

# MARKET ACTION

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

Residential Review: Southwest Washington

September 2022 Reporting Period

## Residential Highlights

New listings (747) decreased 25.3% from the 1,000 listed in September 2021, and decreased 8.1% from the 813 listed in August 2022.

Pending sales (564) decreased 36.6% from the 889 offers accepted in September 2021, and decreased 16.8% from the 678 offers accepted in August 2022.

Closed sales (644) decreased 29.8% from the 917 closings in September 2021, and decreased 9.8% from the 714 closings in August 2022.

## Inventory and Total Market Time

Inventory increased to 1.9 months in September. Total market time increased to 35 days.

## Year-To-Date Summary

Comparing the first nine months of 2022 to the same period in 2021, new listings (8,479) decreased 8.7%, pending sales (6,385) decreased 20.4%, and closed sales (6,516) decreased 15.2%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through September, the average sale price has increased 13.8% from \$516,500 to \$587,600. In the same comparison, the median sale price has increased 14.2% from \$460,000 to \$525,100.

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	1.9
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>	+14.4% (\$575,700 v. \$503,200)
<b>Median Sale Price % Change:</b>	+14.5% (\$515,000 v. \$449,900)

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

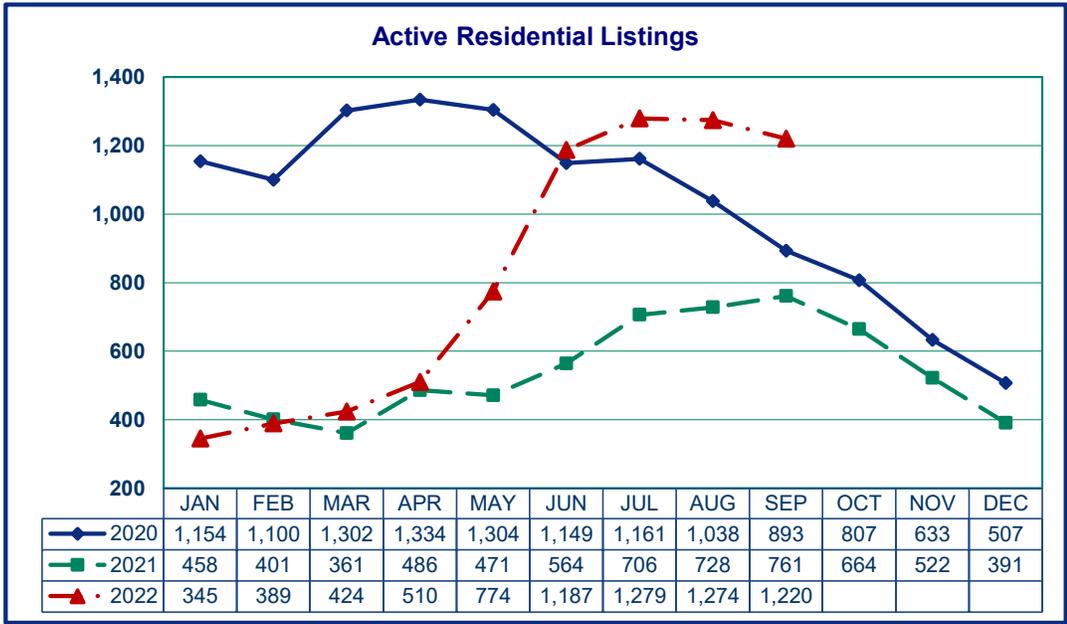
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	September	747	564	644	584,000	525,000	35
	August	813	678	714	605,300	531,000	28
	Year-To-Date	8,479	6,385	6,516	587,600	525,100	23
2021	September	1,000	889	917	530,200	473,000	18
	Year-To-Date	9,284	8,018	7,682	516,500	460,000	22
Change	September 2021	-25.3%	-36.6%	-29.8%	10.1%	11.0%	90.2%
	Prev Mo 2022	-8.1%	-16.8%	-9.8%	-3.5%	-1.1%	25.1%
	Year-To-Date	-8.7%	-20.4%	-15.2%	13.8%	14.2%	2.7%

