

MARKET ACTION

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

Residential Review: Southwest Washington

August 2022 Reporting Period

Residential Highlights

New listings (813) decreased 25.2% from the 1,087 listed in August 2021, and decreased 16.9% from the 978 listed in July 2022.

Pending sales (678) decreased 32.7% from the 1,008 offers accepted in August 2021, and decreased 3.4% from the 702 offers accepted in July 2022.

Closed sales (714) decreased 22.9% from the 926 closings in August 2021, and increased 7.2% from the 666 closings in July 2022.

Inventory and Total Market Time

Inventory decreased to 1.8 months in August. Total market time increased to 28 days.

Year-To-Date Summary

Comparing the first eight months of 2022 to the same period in 2021, new listings (7,727) decreased 6.4%, pending sales (5,857) decreased 18.4%, and closed sales (5,852) decreased 12.9%.

Average and Median Sale Prices

Comparing 2022 to 2021 through August, the average sale price has increased 14.4% from \$514,200 to \$588,000. In the same comparison, the median sale price has increased 15.2% from \$456,100 to \$525,300.

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	1.8
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:	+14.7% (\$570,600 v. \$497,400)
Median Sale Price % Change:	+14.7% (\$510,000 v. \$444,500)

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

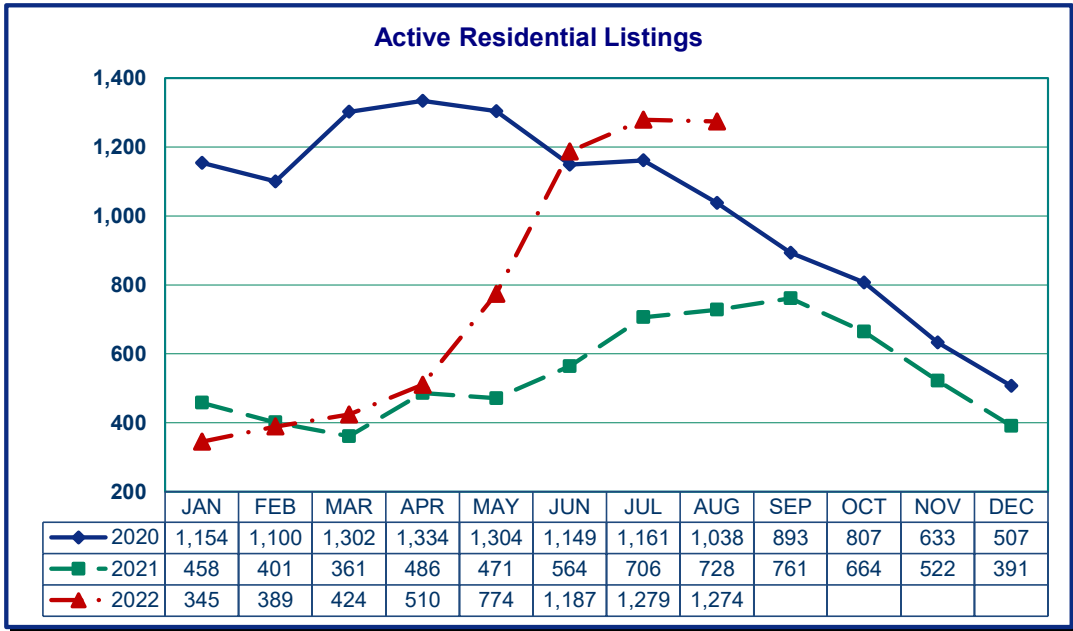
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	August	813	678	714	605,300	531,000	28
	July	978	702	666	582,800	529,400	24
	Year-To-Date	7,727	5,857	5,852	588,000	525,300	21
2021	August	1,087	1,008	926	543,100	484,800	18
	Year-To-Date	8,252	7,175	6,721	514,200	456,100	23
Change	August 2021	-25.2%	-32.7%	-22.9%	11.5%	9.5%	58.2%
	Prev Mo 2022	-16.9%	-3.4%	7.2%	3.9%	0.3%	16.7%
	Year-To-Date	-6.4%	-18.4%	-12.9%	14.4%	15.2%	-5.6%

