



Clark County, Washington Market Action Addition

December 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:	507
Less Listings with Purchase Contingencies*:	12
Readily Purchased Listings:	495
<i>Percent of Total Active Listings:</i>	<i>97.6%</i>
Less New Under Construction (not ready for occupancy):	92
Less New Proposed (not started):	107
Total Readily Purchased & Occupied Listing:	296
<i>Percent of Total Active Listings:</i>	<i>58.4%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	0.4

* 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

December 2020 Reporting Period

December Residential Highlights

New listings (551) increased 31.2% from the 420 listed in December 2019, and decreased 12.5% from the 630 listed in November 2020.

Pending sales (632) increased 19.2% from the 530 offers accepted in December 2019, and decreased 15.8% from the 751 offers accepted in November 2020.

Closed sales (803) increased 16.4% from the 690 closings in December 2019, and decreased 2.7% from the 825 closings in November 2020.

Inventory and Total Market Time

Inventory decreased to 0.6 months in December, the lowest on RMLS™ record. Total market time decreased to 34 days.

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.

Year-to-Date Summary

Comparing the twelve months of 2020 to the same period in 2019, new listings (10,727) decreased 5.5%, pending sales (9,745) increased 8.0%, and closed sales (9,186) increased 4.8%.

Average and Median Sale Prices

Comparing 2020 to 2019 through December, the average sale price has increased 9.9% from \$407,700 to \$448,000. In the same comparison, the median sale price has increased 9.2% from \$371,000 to \$405,000.

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	0.8
December	2.9	1.8	0.6

*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:
+9.9% (\$448,000 v. \$407,600)
Median Sale Price % Change:
+9.2% (\$405,000 v. \$370,900)

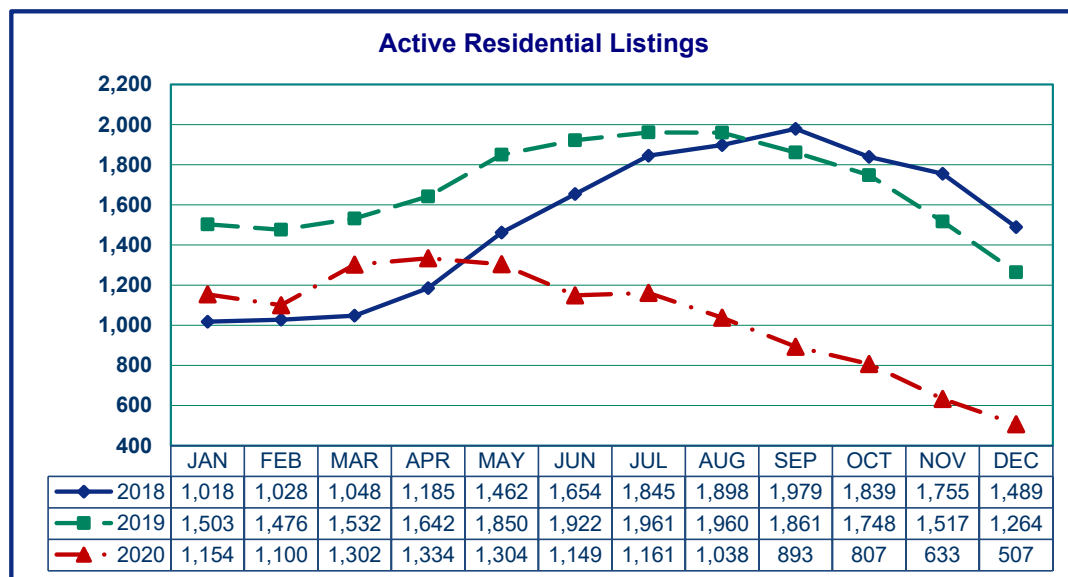
For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	December	551	632	803	467,800	420,000	34
	November	630	751	825	453,000	410,000	40
	Year-to-date	10,727	9,745	9,186	448,000	405,000	49
2019	December	420	530	690	414,000	375,000	65
	Year-to-date	11,354	9,019	8,762	407,700	371,000	55
Change	December	31.2%	19.2%	16.4%	13.0%	12.0%	-47.2%
	Prev Mo 2020	-12.5%	-15.8%	-2.7%	3.3%	2.4%	-15.0%
	Year-to-date	-5.5%	8.0%	4.8%	9.9%	9.2%	-11.5%