# AREA REPORT • SEPTEMBER 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	23	11	2	8	-57.9%	12	411,500	18	156	110	-43.6%	114	484,400	439,000	19	14.1%	1	725,000	1	206,000	12	658,900
12	NW Heights	32	27	10	22	0.0%	13	304,500	40	240	186	11.4%	169	367,900	370,000	18	9.4%	-	-	2	210,000	23	580,600
13	SW Heights	16	7	4	11	-21.4%	15	739,800	28	119	93	-22.5%	85	740,900	550,000	24	8.6%	-	-	1	100,000	2	776,000
14	Lincoln/Hazel Dell	14	12	2	11	-31.3%	10	447,800	28	167	150	17.2%	164	475,200	450,000	18	11.6%	-	-	-	-	2	1,032,500
15	E Hazel Dell	68	43	10	28	-30.0%	35	466,800	25	419	302	-15.9%	301	473,100	480,000	16	15.1%	2	582,500	6	300,900	2	1,060,000
20	NE Heights	17	13	3	9	-40.0%	13	475,000	35	177	145	-25.6%	155	453,800	450,500	12	10.1%	1	48,000	1	699,000	5	514,700
21	Orchards	52	35	3	24	-47.8%	31	423,100	21	387	318	-5.4%	351	440,800	425,000	14	7.0%	3	1,465,000	1	199,800	2	750,000
22	Evergreen	63	58	16	50	-46.8%	57	445,500	24	725	623	-24.1%	623	454,000	443,000	15	14.1%	2	1,100,000	1	175,000	12	689,900
23	E Heights	21	19	5	15	15.4%	11	461,200	34	179	139	-4.8%	129	558,000	481,300	18	9.5%	-	-	2	477,500	1	520,000
24	Cascade Park	26	20	2	22	-15.4%	14	589,200	31	236	193	-11.1%	178	570,500	527,800	17	19.2%	-	-	-	-	8	995,500
25	Five Corners	14	15	4	6	-73.9%	15	461,900	33	170	144	-24.6%	148	463,900	452,000	14	14.2%	-	-	-	-	1	530,000
26	E Orchards	45	39	26	20	-50.0%	28	595,100	35	395	231	-34.4%	216	566,100	546,500	37	13.8%	-	-	3	977,300	1	610,000
27	Fisher's Landing	25	20	8	20	25.0%	14	497,800	24	226	177	1.1%	163	585,000	540,000	13	19.5%	-	-	3	323,300	-	-
31	SE County	7	5	0	3	-40.0%	1	742,000	34	41	32	10.3%	31	952,400	883,800	32	14.5%	-	-	6	373,500	-	-
32	Camas City	73	46	13	39	-39.1%	47	813,900	28	622	484	-19.5%	502	830,500	740,000	28	18.0%	1	4,133,000	20	429,200	8	787,900
33	Washougal	92	47	13	31	-29.5%	31	721,300	61	428	297	-17.3%	298	704,800	650,000	40	18.2%	1	950,000	35	453,400	3	583,300
41	N Hazel Dell	37	24	7	17	-41.4%	26	595,600	40	299	229	-14.6%	234	574,800	532,300	18	11.2%	-	-	1	115,000	1	699,000
42	S Salmon Creek	42	39	25	35	0.0%	28	464,400	36	441	254	-18.8%	234	514,800	500,000	21	17.2%	2	425,000	2	425,000	2	614,500
43	N Felida	78	29	3	14	-36.4%	15	684,200	33	322	221	-15.3%	207	646,500	599,000	16	8.3%	-	-	4	577,500	-	-
44	N Salmon Creek	39	22	3	31	-32.6%	31	550,000	33	349	279	-13.1%	267	594,500	570,000	22	13.9%	-	-	3	21,985,000	-	-
50	Ridgefield	86	43	10	26	-51.9%	41	655,300	42	504	358	-41.4%	440	645,100	615,100	27	23.1%	1	150,000	12	440,800	1	400,000
51	W of I-5 County	13	6	7	4	33.3%	7	936,000	30	70	19	-56.8%	20	958,600	872,000	17	20.6%	-	-	6	462,500	-	-
52	NW E of I-5 County	31	16	1	8	-27.3%	7	1,089,500	51	119	78	-47.7%	84	863,200	760,000	48	17.9%	-	-	7	680,700	-	-
61	Battleground	118	58	10	35	-53.3%	49	592,400	33	604	477	-13.7%	503	589,300	540,000	30	14.4%	2	1,047,600	10	237,600	5	1,333,200
62	Brush Prairie	125	67	12	52	-39.5%	70	643,000	38	757	604	-23.4%	653	648,000	590,000	24	13.7%	-	-	13	468,800	3	633,300
63	East County	2	0	-	1	-	0	-	-	6	6	20.0%	5	770,200	825,000	39	23.5%	-	-	1	290,000	-	-
64	Central County	3	2	4	0	-100.0%	4	860,000	45	28	17	-50.0%	19	791,500	795,000	19	18.2%	-	-	6	333,200	-	-
65	Mid-Central County	8	2	2	4	-33.3%	1	750,000	37	42	31	-34.0%	28	915,900	850,000	33	10.9%	-	-	6	485,400	-	-
66	Yacolt	21	12	1	5	-64.3%	4	538,500	66	93	69	-22.5%	70	621,400	535,000	37	18.9%	-	-	9	219,800	-	-
70	La Center	19	8	1	8	100.0%	13	594,400	86	104	79	-16.0%	88	600,600	586,300	29	10.9%	-	-	2	235,000	-	-
71	N Central	9	2	1	4	-33.3%	-	-	-	43	32	-13.5%	30	554,900	552,500	29	-0.2%	-	-	5	300,300	-	-
72	NE Corner	1	0	0	1	-	1	415,000	110	11	8	-33.3%	7	580,000	440,000	33	1.3%	-	-	1	370,000	-	-
	Clark County Total	1,220	747	208	564	-36.6%	644	584,000	35	8,479	6,385	-20.4%	6,516	587,600	525,100	23	14.4%	16	1,044,500	170	795,300	94	722,600
80	Woodland City	10	9	4	6	-33.3%	9	325,100	65	98	75	-14.8%	75	463,400	439,000	26	14.3%	2	610,000	3	847,300	1	379,000
81	Woodland Area	29	10	1	7	0.0%	4	395,600	36	92	47	9.5%	42	638,700	593,800	28	5.4%	-	-	15	261,600	-	-
82	Cowlitz County	202	102	24	72	-37.9%	96	389,400	37	1,137	861	-2.4%	834	411,400	384,200	27	8.9%	5	432,000	114	199,300	25	431,600
	Cowlitz County Total	241	121	29	85	-35.6%	109	384,300	39	1,327	983	-5.2%	951	425,500	399,900	27	8.7%	7	482,900	132	221,100	26	429,600
87	Pacific County Total	61	15	8	22	-21.4%	20	384,400	40	213	137	-32.2%	136	355,300	344,600	36	12.1%	1	400,000	77	98,700	-	-



