

# MARKET ACTION

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

## Residential Review: Southwest Washington

June 2022 Reporting Period

### Residential Highlights

New listings (1,165) increased 3.5% from the 1,126 listed in June 2021, and decreased 0.3% from the 1,169 listed in May 2022.

Pending sales (674) decreased 32.7% from the 1,002 offers accepted in June 2021, and decreased 22.7% from the 872 offers accepted in May 2022.

Closed sales (780) decreased 19.3% from the 966 closings in June 2021, and decreased 1.5% from the 792 closings in May 2022.

### Inventory and Total Market Time

Inventory increased to 1.5 months in June. Total market time decreased to 16 days.

### Year-To-Date Summary

Comparing the first six months of 2022 to the same period in 2021, new listings (5,907) increased 0.1%, pending sales (4,550) decreased 13.9%, and closed sales (4,407) decreased 6.3%.

### Average and Median Sale Prices

Comparing 2022 to 2021 through June, the average sale price has increased 16.4% from \$502,800 to \$585,100. In the same comparison, the median sale price has increased 16.9% from \$449,000 to \$525,000.

| 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  | 1.0  |
| June                 | 1.6  | 0.6  | 1.5  |
| 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 |                                 |
|--|---------------------------------|
| <b>Average Sale Price % Change:</b>  | +16.3% (\$560,900 v. \$482,400) |
| <b>Median Sale Price % Change:</b>   | +16.0% (\$500,000 v. \$431,000) |

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

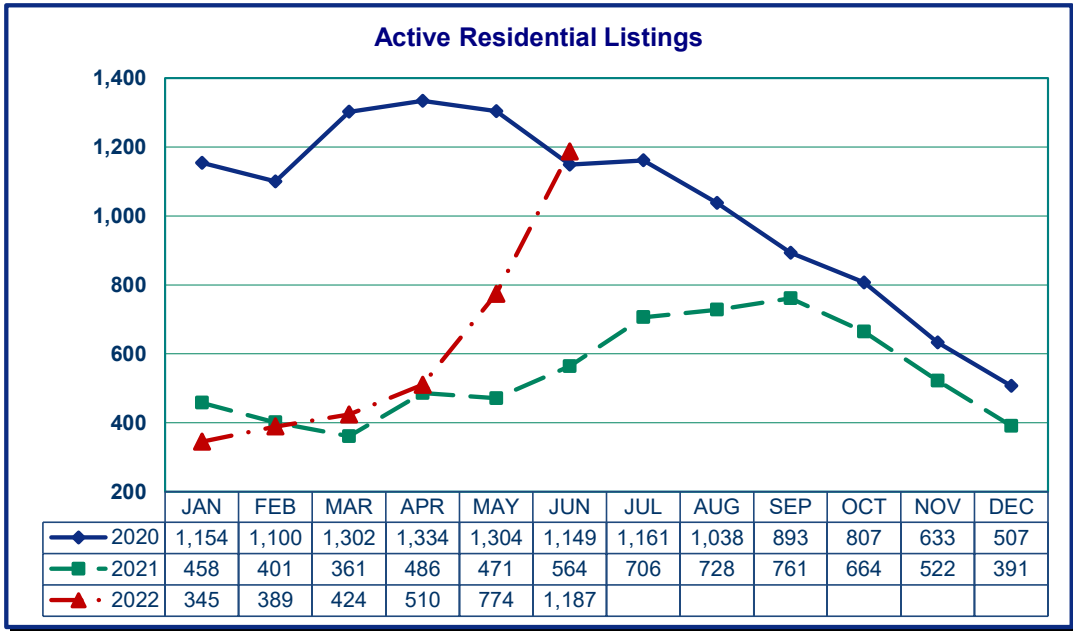
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

| Clark County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2022                                | June         | 1,165        | 674           | 780          | 611,400            | 533,800           | 16                |
|                                     | May          | 1,169        | 872           | 792          | 604,400            | 542,600           | 18                |
|                                     | Year-To-Date | 5,907        | 4,550         | 4,407        | 585,100            | 525,000           | 20                |
| 2021                                | June         | 1,126        | 1,002         | 966          | 530,000            | 476,800           | 16                |
|                                     | Year-To-Date | 5,904        | 5,285         | 4,702        | 502,800            | 449,000           | 25                |
| Change                              | June 2021    | 3.5%         | -32.7%        | -19.3%       | 15.4%              | 12.0%             | 0.7%              |
|                                     | Prev Mo 2022 | -0.3%        | -22.7%        | -1.5%        | 1.2%               | -1.6%             | -45.2%            |
|                                     | Year-To-Date | 0.1%         | -13.9%        | -6.3%        | 16.4%              | 16.9%             | -20.8%            |

