



Clark County, Washington Market Action Addition

April 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:	486
Less Listings with Purchase Contingencies*:	11
Readily Purchased Listings:	475
<i>Percent of Total Active Listings:</i>	<i>97.7%</i>
Less New Under Construction (not ready for occupancy):	65
Less New Proposed (not started):	70
Total Readily Purchased & Occupied Listing:	340
<i>Percent of Total Active Listings:</i>	<i>70.0%</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

April 2021 Reporting Period

April Residential Highlights

New listings (1,123) increased 66.4% from the 675 listed in April 2020, and increased 19.5% from the 940 listed in March 2021.

Pending sales (916) increased 53.7% from the 596 offers accepted in April 2020, and decreased 1.1% from the 926 offers accepted in March 2021.

Closed sales (826) increased 54.1% from the 536 closings in April 2020, and increased 9.4% from the 755 closings in March 2021.

Inventory and Total Market Time

Inventory increased to 0.6 months in April. Total market time decreased to 19 days.

Year-To-Date Summary

Comparing the first four months of 2021 to the same period in 2020, new listings (3,669) increased 13.2%, pending sales (3,313) increased 28.7%, and closed sales (2,850) increased 26.0%.

Average and Median Sale Prices

Comparing 2021 to 2020 through April, the average sale price has increased 16.2% from \$419,700 to \$487,900. In the same comparison, the median sale price has increased 12.3% from \$388,000 to \$435,900.

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	0.6
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:	
+12.7% (\$466,300 v. \$413,700)	
Median Sale Price % Change:	
+10.5% (\$420,000 v. \$380,000)	

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.

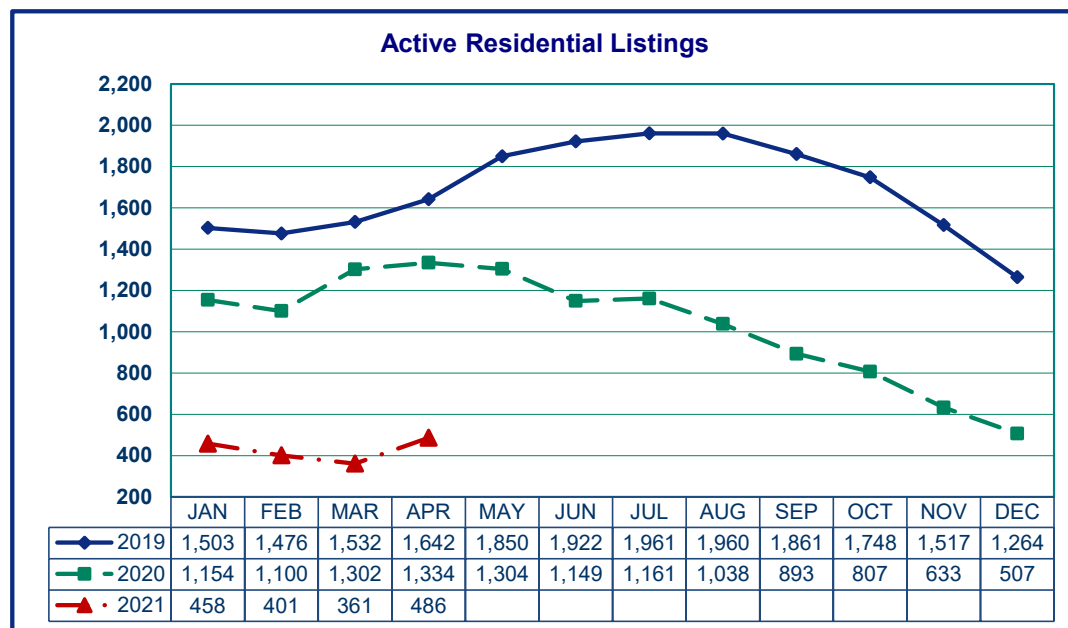
For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	April	1,123	916	826	501,100	445,000	19
	March	940	926	755	486,500	435,000	29
	Year-To-Date	3,669	3,313	2,850	487,900	435,900	29
2020	April	675	596	536	412,800	385,000	47
	Year-To-Date	3,242	2,575	2,262	419,700	388,000	64
Change	April	66.4%	53.7%	54.1%	21.4%	15.6%	-59.8%
	Prev Mo 2021	19.5%	-1.1%	9.4%	3.0%	2.3%	-35.6%
	Year-To-Date	13.2%	28.7%	26.0%	16.2%	12.3%	-54.2%

