



## Clark County, Washington Market Action Addition

February 2021

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>	401
<b>Less Listings with Purchase Contingencies*:</b>	7
<b>Readily Purchased Listings:</b>	394
<b><i>Percent of Total Active Listings:</i></b>	<b><i>98.3%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	49
<b>Less New Proposed (not started):</b>	89
<b>Total Readily Purchased &amp; Occupied Listing:</b>	256
<b><i>Percent of Total Active Listings:</i></b>	<b><i>63.8%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	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

February 2021 Reporting Period

### February Residential Highlights

New listings (711) decreased 8.8% from the 780 listed in February 2020, and decreased 16.7% from the 854 listed in January 2021.

Pending sales (700) decreased 2.5% from the 718 offers accepted in February 2020, and decreased 16.5% from the 838 offers accepted in January 2021.

Closed sales (610) increased 18.7% from the 514 closings in February 2020, and increased 4.8% from the 582 closings in January 2021.

### Inventory and Total Market Time

Inventory decreased to 0.7 months in February. Total market time decreased to 33 days.

### Year-To-Date Summary

Comparing the first two months of 2021 to the same period in 2020, new listings (1,574) increased 2.9%, pending sales (1,517) increased 12.0%, and closed sales (1,210) increased 17.9%.

### Average and Median Sale Prices

Comparing 2021 to 2020 through February, the average sale price has increased 15.3% from \$416,700 to \$480,400. In the same comparison, the median sale price has increased 11.7% from \$385,000 to \$430,000.

Inventory in Months*			
	2019	2020	2021
January	3.2	2.4	0.8
February	2.9	2.1	0.7
March	2.4	2.1	
April	2.4	2.5	
May	2.3	2.3	
June	2.4	1.6	
July	2.4	1.2	
August	2.3	1.3	
September	2.5	1.0	
October	2.5	0.8	
November	2.2	0.8	
December	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	
<b>Average Sale Price % Change:</b>	
+11.2% (\$455,600 v. \$409,600)	
<b>Median Sale Price % Change:</b>	
+9.8% (\$411,900 v. \$375,000)	

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 5 and page 6.

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
2021	February	711	700	610	482,000	433,100	33
	January	854	838	582	475,400	425,000	36
	Year-to-date	1,574	1,517	1,210	480,400	430,000	35
2020	February	780	718	514	417,500	386,700	67
	Year-to-date	1,529	1,354	1,026	416,700	385,000	72
Change	February	-8.8%	-2.5%	18.7%	15.4%	12.0%	-50.5%
	Prev Mo 2021	-16.7%	-16.5%	4.8%	1.4%	1.9%	-8.3%
	Year-to-date	2.9%	12.0%	17.9%	15.3%	11.7%	-52.1%

