



Clark County, Washington Market Action Addition

March 2022

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:	424
Less Listings with Purchase Contingencies*:	7
Readily Purchased Listings:	417
<i>Percent of Total Active Listings:</i>	98.3%
Less New Under Construction (not ready for occupancy):	70
Less New Proposed (not started):	49
Total Readily Purchased & Occupied Listing:	298
<i>Percent of Total Active Listings:</i>	70.3%
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.

MARKET ACTION

A Publication of RMLS, The Source for Real Estate Statistics in Your Community

Residential Review: Southwest Washington

March 2022 Reporting Period

Residential Highlights

New listings (1,010) increased 7.4% from the 940 listed in March 2021, and increased 20.0% from the 842 listed in February 2022.

Pending sales (932) increased 0.6% from the 926 offers accepted in March 2021, and increased 23.0% from the 758 offers accepted in February 2022.

Closed sales (783) increased 3.7% from the 755 closings in March 2021, and increased 38.1% from the 567 closings in February 2022.

Inventory and Total Market Time

Inventory decreased to 0.5 months in March. Total market time decreased to 16 days.

Year-To-Date Summary

Comparing the first three months of 2022 to the same period in 2021, new listings (2,564) increased 1.5%, pending sales (2,332) decreased 3.5%, and closed sales (1,934) decreased 3.0%.

Average and Median Sale Prices

Comparing 2022 to 2021 through March, the average sale price has increased 17.2% from \$482,200 to \$564,900. In the same comparison, the median sale price has increased 18.7% from \$431,400 to \$512,200.

Inventory in Months*			
	2020	2021	2022
January	2.4	0.8	0.6
February	2.1	0.7	0.7
March	2.1	0.5	0.5
April	2.5	0.6	
May	2.3	0.6	
June	1.6	0.6	
July	1.2	0.7	
August	1.3	0.8	
September	1.0	0.8	
October	0.8	0.7	
November	0.8	0.6	
December	0.6	0.5	

*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:	+17.3% (\$540,000 v. \$460,500)
Median Sale Price % Change:	+16.7% (\$485,000 v. \$415,700)

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

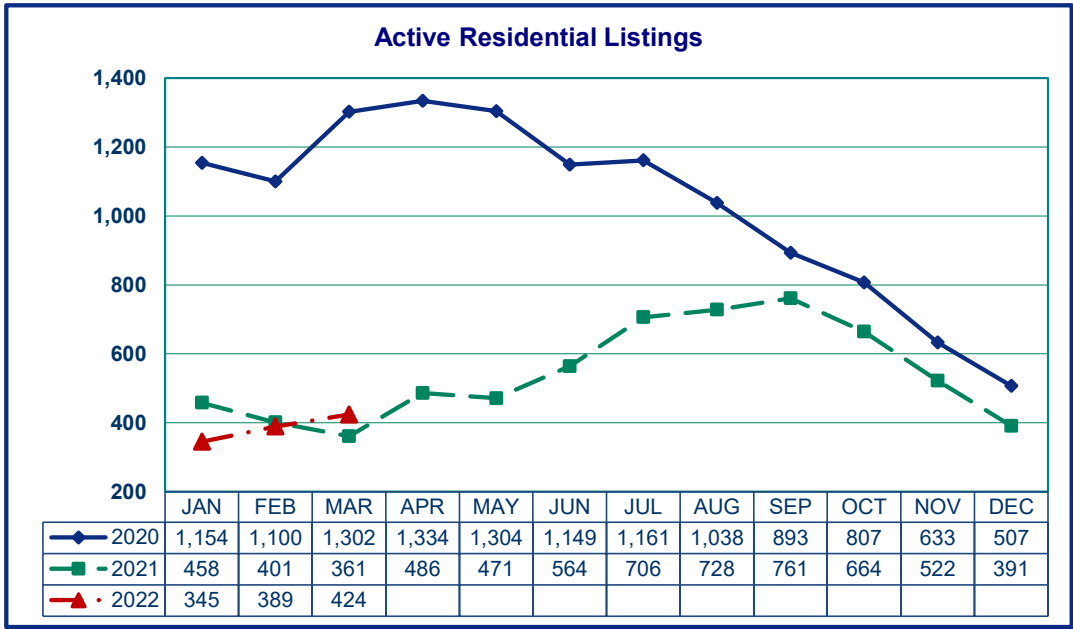
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	March	1,010	932	783	571,700	525,000	16
	February	842	758	567	565,700	512,000	27
	Year-To-Date	2,564	2,332	1,934	564,900	512,200	22
2021	March	940	926	755	486,500	435,000	29
	Year-To-Date	2,525	2,417	1,993	482,200	431,400	34
Change	March	7.4%	0.6%	3.7%	17.5%	20.7%	-44.7%
	Prev Mo 2022	20.0%	23.0%	38.1%	1.1%	2.5%	-39.7%
	Year-To-Date	1.5%	-3.5%	-3.0%	17.2%	18.7%	-33.2%

