



Clark County, Washington Market Action Addition

March 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.

Total Active Listings* Reported in Market Action:	361
Less Listings with Purchase Contingencies*:	8
Readily Purchased Listings:	353
<i>Percent of Total Active Listings:</i>	<i>97.8%</i>
Less New Under Construction (not ready for occupancy):	38
Less New Proposed (not started):	62
Total Readily Purchased & Occupied Listing:	253
<i>Percent of Total Active Listings:</i>	<i>70.1%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	0.3

* 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

March 2021 Reporting Period

March Residential Highlights

New listings (940) decreased 8.0% from the 1,022 listed in March 2020, and increased 32.2% from the 711 listed in February 2021.

Pending sales (926) increased 23.5% from the 750 offers accepted in March 2020, and increased 32.3% from the 700 offers accepted in February 2021.

Closed sales (755) increased 21.8% from the 620 closings in March 2020, and increased 23.8% from the 610 closings in February 2021.

Inventory and Total Market Time

Inventory decreased to 0.5 months in March. Total market time decreased to 29 days.

Year-To-Date Summary

Comparing the first three months of 2021 to the same period in 2020, new listings (2,525) decreased 1.4%, pending sales (2,417) increased 18.2%, and closed sales (1,993) increased 18.8%.

Average and Median Sale Prices

Comparing 2021 to 2020 through March, the average sale price has increased 14.6% from \$420,800 to \$482,200. In the same comparison, the median sale price has increased 11.1% from \$388,400 to \$431,400.

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	0.5
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	
Average Sale Price % Change:	
+11.7% (\$460,000 v. \$411,900)	
Median Sale Price % Change:	
+10.1% (\$415,000 v. \$376,800)	

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.

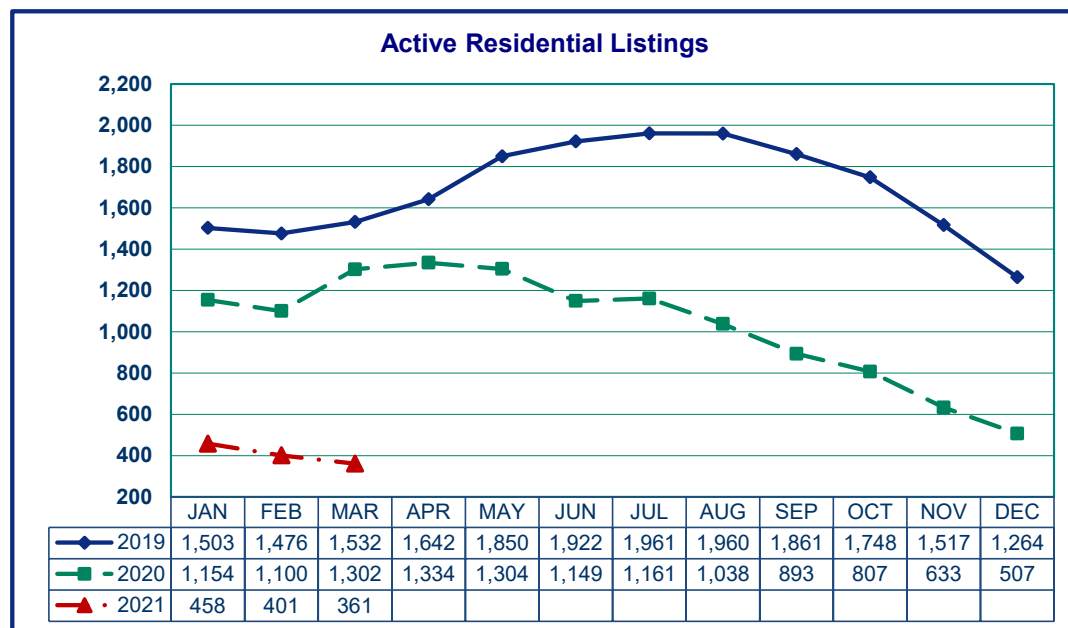
For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	March	940	926	755	486,500	435,000	29
	February	711	700	610	482,000	433,100	33
	Year-To-Date	2,525	2,417	1,993	482,200	431,400	34
2020	March	1,022	750	620	426,300	391,700	63
	Year-To-Date	2,560	2,045	1,678	420,800	388,400	69
Change	March	-8.0%	23.5%	21.8%	14.1%	11.1%	-53.4%
	Prev Mo 2021	32.2%	32.3%	23.8%	0.9%	0.4%	-11.5%
	Year-To-Date	-1.4%	18.2%	18.8%	14.6%	11.1%	-51.6%

