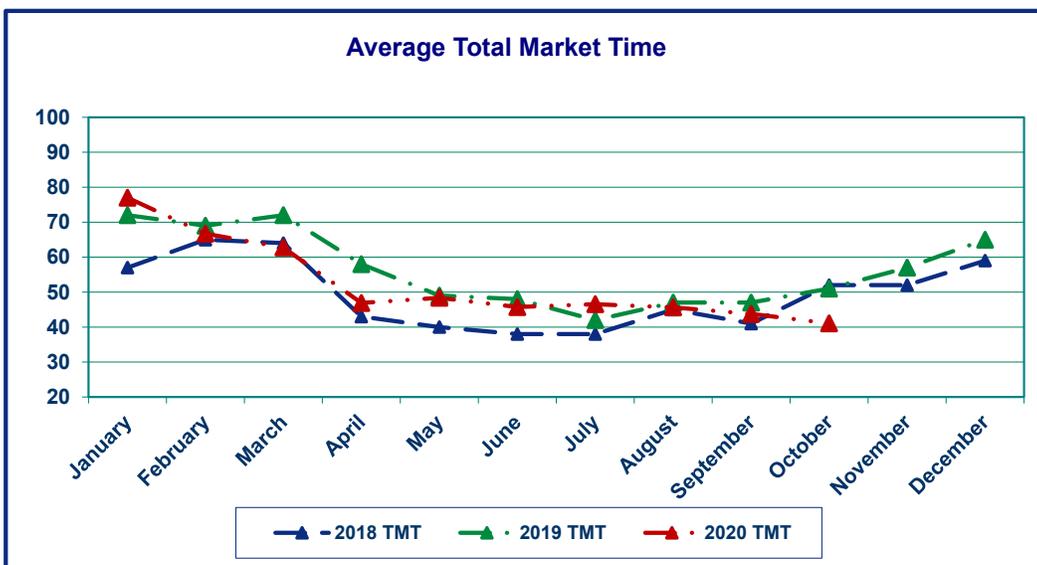


Average Total Market Time

DAYS ON MARKET

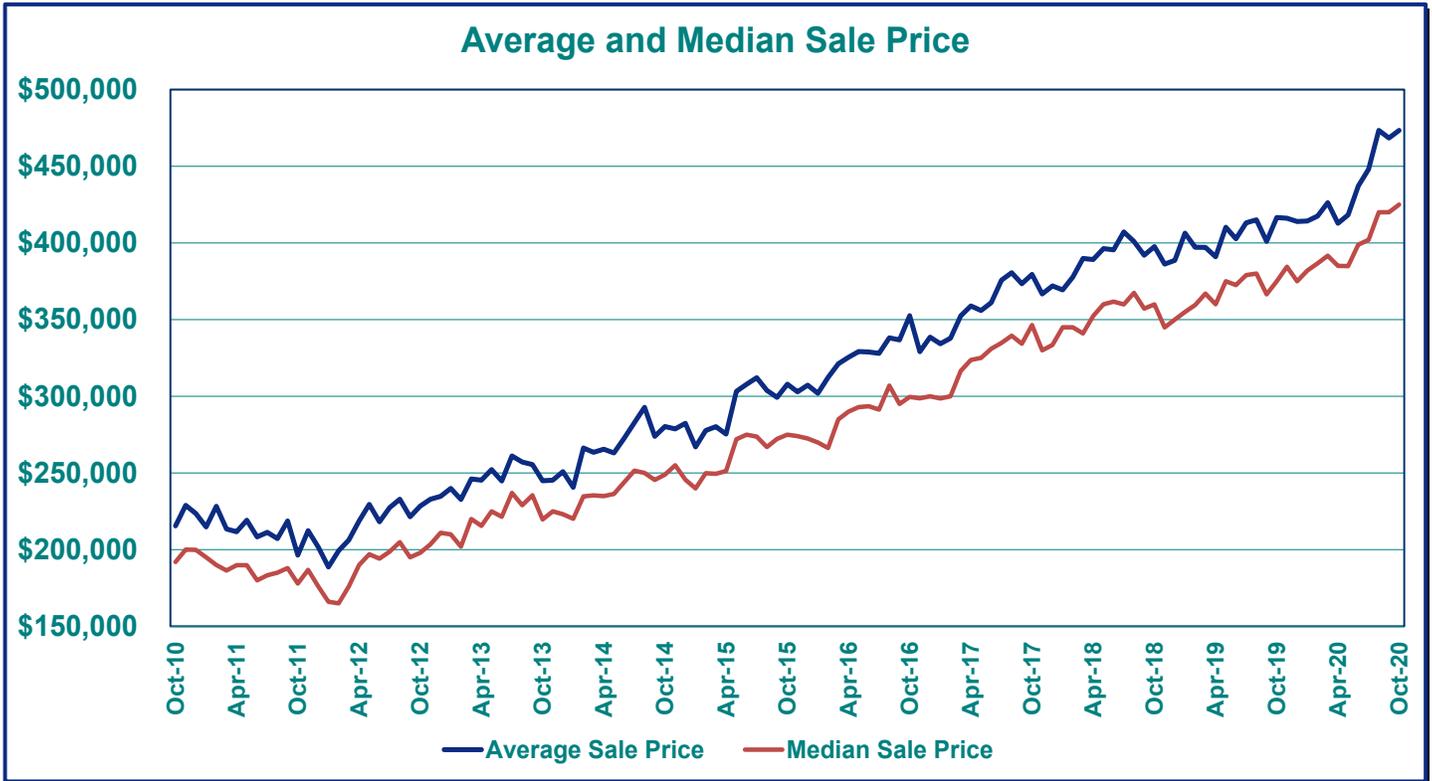
CLARK COUNTY, WA

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

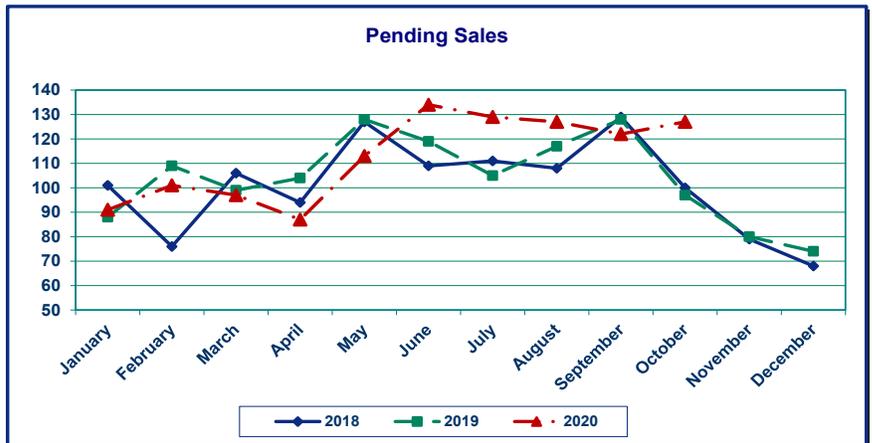
This graph shows affordability for housing in Clark County, Washington, in September 2020.

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 (\$420,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 2.89% (per Freddie Mac).

