

MARKET ACTION



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

Residential Review: Southwest Washington

April 2022 Reporting Period

Residential Highlights

New listings (948) decreased 15.6% from the 1,123 listed in April 2021, and decreased 6.1% from the 1,010 listed in March 2022.

Pending sales (802) decreased 12.4% from the 916 offers accepted in April 2021, and decreased 13.9% from the 932 offers accepted in March 2022.

Closed sales (806) decreased 2.4% from the 826 closings in April 2021, and increased 2.9% from the 783 closings in March 2022.

Inventory and Total Market Time

Inventory increased to 0.6 months in April. Total market time increased to 18 days.

Year-To-Date Summary

Comparing the first four months of 2022 to the same period in 2021, new listings (3,530) decreased 3.8%, pending sales (3,104) decreased 6.3%, and closed sales (2,771) decreased 2.8%.

Average and Median Sale Prices

Comparing 2022 to 2021 through April, the average sale price has increased 17.1% from \$487,900 to \$571,400. In the same comparison, the median sale price has increased 19.3% from \$435,900 to \$519,900.

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	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:

+17.1% (\$546,700 v. \$466,800)

Median Sale Price % Change:

+16.7% (\$490,000 v. \$420,000)

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	April	948	802	806	587,300	528,500	18
	March	1,010	932	783	571,700	525,000	16
	Year-To-Date	3,530	3,104	2,771	571,400	519,900	21
2021	April	1,123	916	826	501,100	445,000	19
	Year-To-Date	3,669	3,313	2,850	487,900	435,900	29
Change	April	-15.6%	-12.4%	-2.4%	17.2%	18.8%	-5.7%
	Prev Mo 2022	-6.1%	-13.9%	2.9%	2.7%	0.7%	9.9%
	Year-To-Date	-3.8%	-6.3%	-2.8%	17.1%	19.3%	-28.6%