AREA REPORT • DECEMBER 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	19	13	3	13	30.0%	23	356,900	24	225	193	-1.5%	189	391,000	360,000	41	10.6%	6	482,300	3	131,700	17	467,500
12	NW Heights	7	17	3	19	-5.0%	15	322,300	16	260	236	17.4%	233	299,000	290,000	29	11.8%	1	1,400,000	2	290,000	25	772,700
13	SW Heights	18	5	0	12	140.0%	12	681,000	59	153	130	8.3%	128	531,200	362,500	64	13.1%	1	390,000	1	275,000	4	404,300
14	Lincoln/Hazel Dell	5	9	3	6	-25.0%	14	384,800	14	187	168	15.9%	160	396,900	391,200	37	6.2%	-	-	2	160,500	1	657,300
15	E Hazel Dell	11	21	7	28	27.3%	40	381,500	21	492	449	-1.3%	438	364,800	362,000	30	13.6%	6	971,700	12	350,400	-	-
20	NE Heights	6	15	5	14	7.7%	16	508,800	17	184	163	-36.6%	160	366,600	350,000	24	11.7%	-	-	2	86,700	4	469,000
21	Orchards	17	24	7	26	8.3%	32	361,100	22	480	433	6.9%	423	341,300	345,000	23	5.4%	1	775,000	1	230,000	2	531,500
22	Evergreen	31	63	7	69	13.1%	78	377,300	22	985	911	25.8%	872	351,500	345,000	28	7.4%	2	227,500	5	256,800	11	505,900
23	E Heights	14	9	6	17	142.9%	12	567,500	29	198	189	21.2%	172	456,800	366,000	52	18.3%	-	-	6	174,500	1	460,000
24	Cascade Park	7	12	2	13	-7.1%	21	449,900	48	274	253	5.0%	251	460,200	408,000	42	15.8%	-	-	1	535,000	4	518,800
25	Five Corners	3	12	4	12	-7.7%	25	392,200	10	266	249	29.0%	239	363,200	355,000	21	8.5%	-	-	2	305,000	1	468,400
26	E Orchards	34	28	4	29	45.0%	27	451,800	27	433	394	4.8%	352	459,800	440,000	46	6.4%	1	4,050,000	3	233,000	-	-
27	Fisher's Landing	9	12	4	10	-23.1%	21	456,800	17	271	250	9.2%	240	409,400	403,300	23	6.3%	-	-	3	284,100	-	-
31	SE County	4	2	-	2	100.0%	6	560,700	19	41	40	-18.4%	44	618,900	607,500	83	-0.1%	-	-	14	317,900	-	-
32	Camas City	42	49	15	47	-11.3%	62	628,100	48	905	875	5.5%	826	584,100	540,000	85	8.4%	2	474,500	61	315,900	10	600,100
33	Washougal	24	22	4	31	10.7%	40	500,100	38	478	423	-1.4%	410	489,100	450,000	60	15.8%	2	375,000	64	198,000	6	418,800
41	N Hazel Dell	7	14	2	13	-31.6%	32	495,500	57	340	330	7.8%	332	432,400	405,000	34	9.6%	-	-	5	276,000	-	-
42	S Salmon Creek	21	20	3	22	29.4%	27	384,600	33	367	342	12.1%	324	388,400	383,500	32	10.0%	1	275,000	5	379,600	4	539,300
43	N Felida	9	14	1	22	-26.7%	22	506,300	21	353	319	-18.4%	316	508,300	460,000	54	11.5%	2	1,062,500	21	300,200	-	-