# AREA REPORT • JUNE 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 <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2022 v. 2021 | 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   | 24           | 26                         | 4             | 19                         | -13.6%       | 14                 | 560,600                        | 5            | 115           | 81                         | -37.7%       | 77                 | 494,800           | 445,000           | 20                                    | 14.6%        | -                  | -            | 1                  | 206,000      | 8                  | 793,100   |
| 12 | NW Heights           | 26           | 32                         | 4             | 20                         | 17.6%        | 27                 | 380,900                        | 14           | 161           | 133                        | 23.1%        | 110                | 379,500           | 375,000           | 15                                    | 16.0%        | -                  | -            | 1                  | 295,000      | 20                 | 601,600   |
| 13 | SW Heights           | 27           | 14                         | 2             | 5                          | -50.0%       | 7                  | 1,026,600                      | 22           | 74            | 47                         | -41.3%       | 45                 | 659,400           | 460,000           | 16                                    | 10.2%        | -                  | -            | 1                  | 100,000      | 1                  | 452,000   |
| 14 | Lincoln/Hazel Dell   | 12           | 23                         | 3             | 13                         | -38.1%       | 20                 | 464,800                        | 14           | 129           | 121                        | 45.8%        | 117                | 474,000           | 456,000           | 16                                    | 15.0%        | -                  | -            | -                  | -            | 2                  | 1,032,500 |
| 15 | E Hazel Dell         | 54           | 51                         | 3             | 30                         | -37.5%       | 34                 | 526,400                        | 13           | 282           | 210                        | -14.6%       | 199                | 480,700           | 485,000           | 13                                    | 15.5%        | -                  | -            | 3                  | 185,200      | -                  | -         |
| 20 | NE Heights           | 20           | 26                         | 1             | 19                         | -34.5%       | 25                 | 475,700                        | 8            | 133           | 111                        | -15.3%       | 112                | 455,200           | 453,100           | 9                                     | 10.0%        | 1                  | 48,000       | -                  | -            | 3                  | 540,000   |
| 21 | Orchards             | 39           | 57                         | 3             | 41                         | 10.8%        | 39                 | 445,800                        | 11           | 257           | 225                        | 8.7%         | 240                | 436,900           | 424,800           | 12                                    | 15.1%        | 1                  | 105,000      | -                  | -            | 2                  | 750,000   |
| 22 | Evergreen            | 71           | 87                         | 3             | 60                         | -45.0%       | 81                 | 482,100                        | 11           | 542           | 467                        | -17.3%       | 451                | 460,900           | 449,900           | 13                                    | 16.7%        | 2                  | 1,100,000    | 1                  | 175,000      | 7                  | 774,500   |
| 23 | E Heights            | 21           | 23                         | 5             | 15                         | -25.0%       | 15                 | 512,000                        | 15           | 122           | 96                         | 6.7%         | 83                 | 596,000           | 525,000           | 14                                    | 17.3%        | -                  | -            | 2                  | 477,500      | 1                  | 520,000   |
| 24 | Cascade Park         | 30           | 31                         | 3             | 20                         | -39.4%       | 29                 | 578,200                        | 19           | 172           | 133                        | -5.0%        | 122                | 573,000           | 525,500           | 12                                    | 13.5%        | -                  | -            | -                  | -            | 6                  | 1,078,500 |
| 25 | Five Corners         | 19           | 23                         | 0             | 14                         | -51.7%       | 14                 | 453,500                        | 8            | 119           | 104                        | -11.9%       | 102                | 467,500           | 460,000           | 8                                     | 16.1%        | -                  | -            | -                  | -            | 1                  | 530,000   |
| 26 | E Orchards           | 43           | 44                         | 8             | 27                         | -48.1%       | 27                 | 498,700                        | 14           | 262           | 172                        | -33.1%       | 147                | 560,400           | 545,000           | 38                                    | 13.7%        | -                  | -            | 1                  | 293,000      | -                  | -         |
| 27 | Fisher's Landing     | 28           | 38                         | 3             | 26                         | -3.7%        | 23                 | 686,700                        | 9            | 157           | 122                        | -3.2%        | 103                | 615,100           | 555,000           | 8                                     | 25.9%        | -                  | -            | 2                  | 337,500      | -                  | -         |
| 31 | SE County            | 3            | 6                          | 0             | 6                          | 100.0%       | 6                  | 878,300                        | 13           | 25            | 23                         | 64.3%        | 20                 | 1,045,900         | 934,000           | 42                                    | 47.0%        | -                  | -            | 3                  | 444,700      | -                  | -         |
| 32 | Camas City           | 96           | 94                         | 15            | 58                         | -20.5%       | 67                 | 864,700                        | 22           | 448           | 330                        | -19.1%       | 330                | 841,000           | 759,500           | 24                                    | 22.7%        | -                  | -            | 10                 | 468,000      | 5                  | 632,800   |
| 33 | Washougal            | 71           | 56                         | 12            | 25                         | -54.5%       | 38                 | 655,300                        | 21           | 282           | 201                        | -8.6%        | 201                | 697,000           | 635,000           | 32                                    | 19.6%        | 1                  | 950,000      | 27                 | 448,900      | 1                  | 770,000   |
| 41 | N Hazel Dell         | 36           | 44                         | 4             | 26                         | -33.3%       | 39                 | 657,200                        | 10           | 208           | 160                        | -3.0%        | 154                | 575,600           | 533,800           | 13                                    | 14.2%        | -                  | -            | 1                  | 115,000      | 1                  | 699,000   |
| 42 | S Salmon Creek       | 50           | 62                         | 17            | 22                         | -45.0%       | 27                 | 555,300                        | 20           | 278           | 161                        | -20.3%       | 155                | 514,100           | 500,900           | 16                                    | 16.3%        | 2                  | 425,000      | 2                  | 425,000      | 2                  | 614,500   |
| 43 | N Felida             | 50           | 45                         | 3             | 22                         | -37.1%       | 26                 | 626,500                        | 10           | 211           | 153                        | -15.0%       | 139                | 637,100           | 600,000           | 13                                    | 16.3%        | -                  | -            | 3                  | 445,000      | -                  | -         |
