

# MARKET ACTION

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

## Residential Review: Southwest Washington

July 2022 Reporting Period

### Residential Highlights

New listings (978) decreased 19.4% from the 1,213 listed in July 2021, and decreased 16.1% from the 1,165 listed in June 2022.

Pending sales (702) decreased 27.6% from the 969 offers accepted in July 2021, and increased 4.2% from the 674 offers accepted in June 2022.

Closed sales (666) decreased 32.9% from the 993 closings in July 2021, and decreased 14.6% from the 780 closings in June 2022.

### Inventory and Total Market Time

Inventory increased to 1.9 months in July. Total market time increased to 24 days.

### Year-To-Date Summary

Comparing the first seven months of 2022 to the same period in 2021, new listings (6,901) decreased 3.4%, pending sales (5,212) decreased 16.1%, and closed sales (5,108) decreased 11.2%.

### Average and Median Sale Prices

Comparing 2022 to 2021 through July, the average sale price has increased 15.0% from \$509,000 to \$585,300. In the same comparison, the median sale price has increased 16.2% from \$452,000 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	1.9
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>	+15.0% (\$565,000 v. \$491,300)
<b>Median Sale Price % Change:</b>	+15.1% (\$505,000 v. \$438,900)

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

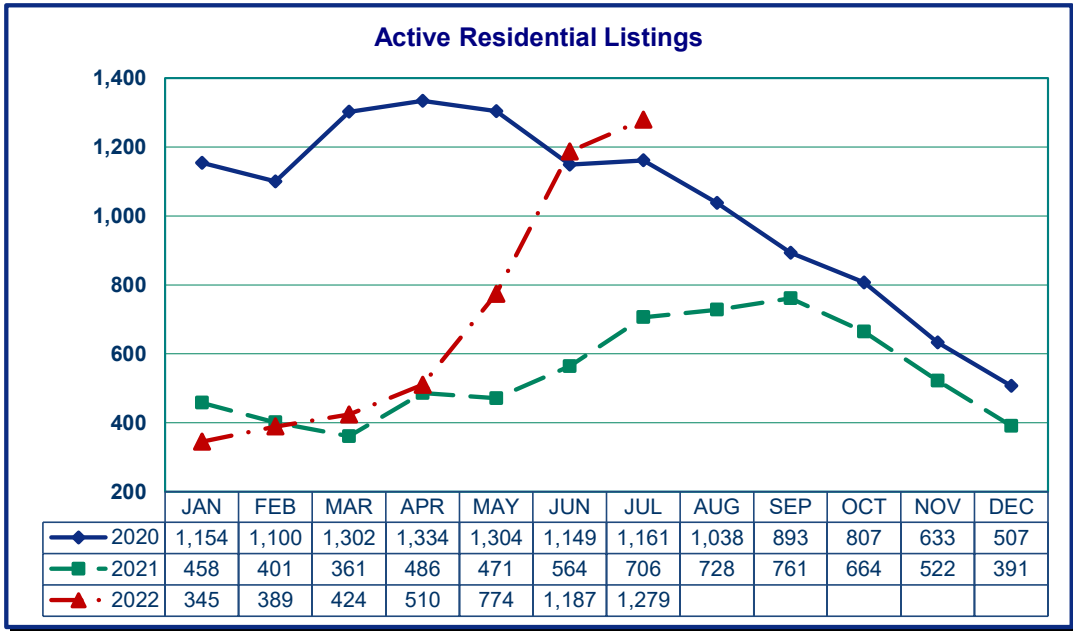
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	July	978	702	666	582,800	529,400	24
	June	1,165	674	780	611,400	533,800	16
	Year-To-Date	6,901	5,212	5,108	585,300	525,000	20
2021	July	1,213	969	993	537,900	475,000	17
	Year-To-Date	7,141	6,213	5,750	509,000	452,000	23
Change	July	-19.4%	-27.6%	-32.9%	8.3%	11.5%	40.8%
	Prev Mo 2022	-16.1%	4.2%	-14.6%	-4.7%	-0.8%	50.1%
	Year-To-Date	-3.4%	-16.1%	-11.2%	15.0%	16.2%	-12.9%