44	N Salmon Creek	17	19	4	20	-23.1%	33	504,900	68	506	500	-10.7%	505	462,200	431,300	64	7.1%	-	-	9	306,200	-	-
50	Ridgefield	56	67	11	82	241.7%	69	475,700	44	928	806	68.6%	595	466,600	443,500	56	5.1%	1	625,000	16	483,700	-	-
51	W of I-5 County	1	-	-	2	-50.0%	3	669,300	10	63	51	50.0%	44	744,600	730,000	101	7.2%	-	-	14	413,800	-	-
52	NW E of I-5 County	35	17	5	9	80.0%	10	622,200	81	142	103	71.7%	96	700,900	642,000	81	19.0%	-	-	27	312,200	-	-
61	Battleground	49	38	10	49	53.1%	55	465,700	43	711	649	-3.1%	615	434,600	397,100	54	9.8%	6	357,800	34	332,900	3	517,700
62	Brush Prairie	33	31	9	46	-2.1%	66	503,400	19	978	871	2.1%	830	498,000	453,700	61	11.9%	5	1,803,800	48	333,000	2	444,800
63	East County	0	0	0	0	-	1	480,000	4	2	2	0.0%	2	419,300	419,300	4	-4.1%	-	-	1	250,000	-	-
64	Central County	3	2	0	3	-	6	688,600	25	46	45	60.7%	40	629,200	609,000	55	17.6%	-	-	1	189,500	-	-
65	Mid-Central County	2	3	1	3	50.0%	8	575,100	43	61	59	47.5%	56	620,200	629,500	62	21.4%	-	-	7	293,100	-	-
66	Yacolt	6	5	-	7	75.0%	5	330,600	28	117	105	-10.3%	101	477,600	450,000	53	22.6%	-	-	10	188,600	-	-
70	La Center	9	7	6	4	33.3%	20	442,300	43	234	169	64.1%	156	449,000	427,500	65	1.1%	-	-	6	959,300	1	500,000
71	N Central	6	1	-	2	100.0%	2	415,500	268	41	31	-36.7%	27	512,900	490,000	37	21.4%	-	-	15	220,300	-	-
72	NE Corner	2	0	0	0	-100.0%	0	-	-	6	7	-61.1%	10	472,500	472,500	84	5.1%	-	-	1	95,000	-	-
73	Clark County Total	507	551	126	632	19.2%	803	467,800	34	10,727	9,745	8.0%	9,186	448,000	405,000	49	9.9%	37	856,300	402	305,300	96	569,400
80	Woodland City	5	4	1	5	-44.4%	9	343,600	66	137	133	-0.7%	137	351,900	335,000	51	11.5%	1	360,000	2	109,500	1	1,120,000
81	Woodland Area	6	1	-	7	75.0%	5	409,400	207	77	74	18.3%	67	509,700	468,000	85	8.0%	1	1,200,000	56	199,000	-	-
82	Cowlitz County	40	47	7	72	18.0%	89	351,400	29	1,076	1,041	9.2%	996	333,900	310,000	40	15.2%	7	955,700	136	114,800	19	511,100
83	Cowlitz County Total	51	52	8	84	13.5%	103	353,500	41	1,290	1,248	6.7%	1,200	345,800	319,900	44	13.3%	9	916,700	194	139,100	20	541,500
87	Pacific County Total	27	14	4	12	33.3%	14	358,600	62	227	212	14.6%	201	279,500	238,000	83	11.7%	1	185,900	108	57,900	1	500,000