AREA REPORT • MARCH 2022

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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2022 v. 2021	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	13	20	1	13	-43.5%	12	457,700	12	42	30	-49.2%	34	476,100	439,000	22	15.2%	-	-	-	-	4	663,800
12	NW Heights	4	22	3	21	-19.2%	24	373,200	12	57	56	3.7%	41	371,100	365,000	24	16.7%	-	-	-	-	8	739,100
13	SW Heights	5	12	1	9	-55.0%	12	528,900	18	31	26	-43.5%	22	466,700	451,000	17	-2.7%	-	-	1	100,000	1	452,000
14	Lincoln/Hazel Dell	8	25	1	22	83.3%	24	482,100	14	64	66	100.0%	49	484,200	489,900	19	20.1%	-	-	-	-	1	714,900
15	E Hazel Dell	18	56	5	52	23.8%	40	457,200	8	128	106	-7.0%	84	454,600	477,000	14	13.0%	-	-	2	189,300	-	-
20	NE Heights	5	15	1	13	-38.1%	19	475,500	12	53	50	-10.7%	59	435,900	445,000	10	12.3%	-	-	-	-	2	550,000
21	Orchards	14	46	-	41	10.8%	53	464,500	7	118	116	17.2%	126	426,400	410,000	13	18.2%	1	105,000	-	-	1	785,000
22	Evergreen	28	114	6	111	-2.6%	74	445,000	13	274	257	0.8%	186	436,500	432,500	15	16.4%	-	-	1	175,000	4	623,800
23	E Heights	12	24	4	21	110.0%	11	594,400	10	54	39	-4.9%	25	637,900	600,000	22	14.2%	-	-	1	250,000	-	-
24	Cascade Park	15	31	1	19	-9.5%	25	607,100	12	76	61	17.3%	50	584,600	530,000	11	10.0%	-	-	-	-	4	1,341,500
25	Five Corners	2	15	0	22	4.8%	25	471,900	9	61	63	34.0%	50	456,400	452,500	10	15.4%	-	-	-	-	1	530,000
26	E Orchards	22	45	11	36	-29.4%	31	560,300	35	132	91	-30.0%	68	582,300	551,000	46	15.7%	-	-	-	-	-	-
27	Fisher's Landing	8	31	0	25	66.7%	15	644,000	8	61	55	7.8%	42	610,600	552,500	8	27.0%	-	-	1	450,000	-	-
31	SE County	1	3	0	3	50.0%	1	1,025,000	12	6	5	-16.7%	6	1,338,300	997,500	23	54.2%	-	-	2	387,500	-	-
32	Camas City	28	58	4	52	-24.6%	59	807,400	14	161	148	-18.7%	140	815,600	739,500	28	21.9%	-	-	7	534,300	3	566,200
33	Washougal	29	65	6	52	44.4%	33	656,800	24	120	101	21.7%	76	682,500	646,600	30	17.7%	-	-	19	440,400	-	-
41	N Hazel Dell	10	32	3	27	3.8%	31	556,600	13	75	68	0.0%	61	520,800	525,000	18	17.4%	-	-	1	115,000	-	-
42	S Salmon Creek	13	40	14	36	5.9%	28	517,500	16	123	88	-10.2%	66	504,600	500,000	18	16.2%	-	-	-	-	2	614,500
43	N Felida	11	36	1	28	-6.7%	28	599,100	17	81	71	-2.7%	55	580,200	529,000	15	19.4%	-	-	3	445,000	-	-