AREA REPORT • MARCH 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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2021 v. 2020 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	16	23	2	23	43.8%	13	323,700	37	58	59	40.5%	43	370,300	360,000	36	10.0%	1	710,000	-	-	1	355,000
12	NW Heights	6	23	1	26	23.8%	23	311,700	19	51	54	-10.0%	50	314,800	314,500	18	12.4%	-	-	-	-	11	533,400
13	SW Heights	11	16	1	20	233.3%	13	761,800	82	46	46	58.6%	39	715,200	381,500	88	28.4%	-	-	1	1,000,000	3	375,000
14	Lincoln/Hazel Dell	-	12	1	12	33.3%	17	364,900	21	30	33	-8.3%	41	368,600	340,000	20	4.8%	-	-	1	169,900	1	420,000
15	E Hazel Dell	12	40	2	42	10.5%	38	399,700	7	125	114	16.3%	97	396,800	390,000	13	15.5%	-	-	1	210,000	2	545,000
20	NE Heights	5	21	0	21	75.0%	17	394,300	12	54	56	69.7%	50	395,400	383,300	34	15.8%	-	-	-	-	1	475,000
21	Orchards	15	41	3	37	32.1%	32	413,600	22	106	99	25.3%	77	414,100	400,000	38	10.4%	-	-	-	-	2	502,500
22	Evergreen	26	119	10	114	32.6%	79	354,500	21	269	255	24.4%	210	369,300	366,400	21	8.5%	-	-	-	-	3	512,700
23	E Heights	7	11	0	10	11.1%	16	577,700	72	39	41	-2.4%	43	494,200	372,500	53	26.0%	-	-	-	-	-	-
24	Cascade Park	7	23	2	21	40.0%	20	480,700	17	53	52	-10.3%	47	455,100	440,000	20	13.4%	1	495,000	-	-	-	-
25	Five Corners	5	20	1	21	-25.0%	11	407,100	8	50	47	-21.7%	39	393,000	375,000	16	11.9%	-	-	-	-	-	-
26	E Orchards	21	46	3	51	88.9%	39	429,400	28	144	130	49.4%	92	447,000	440,000	22	4.2%	-	-	-	-	-	-
27	Fisher's Landing	8	18	3	15	-6.3%	21	448,700	25	50	51	15.9%	53	488,600	450,000	31	9.9%	-	-	-	-	1	875,000
31	SE County	2	3	0	2	-71.4%	4	619,800	192	4	6	-45.5%	5	602,400	533,000	154	0.9%	-	-	1	704,000	-	-
32	Camas City	29	69	7	69	16.9%	55	744,800	38	179	182	6.4%	155	690,200	609,900	41	12.8%	1	469,900	28	292,900	1	432,000
33	Washougal	29	40	4	36	24.1%	28	571,800	37	94	83	6.4%	75	541,400	485,000	29	19.1%	-	-	29	193,400	-	-
41	N Hazel Dell	9	24	2	26	-7.1%	21	476,000	15	70	68	-5.6%	54	475,200	451,000	16	9.8%	-	-	-	-	-	-
42	S Salmon Creek	6	27	1	34	6.3%	30	418,400	25	84	98	15.3%	68	420,900	405,000	21	8.8%	-	-	1	770,000	1	700,000
43	N Felida	6	29	1	30	-21.1%	20	566,500	18	72	73	-5.2%	61	547,700	493,000	33	11.4%	-	-	4	305,000	-	-
44	N Salmon Creek	13	44	1	40	-4.8%	36	525,400	43	85	81	-30.2%	81	504,000	470,000	34	9.2%	-	-	8	137,500	-	-
50	Ridgefield	35	83	8	79	46.3%	56	495,700	25	260	248	69.9%	189	479,600	456,000	37	7.4%	-	-	4	275,000	1	429,900
51	W of I-5 County	5	8	3	4	-33.3%	2	537,500	65	18	9	0.0%	9	633,000	510,000	39	8.8%	-	-	2	430,000	-	-
52	NW E of I-5 County	17	35	20	20	185.7%	20	557,300	65	93	52	205.9%	35	609,400	437,500	69	11.9%	-	-	7	368,900	-	-
61	Battleground	26	47	4	54	25.6%	42	469,400	26	127	143	11.7%	119	475,400	435,500	54	13.5%	-	-	7	210,800	-	-
62	Brush Prairie	27	89	12	91	26.4%	63	515,900	22	278	253	31.8%	165	530,500	485,000	32	11.9%	1	467,500	5	402,000	-	-
63	East County	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	-4.1%	0	-	0	-	0	-
64	Central County	3	2	1	0	-100.0%	5	788,500	62	7	7	-22.2%	10	672,500	595,000	81	16.4%	-	-	-	-	-	-
65	Mid-Central County	3	4	0	3	200.0%	5	799,800	15	11	9	0.0%	12	737,700	735,000	20	16.1%	-	-	2	284,500	-	-
66	Yacolt	7	10	1	9	50.0%	7	537,600	3	27	22	69.2%	20	511,100	487,500	61	19.1%	-	-	2	269,500	-	-
70	La Center	1	8	1	11	22.2%	16	504,900	46	30	33	3.1%	40	491,100	459,900	47	4.8%	-	-	3	255,800	-	-
71	N Central	4	3	1	2	0.0%	6	487,800	47	9	9	125.0%	12	495,500	506,000	31	17.7%	-	-	1	265,000	-	-
72	NE Corner	0	2	0	3	-	0	-	-	2	4	33.3%	2	729,500	729,500	88	26.8%	-	-	-	-	-	-
	Clark County Total	361	940	96	926	23.5%	755	486,500	29	2,525	2,417	18.2%	1,993	482,200	431,400	34	11.7%	4	535,600	107	272,400	28	511,200
80	Woodland City	7	8	2	5	-64.3%	12	374,500	9	28	22	-37.1%	22	358,500	362,500	15	15.4%	-	-	-	-	-	-
81	Woodland Area	8	10	2	5	400.0%	6	547,900	17	18	16	26.0%	15	569,600	525,000	50	6.0%	1	915,000	20	256,700	-	-
82	Cowlitz County	35	77	5	89	8.5%	79	378,800	44	244	239	2.1%	227	364,900	338,000	39	19.0%	-	-	43	133,000	7	379,100
	Cowlitz County Total	50	95	9	99	2.1%	97	388,700	38	290	277	-0.4%	264	376,000	345,000	38	16.2%	1	915,000	63	172,300	7	379,100
87	Pacific County Total	25	25	3	26	333.3%	23	360,400	51	60	55	71.9%	50	322,400	262,300	65	11.2%	2	430,000	21	67,500	1	1,950,000