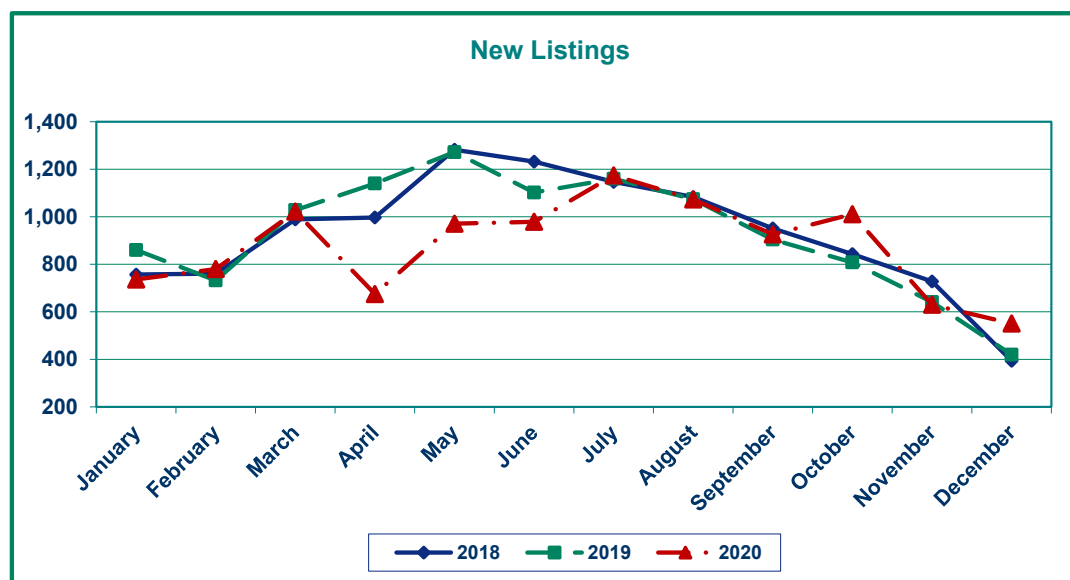


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

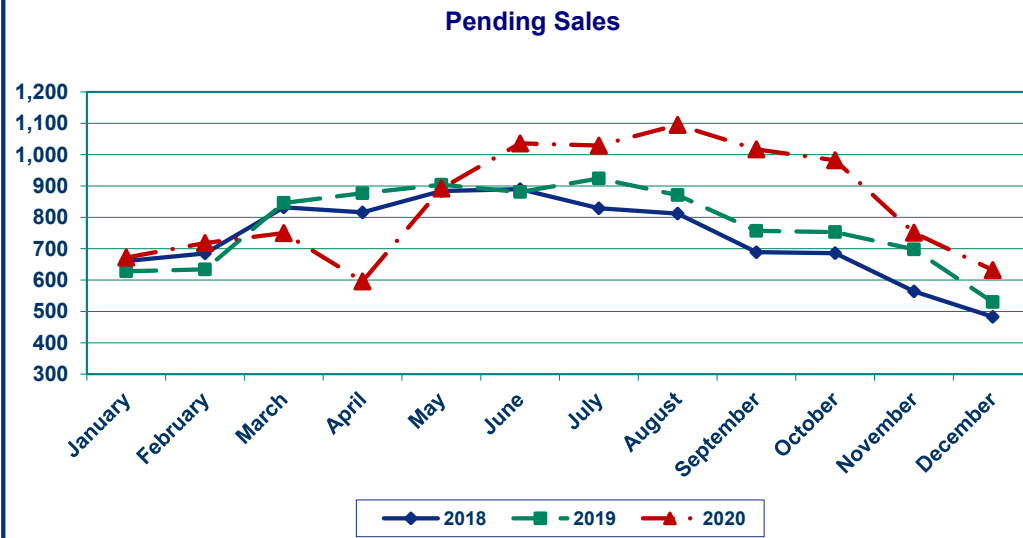
² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/2020-12/31/2020) with 12 months before (1/1/2019-12/31/2019).

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

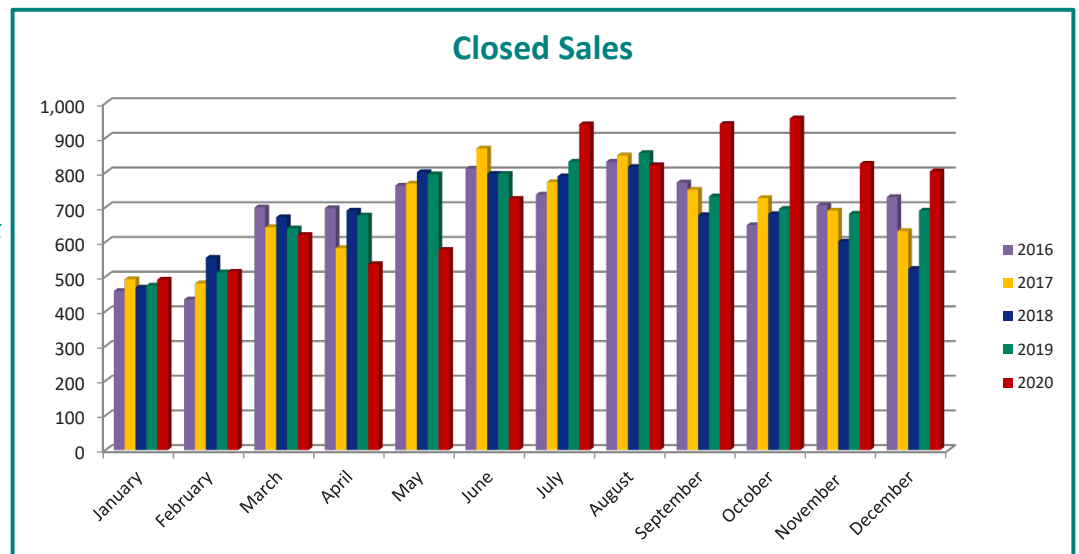
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