AREA REPORT • AUGUST 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/Cancelled 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	26	19	3	13	-43.5%	7	501,600	14	145	102	-42.4%	100	495,300	445,000	19	13.2%	1	725,000	1	206,000	11	680,600
12	NW Heights	40	21	2	13	-45.8%	22	344,200	21	213	165	13.0%	155	373,300	371,500	16	10.5%	-	-	1	295,000	22	587,100
13	SW Heights	23	15	2	15	25.0%	16	993,300	40	111	82	-22.6%	70	741,100	517,500	23	16.2%	-	-	1	100,000	2	776,000
14	Lincoln/Hazel Dell	16	13	-	9	-47.1%	15	456,900	19	155	139	24.1%	153	475,900	455,000	17	13.6%	-	-	-	-	2	1,032,500
15	E Hazel Dell	62	40	6	27	-30.8%	35	451,100	19	376	276	-14.0%	266	473,900	480,000	15	15.9%	1	535,000	4	288,900	1	1,670,000
20	NE Heights	16	11	2	14	-48.1%	13	426,800	15	164	138	-23.8%	142	451,900	450,500	10	10.5%	1	48,000	-	-	5	514,700
21	Orchards	51	43	5	39	-11.4%	32	450,200	17	351	294	1.0%	318	441,700	425,000	13	10.0%	3	1,465,000	-	-	2	750,000
22	Evergreen	69	58	9	53	-36.1%	57	434,800	24	667	575	-21.9%	566	454,800	443,900	14	14.4%	2	1,100,000	1	175,000	10	694,200
23	E Heights	27	12	5	19	-13.6%	19	480,900	20	161	125	-7.4%	118	567,000	485,700	16	16.8%	-	-	2	477,500	1	520,000
24	Cascade Park	29	21	3	15	-37.5%	18	615,500	31	214	169	-11.5%	161	568,100	523,000	16	14.1%	-	-	-	-	7	1,013,700
25	Five Corners	10	18	3	16	-46.7%	22	440,700	24	156	139	-18.7%	133	464,100	452,000	11	16.5%	-	-	-	-	1	530,000
26	E Orchards	52	50	24	32	-8.6%	16	594,200	35	357	215	-31.5%	188	561,800	543,500	37	14.2%	-	-	2	516,000	-	-
27	Fisher's Landing	32	31	2	20	0.0%	20	538,500	28	207	161	0.0%	151	593,200	550,000	12	21.6%	-	-	3	323,300	-	-
31	SE County	7	3	1	2	-71.4%	3	666,700	9	36	29	20.8%	30	959,400	884,400	32	23.4%	-	-	3	444,700	-	-
32	Camas City	84	59	14	56	-5.1%	66	856,300	48	576	448	-16.7%	453	833,400	740,000	28	17.9%	1	4,133,000	16	462,500	5	632,800
33	Washougal	90	45	7	25	-50.0%	29	746,900	54	380	269	-15.1%	265	704,700	650,000	37	16.7%	1	950,000	31	458,900	3	583,300
41	N Hazel Dell	38	29	6	30	-25.0%	24	575,000	17	275	214	-10.8%	208	572,200	532,300	15	9.8%	-	-	1	115,000	1	699,000
42	S Salmon Creek	59	56	24	34	-10.5%	31	517,700	29	403	222	-21.3%	206	520,300	501,000	19	15.4%	2	425,000	2	425,000	2	614,500
43	N Felida	47	18	5	25	-19.4%	32	602,500	22	267	201	-16.3%	191	642,300	600,000	14	11.3%	-	-	4	577,500	-	-
44	N Salmon Creek	49	34	4	35	-7.9%	35	638,400	27	326	246	-10.5%	232	602,900	580,000	20	15.0%	-	-	3	21,985,000	-	-
50	Ridgefield	79	36	6	37	-51.3%	38	642,500	26	461	336	-39.9%	398	642,400	613,800	25	23.3%	1	150,000	7	602,100	1	400,000
51	W of I-5 County	40	28	10	7	-36.4%	-	-	89	23	-43.9%	13	970,800	859,000	10	21.0%	-	-	6	462,500	-	-	
52	NW E of I-5 County	23	8	3	8	-50.0%	8	1,046,500	38	103	70	-49.6%	77	842,700	760,000	47	17.7%	-	-	5	763,000	-	-
61	Battleground	115	55	15	50	-39.8%	55	575,300	27	545	442	-8.3%	453	588,400	545,000	29	16.1%	2	1,047,600	8	248,300	5	1,333,200
62	Brush Prairie	123	62	11	56	-50.4%	79	703,400	27	688	558	-21.0%	581	649,100	590,000	22	13.0%	-	-	11	512,400	3	633,300
63	East County	3	2	0	0	-100.0%	-	-	6	5	0.0%	5	770,200	825,000	39	27.5%	-	-	1	290,000	-	-	
64	Central County	4	2	0	4	0.0%	1	799,900	31	26	17	-48.5%	15	773,200	757,000	12	12.7%	-	-	6	333,200	-	-
65	Mid-Central County	10	6	1	3	-25.0%	3	911,700	36	40	27	-34.1%	27	922,100	865,000	33	14.9%	-	-	6	485,400	-	-
66	Yacolt	13	3	4	4	-66.7%	6	689,700	20	81	64	-16.9%	66	626,400	535,000	35	19.2%	-	-	8	216,100	-	-
70	La Center	22	9	4	14	-12.5%	5	780,400	9	96	71	-21.1%	75	601,600	585,000	19	14.4%	-	-	1	100,000	-	-
71	N Central	13	5	-	2	-71.4%	6	662,300	32	41	28	-12.5%	30	554,900	552,500	29	5.1%	-	-	4	247,900	-	-
72	NE Corner	2	1	0	1	0.0%	1	440,000	17	11	7	-41.7%	6	607,500	582,500	20	9.1%	-	-	1	370,000	-	-
	Clark County Total	1,274	813	181	678	-32.7%	714	605,300	28	7,727	5,857	-18.4%	5,852	588,000	525,300	21	14.7%	15	1,072,100	139	891,400	84	722,100
80	Woodland City	14	7	2	8	-46.7%	9	438,000	48	89	69	-12.7%	65	482,900	445,000	20	22.4%	2	610,000	2	1,071,000	1	379,000
81	Woodland Area	29	9	1	5	-58.3%	5	614,500	29	82	41	16.8%	38	664,300	638,800	27	6.9%	-	-	15	261,600	-	-
82	Cowlitz County	192	133	23	107	-15.7%	100	424,500	29	1,034	793	2.3%	733	414,400	385,000	26	11.9%	5	432,000	104	201,000	23	430,200
	Cowlitz County Total	235	149	26	120	-22.1%	114	433,900	31	1,205	903	-1.3%	836	431,100	400,000	25	12.1%	7	482,900	121	222,900	24	428,100
87	Pacific County Total	75	29	10	15	-50.0%	16	266,200	32	198	116	-34.5%	115	352,100	345,000	36	19.5%	1	400,000	66	101,700	-	-