# AREA REPORT • JULY 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	9	3	8	-69.2%	16	494,800	17	126	89	-42.6%	93	494,800	445,000	20	13.1%	1	725,000	1	206,000	8	793,100
12	NW Heights	33	30	1	23	43.8%	22	373,400	19	191	154	25.2%	132	378,500	375,000	16	12.2%	-	-	1	295,000	21	594,600
13	SW Heights	25	22	2	21	40.0%	7	676,700	33	97	68	-27.7%	54	666,400	461,300	18	5.4%	-	-	1	100,000	2	776,000
14	Lincoln/Hazel Dell	14	14	1	11	-15.4%	19	497,000	25	142	131	37.9%	137	477,700	460,000	17	13.5%	-	-	-	-	2	1,032,500
15	E Hazel Dell	57	52	5	39	0.0%	28	453,800	23	335	250	-11.3%	230	477,400	481,500	14	16.6%	1	535,000	3	185,200	1	1,670,000
20	NE Heights	22	18	4	14	-46.2%	17	449,000	13	151	124	-19.5%	129	454,400	452,000	10	10.5%	1	48,000	-	-	4	524,900
21	Orchards	51	51	4	35	-18.6%	43	461,400	14	309	259	4.4%	285	440,600	425,000	13	12.6%	2	1,902,500	-	-	2	750,000
22	Evergreen	71	63	8	59	-37.2%	55	421,700	16	608	523	-20.5%	508	457,100	445,000	13	15.5%	2	1,100,000	1	175,000	10	694,200
23	E Heights	32	28	1	10	-60.0%	15	498,200	26	149	106	-7.0%	99	583,500	500,000	16	14.7%	-	-	2	477,500	1	520,000
24	Cascade Park	25	21	3	23	-17.9%	19	506,200	29	193	154	-7.8%	143	562,100	520,000	14	13.9%	-	-	-	-	6	1,078,500
25	Five Corners	14	18	5	19	-20.8%	7	496,700	12	137	122	-13.5%	111	468,800	460,000	9	15.9%	-	-	-	-	1	530,000
26	E Orchards	50	47	20	18	-51.4%	21	528,900	34	307	186	-36.1%	170	557,300	535,500	37	12.3%	-	-	1	293,000	-	-
27	Fisher's Landing	25	20	3	20	17.6%	27	546,700	17	177	142	-0.7%	131	601,600	550,000	10	24.6%	-	-	2	337,500	-	-
31	SE County	6	8	0	4	0.0%	7	838,000	14	33	27	50.0%	27	992,000	925,000	35	23.9%	-	-	3	444,700	-	-
32	Camas City	91	68	10	62	-15.1%	44	736,600	16	516	392	-18.5%	376	830,500	750,000	23	20.8%	-	-	13	495,400	5	632,800
33	Washougal	73	51	3	47	-6.0%	34	703,700	53	334	247	-7.8%	235	698,000	643,200	35	18.1%	1	950,000	28	469,000	2	672,500
41	N Hazel Dell	40	36	7	30	-21.1%	26	542,100	26	245	184	-8.5%	181	571,700	532,500	15	11.9%	-	-	1	115,000	1	699,000
42	S Salmon Creek	56	68	30	34	-20.9%	20	572,600	18	346	194	-20.5%	175	520,700	501,000	17	15.4%	2	425,000	2	425,000	2	614,500
43	N Felida	55	35	4	23	-25.8%	18	741,800	17	247	175	-17.1%	158	648,200	606,500	13	14.5%	-	-	3	445,000	-	-
44	N Salmon Creek	52	47	7	35	-7.9%	30	627,800	14	290	210	-12.1%	193	600,200	585,000	19	17.6%	-	-	2	32,560,000	-	-
50	Ridgefield	92	59	13	30	-45.5%	40	677,700	16	425	303	-37.5%	360	641,900	615,100	25	22.7%	1	150,000	7	602,100	1	400,000
51	W of I-5 County	29	6	2	1	-66.7%	0	-	-	60	16	-46.7%	13	970,800	859,000	10	19.3%	-	-	5	410,000	-	-
52	NW E of I-5 County	28	13	2	9	-40.0%	11	858,200	33	95	62	-50.8%	69	819,000	702,500	48	6.2%	-	-	3	460,000	-	-
61	Battleground	116	65	10	45	-46.4%	49	630,600	23	490	398	-1.5%	396	590,200	540,000	29	18.3%	2	1,047,600	6	238,500	5	1,333,200
62	Brush Prairie	124	83	23	61	-29.1%	60	691,300	46	625	504	-15.3%	501	641,300	585,000	21	13.2%	-	-	11	512,400	3	633,300
63	East County	-	0	0	1	0.0%	1	600,000	26	4	6	100.0%	5	770,200	825,000	39	27.5%	-	-	-	-	-	-
64	Central County	7	4	2	1	-75.0%	1	557,900	6	24	13	-55.2%	14	771,300	757,000	11	13.5%	-	-	6	333,200	-	-
65	Mid-Central County	8	6	1	1	-87.5%	2	492,500	21	34	24	-35.1%	24	923,400	872,500	32	15.8%	-	-	5	497,600	-	-
66	Yacolt	19	12	2	7	-61.1%	12	730,800	17	78	60	-10.4%	60	620,100	527,500	37	17.3%	-	-	7	204,100	-	-
70	La Center	28	18	3	5	-44.4%	9	587,200	36	87	57	-23.0%	70	588,900	586,300	20	18.4%	-	-	1	100,000	-	-
71	N Central	9	6	-	5	25.0%	4	465,000	30	36	26	4.0%	24	528,100	520,000	29	2.1%	-	-	4	247,900	-	-
72	NE Corner	3	-	0	1	-50.0%	2	552,500	25	10	6	-45.5%	5	641,000	725,000	21	18.9%	-	-	-	-	-	-
	Clark County Total	1,279	978	179	702	-27.6%	666	582,800	24	6,901	5,212	-16.1%	5,108	585,300	525,000	20	15.0%	13	873,700	119	952,100	77	747,800
80	Woodland City	18	10	0	12	50.0%	10	409,600	17	82	60	-6.3%	56	490,100	460,000	16	24.9%	2	610,000	2	1,071,000	1	379,000
81	Woodland Area	25	12	2	9	-10.0%	7	659,700	13	73	36	14.7%	33	671,800	630,000	26	9.5%	-	-	14	273,500	-	-
82	Cowlitz County	195	134	25	98	-17.6%	98	397,500	16	900	688	5.7%	631	412,700	385,000	25	12.1%	4	502,500	91	207,000	22	443,400
	Cowlitz County Total	238	156	27	119	-13.1%	115	414,500	16	1,055	784	2.3%	720	430,600	400,000	24	12.6%	6	538,300	107	231,900	23	440,600
87	Pacific County Total	65	35	3	17	-26.1%	13	367,200	61	169	102	-31.1%	99	366,000	352,500	36	22.1%	1	400,000	54	110,100	-	-