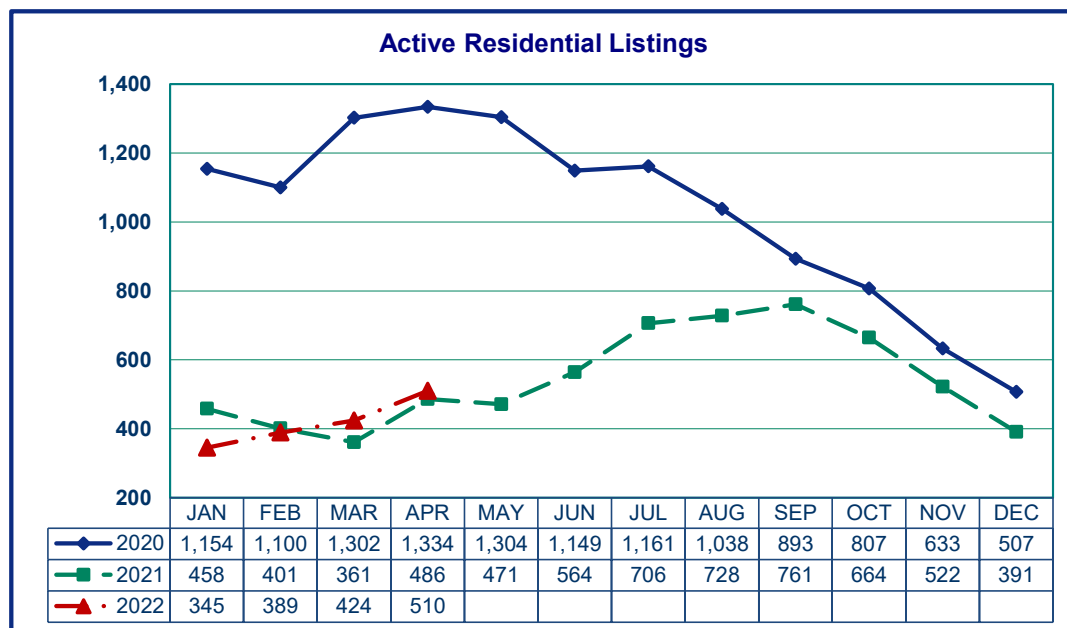
AREA REPORT • APRIL 2022

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	19	4	16	-23.8%	10	444,800	8	61	46	-42.5%	45	467,500	440,000	19	14.2%	-	-	-	-	5	675,000
12	NW Heights	9	34	1	29	70.6%	16	393,300	9	91	84	23.5%	58	377,400	378,800	20	17.8%	-	-	-	-	14	638,700
13	SW Heights	10	10	2	8	-52.9%	8	847,800	12	41	34	-46.0%	30	568,300	453,500	16	0.0%	-	-	1	100,000	1	452,000
14	Lincoln/Hazel Dell	4	22	0	24	84.6%	16	552,100	25	86	90	95.7%	65	500,900	500,000	21	21.2%	-	-	-	-	1	714,900
15	E Hazel Dell	16	42	3	41	10.8%	39	476,400	12	171	145	-3.3%	123	461,500	475,000	14	13.7%	-	-	3	185,200	-	-
20	NE Heights	8	20	2	17	-32.0%	11	492,000	10	72	66	-18.5%	71	444,800	450,000	10	12.8%	1	48,000	-	-	2	550,000
21	Orchards	14	38	5	36	-2.7%	39	461,800	14	157	151	11.9%	165	434,800	417,300	13	17.8%	1	105,000	-	-	1	785,000
22	Evergreen	22	89	4	90	-21.7%	91	464,500	14	363	344	-5.8%	280	445,500	439,900	15	16.1%	1	300,000	1	175,000	5	708,800
23	E Heights	9	19	2	24	41.2%	19	612,700	10	73	62	6.9%	45	623,800	559,900	16	15.9%	-	-	1	250,000	-	-
24	Cascade Park	23	35	2	25	-13.8%	21	545,100	11	111	86	8.9%	71	572,900	520,000	11	11.7%	-	-	-	-	4	1,341,500
25	Five Corners	5	20	-	17	-22.7%	21	479,700	8	81	80	17.6%	72	463,900	460,000	9	15.9%	-	-	-	-	1	530,000
26	E Orchards	16	34	8	33	-10.8%	27	601,200	31	166	124	-24.4%	95	587,700	559,900	42	16.4%	-	-	-	-	-	-
27	Fisher's Landing	12	22	2	16	-36.0%	21	595,400	5	84	69	-8.0%	64	605,300	578,300	7	27.8%	-	-	1	450,000	-	-
31	SE County	4	8	0	5	66.7%	2	1,021,500	23	15	10	11.1%	8	1,259,100	997,500	23	53.4%	-	-	3	444,700	-	-
32	Camas City	39	87	7	67	-8.2%	51	767,400	20	249	213	-15.8%	194	803,300	739,500	26	21.1%	-	-	8	523,100	3	566,200
33	Washougal	31	42	4	40	21.2%	44	737,400	26	162	136	18.3%	121	701,200	650,000	29	20.0%	1	950,000	22	462,700	-	-
41	N Hazel Dell	16	37	1	28	12.0%	24	555,500	10	113	93	1.1%	86	529,000	525,000	16	17.2%	-	-	1	115,000	1	699,000
42	S Salmon Creek	21	45	14	26	-3.7%	31	504,900	12	168	113	-9.6%	97	504,700	500,000	16	16.4%	2	425,000	2	425,000	2	614,500
43	N Felida	18	41	0	35	9.4%	24	702,500	8	123	106	1.0%	82	614,500	559,000	13	19.1%	-	-	3	445,000	-	-
44	N Salmon Creek	19	48	3	35	-23.9%	34	562,500	14	138	116	-8.7%	102	583,400	585,000	22	19.6%	-	-	2	32,560,000	-	-
50	Ridgefield	32	38	6	29	-47.3%	54	653,700	31	215	198	-34.4%	219	630,500	595,000	23	21.8%	1	150,000	2	1,025,000	-	-
51	W of I-5 County	19	5	1	3	-25.0%	3	1,143,300	3	40	14	7.7%	11	942,800	859,000	11	34.4%	-	-	3	445,000	-	-
52	NW E of I-5 County	14	20	1	10	-73.0%	9	942,400	69	44	35	-61.5%	40	804,900	651,200	69	6.4%	-	-	2	390,000	-	-
61	Battleground	47	54	5	54	20.0%	81	554,600	25	242	238	27.3%	240	568,800	530,000	32	22.7%	2	1,047,600	6	238,500	2	569,500
62	Brush Prairie	63	83	3	70	-14.6%	76	643,400	18	342	341	1.2%	278	604,000	563,200	18	12.8%	-	-	5	505,800	3	633,300
63	East County	-	1	0	1	-	1	825,000	4	2	4	-	3	800,000	825,000	54	69.4%	-	-	-	-	-	-
64	Central County	2	5	0	3	-62.5%	6	729,800	3	14	11	-26.7%	11	717,300	757,000	11	11.2%	-	-	3	432,700	-	-
65	Mid-Central County	4	6	1	1	-83.3%	4	795,000	41	14	11	-26.7%	11	904,500	759,900	60	23.2%	-	-	2	675,000	-	-
66	Yacolt	8	7	1	7	-36.4%	10	553,000	18	33	31	-6.1%	32	592,400	471,500	43	11.8%	-	-	-	-	-	-
70	La Center	9	15	3	11	-8.3%	6	578,300	5	39	34	-24.4%	32	577,900	585,800	22	23.5%	-	-	1	100,000	-	-
71	N Central	2	1	1	1	-75.0%	7	545,200	6	16	17	30.8%	18	523,500	520,000	28	24.7%	-	-	3	250,500	-	-
72	NE Corner	1	1	0	0	-100.0%	0	-	-	4	2	-50.0%	2	962,500	962,500	4	0.9%	-	-	-	-	-	-
	Clark County Total	510	948	86	802	-12.4%	806	587,300	18	3,530	3,104	-6.3%	2,771	571,400	519,900	21	17.1%	9	499,800	75	1,283,600	45	699,400
80	Woodland City	4	12	1	13	-7.1%	9	479,100	13	40	34	-5.6%	28	489,600	462,500	17	29.1%	2	610,000	2	1,071,000	1	379,000
81	Woodland Area	9	4	10	1	-90.0%	4	556,500	12	36	18	15.9%	21	668,300	610,000	20	18.2%	-	-	11	283,000	-	-
82	Cowlitz County	89	138	9	116	28.9%	98	434,700	25	454	393	20.9%	334	414,600	380,000	30	14.7%	1	100,000	66	195,100	12	315,700
	Cowlitz County Total	102	154	20	130	14.0%	111	442,700	23	530	445	15.3%	383	434,000	398,500	28	16.6%	3	440,000	79	229,500	13	320,600
87	Pacific County Total	27	26	2	16	-38.5%	16	385,100	26	82	62	-23.5%	58	369,200	348,800	37	21.1%	1	400,000	30	107,000	-	-

