

MARKET ACTION

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

Residential Review: Southwest Washington

December 2022 Reporting Period

Residential Highlights

New listings (367) decreased 27.5% from the 506 listed in December 2021, and decreased 25.7% from the 494 listed in November 2022.

Pending sales (373) decreased 35.5% from the 578 offers accepted in December 2021, and decreased 13.1% from the 429 offers accepted in November 2022.

Closed sales (451) decreased 46.1% from the 837 closings in December 2021, and decreased 2.0% from the 460 closings in November 2022.

Inventory and Total Market Time

Inventory decreased to 1.9 months in December. Total market time increased to 52 days.

Year-To-Date Summary

Comparing the twelve months of 2022 to the same period in 2021, new listings (10,010) decreased 12.8%, pending sales (7,584) decreased 25.8%, and closed sales (8,037) decreased 22.3%.

Average and Median Sale Prices

Comparing 2022 to 2021 through December, the average sale price has increased 11.3% from \$524,200 to \$583,400. In the same comparison, the median sale price has increased 12.6% from \$466,200 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 | 1.8 |
| September | 1.0 | 0.8 | 1.9 |
| October | 0.8 | 0.7 | 2.3 |
| November | 0.8 | 0.6 | 2.4 |
| December | 0.6 | 0.5 | 1.9 |

*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: | +11.3% (\$583,500 v. \$524,200) |
| Median Sale Price % Change: | +12.3% (\$525,000 v. \$467,500) |

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

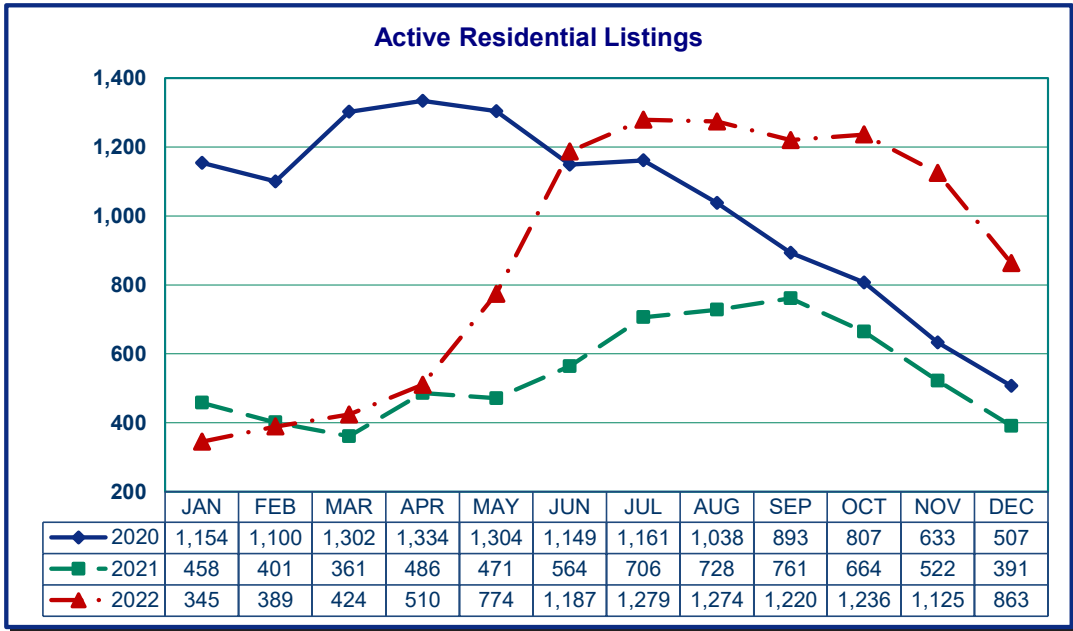
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

| Clark County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|---------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2022 | December | 367 | 373 | 451 | 544,200 | 479,900 | 52 |
| | November | 494 | 429 | 460 | 577,000 | 514,000 | 46 |
| | Year-To-Date | 10,010 | 7,584 | 8,037 | 583,400 | 525,000 | 27 |
| 2021 | December | 506 | 578 | 837 | 549,900 | 490,000 | 24 |
| | Year-To-Date | 11,475 | 10,221 | 10,349 | 524,200 | 466,200 | 22 |
| Change | December 2021 | -27.5% | -35.5% | -46.1% | -1.0% | -2.1% | 117.0% |
| | Prev Mo 2022 | -25.7% | -13.1% | -2.0% | -5.7% | -6.6% | 11.8% |
| | Year-To-Date | -12.8% | -25.8% | -22.3% | 11.3% | 12.6% | 21.7% |