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

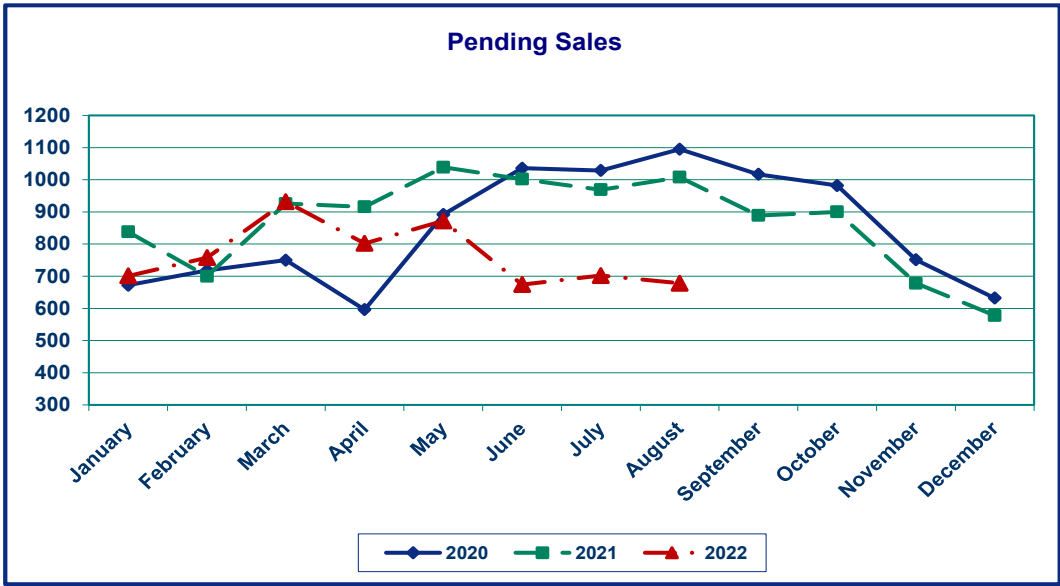
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/21-8/31/22) with 12 months before (9/1/20-8/31/21).