## 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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2022 with September 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through September with 2021 Year-To-Date statistics through September.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/21-9/30/22) with 12 months before (10/1/20-9/30/21).

<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**

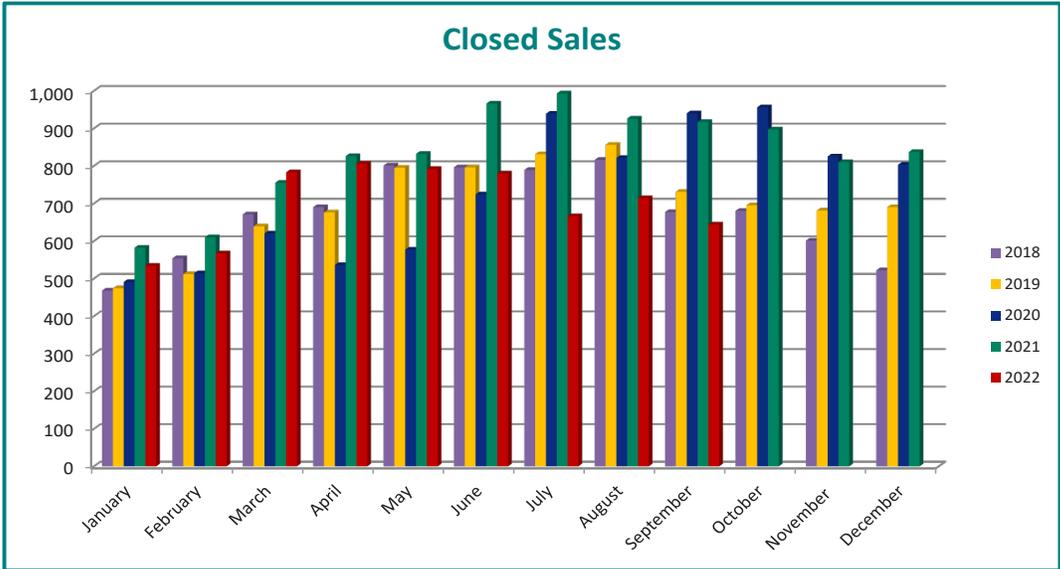
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