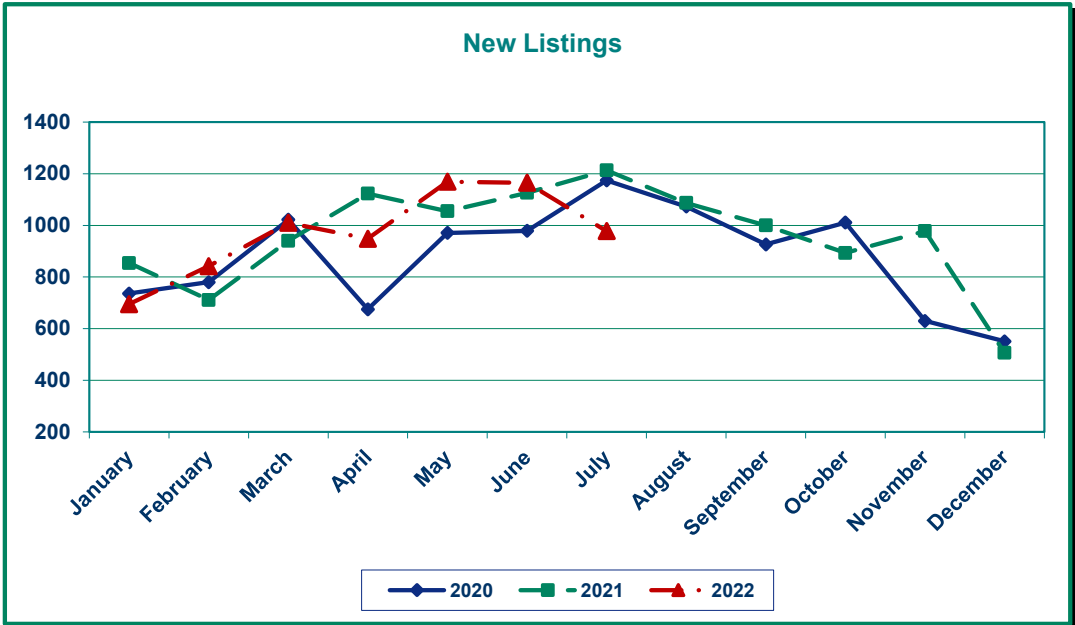


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

*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 July 2022 with July 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through July with 2021 Year-To-Date statistics through July.