44	N Salmon Creek	14	36	0	30	-25.0%	26	634,100	15	88	81	0.0%	68	593,900	595,000	26	21.7%	-	-	2	32,560,000	-	-
50	Ridgefield	25	46	6	50	-36.7%	51	681,900	14	176	168	-32.3%	157	630,500	591,900	20	20.6%	1	150,000	2	1,025,000	-	-
51	W of I-5 County	17	9	5	6	50.0%	3	677,600	18	35	12	33.3%	6	721,800	719,500	18	30.0%	-	-	2	510,000	-	-
52	NW E of I-5 County	5	4	3	7	-65.0%	7	746,300	26	23	24	-53.8%	31	765,000	561,900	69	6.5%	-	-	2	390,000	-	-
61	Battleground	51	81	2	81	50.0%	51	593,700	32	184	187	30.8%	158	576,200	530,000	37	22.8%	2	1,047,600	5	209,000	2	569,500
62	Brush Prairie	49	97	10	111	22.0%	71	607,500	10	256	274	8.3%	200	590,100	562,400	17	13.8%	-	-	5	505,800	2	625,000
63	East County	-	1	0	1	-	1	855,000	85	1	3	-	2	787,500	787,500	80	66.3%	-	-	-	-	-	-
64	Central County	1	7	0	6	-	1	870,000	1	9	8	14.3%	5	702,200	757,000	20	11.4%	-	-	2	310,000	-	-
65	Mid-Central County	-	3	-	4	33.3%	3	753,300	136	7	10	11.1%	7	967,100	690,000	71	23.7%	-	-	2	675,000	-	-
66	Yacolt	7	15	-	12	33.3%	8	783,300	34	25	26	18.2%	22	610,300	535,000	54	12.0%	-	-	-	-	-	-
70	La Center	7	11	2	11	0.0%	10	586,400	12	24	23	-30.3%	25	586,900	587,500	26	24.6%	-	-	1	100,000	-	-
71	N Central	2	9	1	9	350.0%	6	492,700	64	16	16	77.8%	11	509,600	500,000	43	27.5%	-	-	2	180,800	-	-
72	NE Corner	0	1	0	1	-66.7%	0	-	-	3	3	-25.0%	2	962,500	962,500	4	0.9%	-	-	-	-	-	-
	Clark County Total	424	1,010	91	932	0.6%	783	571,700	16	2,564	2,332	-3.5%	1,934	564,900	512,200	22	17.3%	4	587,600	63	1,439,100	35	723,600
80	Woodland City	7	10	2	10	100.0%	8	481,300	11	28	23	4.5%	19	494,600	487,000	19	26.7%	2	610,000	1	1,692,000	1	379,000
81	Woodland Area	18	18	0	6	20.0%	8	687,000	7	32	17	14.2%	17	694,700	630,000	22	20.7%	-	-	10	223,900	-	-
82	Cowlitz County	82	134	8	99	11.2%	90	404,900	27	315	281	17.6%	232	406,000	370,000	32	13.9%	1	100,000	48	200,100	11	322,500
	Cowlitz County Total	107	162	10	115	16.2%	106	432,000	25	375	321	15.9%	268	430,600	392,500	31	16.2%	3	440,000	59	229,400	12	327,200
87	Pacific County Total	21	23	2	21	-19.2%	13	362,200	26	56	48	-12.7%	42	363,100	334,000	41	21.7%	1	400,000	16	102,700	-	-



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 2022 with March 2020. The Year-To-Date section compares 2022 Year-To-Date statistics through March with 2020 Year-To-Date statistics through March.