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.

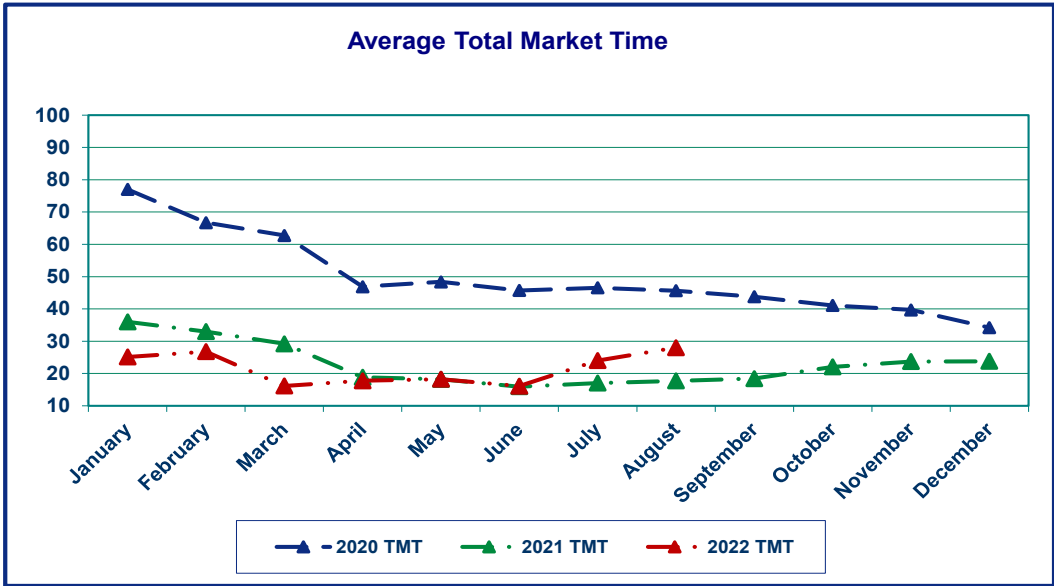


Average Total Market Time

DAYS ON MARKET

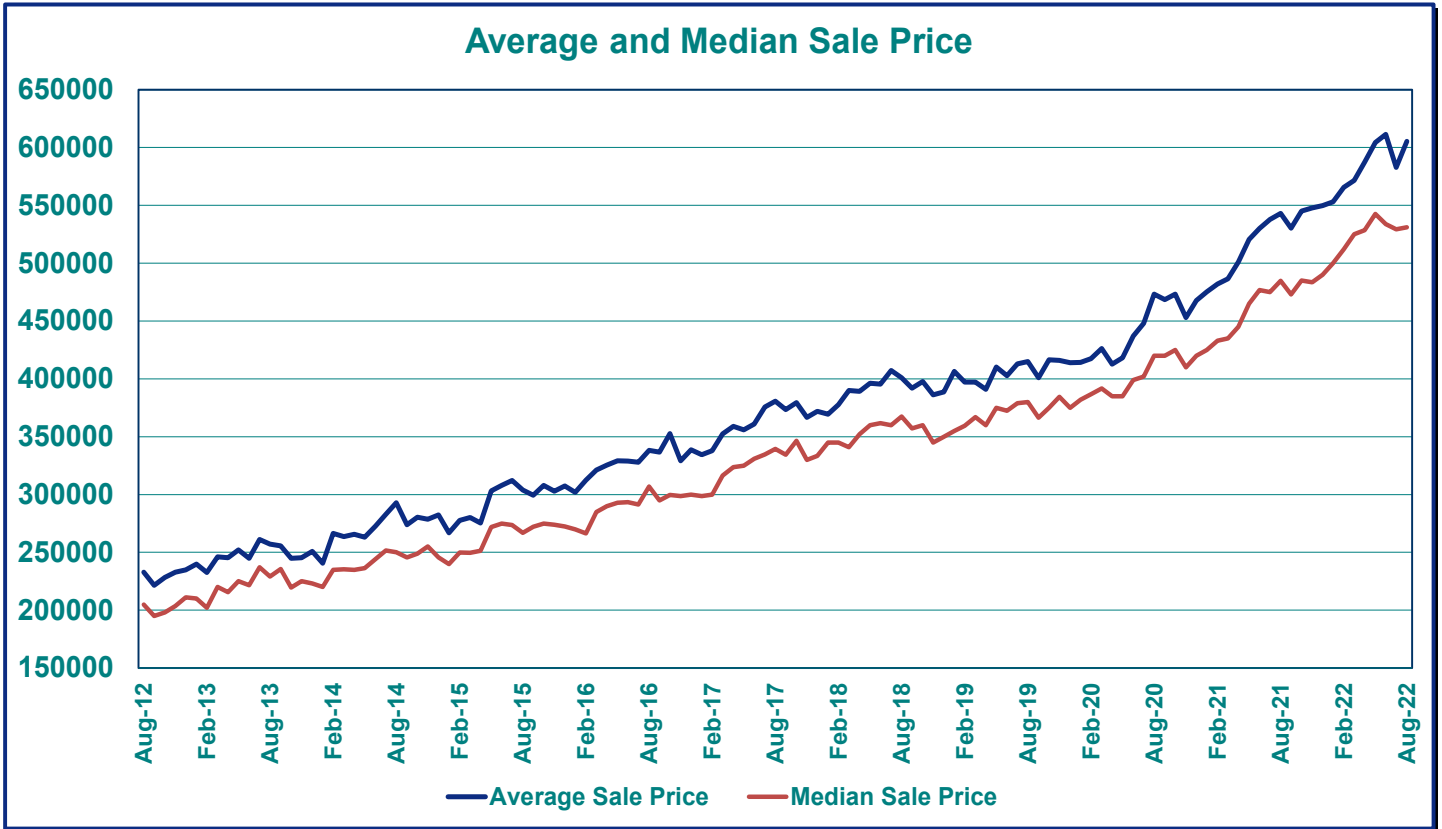
CLARK COUNTY, WA

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