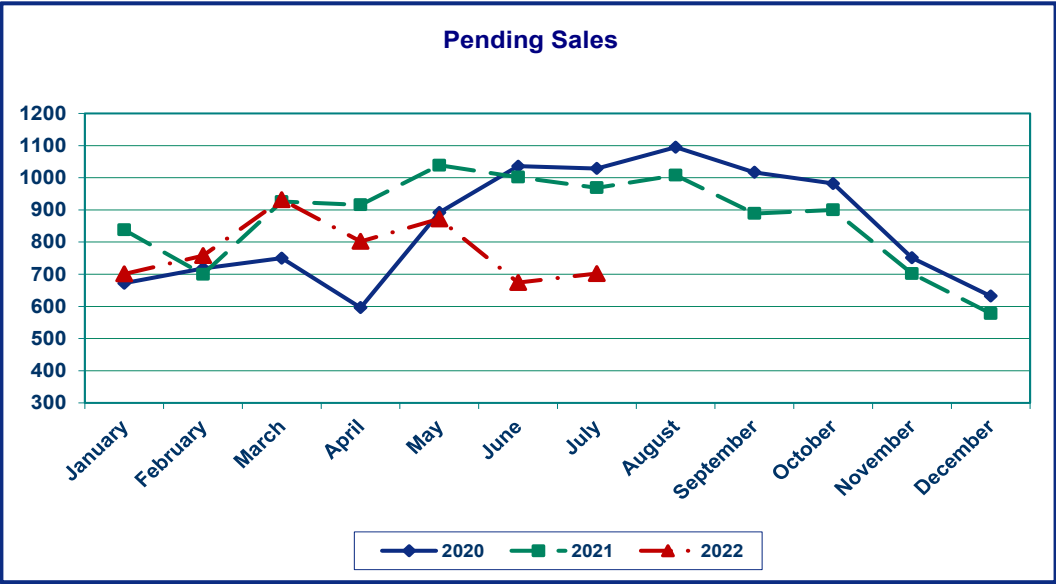
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/21-7/31/21) with 12 months before (8/1/20-7/31/21).

<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**

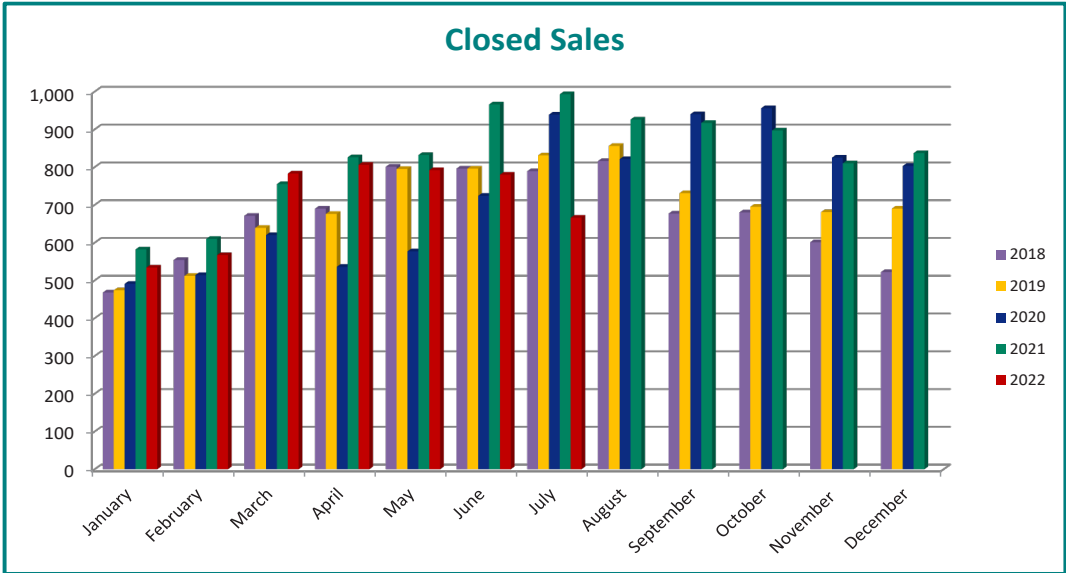
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