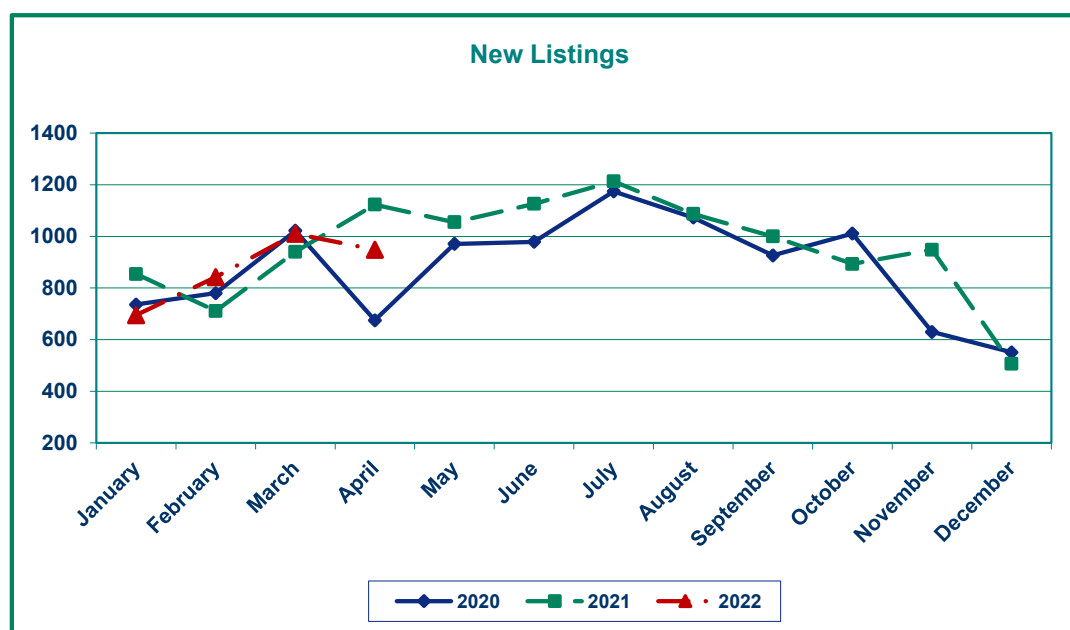
ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