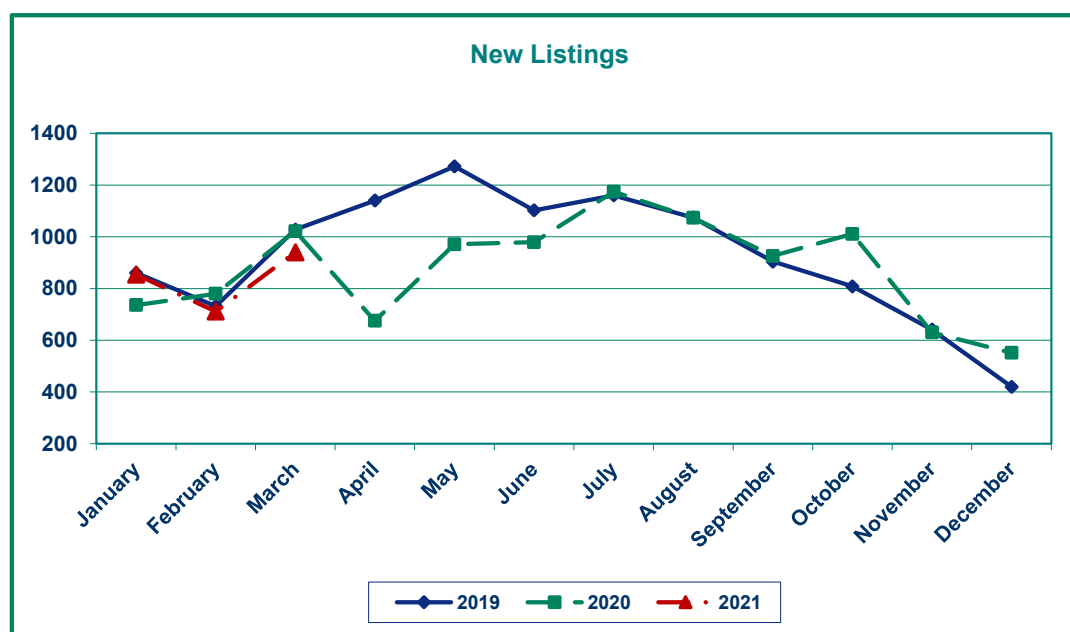


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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.