**CLOSED SALES**

**CLARK COUNTY, WA**

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

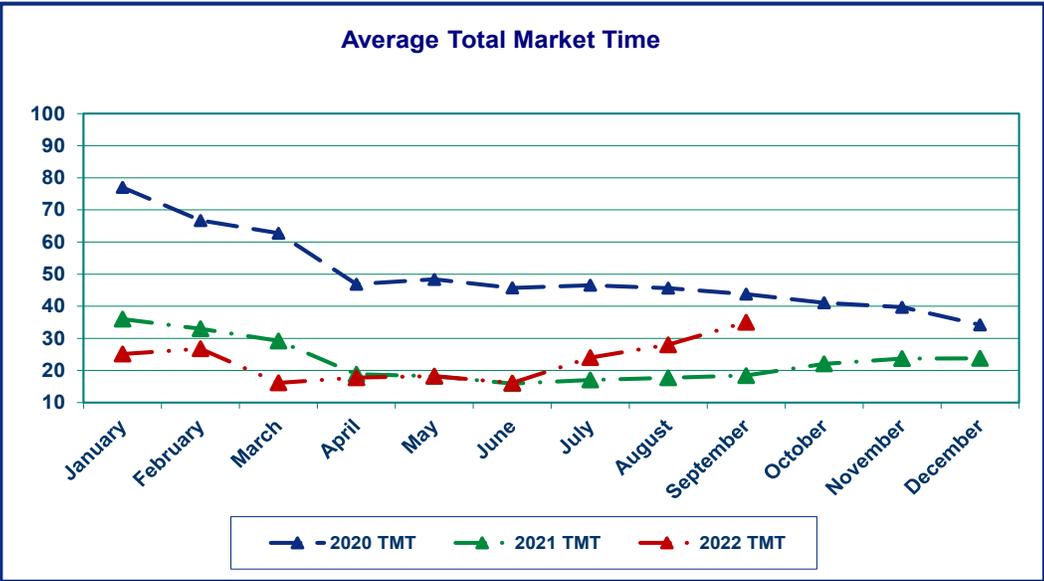


**Average Total Market Time**

**DAYS ON MARKET**

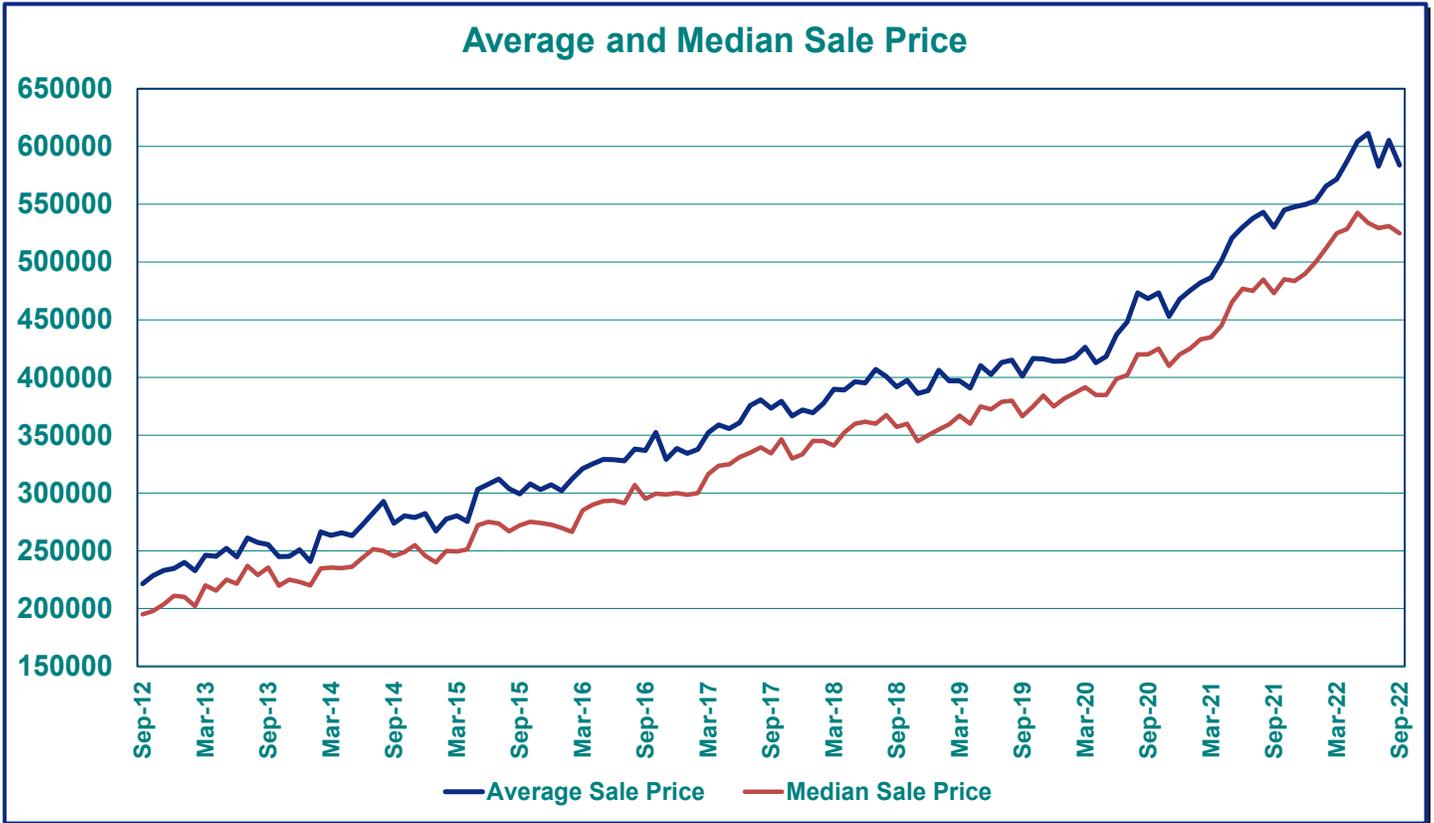
**CLARK COUNTY, WA**

*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.*



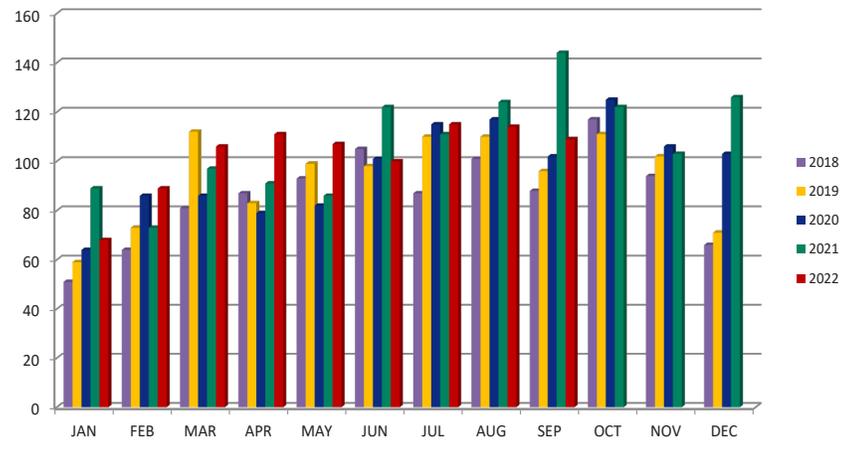