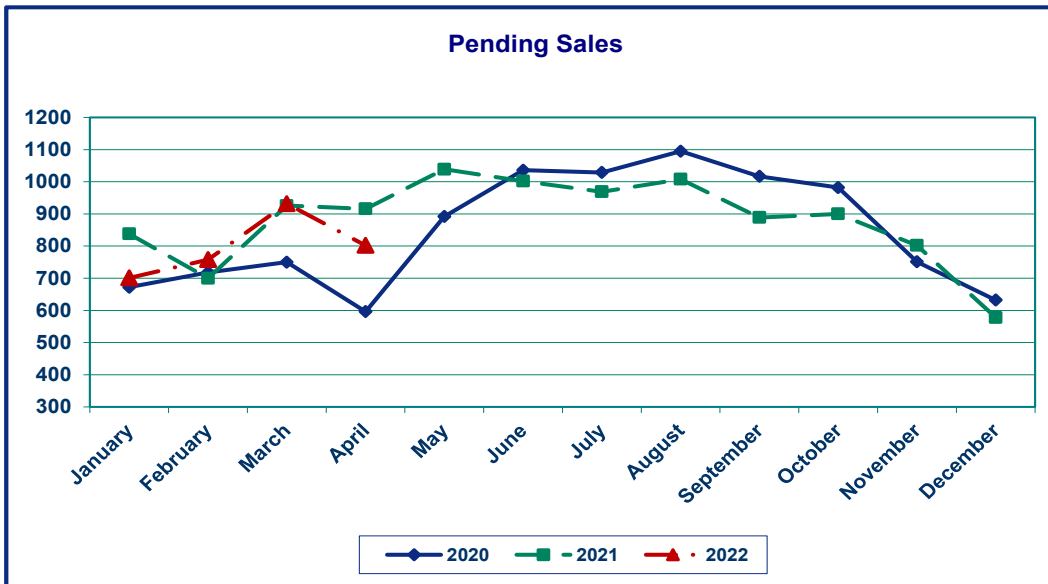
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/21-4/30/22) with 12 months before (5/1/20-4/30/21).

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

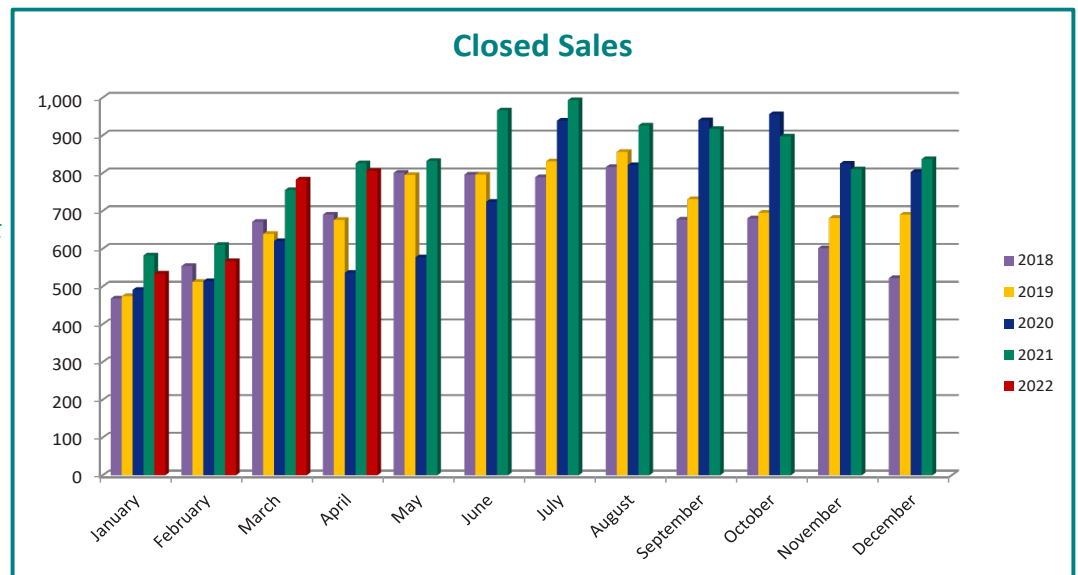
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