**CLOSED SALES**

**CLARK COUNTY, WA**

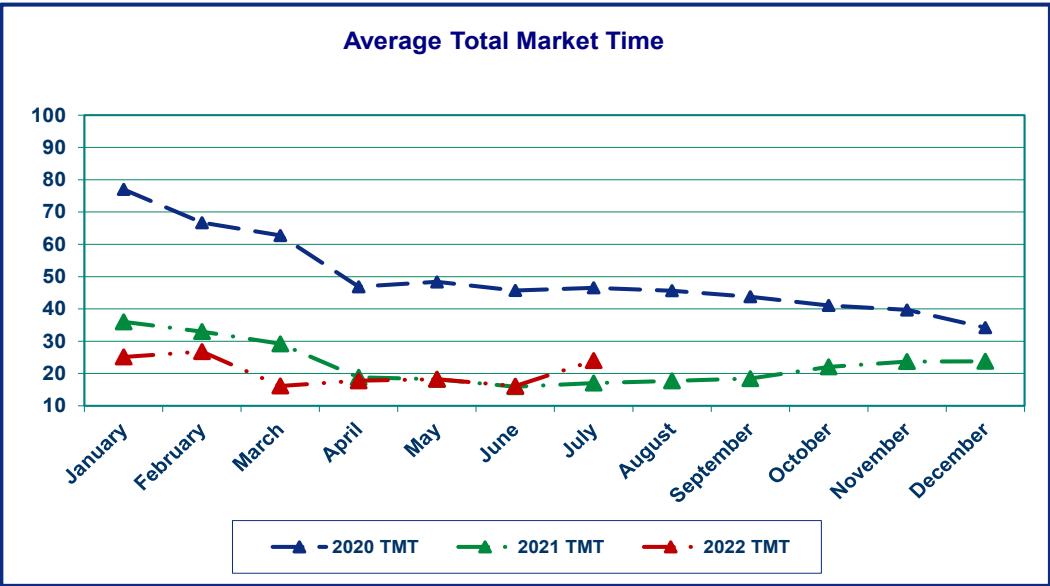
*This graph shows the closed sales over the past five calendar years in Clark County, Washington.*