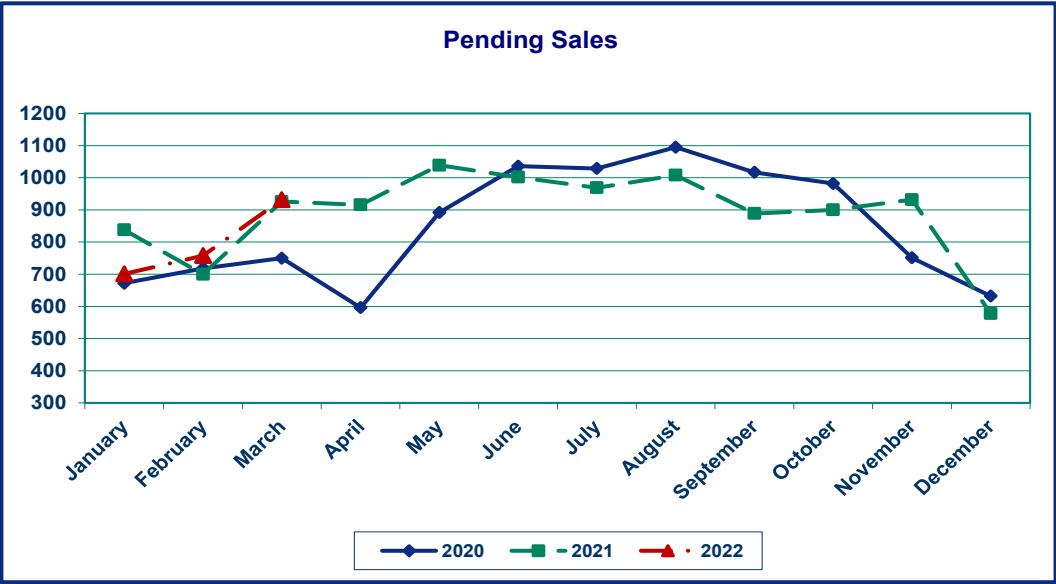
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/21-3/31/22) with 12 months before (4/1/20-3/31/21).

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

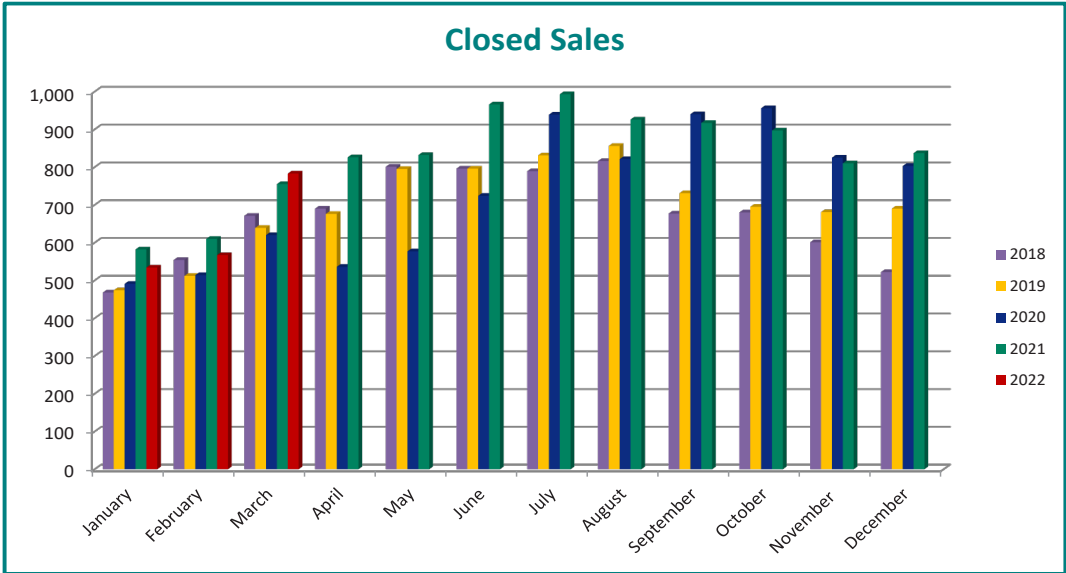
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