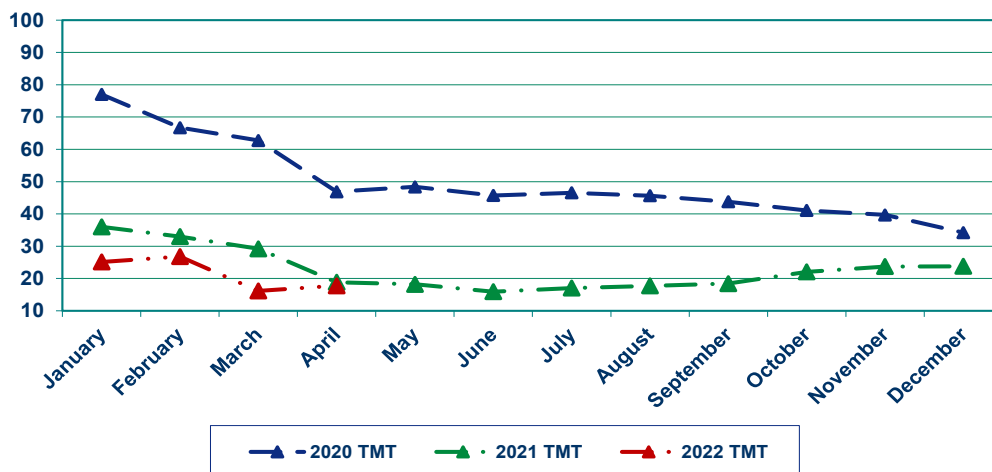
CLOSED SALES

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

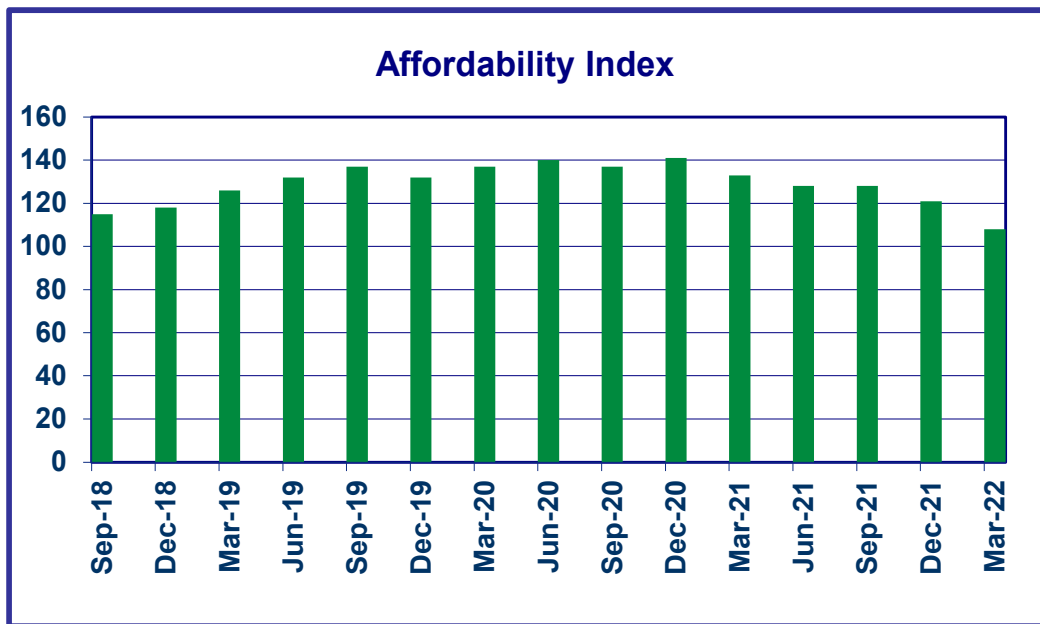
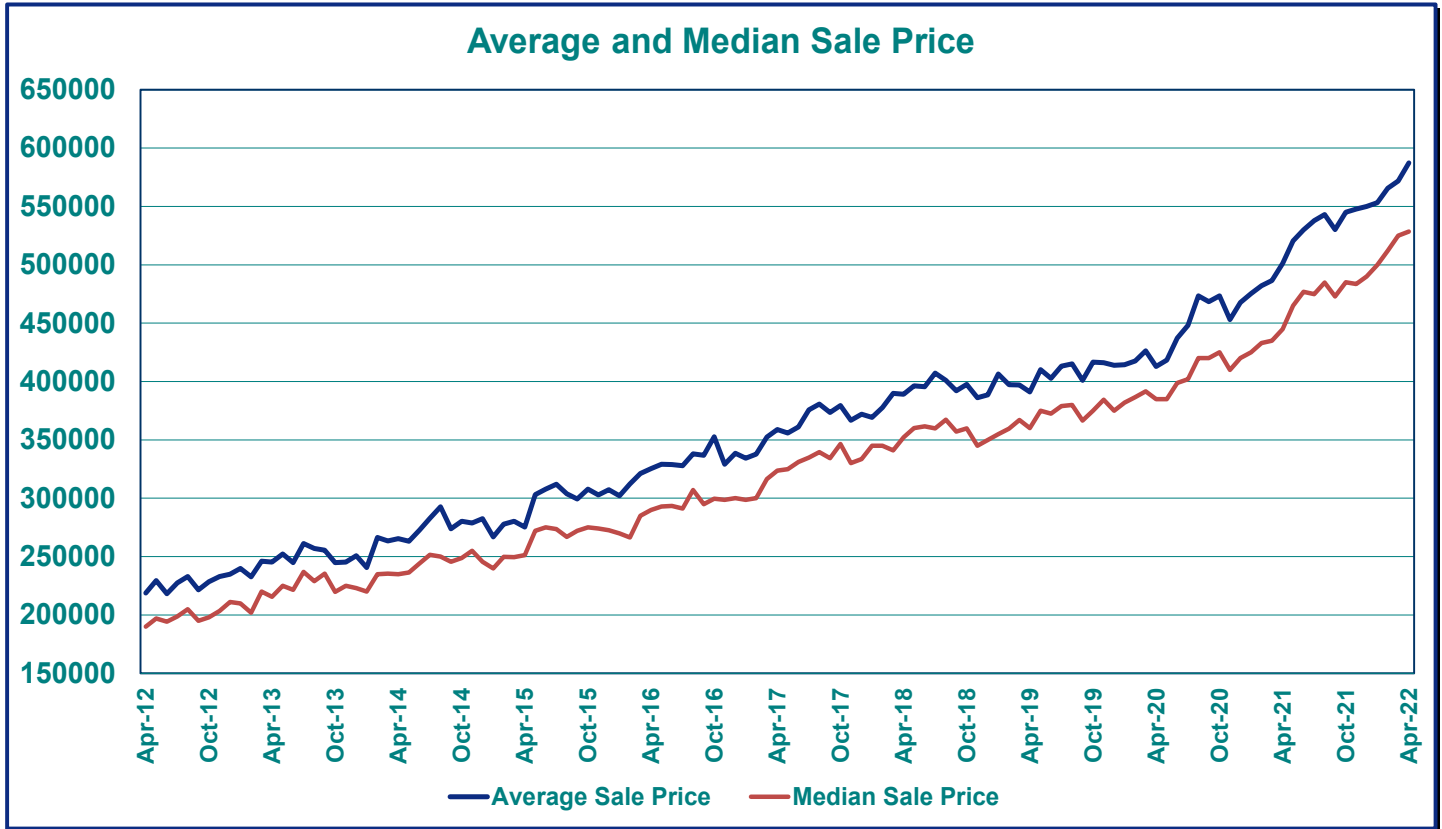
CLARK COUNTY, WA