**DAYS ON MARKET**

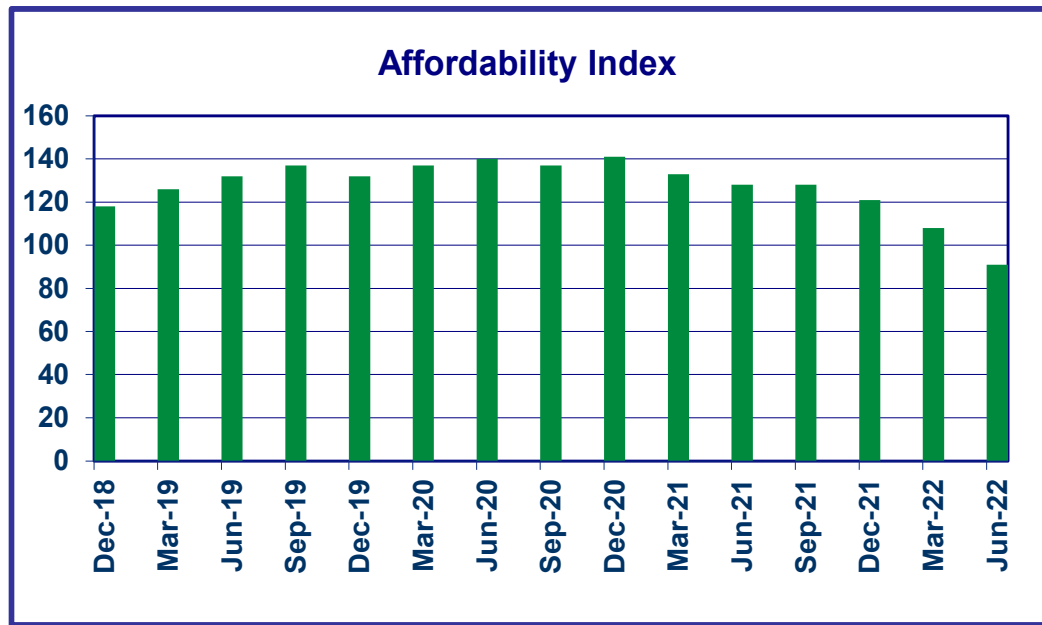
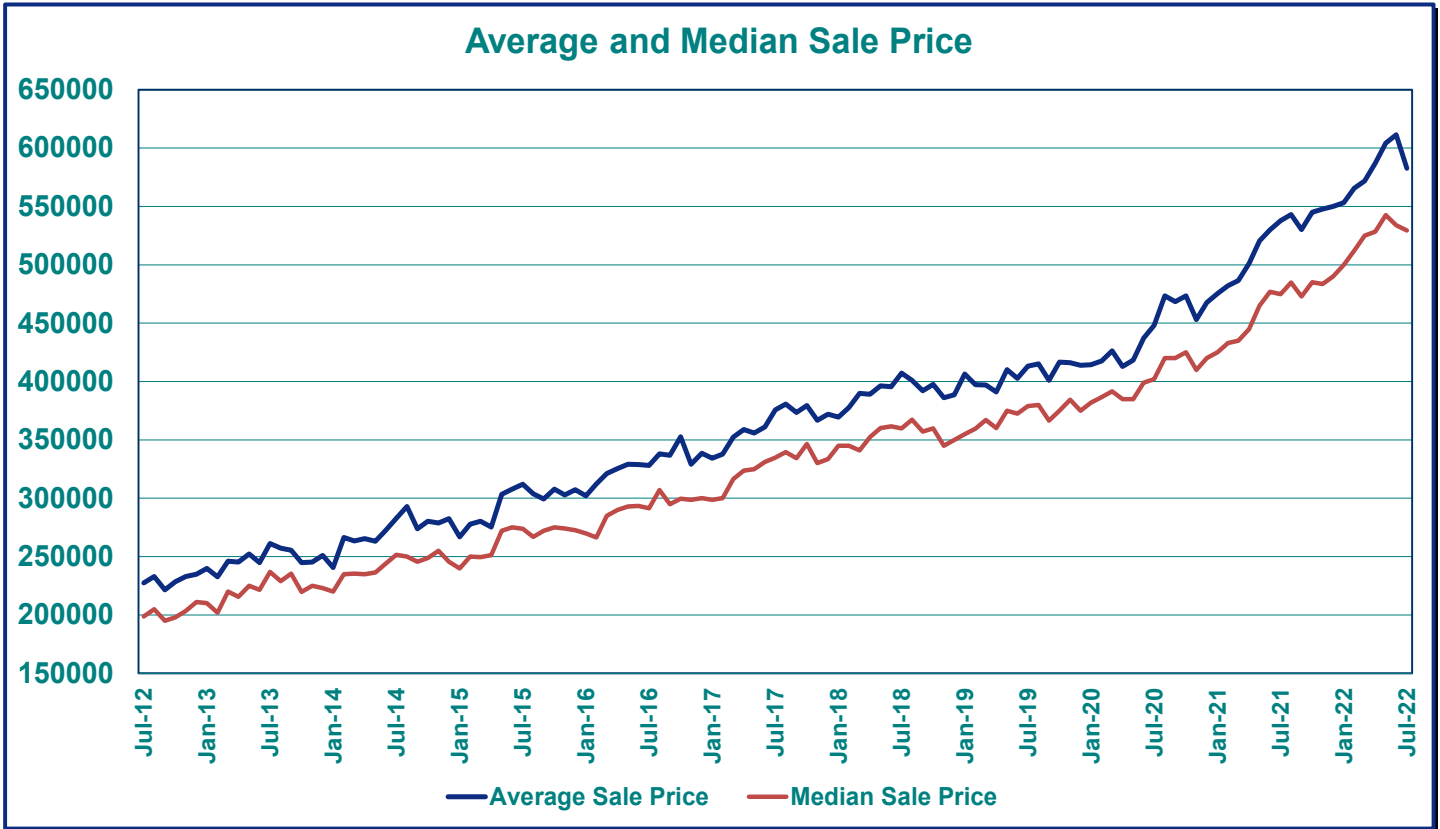
**CLARK COUNTY, WA**