| 44 | N Salmon Creek       | 52           | 56                         | 6             | 32                         | -8.6%        | 32                 | 636,100                        | 20           | 243           | 178                        | -12.7%       | 161                | 597,800           | 585,000           | 20                                    | 17.6%        | -                  | -            | 2                  | 32,560,000   | -                  | -         |
| 50 | Ridgefield           | 73           | 73                         | 22            | 39                         | -41.8%       | 40                 | 674,100                        | 33           | 362           | 274                        | -36.3%       | 320                | 637,400           | 607,500           | 27                                    | 23.4%        | 1                  | 150,000      | 7                  | 602,100      | -                  | -         |
| 51 | W of I-5 County      | 26           | 3                          | 1             | 0                          | -100.0%      | 0                  | -                              | -            | 54            | 15                         | -44.4%       | 13                 | 970,800           | 859,000           | 10                                    | 27.8%        | -                  | -            | 5                  | 410,000      | -                  | -         |
| 52 | NW E of I-5 County   | 26           | 16                         | 2             | 9                          | -25.0%       | 10                 | 865,900                        | 13           | 82            | 54                         | -53.0%       | 58                 | 811,600           | 701,200           | 51                                    | 3.7%         | -                  | -            | 3                  | 460,000      | -                  | -         |
| 61 | Battleground         | 106          | 93                         | 8             | 53                         | -24.3%       | 54                 | 635,100                        | 25           | 424           | 356                        | 10.6%        | 342                | 584,700           | 539,200           | 30                                    | 22.1%        | 2                  | 1,047,600    | 6                  | 238,500      | 2                  | 569,500   |
| 62 | Brush Prairie        | 127          | 88                         | 14            | 45                         | -43.0%       | 57                 | 698,400                        | 13           | 538           | 450                        | -12.5%       | 436                | 631,800           | 579,000           | 18                                    | 12.2%        | -                  | -            | 8                  | 487,600      | 3                  | 633,300   |
| 63 | East County          | 1            | 0                          | 0             | 1                          | -            | 0                  | -                              | -            | 4             | 5                          | 150.0%       | 4                  | 812,800           | 838,000           | 42                                    | 43.5%        | -                  | -            | -                  | -            | -                  | -         |
| 64 | Central County       | 6            | 2                          | 1             | 1                          | -75.0%       | -                  | -                              | -            | 20            | 12                         | -52.0%       | 13                 | 787,700           | 757,000           | 11                                    | 17.9%        | -                  | -            | 6                  | 333,200      | -                  | -         |
| 65 | Mid-Central County   | 4            | 3                          | 1             | 2                          | -77.8%       | 8                  | 990,800                        | 6            | 28            | 24                         | -20.0%       | 21                 | 941,700           | 880,000           | 34                                    | 21.5%        | -                  | -            | 5                  | 497,600      | -                  | -         |
| 66 | Yacolt               | 15           | 19                         | 1             | 12                         | 33.3%        | 11                 | 613,100                        | 38           | 66            | 54                         | 10.2%        | 48                 | 592,400           | 500,000           | 42                                    | 12.2%        | -                  | -            | 4                  | 207,500      | -                  | -         |
| 70 | La Center            | 20           | 19                         | 2             | 7                          | -22.2%       | 9                  | 613,200                        | 9            | 69            | 52                         | -21.2%       | 61                 | 589,100           | 587,500           | 18                                    | 18.8%        | -                  | -            | 1                  | 100,000      | -                  | -         |
| 71 | N Central            | 7            | 9                          | 2             | 3                          | -25.0%       | 1                  | 714,900                        | 55           | 30            | 21                         | -4.5%        | 20                 | 540,700           | 552,500           | 28                                    | 7.2%         | -                  | -            | 3                  | 250,500      | -                  | -         |
| 72 | NE Corner            | 4            | 2                          | 1             | 2                          | 0.0%         | 0                  | -                              | -            | 10            | 5                          | -44.4%       | 3                  | 700,000           | 725,000           | 19                                    | 12.1%        | -                  | -            | -                  | -            | -                  | -         |
|    | Clark County Total   | 1,187        | 1,165                      | 154           | 674                        | -32.7%       | 780                | 611,400                        | 16           | 5,907         | 4,550                      | -13.9%       | 4,407              | 585,100           | 525,000           | 20                                    | 16.3%        | 10                 | 639,800      | 108                | 999,600      | 65                 | 705,500   |
| 80 | Woodland City        | 20           | 18                         | 1             | 8                          | -46.7%       | 9                  | 507,100                        | 16           | 72            | 49                         | -16.9%       | 46                 | 507,600           | 497,800           | 16                                    | 29.4%        | 2                  | 610,000      | 2                  | 1,071,000    | 1                  | 379,000   |
| 81 | Woodland Area        | 24           | 17                         | 2             | 5                          | -37.5%       | 3                  | 576,700                        | 10           | 61            | 28                         | 17.3%        | 26                 | 675,000           | 620,000           | 30                                    | 12.6%        | -                  | -            | 14                 | 273,500      | -                  | -         |
| 82 | Cowlitz County       | 171          | 158                        | 13            | 113                        | -5.0%        | 88                 | 403,900                        | 19           | 765           | 604                        | 11.4%        | 526                | 416,000           | 383,000           | 27                                    | 13.6%        | 1                  | 100,000      | 84                 | 192,100      | 21                 | 450,500   |
|    | Cowlitz County Total | 215          | 193                        | 16            | 126                        | -11.3%       | 100                | 418,400                        | 19           | 898           | 681                        | 6.1%         | 598                | 434,300           | 400,000           | 26                                    | 14.5%        | 3                  | 440,000      | 100                | 221,100      | 22                 | 447,300   |
| 87 | Pacific County Total | 49           | 32                         | 2             | 17                         | -39.3%       | 14                 | 357,200                        | 37           | 132           | 88                         | -30.2%       | 86                 | 365,800           | 353,300           | 33                                    | 22.2%        | 1                  | 400,000      | 50                 | 109,800      | -                  | -         |