AREA REPORT • APRIL 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	17	25	1	21	90.9%	28	440,800	18	83	80	53.8%	71	398,100	360,000	29	10.2%	2	579,500	-	-	2	1,052,500
12	NW Heights	9	22	1	17	6.3%	15	316,200	24	73	68	-8.1%	65	315,100	317,000	19	12.2%	-	-	-	-	15	498,200
13	SW Heights	6	13	2	17	142.9%	15	563,300	19	59	63	80.0%	54	673,000	380,000	68	29.5%	-	-	2	865,000	4	526,500
14	Lincoln/Hazel Dell	4	16	1	13	-13.3%	8	437,500	3	46	46	-9.8%	49	379,800	365,000	18	6.7%	-	-	1	169,900	1	420,000
15	E Hazel Dell	18	43	4	37	60.9%	38	399,300	17	169	150	27.1%	136	397,500	394,500	14	15.8%	-	-	4	197,500	2	545,000
20	NE Heights	6	31	1	25	316.7%	18	395,300	7	86	81	113.2%	69	395,800	385,000	26	15.7%	-	-	-	-	1	475,000
21	Orchards	8	33	3	37	0.0%	36	390,400	8	140	135	17.4%	113	406,500	395,000	29	11.6%	-	-	1	150,000	2	502,500
22	Evergreen	35	120	3	115	55.4%	98	402,200	10	390	365	36.2%	311	379,000	370,000	17	9.9%	-	-	-	-	4	494,500
23	E Heights	9	20	0	17	70.0%	15	435,300	17	59	58	13.7%	58	479,000	376,800	44	23.1%	-	-	-	-	-	-
24	Cascade Park	8	25	0	29	70.6%	18	434,500	6	79	79	8.2%	65	449,400	430,000	16	15.0%	1	495,000	1	837,600	-	-
25	Five Corners	11	29	0	22	144.4%	21	386,500	10	79	68	1.5%	61	390,500	379,000	13	12.7%	-	-	-	-	1	528,000
26	E Orchards	29	57	13	37	76.2%	34	483,700	17	201	164	57.7%	134	459,800	454,900	19	4.8%	1	970,000	-	-	1	503,500
27	Fisher's Landing	3	26	3	25	127.3%	12	461,000	10	76	75	36.4%	65	483,500	450,000	27	10.7%	-	-	3	189,300	1	875,000
31	SE County	3	4	0	3	50.0%	1	1,030,000	4	8	9	-25.0%	6	673,700	543,500	129	0.0%	-	-	3	339,700	-	-
32	Camas City	38	89	7	73	55.3%	77	685,400	26	270	253	18.8%	237	689,200	615,000	36	14.2%	2	475,000	35	295,400	3	552,300
33	Washougal	39	52	3	33	-5.7%	29	526,900	28	148	115	3.6%	104	537,400	490,000	29	19.0%	1	260,000	37	185,900	-	-
41	N Hazel Dell	16	35	2	25	8.7%	25	478,500	9	105	92	-4.2%	80	477,500	460,500	14	10.0%	-	-	-	-	-	-
42	S Salmon Creek	11	36	1	27	35.0%	28	426,900	7	120	125	23.8%	96	422,600	415,000	17	8.9%	-	-	1	770,000	1	700,000
43	N Felida	12	39	1	32	68.4%	35	569,400	17	113	105	11.7%	97	554,600	512,500	27	14.0%	-	-	4	305,000	-	-