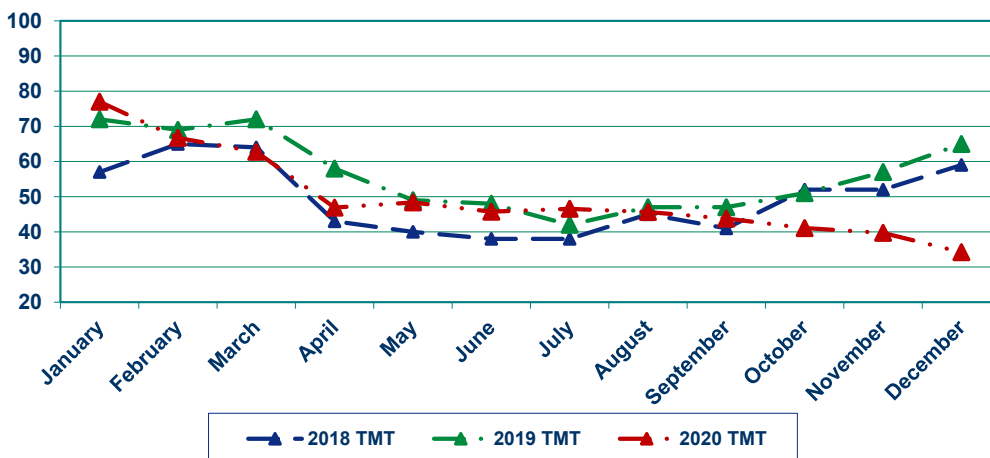
CLOSED SALES

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