## 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 June 2022 with June 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through June with 2021 Year-To-Date statistics through June.

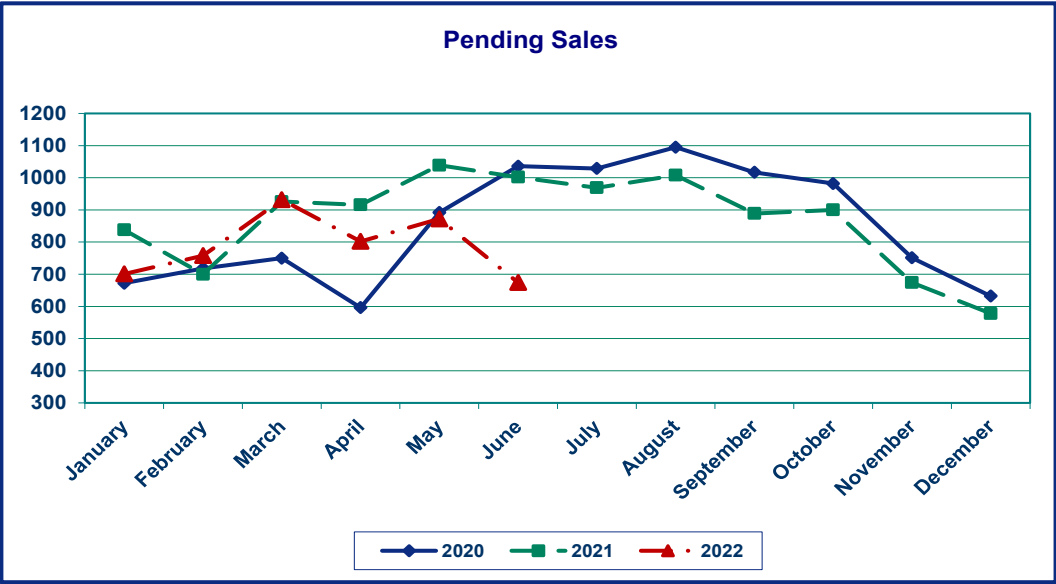
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/21-6/30/22) with 12 months before (7/1/20-6/30/21).