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

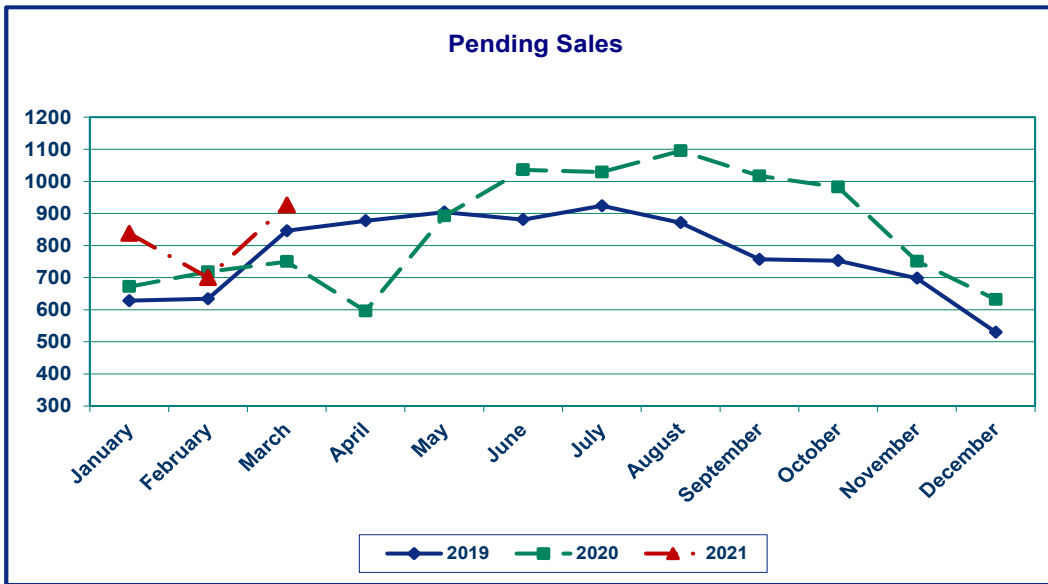
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/2020-3/31/2021) with 12 months before (4/1/2019-3/31/2020).

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

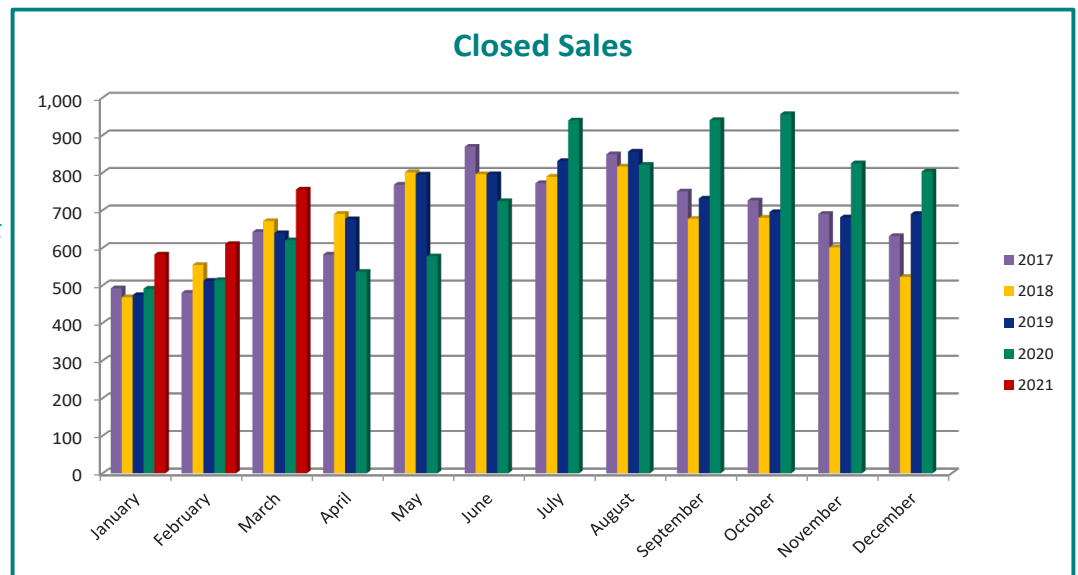
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