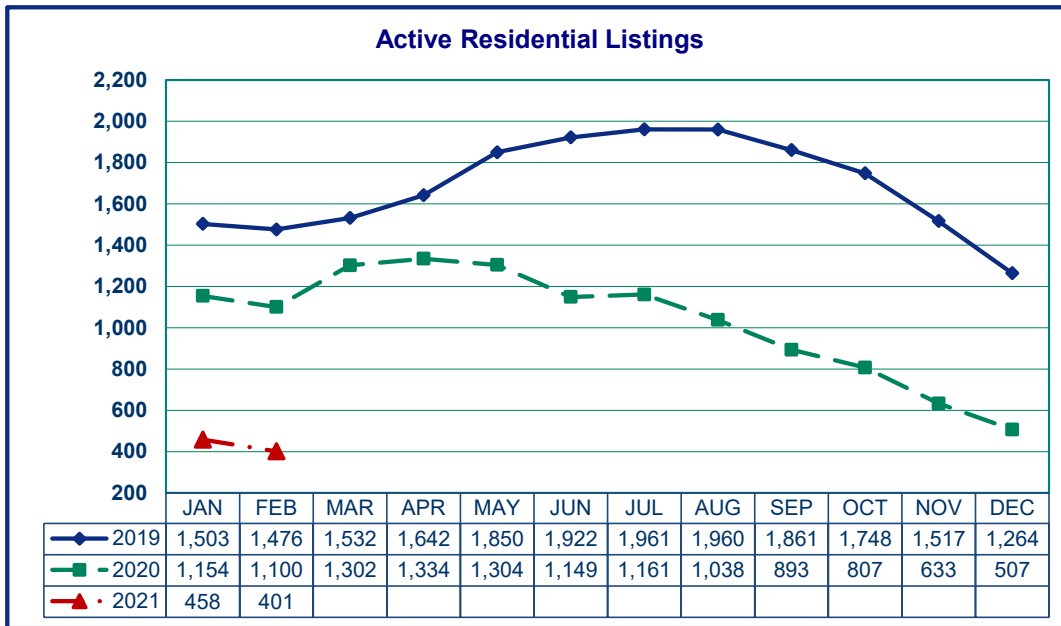
# AREA REPORT • FEBRUARY 2021

## 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 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2020 <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	14	18	3	20	25.0%	15	375,200	31	35	38	22.6%	30	390,400	367,500	36	12.4%	1	710,000	-	-	-	-
12	NW Heights	6	9	-	15	-37.5%	10	327,200	20	28	28	-33.3%	26	321,400	310,000	14	13.2%	-	-	-	-	7	435,000
13	SW Heights	16	16	4	12	9.1%	17	654,700	87	30	27	17.4%	26	691,800	407,500	91	19.5%	-	-	1	1,000,000	2	350,000
14	Lincoln/Hazel Dell	2	7	0	10	-16.7%	12	401,500	12	18	21	-16.0%	24	371,200	342,500	20	4.2%	-	-	-	-	-	-
15	E Hazel Dell	12	37	1	36	2.9%	31	404,200	15	83	73	10.6%	58	395,300	386,500	17	14.7%	-	-	-	-	2	545,000
20	NE Heights	3	12	2	13	44.4%	18	404,500	12	33	35	66.7%	32	393,200	373,500	46	15.7%	-	-	-	-	1	475,000
21	Orchards	15	30	6	35	9.4%	20	403,200	30	65	62	8.8%	43	417,800	396,000	48	9.6%	-	-	-	-	-	-
22	Evergreen	28	72	2	65	0.0%	71	392,300	19	148	144	14.3%	131	378,100	365,000	20	8.6%	-	-	-	-	1	385,000
23	E Heights	8	17	1	19	26.7%	16	440,600	47	26	31	-6.1%	27	444,800	365,000	42	21.9%	-	-	-	-	-	-
24	Cascade Park	7	17	1	15	-42.3%	13	452,100	21	30	31	-29.5%	27	436,100	429,000	23	14.8%	1	495,000	-	-	-	-
25	Five Corners	5	13	1	10	-54.5%	15	368,200	25	30	26	-21.2%	27	385,500	369,500	19	9.7%	-	-	-	-	-	-
26	E Orchards	27	33	12	34	17.2%	28	442,200	16	99	82	34.4%	50	455,000	445,300	18	4.7%	-	-	-	-	-	-
27	Fisher's Landing	5	12	1	17	0.0%	13	495,900	15	31	36	28.6%	31	519,300	457,000	33	10.7%	-	-	-	-	1	875,000
31	SE County	1	2	1	4	300.0%	-	-	-	2	5	25.0%	1	533,000	533,000	6	-1.0%	-	-	1	704,000	-	-
32	Camas City	28	44	7	44	-31.3%	53	658,300	57	110	115	0.9%	98	657,500	574,000	43	11.3%	1	469,900	17	321,900	1	432,000
33	Washougal	19	23	3	21	-25.0%	17	596,700	17	51	48	-5.9%	46	518,500	486,000	23	18.3%	-	-	11	223,300	-	-
41	N Hazel Dell	10	22	0	20	-13.0%	17	477,700	18	45	43	-6.5%	32	475,500	440,000	17	10.8%	-	-	-	-	-	-
42	S Salmon Creek	9	25	2	34	25.9%	21	401,900	14	57	66	11.9%	38	422,900	406,000	17	8.6%	-	-	-	-	-	-