<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**

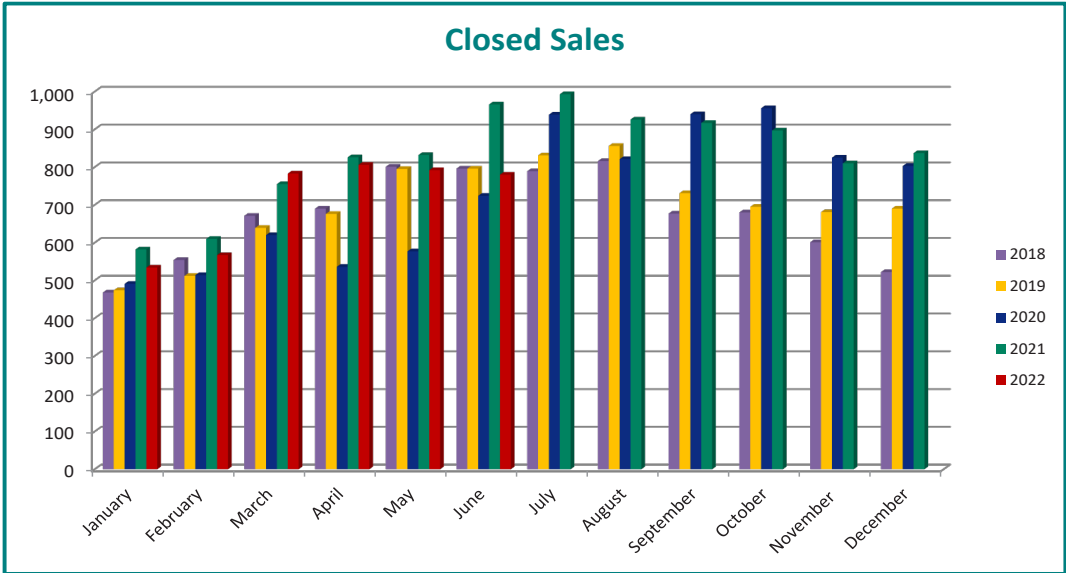
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