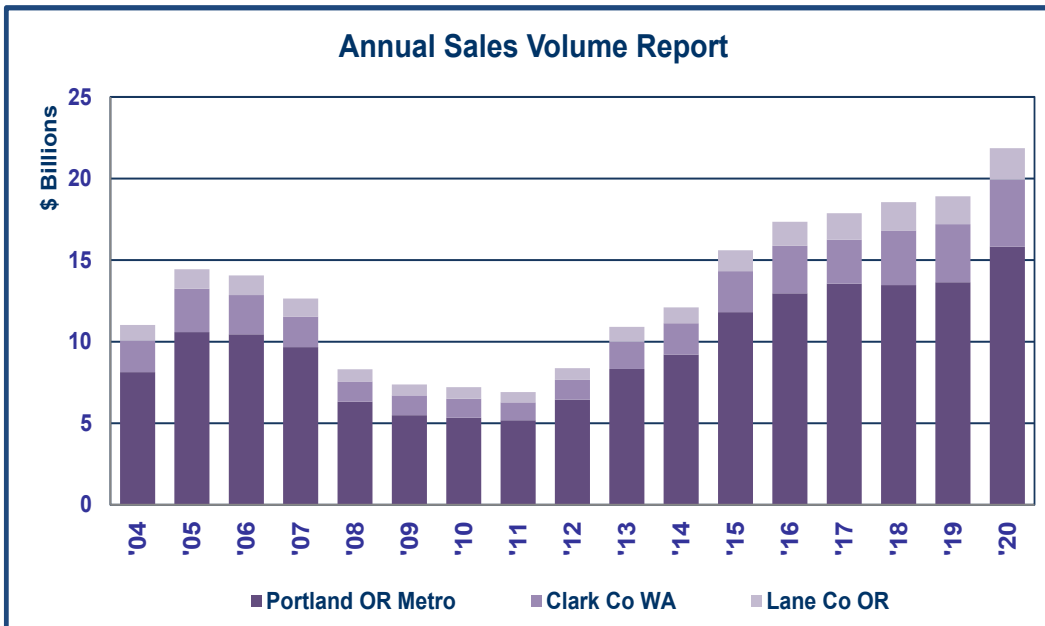
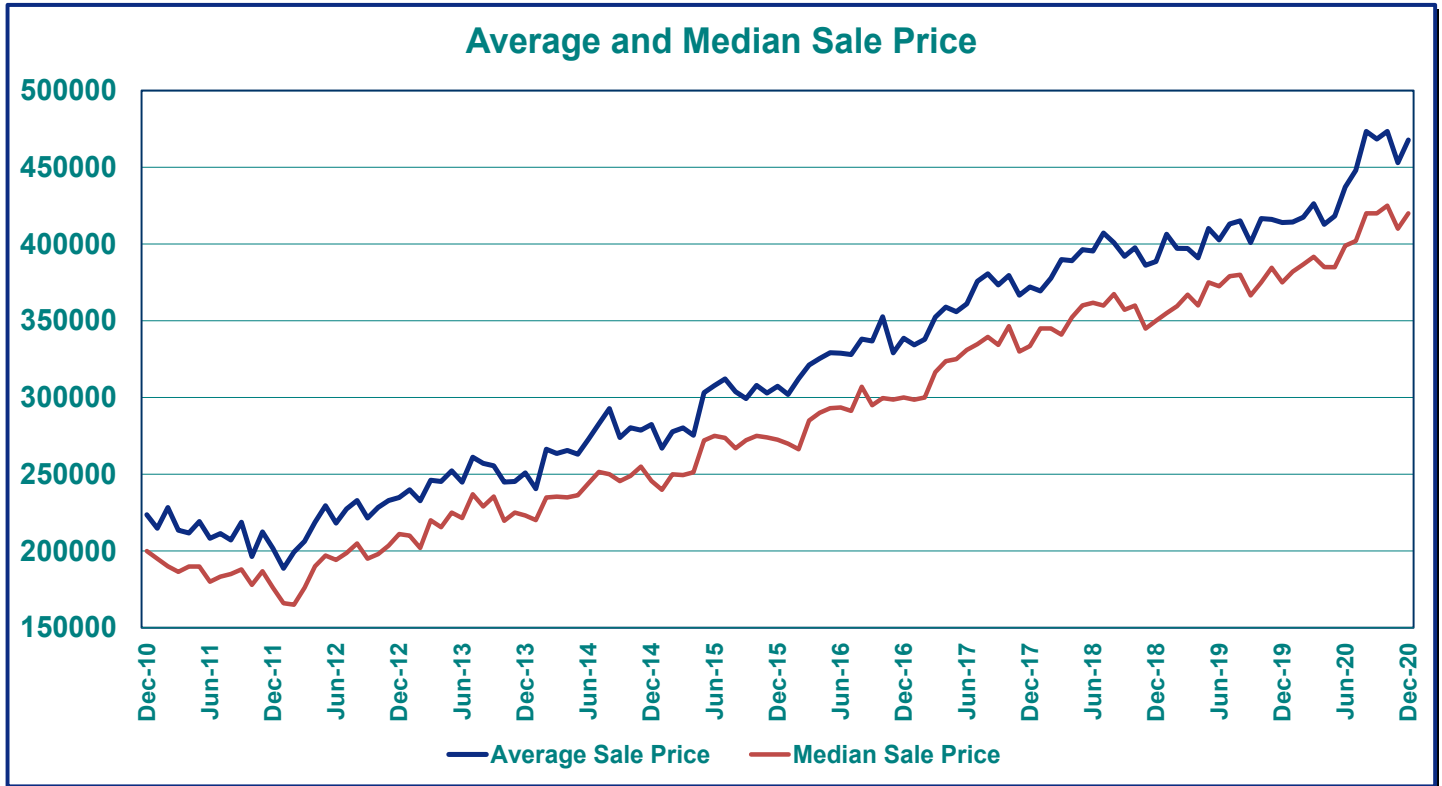
CLARK COUNTY, WA