43	N Felida	7	18	3	22	46.7%	23	598,400	42	41	44	4.8%	42	547,700	508,000	41	13.3%	-	-	3	301,700	-	-
44	N Salmon Creek	15	24	2	21	-57.1%	22	475,000	39	41	41	-48.1%	45	486,900	446,900	26	8.1%	-	-	8	137,500	-	-
50	Ridgefield	39	97	19	83	69.4%	59	475,400	42	177	169	77.9%	127	469,800	450,000	41	6.8%	-	-	2	285,000	1	429,900
51	W of I-5 County	3	5	2	4	33.3%	2	532,800	8	10	5	25.0%	7	660,300	462,900	31	6.1%	-	-	-	-	-	-
52	NW E of I-5 County	17	28	17	19	280.0%	10	664,500	77	58	34	240.0%	14	695,800	502,500	72	17.5%	-	-	3	268,000	-	-
61	Battleground	39	38	3	44	-12.0%	30	474,700	40	81	92	2.2%	72	489,200	434,100	46	13.1%	-	-	1	321,500	-	-
62	Brush Prairie	45	64	4	55	-12.7%	52	527,000	36	189	165	36.4%	100	542,100	494,400	40	10.4%	1	467,500	4	461,300	-	-
63	East County	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	-4.1%	0	-	0	-	0	-
64	Central County	1	3	0	4	33.3%	1	703,000	32	4	6	20.0%	5	556,400	569,000	99	16.3%	-	-	-	-	-	-
65	Mid-Central County	2	2	0	1	-75.0%	2	660,000	2	7	6	-25.0%	7	693,300	720,000	24	21.8%	-	-	2	284,500	-	-
66	Yacolt	7	9	1	6	20.0%	6	434,100	51	17	13	62.5%	13	496,800	439,900	93	21.9%	-	-	2	269,500	-	-
70	La Center	5	12	3	13	-7.1%	14	497,200	48	22	23	0.0%	23	486,800	464,900	47	3.1%	-	-	3	255,800	-	-
71	N Central	4	2	2	4	100.0%	1	690,700	4	6	7	250.0%	6	503,300	431,000	15	19.9%	-	-	1	265,000	-	-
72	NE Corner	2	-	0	-	-	1	659,000	63	-	1	-66.7%	2	729,500	729,500	88	38.2%	-	-	-	-	-	-
	Clark County Total	401	711	103	700	-2.5%	610	482,000	33	1,574	1,517	12.0%	1,210	480,400	430,000	35	11.2%	4	535,600	59	293,500	16	464,500
80	Woodland City	7	10	3	9	-35.7%	4	367,800	19	20	17	-26.1%	10	339,500	342,500	21	10.4%	-	-	-	-	-	-
81	Woodland Area	4	4	1	7	75.0%	3	433,300	14	8	11	21.9%	9	584,000	505,000	72	6.3%	-	-	10	286,400	-	-
82	Cowlitz County	47	82	5	76	-8.4%	66	356,900	34	166	156	-1.9%	143	354,800	330,000	37	18.0%	-	-	26	128,900	2	346,800
	Cowlitz County Total	58	96	9	92	-8.9%	73	360,600	33	194	184	-3.7%	162	366,600	339,000	38	14.9%	-	-	36	172,700	2	346,800
87	Pacific County Total	24	17	2	18	-10.0%	12	253,500	59	35	33	13.8%	26	296,300	221,800	80	8.0%	1	675,000	12	64,400	1	1,950,000