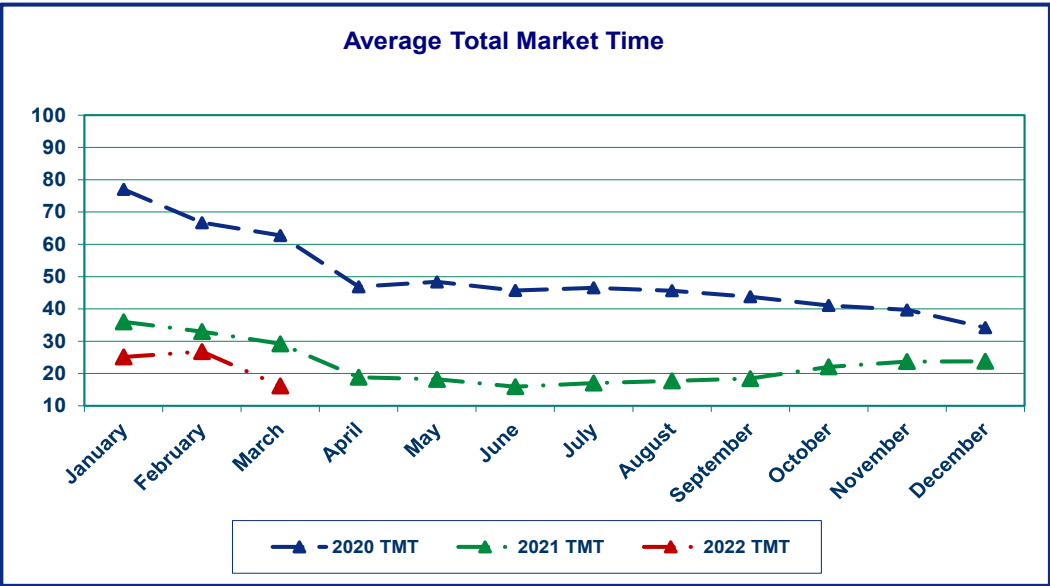


Average Total Market Time

DAYS ON MARKET

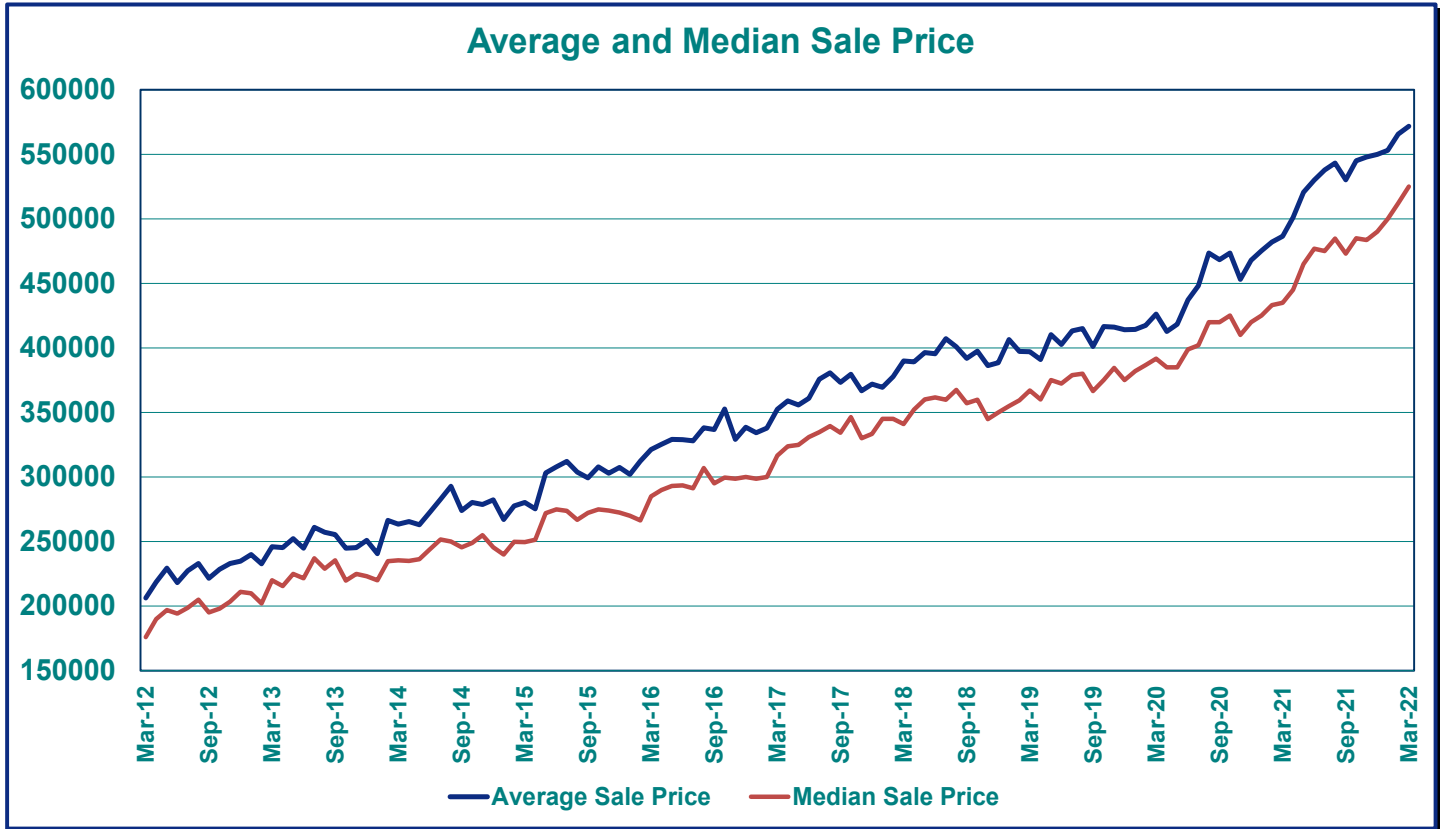
CLARK COUNTY, WA

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