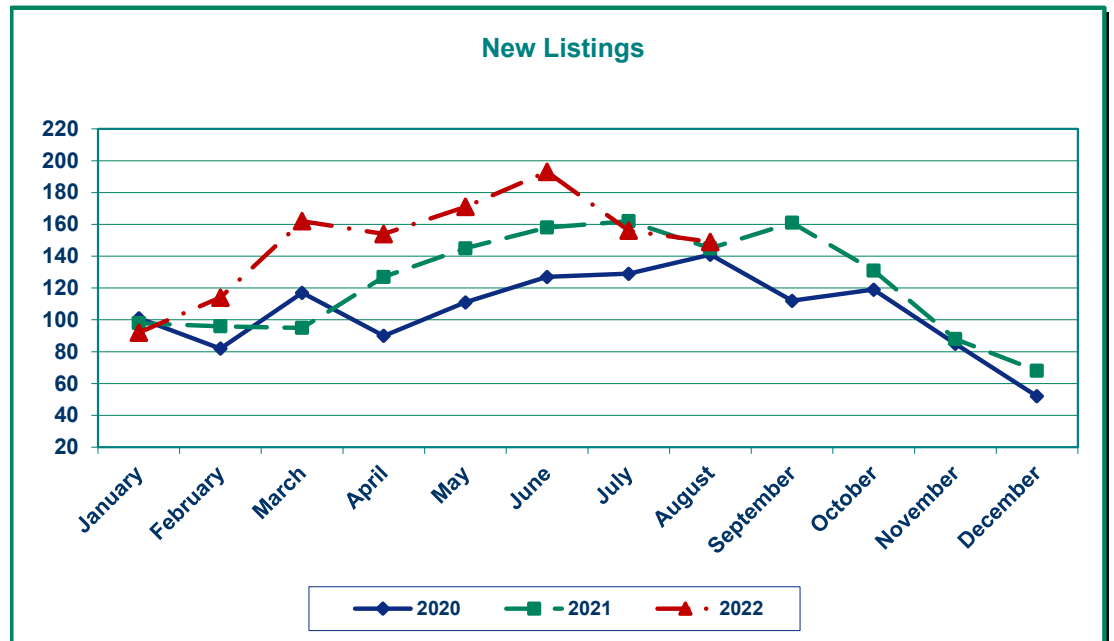
SALE PRICE
CLARK COUNTY, WA

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



NEW LISTINGS
COWLITZ COUNTY, WA

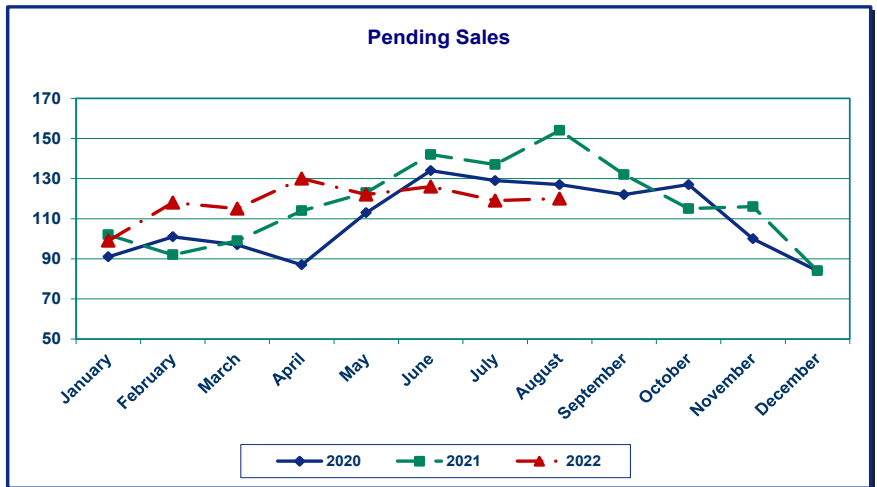