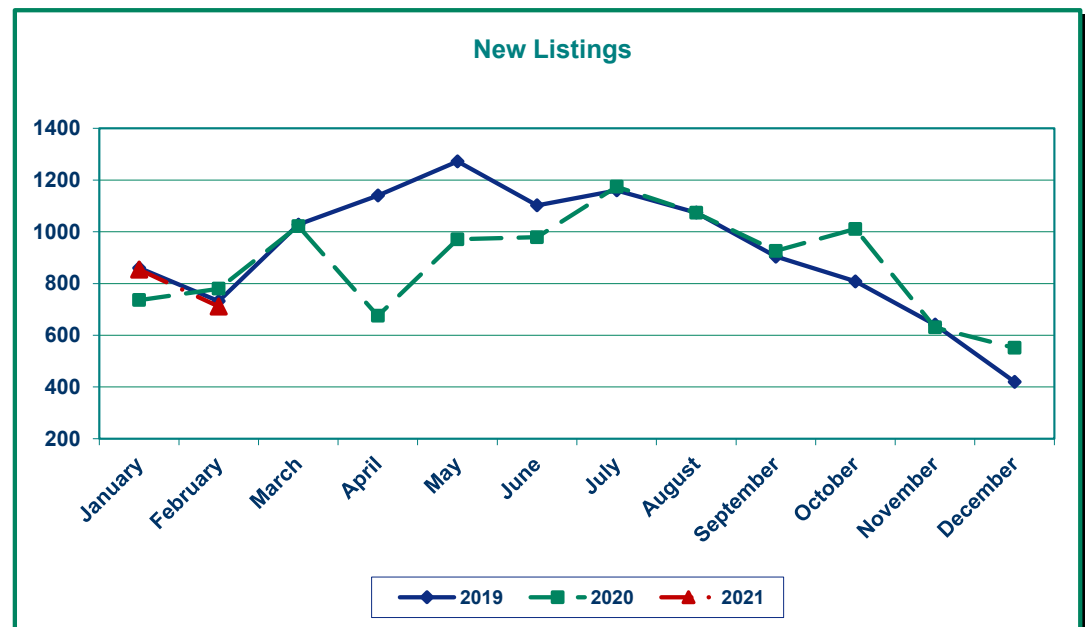
## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