44	N Salmon Creek	16	53	2	46	31.4%	34	555,700	15	138	127	-13.0%	115	519,300	480,000	28	10.8%	-	-	8	137,500	-	-
50	Ridgefield	45	68	10	55	61.8%	73	507,600	45	329	302	71.6%	266	486,100	468,600	39	8.1%	1	197,000	5	247,000	1	429,900
51	W of I-5 County	5	3	-	4	33.3%	5	864,700	14	21	13	8.3%	14	715,800	604,000	30	4.6%	-	-	3	418,300	-	-
52	NW E of I-5 County	22	64	29	37	311.1%	15	728,900	50	163	91	250.0%	51	640,800	434,900	66	13.3%	-	-	8	364,100	-	-
61	Battleground	52	74	4	45	-4.3%	45	477,500	9	200	187	12.0%	164	476,000	435,300	41	14.2%	-	-	7	210,800	-	-
62	Brush Prairie	34	87	4	82	115.8%	84	578,100	21	368	337	49.8%	253	546,900	502,000	31	13.6%	1	467,500	9	449,400	1	481,600
63	East County	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	-12.1%	0	-	0	-	0	-
64	Central County	3	10	1	8	300.0%	2	587,500	8	17	15	36.4%	12	658,300	595,000	69	18.0%	-	-	-	-	-	-
65	Mid-Central County	5	10	0	6	0.0%	1	650,000	3	21	15	0.0%	13	730,900	720,000	19	16.8%	-	-	2	284,500	-	-
66	Yacolt	8	13	2	11	175.0%	7	511,400	18	41	33	94.1%	27	511,200	499,900	50	19.0%	-	-	2	269,500	-	-
70	La Center	4	15	0	12	9.1%	8	566,800	21	46	45	9.8%	49	503,500	467,900	42	4.2%	-	-	3	255,800	-	-
71	N Central	5	5	0	4	0.0%	1	555,000	189	14	13	62.5%	13	500,100	525,000	43	18.4%	-	-	1	265,000	-	-
72	NE Corner	4	5	-	1	-	-	-	-	6	4	33.3%	2	729,500	729,500	88	25.3%	-	-	1	179,000	-	-
	Clark County Total	486	1,123	98	916	53.7%	826	501,100	19	3,669	3,313	28.7%	2,850	487,900	435,900	29	12.7%	9	499,800	141	275,300	40	545,700
80	Woodland City	6	13	-	14	55.6%	8	363,400	12	41	36	-14.3%	30	359,800	362,500	14	13.1%	-	-	-	-	-	-
81	Woodland Area	5	10	0	10	150.0%	5	608,600	138	28	25	23.1%	21	572,900	539,900	69	8.6%	1	915,000	24	241,100	-	-
82	Cowlitz County	50	104	6	90	21.6%	78	346,900	19	351	325	8.0%	311	358,600	335,000	34	19.5%	1	325,000	54	131,800	10	361,400
	Cowlitz County Total	61	127	6	114	31.0%	91	362,700	25	420	386	8.4%	362	371,100	345,000	34	17.0%	2	620,000	78	165,400	10	361,400
87	Pacific County Total	16	21	5	26	160.0%	20	327,700	59	82	81	97.6%	70	323,900	273,000	64	13.2%	2	430,000	32	90,400	1	1,950,000