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

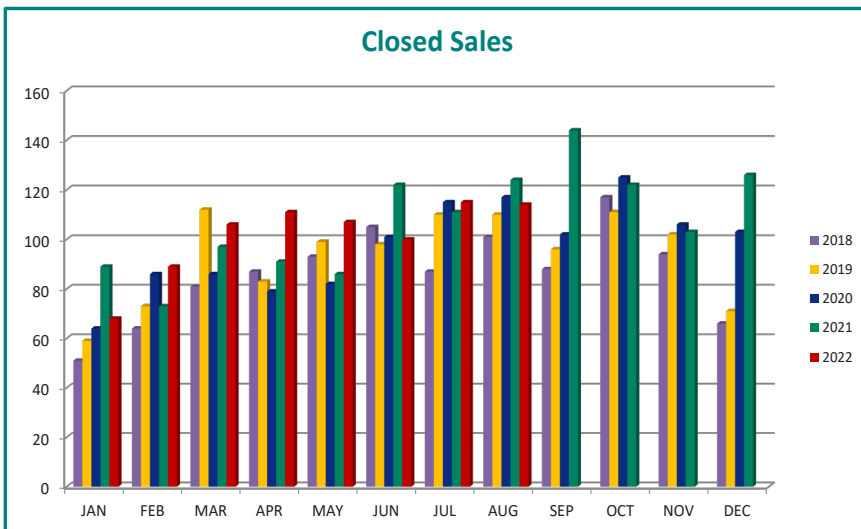


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

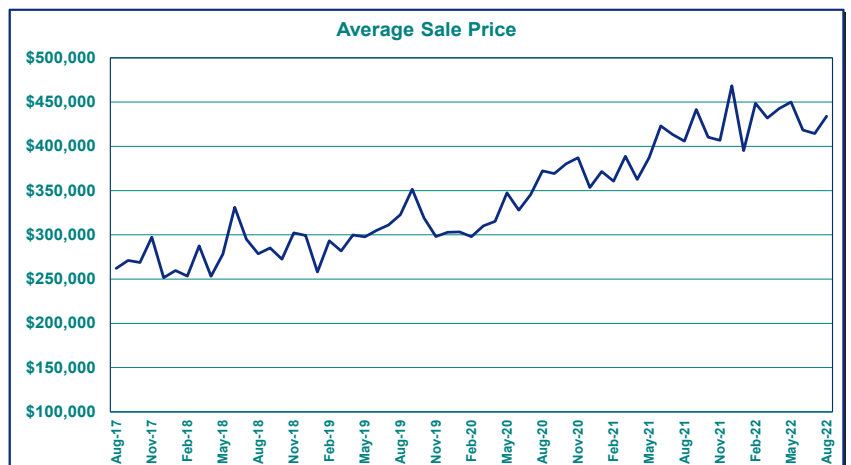
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 August 2022