*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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2021 with February 2020. The Year-To-Date section compares 2021 Year-To-Date statistics through February with 2020 Year-To-Date statistics through February.

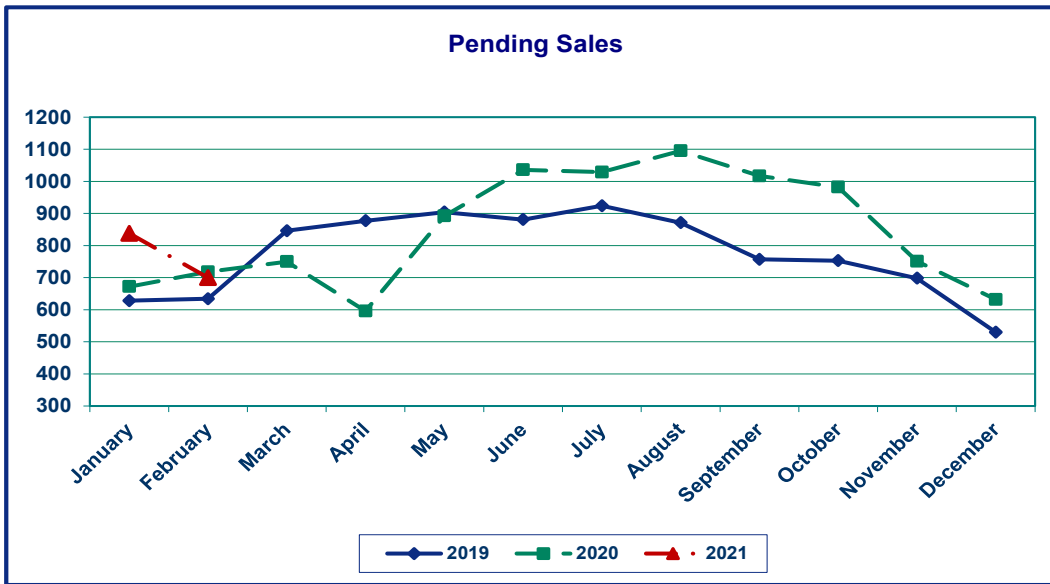
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/2020-2/28/2021) with 12 months before (3/1/2019-2/29/2020).

<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

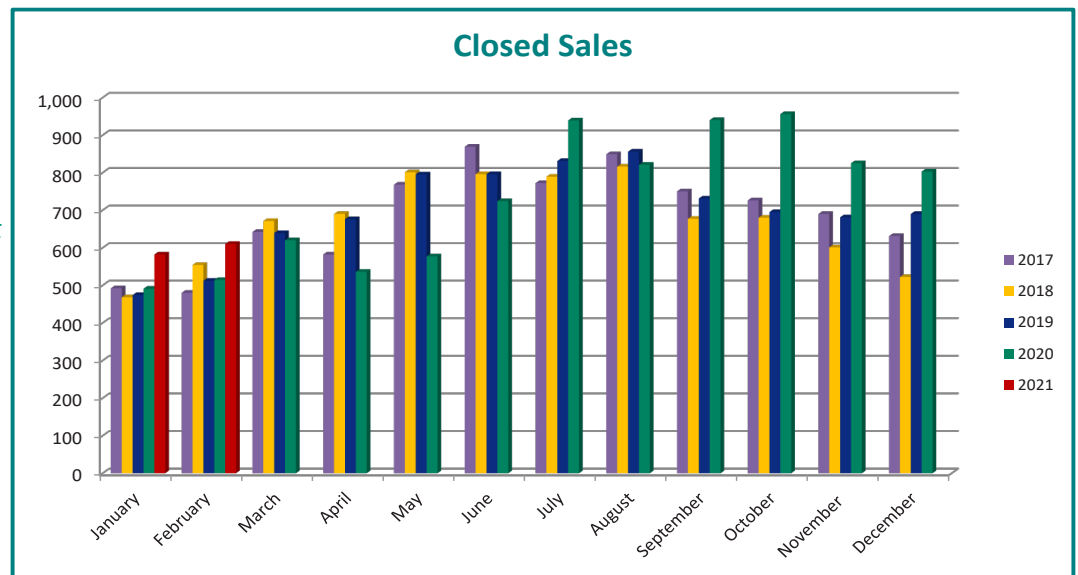
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