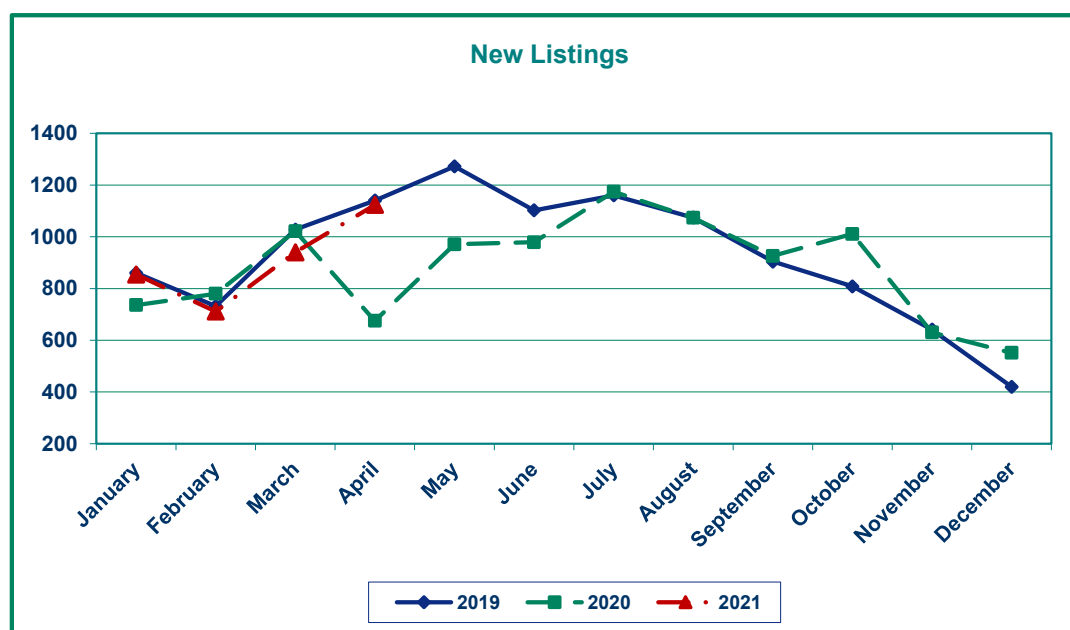


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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.



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

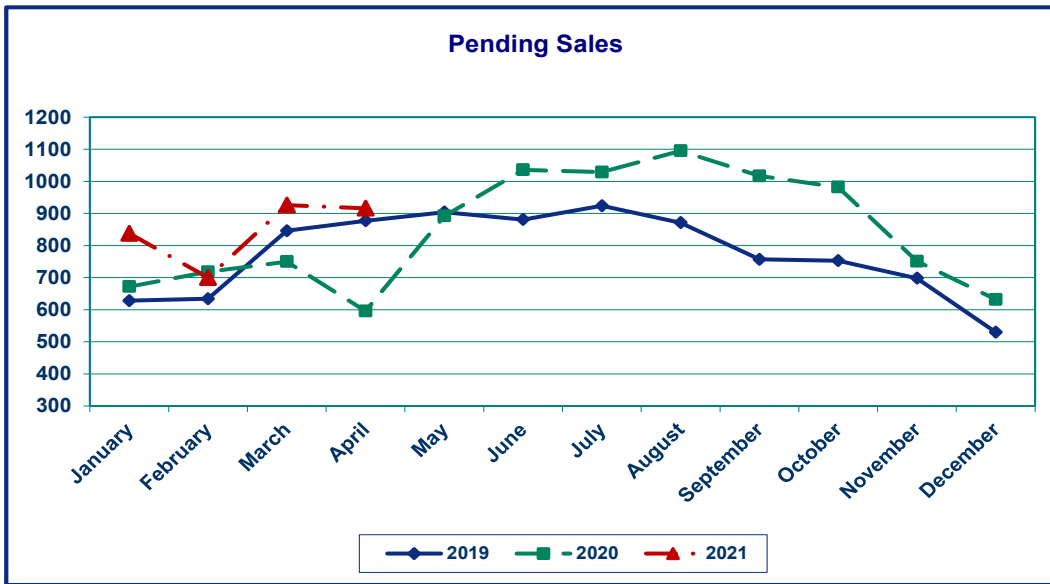
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/2020-4/30/2021) with 12 months before (5/1/2019-4/30/2020).

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

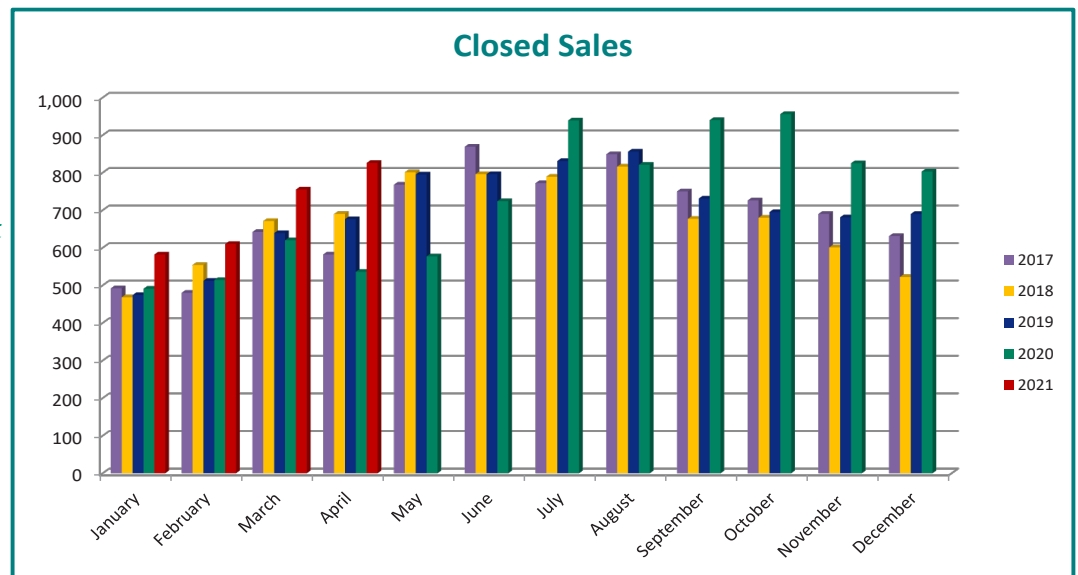
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