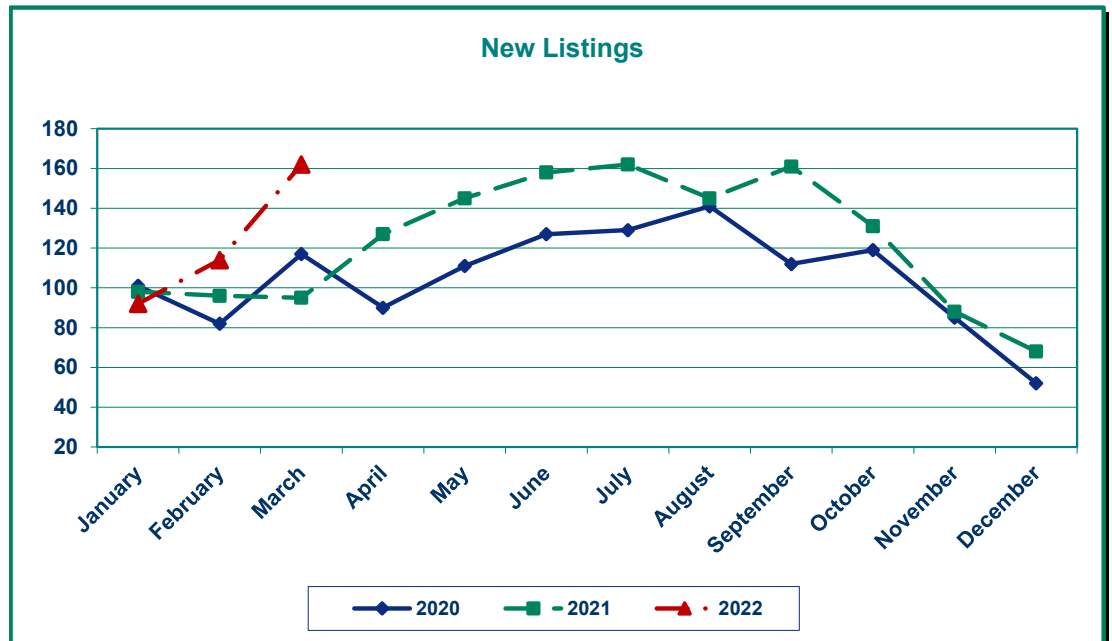
SALE PRICE
CLARK COUNTY, WA

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



NEW LISTINGS
COWLITZ COUNTY, WA

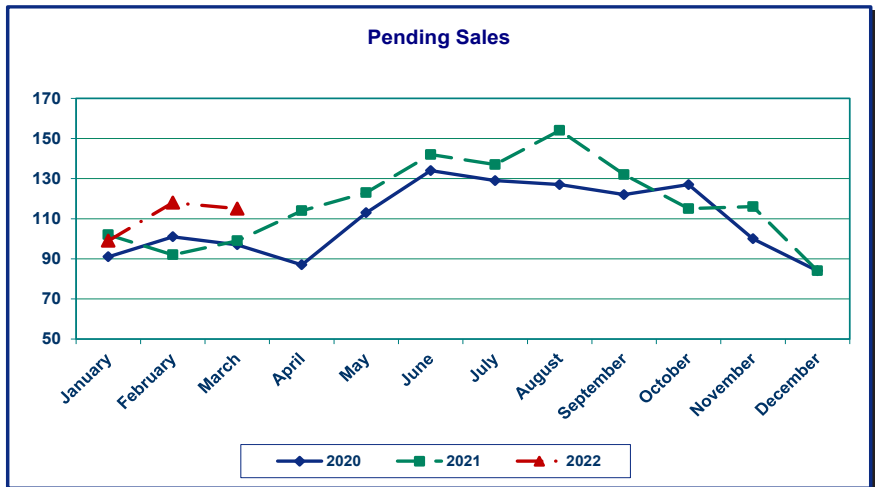
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