## CLOSED SALES

### CLARK COUNTY, WA

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

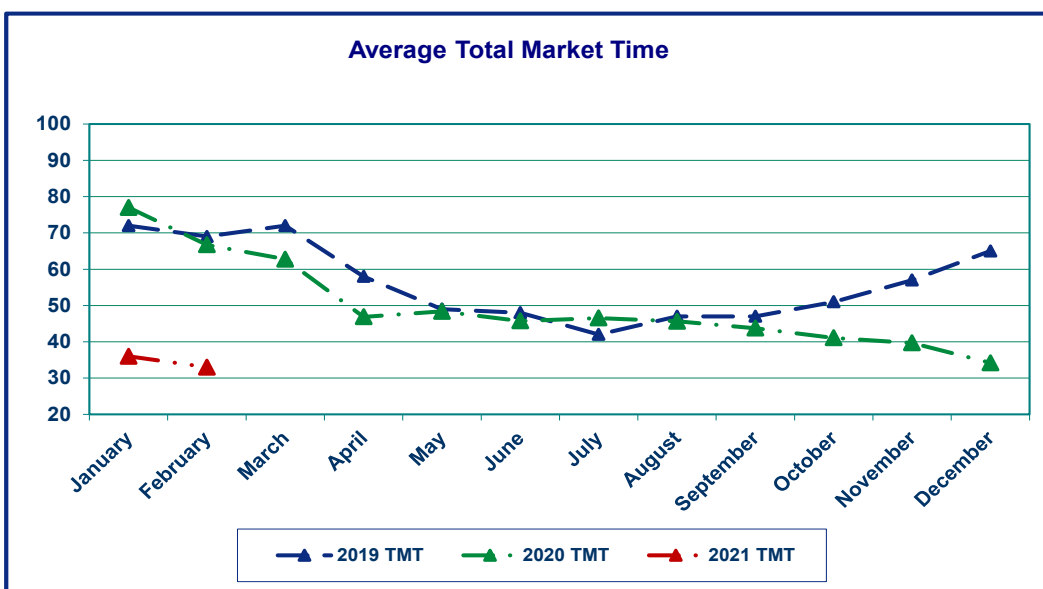


## Average Total Market Time

## DAYS ON MARKET

### CLARK COUNTY, WA

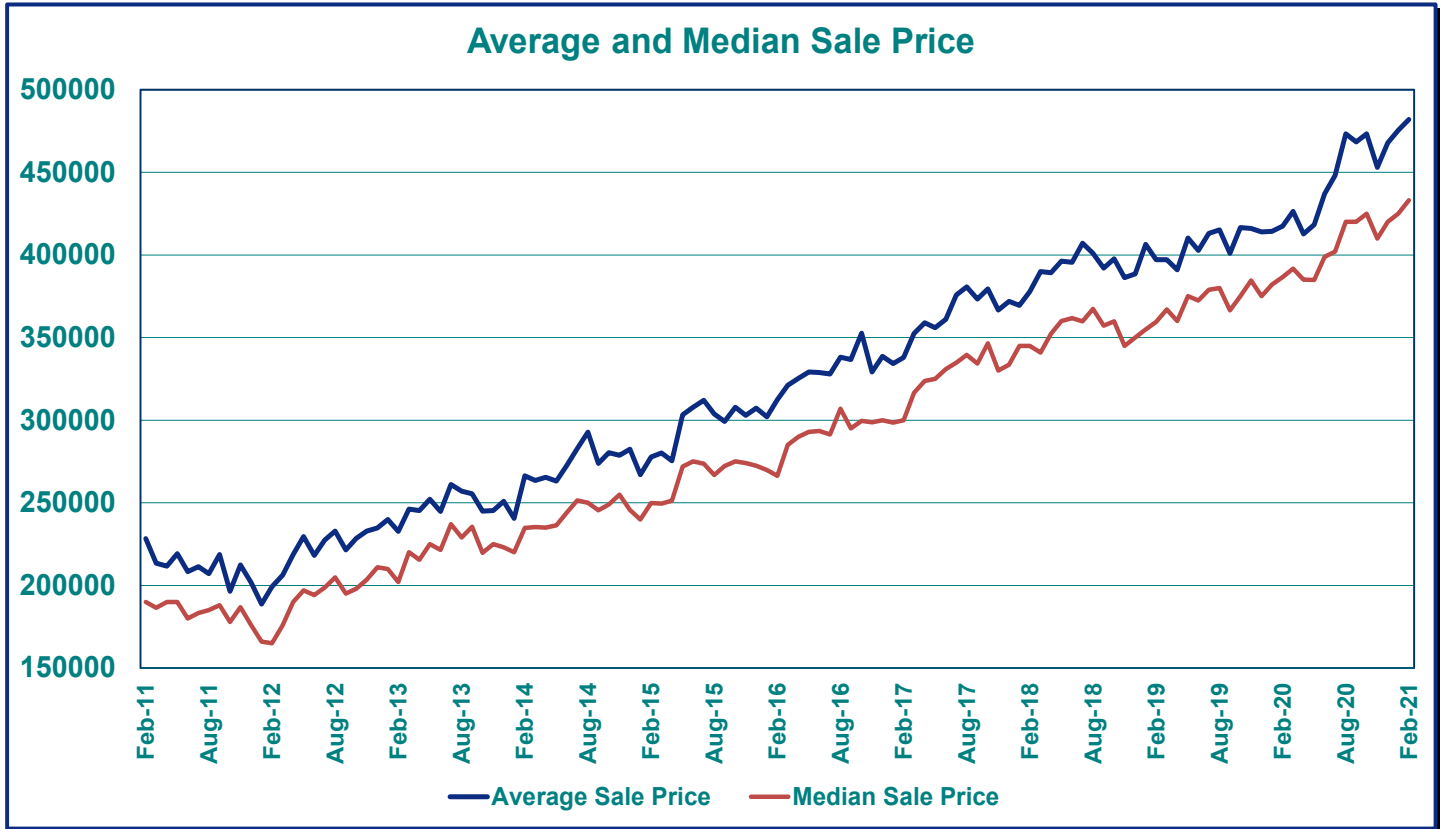
*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*



## SALE PRICE

### CLARK COUNTY, WA

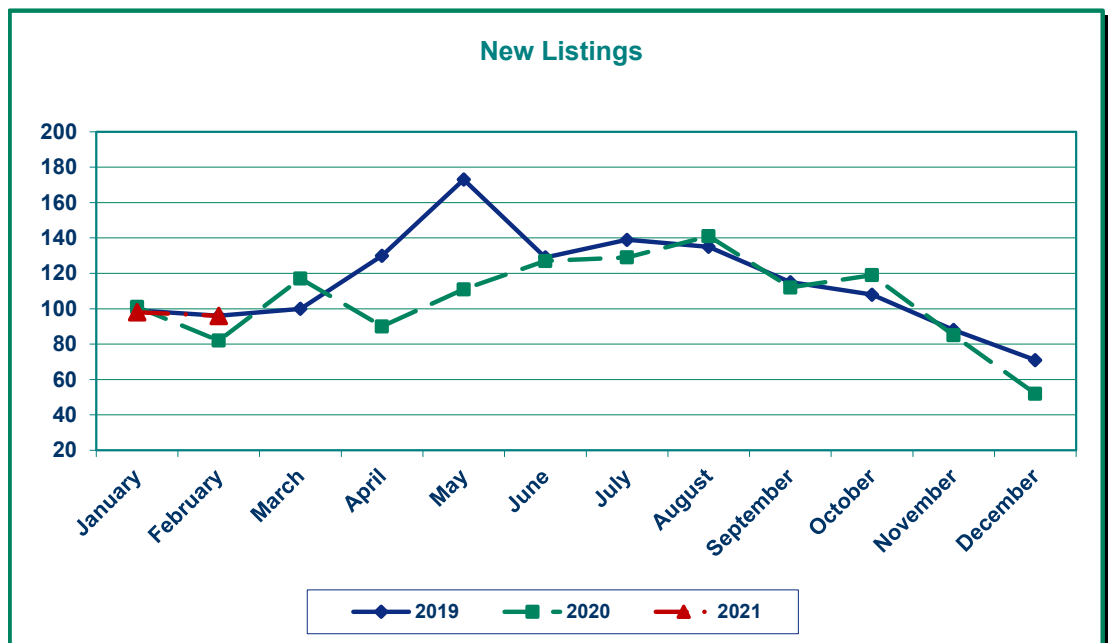
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