*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

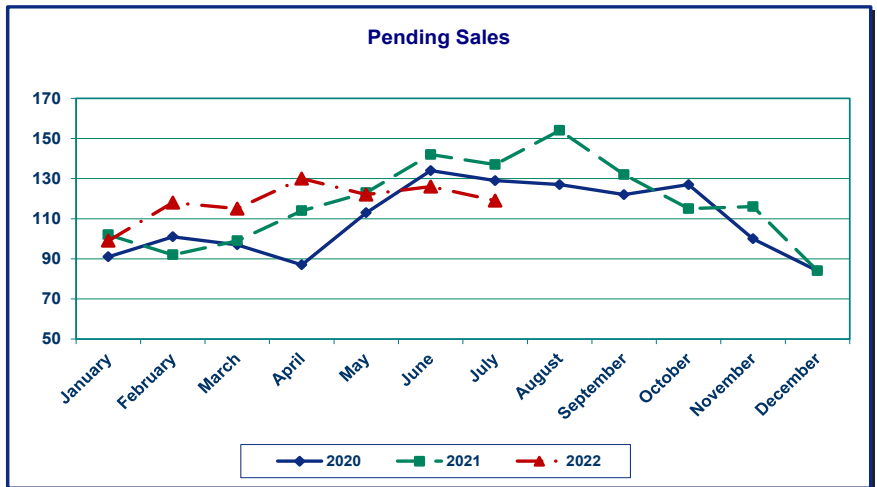
*This graph shows affordability for housing in Clark County, Washington, in June 2022.*

**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 91% of a monthly mortgage payment on a median priced home (\$533,800 in July). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 5.52% (per Freddie Mac).

## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

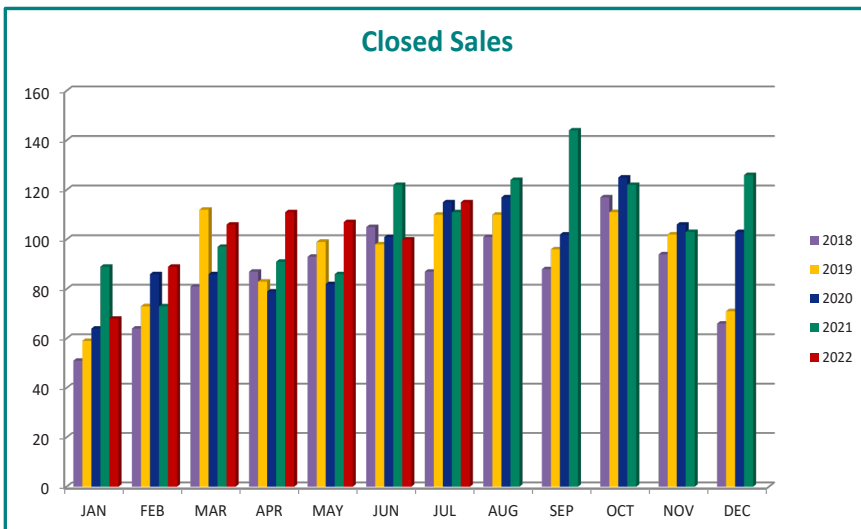


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

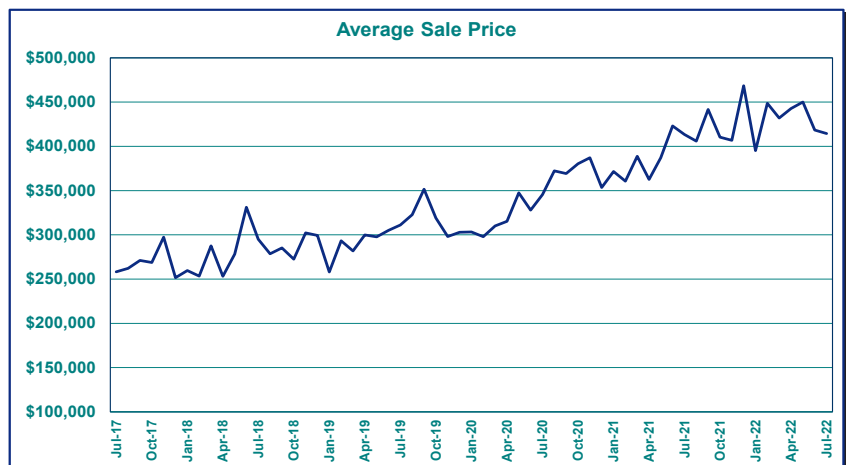
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