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



SALES VOLUME

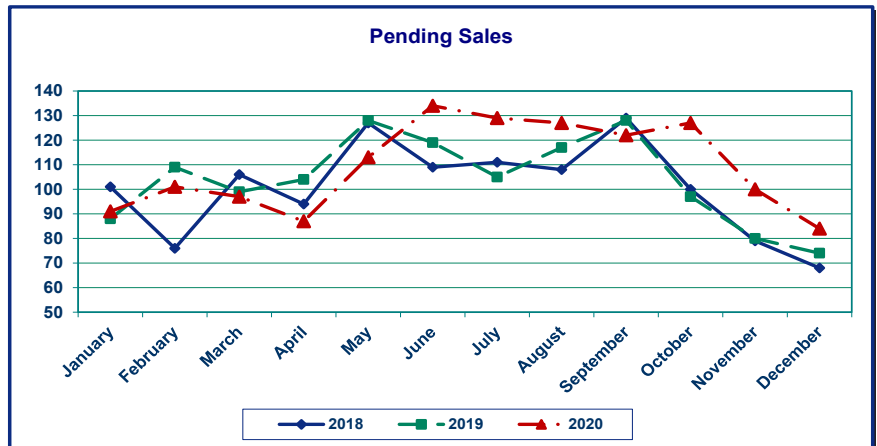
RESIDENTIAL

This graph shows annual residential sales volume for Lane County, OR, Clark County, WA, and Portland, OR.

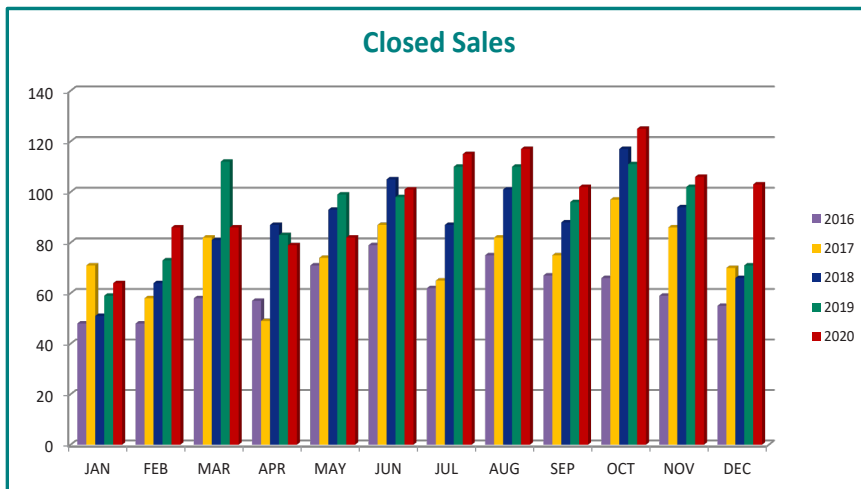
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