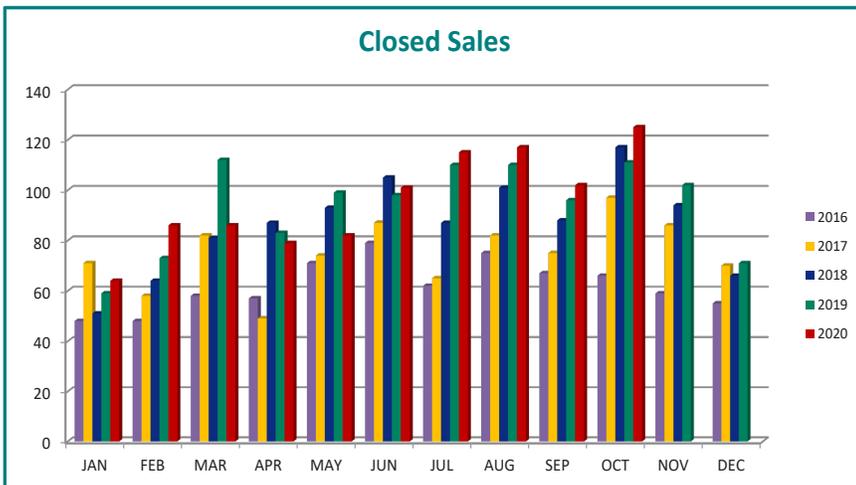
PENDING LISTINGS

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 October 2020

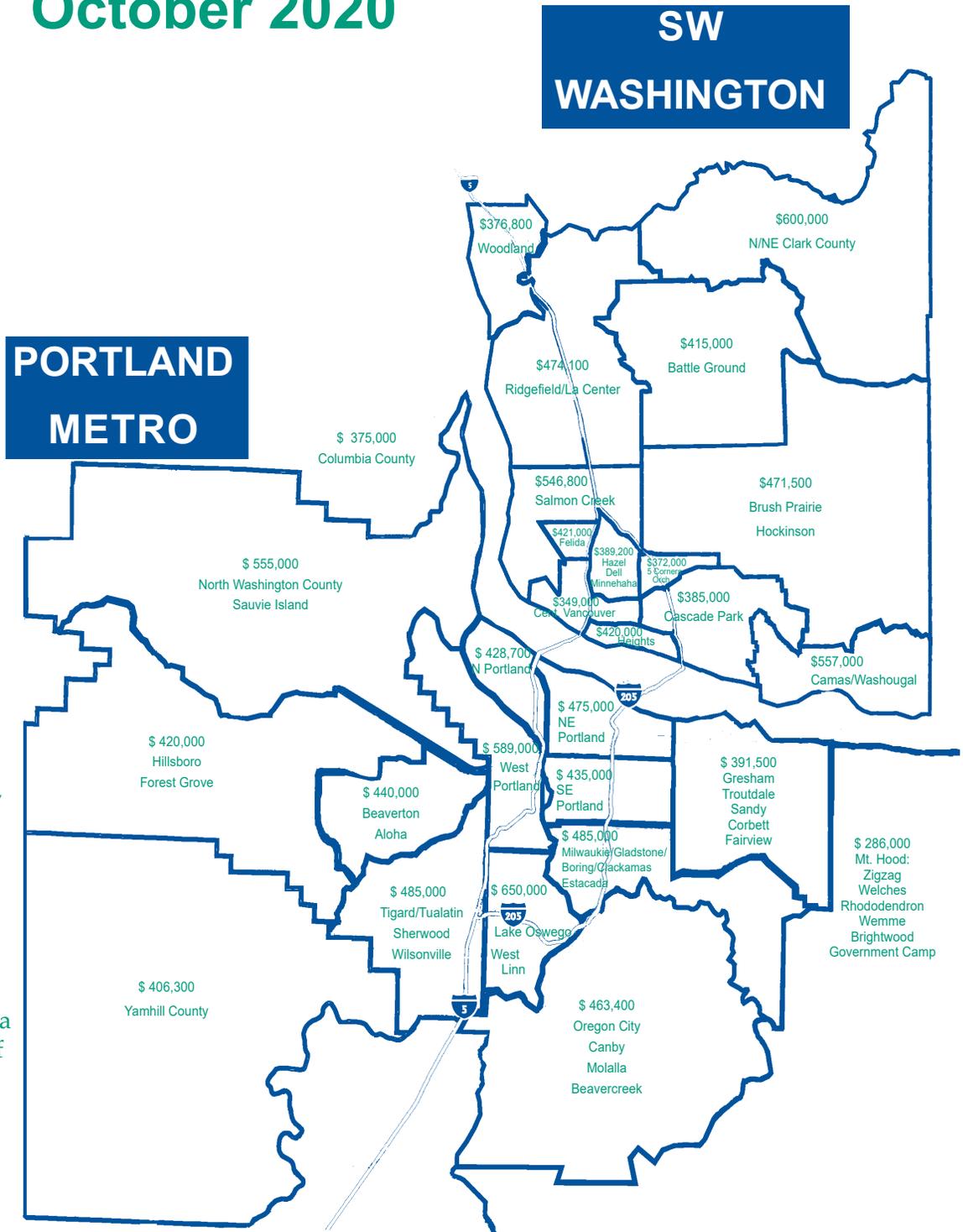
Contact RMLS™
16101 SW 72nd Ave.
Suite 200
Portland, OR 97224
(503) 236-7657
communications@rmls.com

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.

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