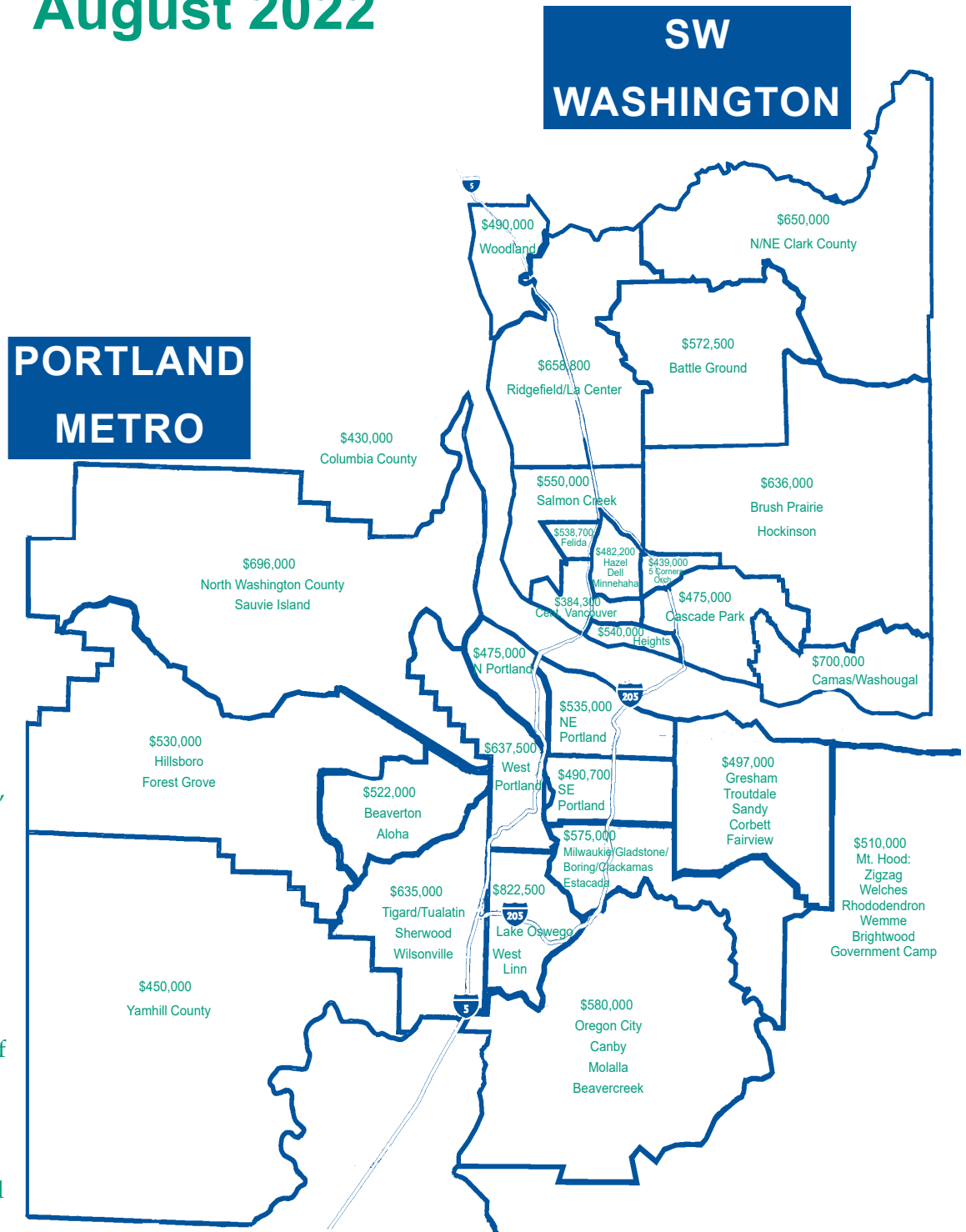
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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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Dale Chumbley, Chairman of the Board
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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: August 2022

Total Active Listings* Reported in Market Action:	1,274
Less Listings with Purchase Contingencies*:	42
Readily Purchased Listings:	1,232
Percent of Total Active Listings:	96.7%
Less New Under Construction (not ready for occupancy):	117
Less New Proposed (not started):	93
Total Readily Purchased & Occupied Listing:	1,022
Percent of Total Active Listings:	80.2%
Inventory in Months of Readily Purchased & Occupied Listings:	1.4

* 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.