**CLOSED SALES**

**CLARK COUNTY, WA**

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

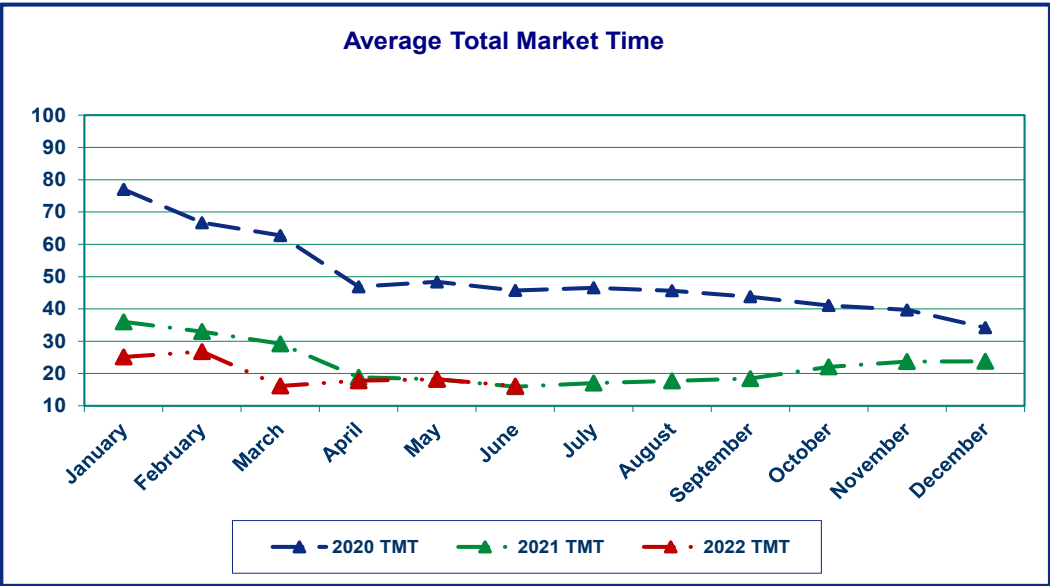


**Average Total Market Time**

**DAYS ON MARKET**

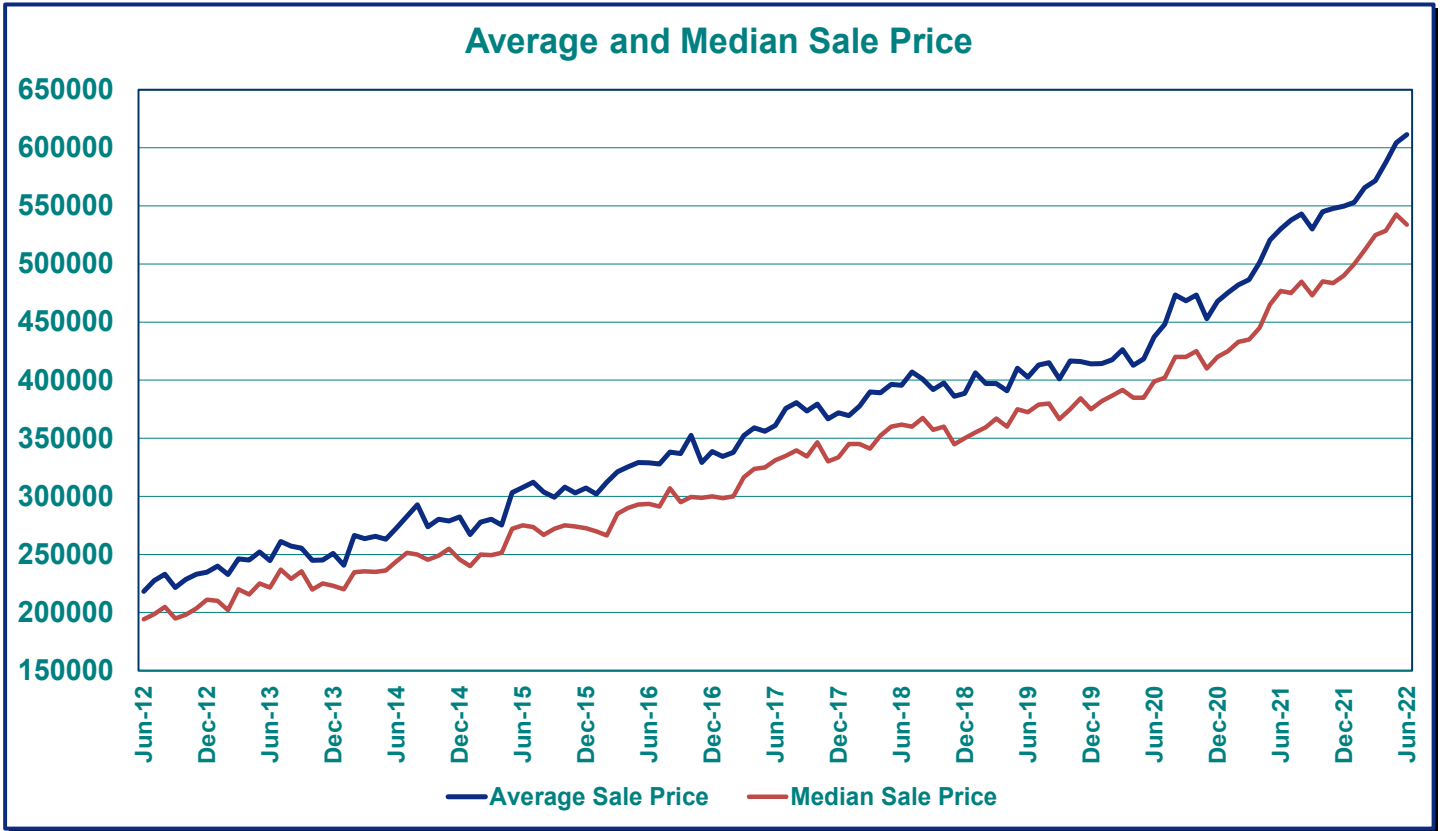
**CLARK COUNTY, WA**

*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