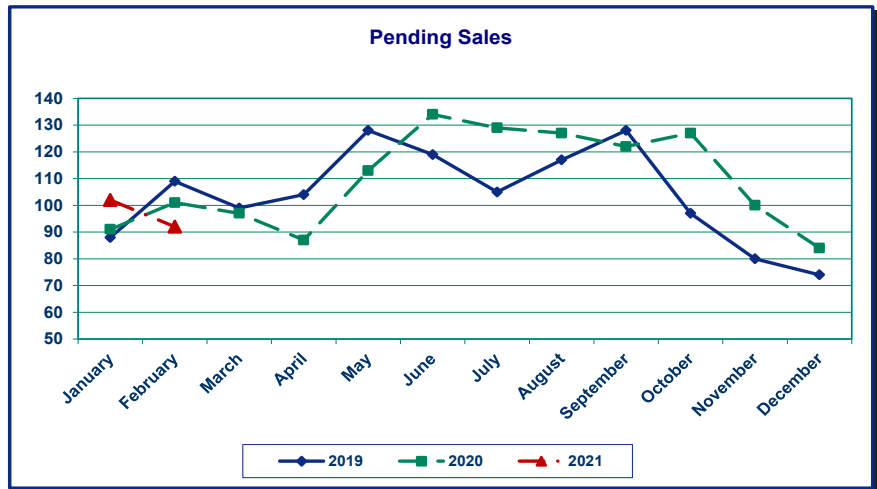
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

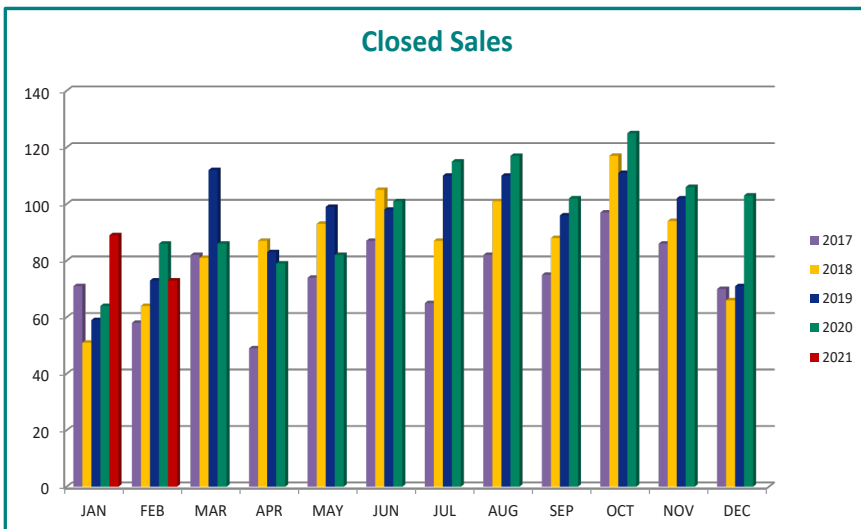


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

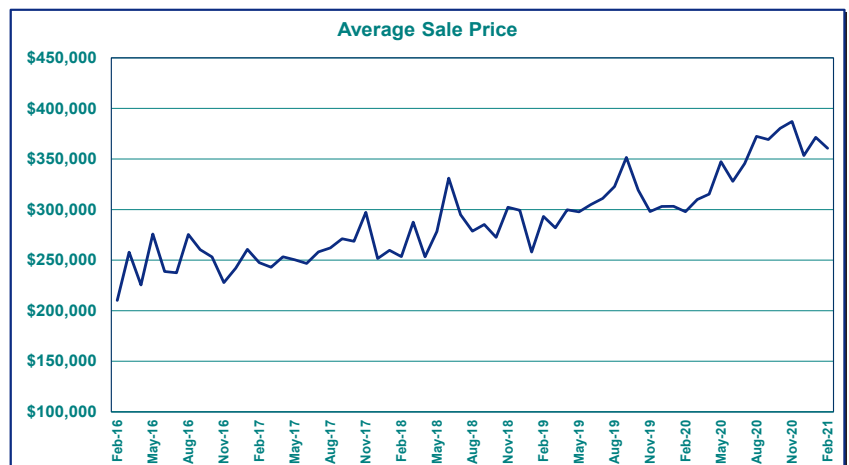
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