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.



AFFORDABILITY

CLARK COUNTY, WA

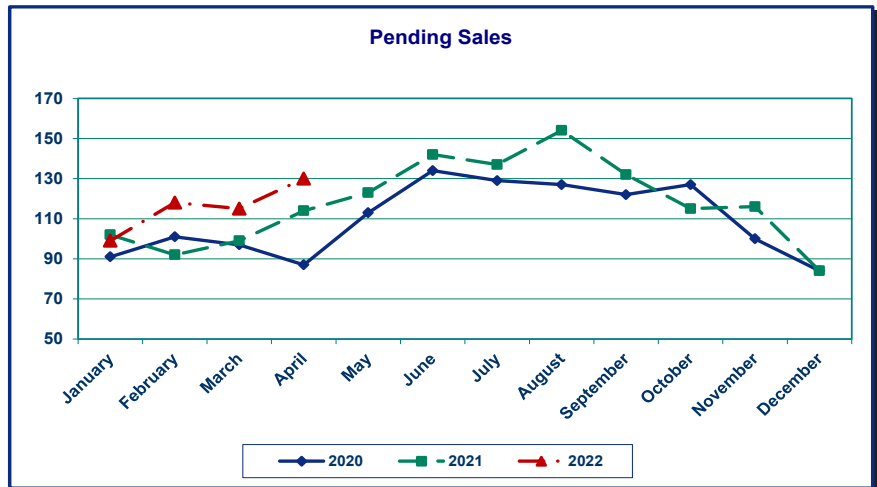
This graph shows affordability for housing in Clark County, Washington, in March 2022.