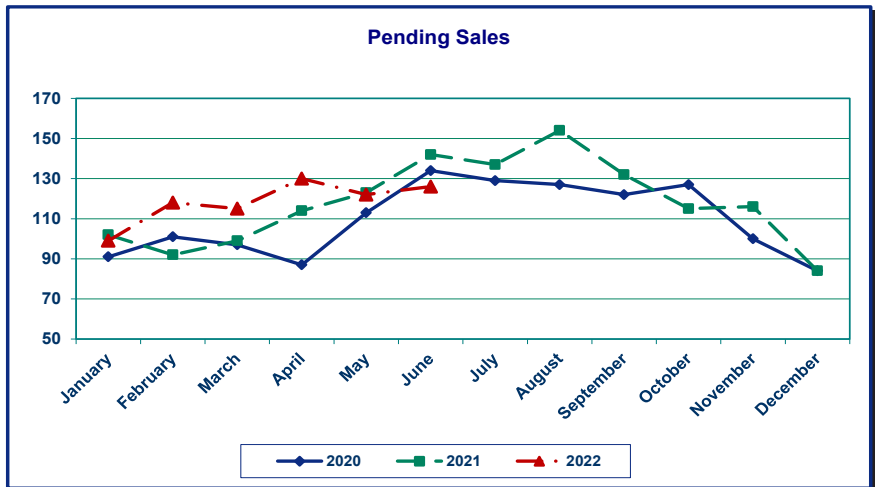
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

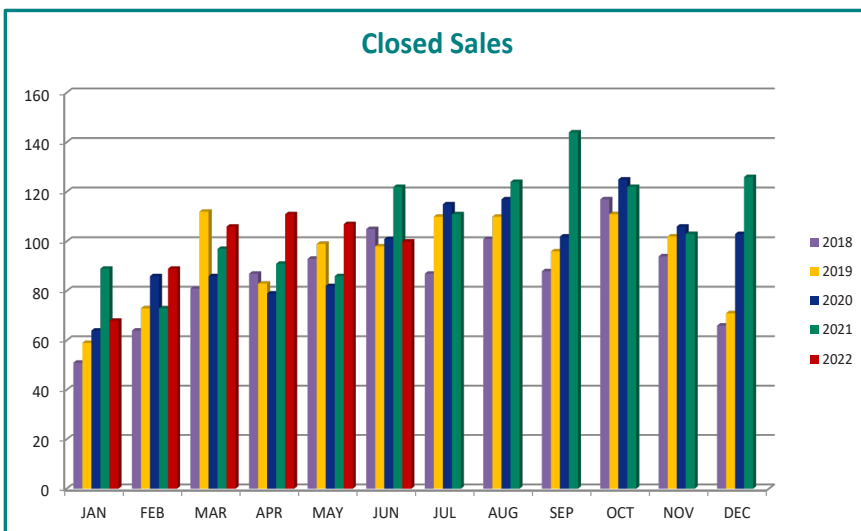


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

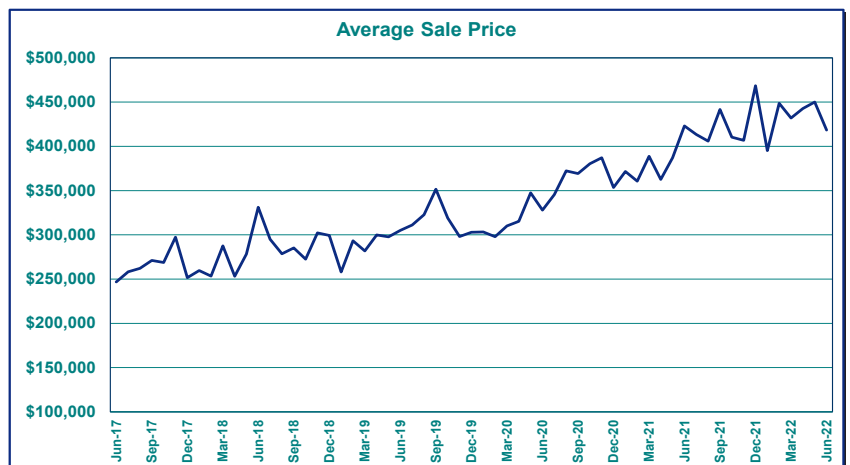
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