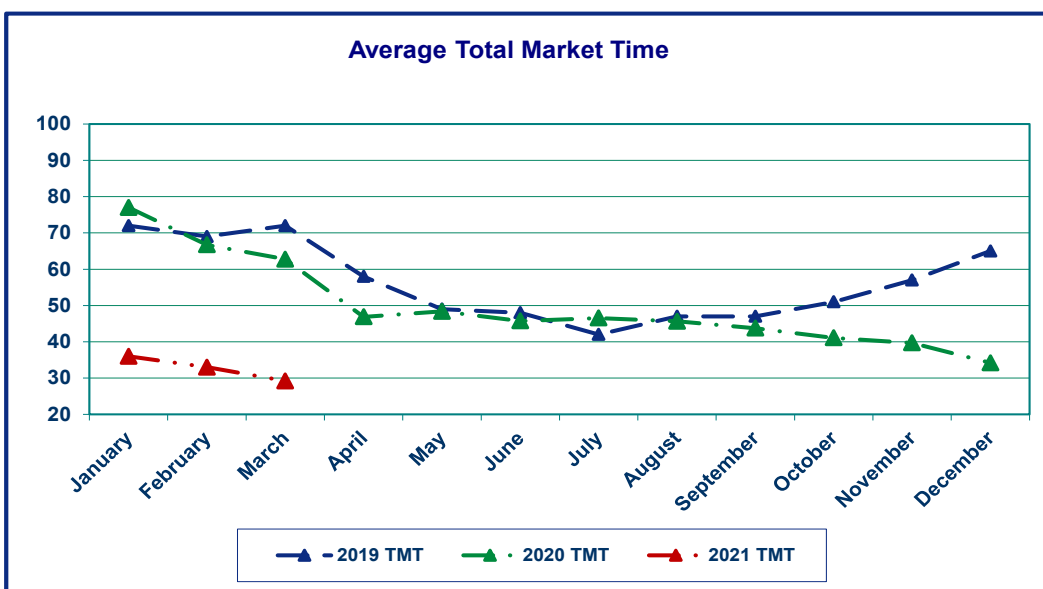


Average Total Market Time

DAYS ON MARKET

CLARK COUNTY, WA

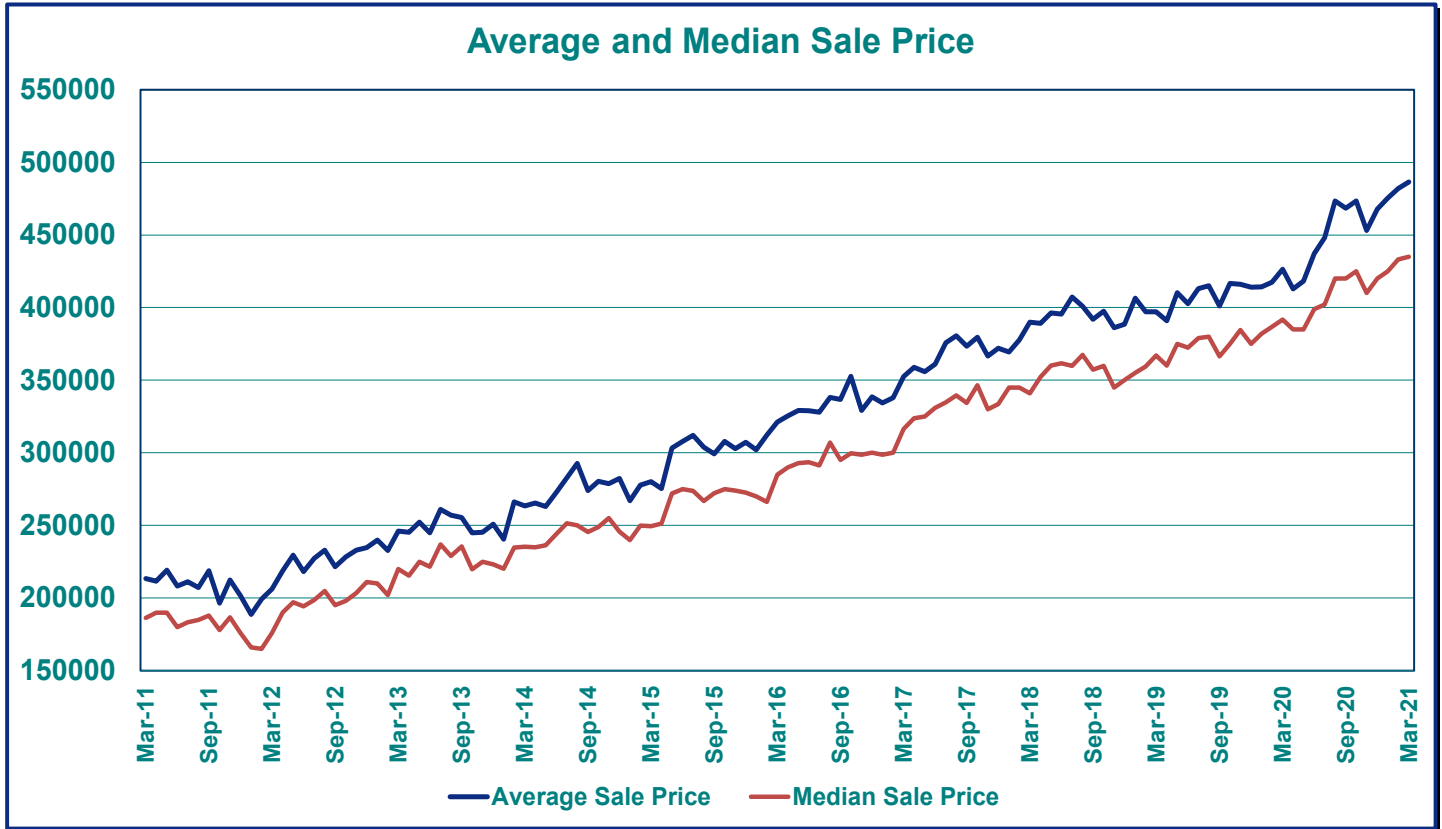