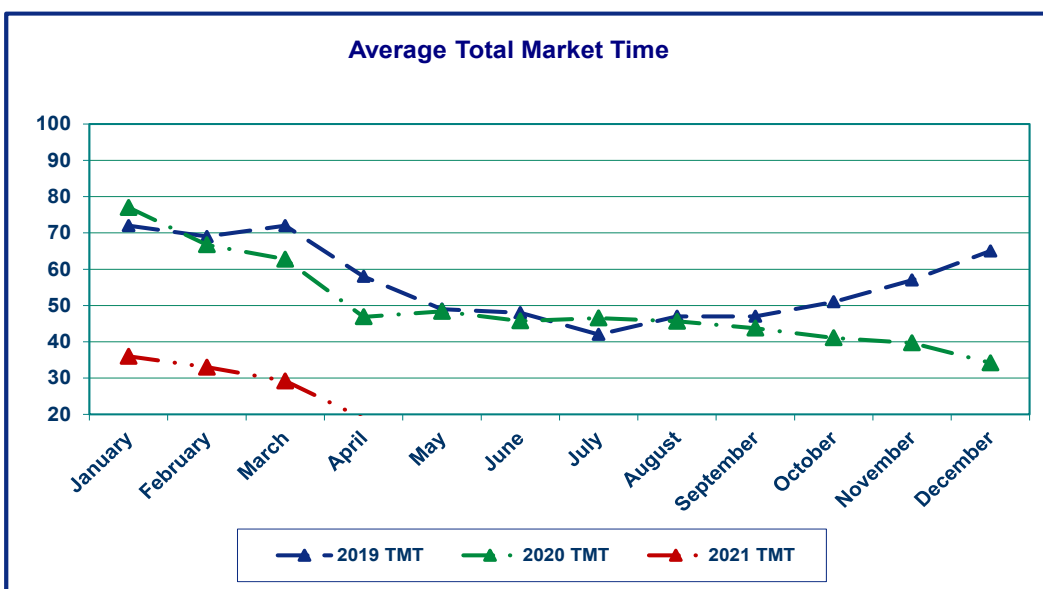


Average Total Market Time

DAYS ON MARKET

CLARK COUNTY, WA