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 (\$106,550 in 2022, per HUD) can afford 108% of a monthly mortgage payment on a median priced home (\$525,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 4.17% (per Freddie Mac).

PENDING LISTINGS

COWLITZ COUNTY, WA

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

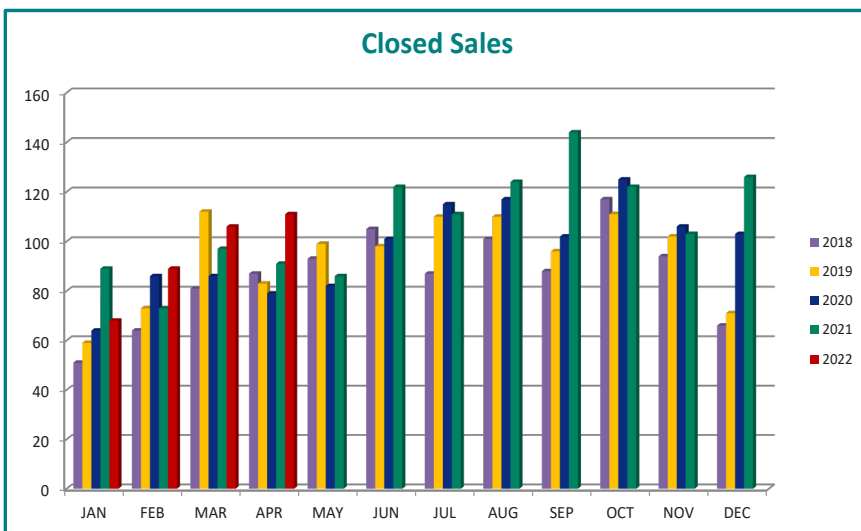


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

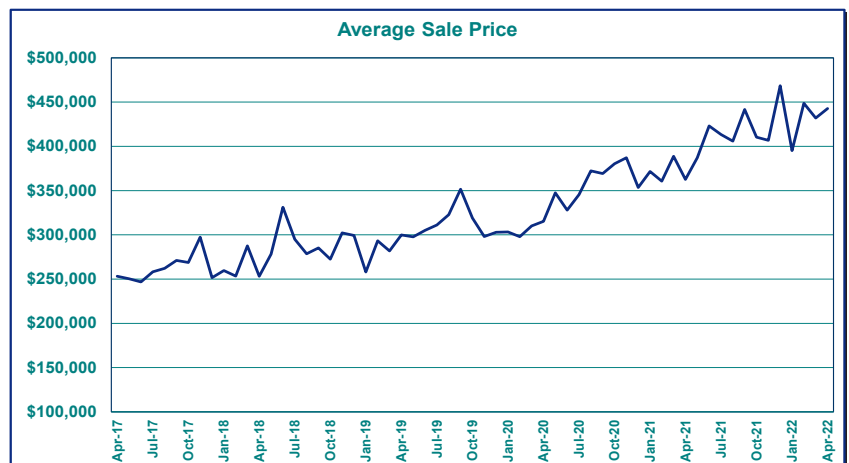
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