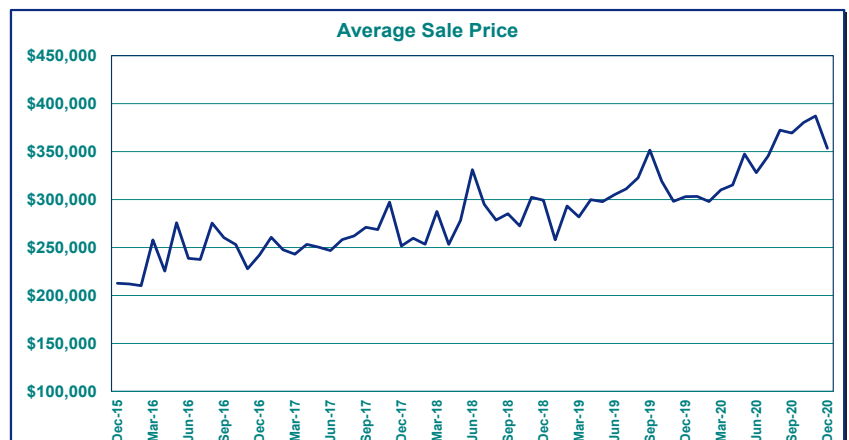
COWLITZ COUNTY, WA

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 December 2020

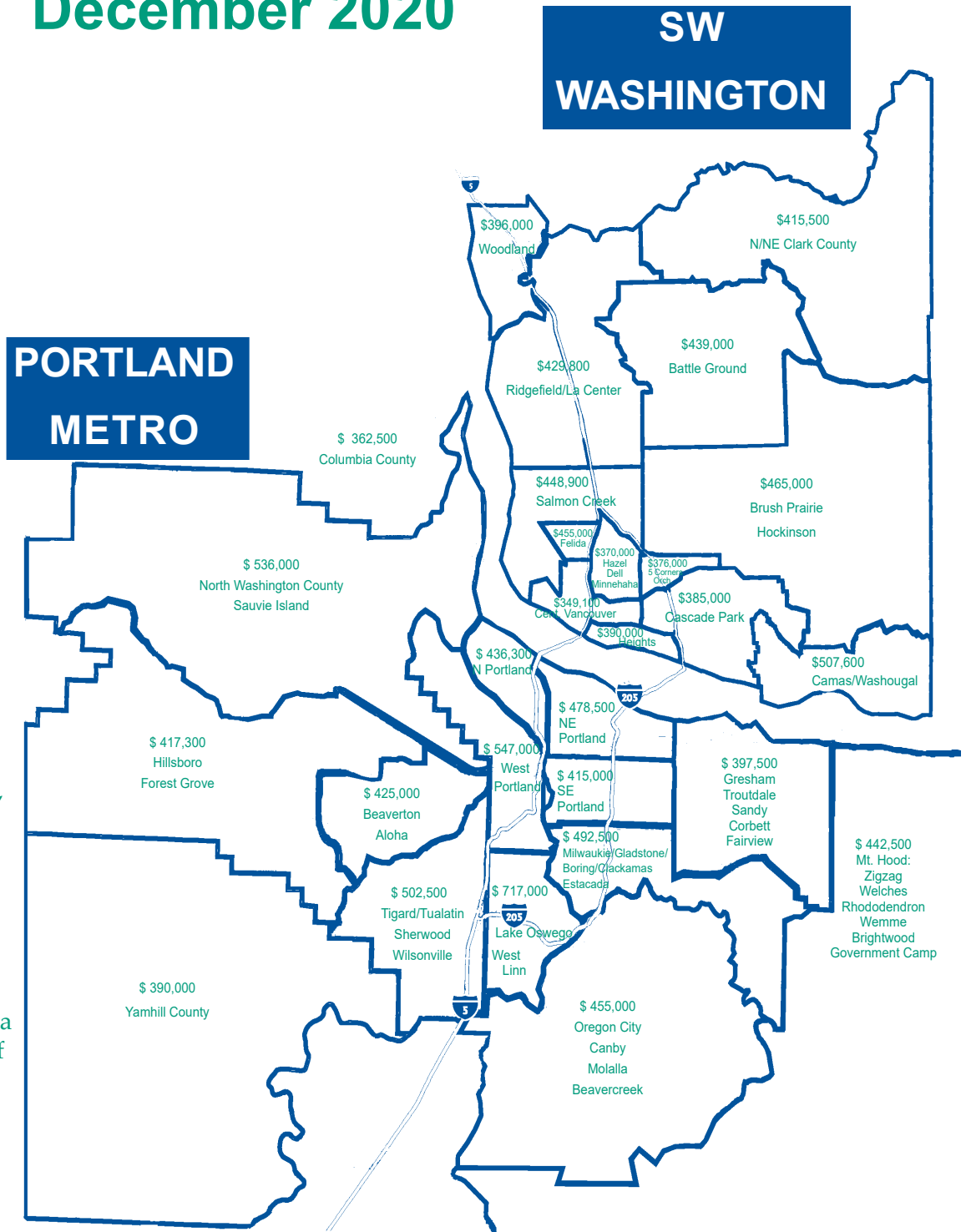
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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