*This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.*



# MEDIAN SALE PRICE February 2021

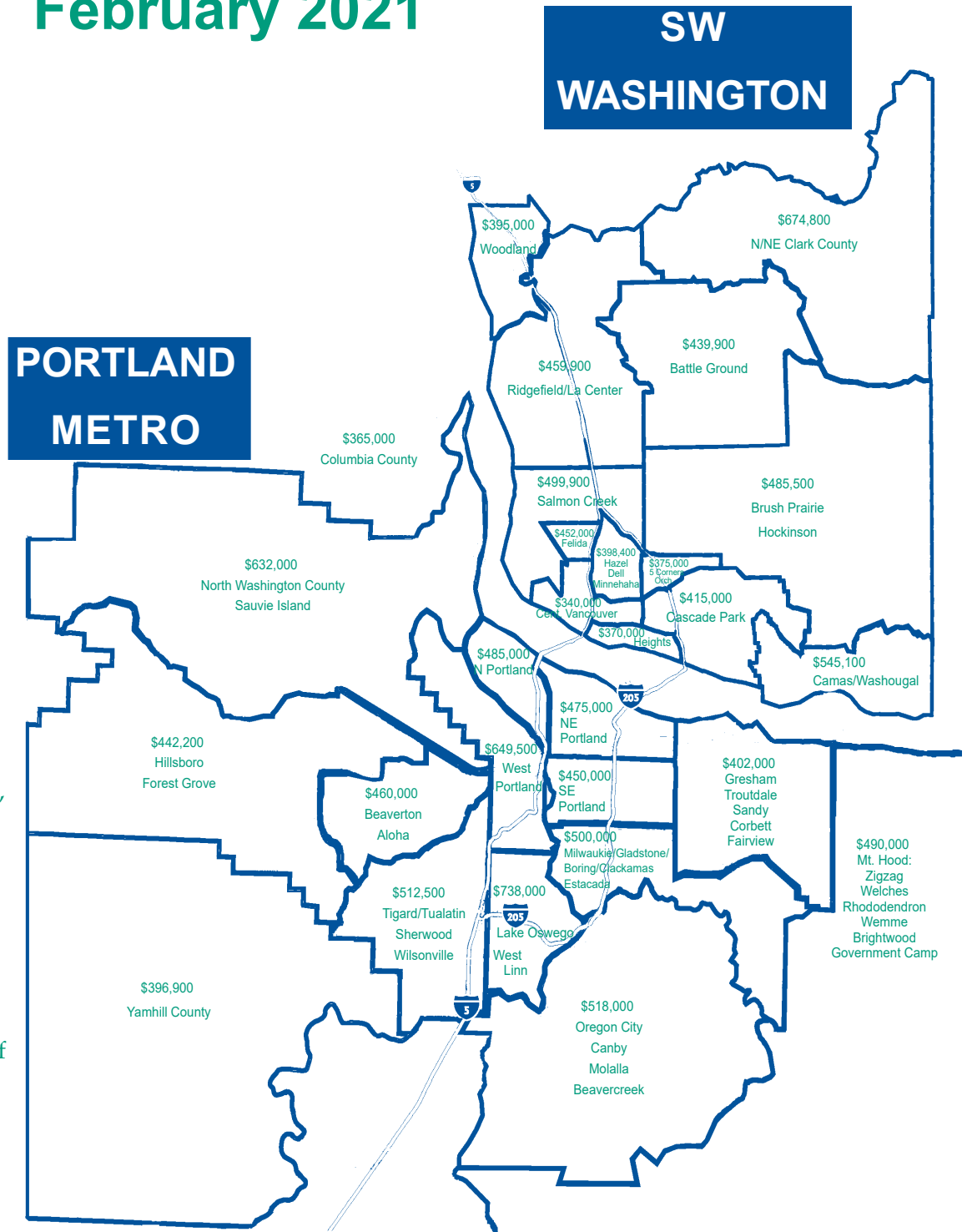
Contact RMLS  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

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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