This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.



SALE PRICE

CLARK COUNTY, WA

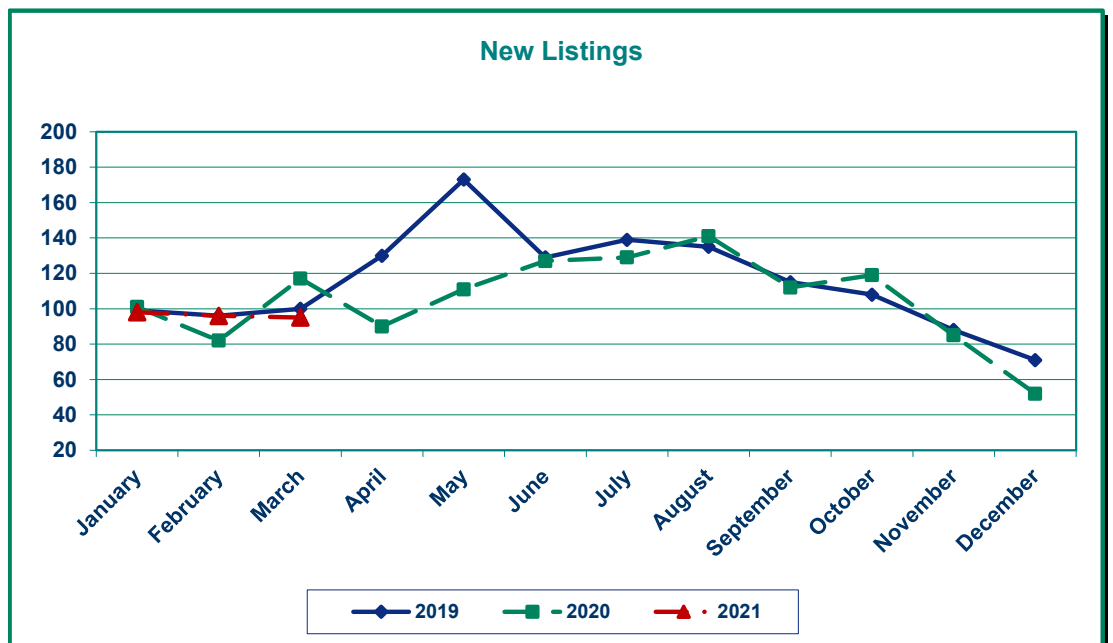
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