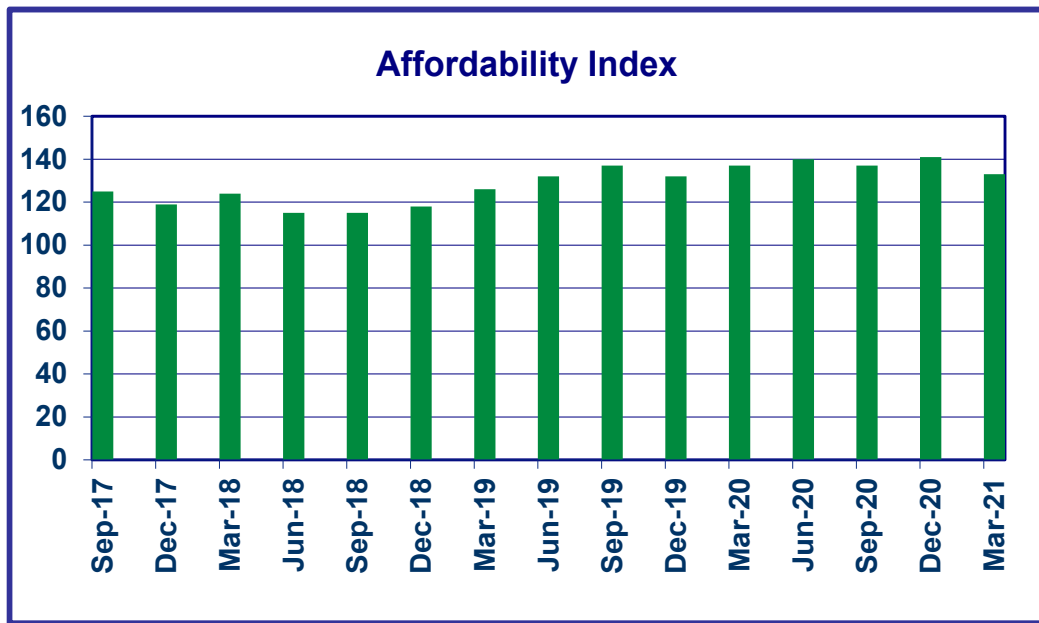
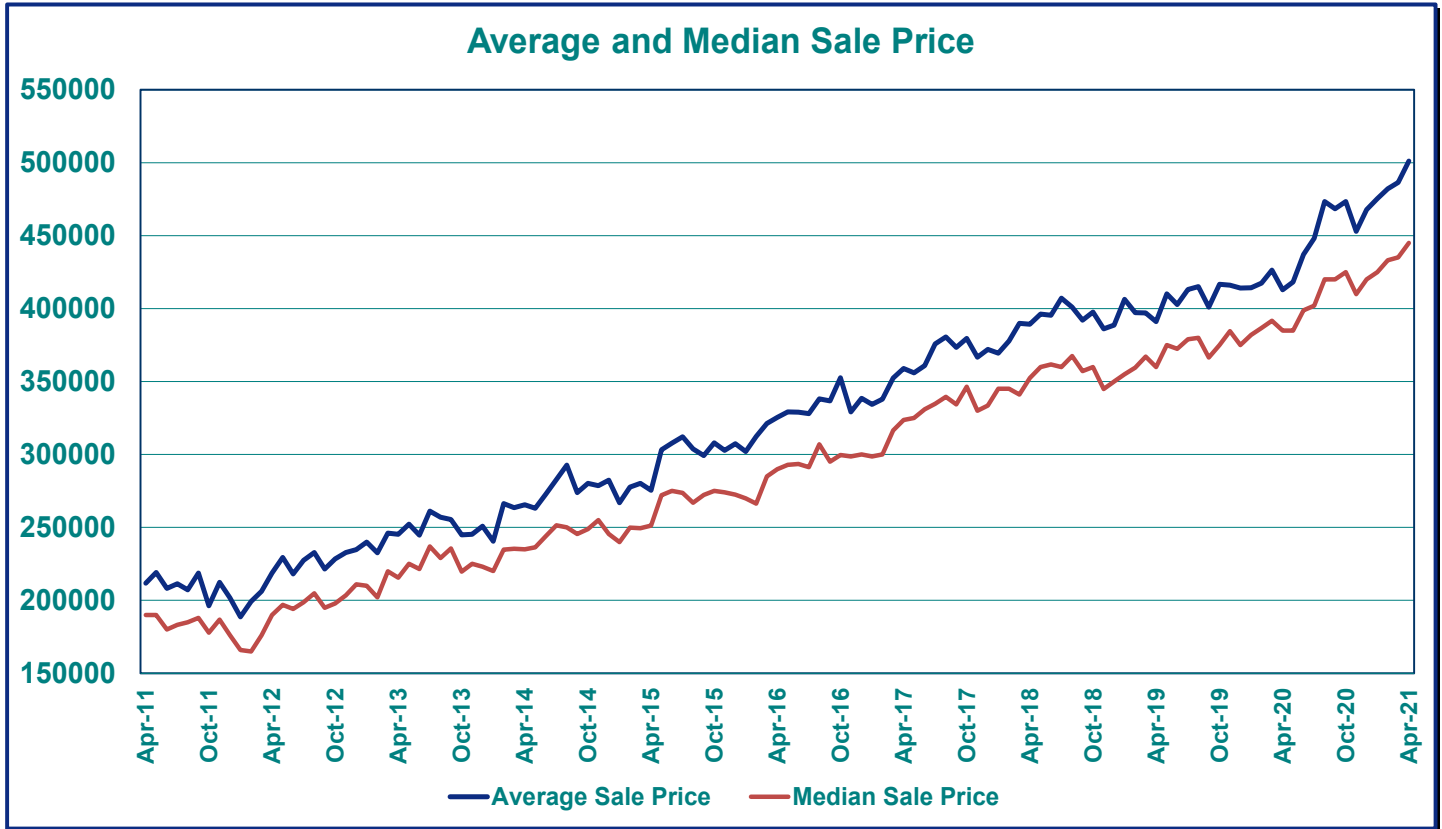
This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.