## 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 July 2022

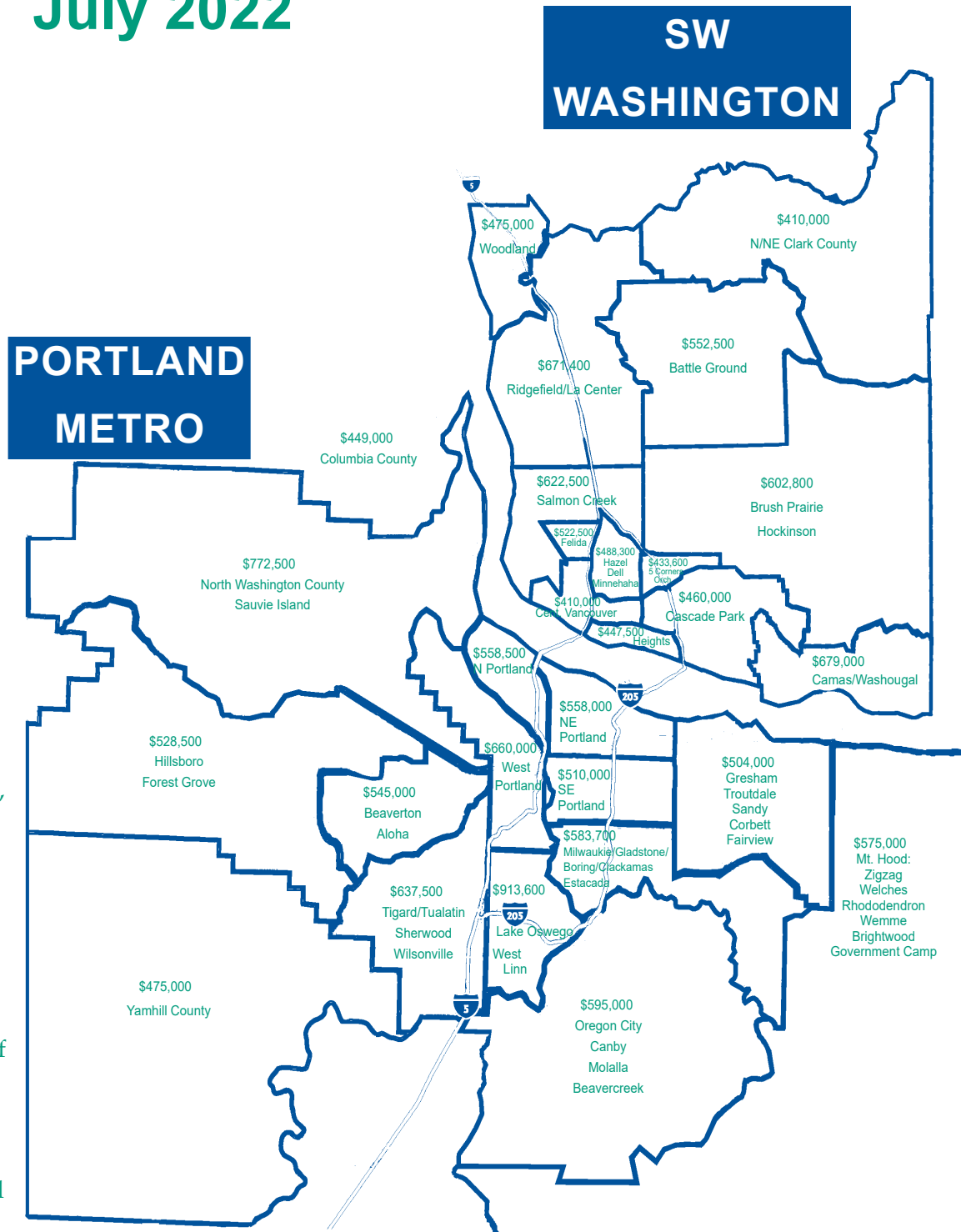
Contact RMLS  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
503.236.7657  
communications@rmls.com

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.

Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.



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: July 2022

Total Active Listings* Reported in Market Action:	1,279
Less Listings with Purchase Contingencies*:	39
Readily Purchased Listings:	1,240
Percent of Total Active Listings:	97.0%
Less New Under Construction (not ready for occupancy):	108
Less New Proposed (not started):	79
Total Readily Purchased & Occupied Listing:	1,053
Percent of Total Active Listings:	82.3%
Inventory in Months of Readily Purchased & Occupied Listings:	1.6

\* 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.