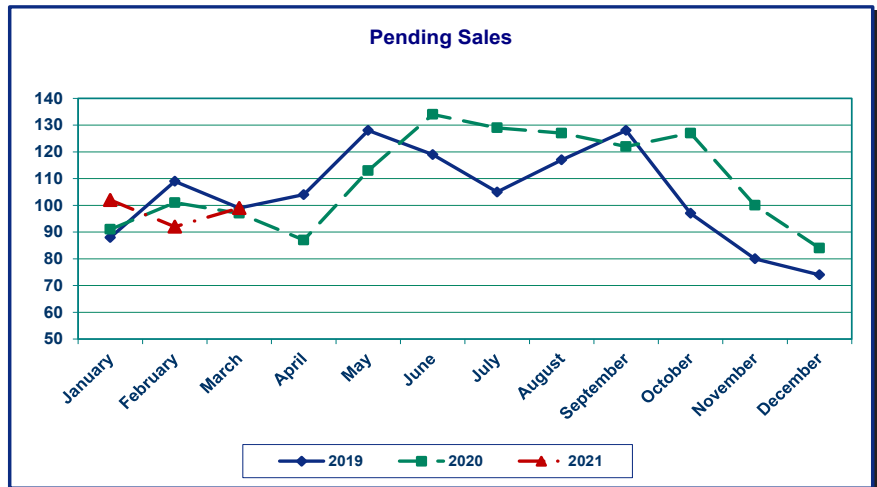
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

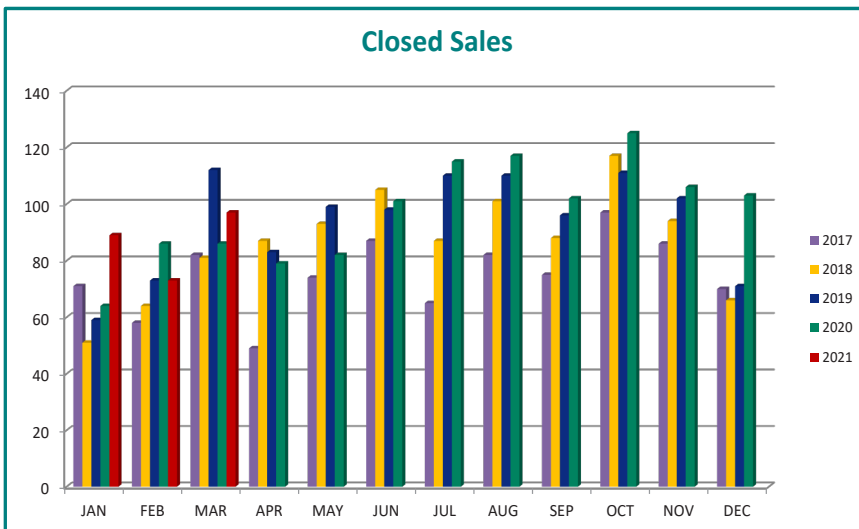


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

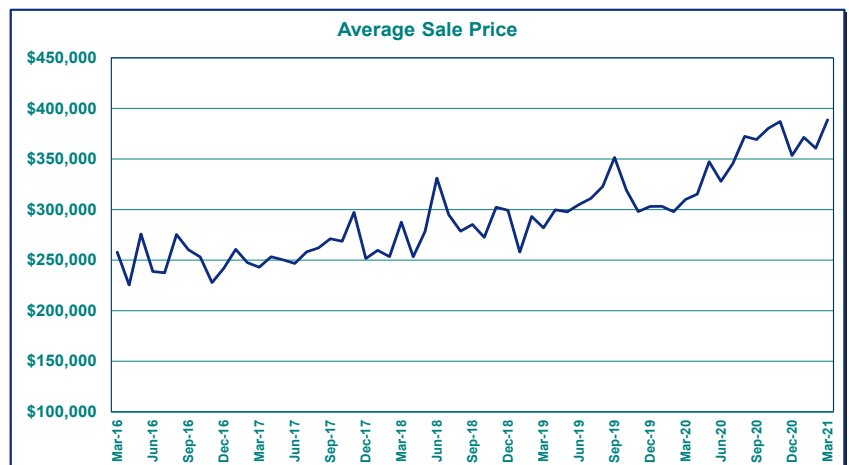
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 March 2021