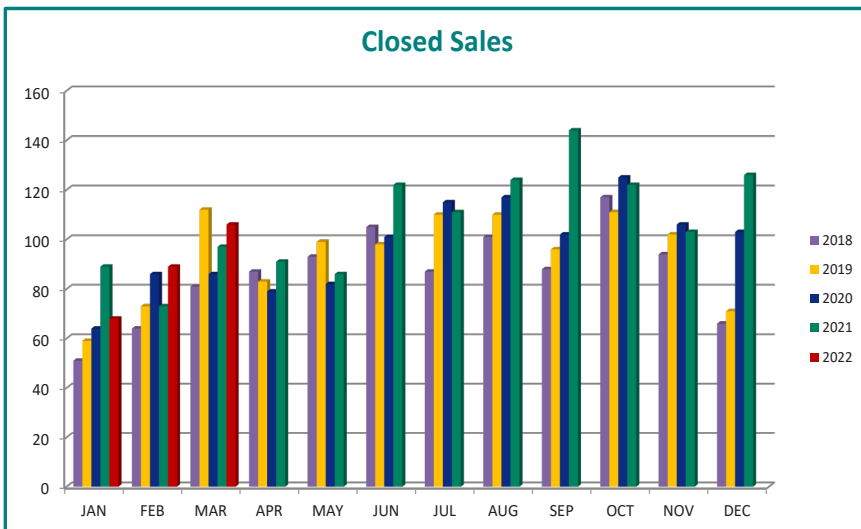


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

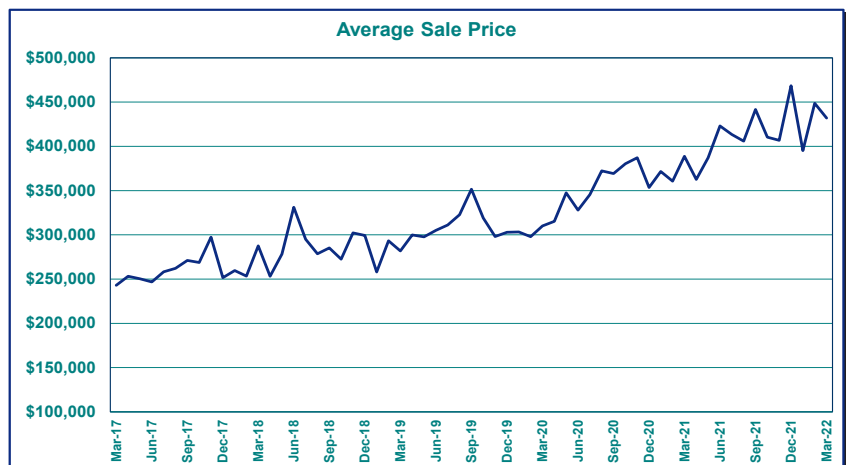
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 2022