SALE PRICE

CLARK COUNTY, WA

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



AFFORDABILITY

CLARK COUNTY, WA

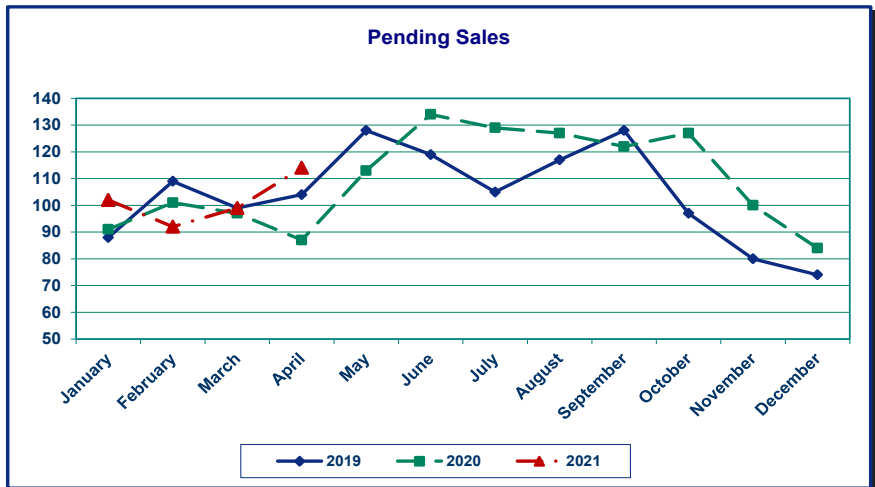
This graph shows affordability for housing in Clark County, Washington, in March 2021.

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 (\$96,909 in 2021, per HUD) can afford 133% of a monthly mortgage payment on a median priced home (\$445,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 3.08% (per Freddie Mac).

PENDING LISTINGS

COWLITZ COUNTY, WA

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

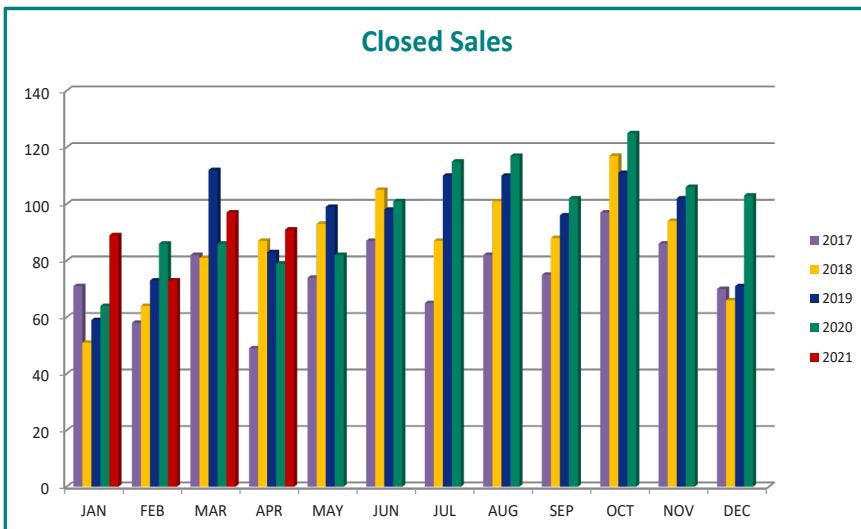


Closed Sales

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.