AVERAGE SALE PRICE

COWLITZ COUNTY, WA

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



MEDIAN SALE PRICE

April 2022

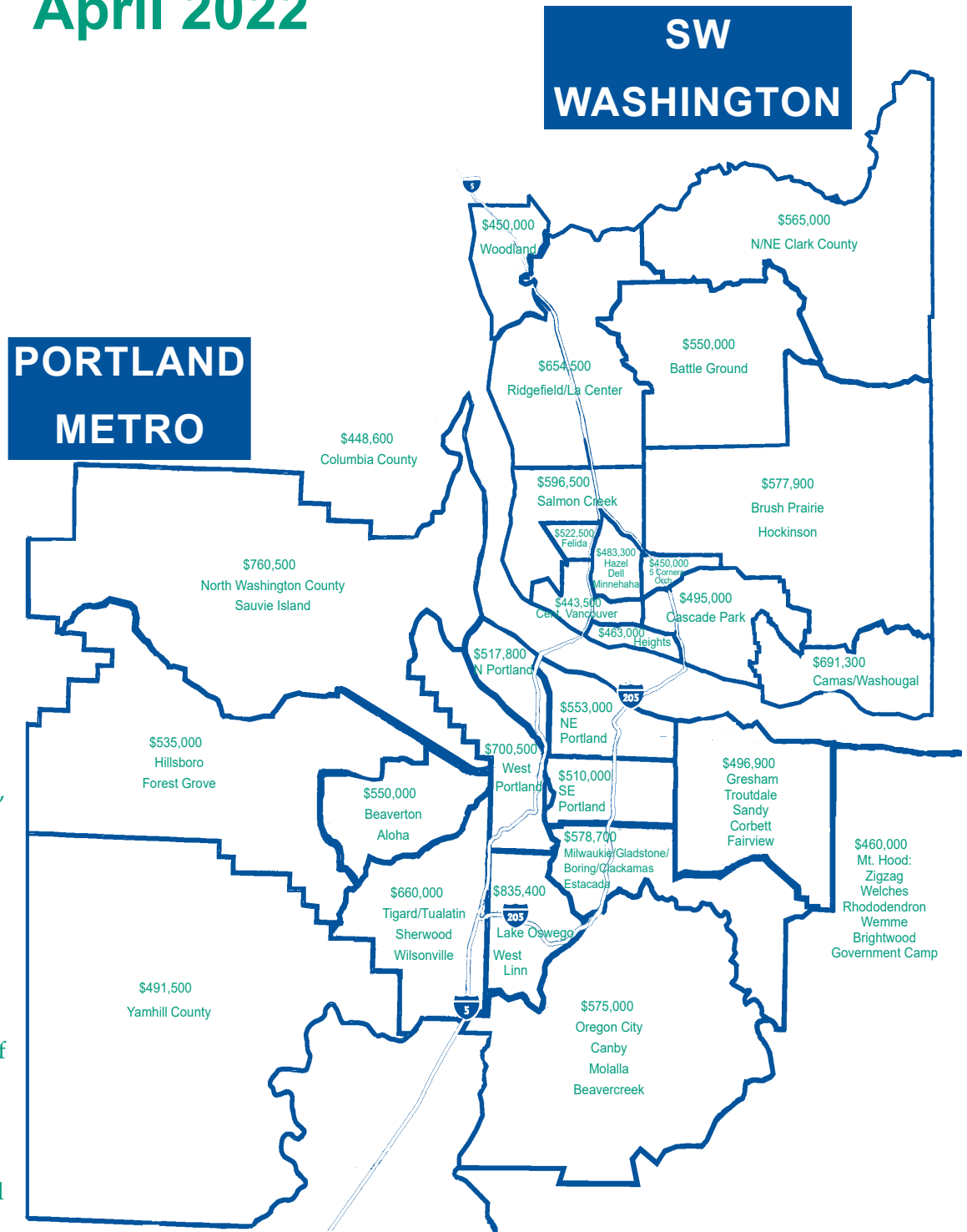
Contact RMLS
16101 SW 72nd Ave.
Suite 200
Portland, OR 97224
503.236.7657
communications@rmls.com

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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Dale Chumbley, Chairman of the Board
Kurt von Wasmuth, President/CEO
Jorden Holland, Co-Editor

MARKET ACTION ADDITION



Some regions have a higher proportion of active residential listings that are not yet under construction (designated as “Proposed”), meaning there are fewer “Active” homes that are ready for an immediate move in.

RMLS is now offering additional statistics that delve more deeply into the inventory counts for the Portland Metro and SW Washington sections of the monthly Market Action report. These statistics are presented as insert pages at the end of each region’s section.

The following summary shows the number of homes available for immediate purchase and occupancy.

Clark County, Washington Market Action Addition: April 2022

Total Active Listings* Reported in Market Action:	510
Less Listings with Purchase Contingencies*:	8
Readily Purchased Listings:	502
Percent of Total Active Listings:	98.4%
Less New Under Construction (not ready for occupancy):	57
Less New Proposed (not started):	57
Total Readily Purchased & Occupied Listing:	388
Percent of Total Active Listings:	76.1%
Inventory in Months of Readily Purchased & Occupied Listings:	0.5

* 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.