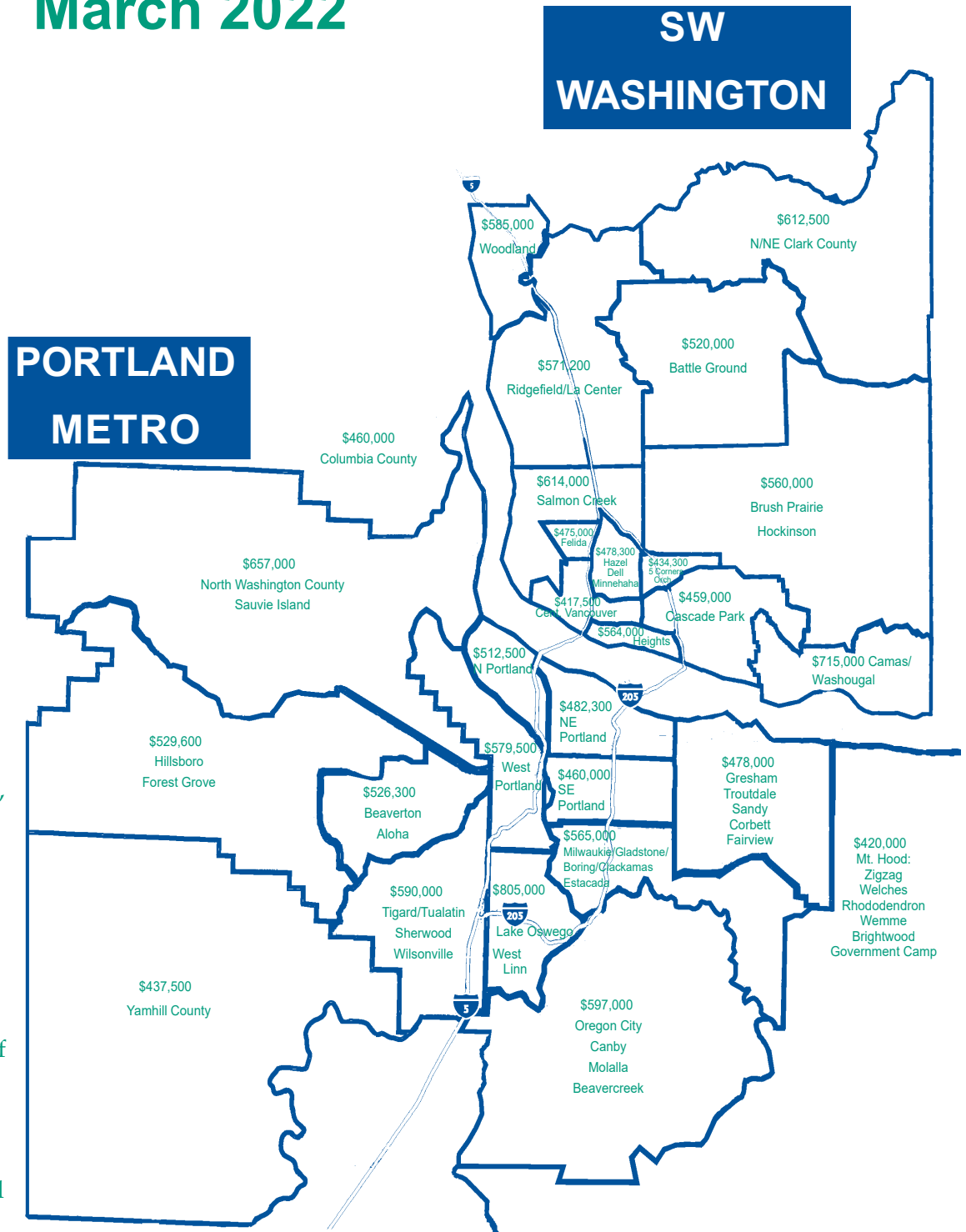
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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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