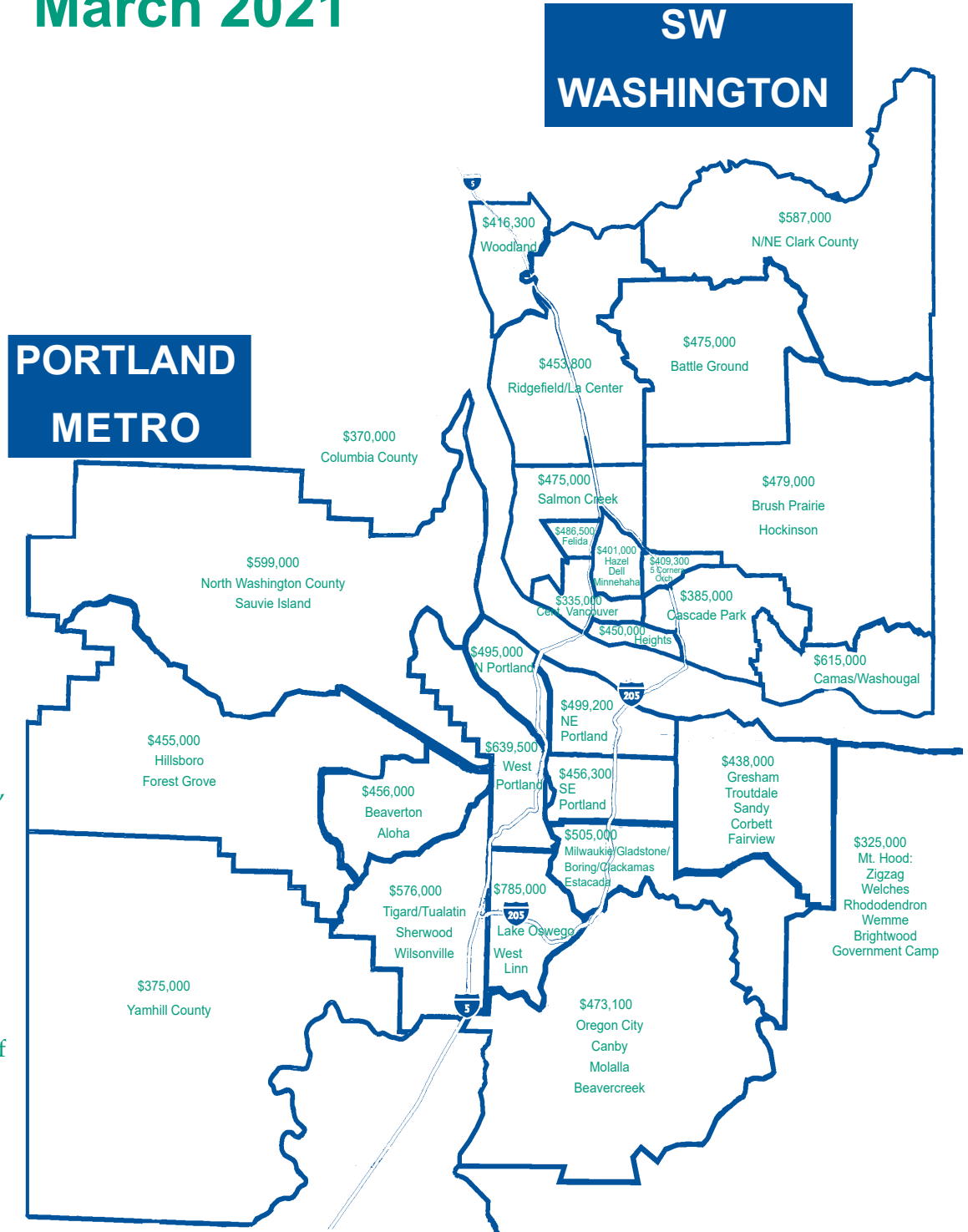
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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.

RMLS was formed by area Boards and Associations of REALTORS® in 1991.

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