## 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 June 2022

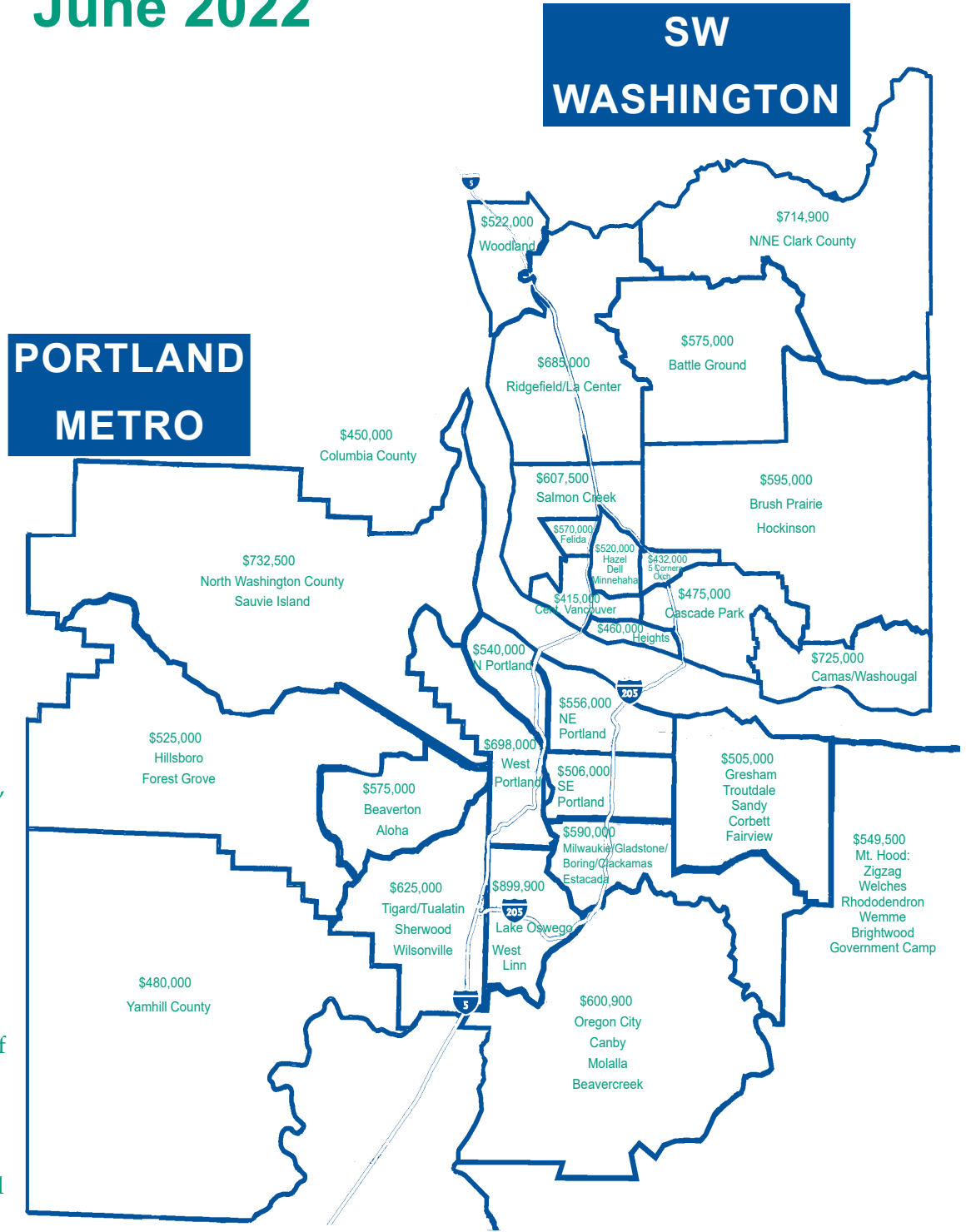
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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.

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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: June 2022

|   |       |
|---|-------|
| Total Active Listings* Reported in Market Action:             | 1,187 |
| Less Listings with Purchase Contingencies*:                   | 30    |
| Readily Purchased Listings:                                   | 1,157 |
| Percent of Total Active Listings:                             | 97.5% |
| Less New Under Construction (not ready for occupancy):        | 109   |
| Less New Proposed (not started):                              | 78    |
| Total Readily Purchased & Occupied Listing:                   | 970   |
| Percent of Total Active Listings:                             | 81.7% |
| Inventory in Months of Readily Purchased & Occupied Listings: | 1.2   |

\* 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.