## PENDING LISTINGS

### 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 September 2022

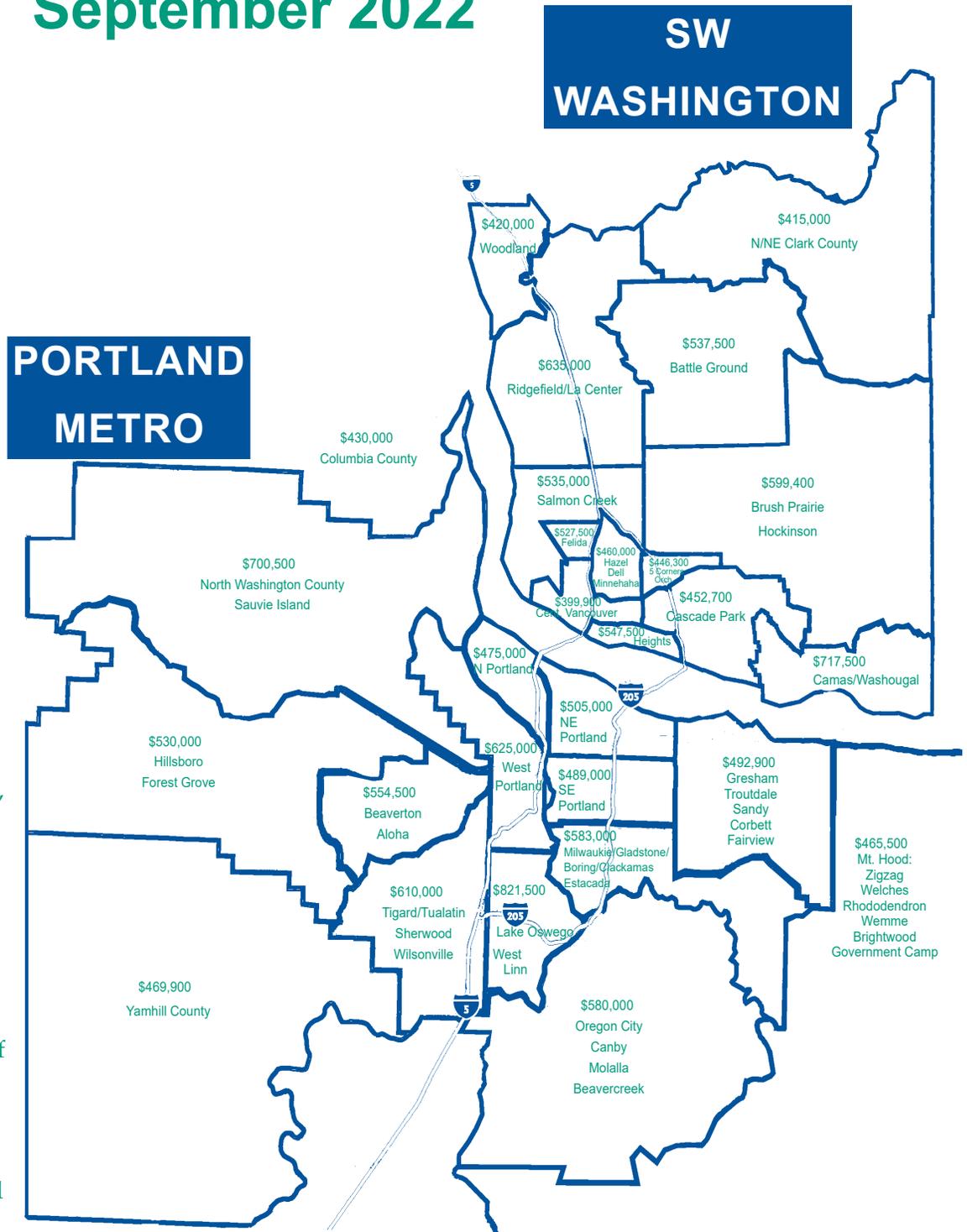
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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: September 2022

Total Active Listings* Reported in Market Action:	1,220
Less Listings with Purchase Contingencies*:	44
Readily Purchased Listings:	1,176
Percent of Total Active Listings:	96.4%
Less New Under Construction (not ready for occupancy):	122
Less New Proposed (not started):	83
Total Readily Purchased & Occupied Listing:	971
Percent of Total Active Listings:	79.6%
Inventory in Months of Readily Purchased & Occupied Listings:	1.5

\* 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.