AREA REPORT • DECEMBER 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 | 17 | 7 | 2 | 8 | -46.7% | 13 | 567,200 | 30 | 196 | 139 | -44.2% | 146 | 498,300 | 445,000 | 24 | 13.9% | 1 | 725,000 | 2 | 183,000 | 17 | 638,300 |
| 12 | NW Heights | 11 | 5 | 7 | 7 | -36.4% | 17 | 337,800 | 29 | 266 | 216 | 2.4% | 215 | 363,100 | 365,000 | 21 | 5.3% | - | - | 2 | 210,000 | 27 | 574,800 |
| 13 | SW Heights | 12 | 4 | 2 | 2 | -33.3% | 5 | 389,200 | 59 | 143 | 112 | -20.6% | 111 | 726,200 | 542,500 | 27 | 13.8% | - | - | 2 | 950,000 | 2 | 776,000 |
| 14 | Lincoln/Hazel Dell | 5 | 1 | 4 | 4 | -76.5% | 11 | 452,600 | 33 | 187 | 169 | -7.7% | 191 | 479,100 | 456,000 | 21 | 8.5% | - | - | 1 | 180,000 | 2 | 1,032,500 |
| 15 | E Hazel Dell | 47 | 27 | 11 | 32 | 0.0% | 27 | 456,100 | 58 | 517 | 389 | -13.6% | 385 | 469,200 | 479,000 | 23 | 13.6% | 2 | 582,500 | 7 | 281,500 | 3 | 906,600 |
| 20 | NE Heights | 9 | 1 | 2 | 6 | -68.4% | 10 | 351,000 | 38 | 199 | 172 | -32.0% | 186 | 444,000 | 446,000 | 17 | 5.6% | 1 | 48,000 | 1 | 699,000 | 6 | 503,900 |
| 21 | Orchards | 20 | 9 | 5 | 15 | -62.5% | 25 | 374,000 | 33 | 440 | 383 | -22.9% | 431 | 434,700 | 421,400 | 18 | 3.0% | 3 | 1,465,000 | 1 | 199,800 | 3 | 745,000 |
| 22 | Evergreen | 42 | 18 | 15 | 24 | -53.8% | 41 | 405,100 | 39 | 834 | 723 | -27.8% | 749 | 450,500 | 441,500 | 18 | 11.4% | 3 | 1,733,300 | 1 | 175,000 | 18 | 640,800 |
| 23 | E Heights | 14 | 6 | 5 | 5 | -37.5% | 9 | 545,900 | 49 | 203 | 160 | -16.2% | 162 | 546,400 | 464,000 | 23 | 3.5% | - | - | 3 | 393,300 | 1 | 520,000 |
| 24 | Cascade Park | 25 | 12 | 7 | 13 | 44.4% | 12 | 476,500 | 21 | 278 | 222 | -15.3% | 221 | 554,500 | 520,000 | 20 | 13.6% | - | - | 1 | 189,000 | 11 | 892,600 |
| 25 | Five Corners | 17 | 5 | 1 | 8 | -27.3% | 6 | 431,300 | 11 | 196 | 162 | -32.2% | 166 | 464,400 | 452,000 | 14 | 10.8% | - | - | - | - | 1 | 530,000 |
| 26 | E Orchards | 34 | 22 | 18 | 12 | -7.7% | 15 | 594,300 | 59 | 475 | 269 | -38.4% | 269 | 564,300 | 539,000 | 43 | 11.6% | - | - | 3 | 977,300 | 1 | 610,000 |
| 27 | Fisher's Landing | 16 | 7 | 0 | 12 | 20.0% | 14 | 612,400 | 29 | 262 | 215 | -2.7% | 213 | 576,000 | 540,000 | 17 | 11.4% | - | - | 3 | 323,300 | - | - |
| 31 | SE County | 3 | 1 | 1 | 2 | 0.0% | 2 | 766,300 | 42 | 45 | 37 | -5.1% | 39 | 930,200 | 838,000 | 35 | 12.5% | - | - | 7 | 366,600 | - | - |
| 32 | Camas City | 61 | 30 | 27 | 19 | -44.1% | 21 | 803,000 | 52 | 744 | 554 | -27.5% | 601 | 829,700 | 731,000 | 30 | 15.4% | 1 | 4,133,000 | 23 | 402,800 | 11 | 766,200 |
| 33 | Washougal | 54 | 15 | 13 | 28 | 55.6% | 31 | 623,800 | 73 | 504 | 373 | -20.8% | 379 | 686,300 | 630,000 | 43 | 19.6% | 1 | 950,000 | 40 | 430,400 | 3 | 583,300 |
| 41 | N Hazel Dell | 24 | 20 | 6 | 24 | 4.3% | 23 | 523,000 | 64 | 357 | 281 | -18.1% | 287 | 560,700 | 525,000 | 23 | 9.5% | - | - | 1 | 115,000 | 1 | 699,000 |
| 42 | S Salmon Creek | 23 | 22 | 13 | 22 | 69.2% | 16 | 478,400 | 63 | 522 | 314 | -14.4% | 306 | 512,400 | 500,000 | 27 | 14.5% | 3 | 606,700 | 3 | 316,600 | 2 | 614,500 |
| 43 | N Felida | 51 | 11 | 17 | 9 | -35.7% | 16 | 821,500 | 64 | 379 | 262 | -19.6% | 256 | 655,300 | 599,500 | 22 | 7.4% | - | - | 12 | 2,116,100 | - | - |
| 44 | N Salmon Creek | 25 | 10 | 10 | 14 | -30.0% | 10 | 589,000 | 46 | 402 | 316 | -18.3% | 322 | 590,300 | 566,500 | 23 | 5.8% | - | - | 3 | 21,985,000 | - | - |
| 50 | Ridgefield | 70 | 45 | 25 | 33 | -34.0% | 39 | 602,400 | 51 | 641 | 457 | -40.6% | 561 | 640,000 | 607,000 | 32 | 18.3% | 1 | 150,000 | 13 | 448,100 | 1 | 400,000 |
| 51 | W of I-5 County | 15 | 5 | 3 | 1 | 0.0% | 4 | 692,100 | 55 | 86 | 25 | -54.5% | 28 | 935,400 | 848,200 | 25 | 0.0% | - | - | 6 | 462,500 | - | - |
| 52 | NW E of I-5 County | 28 | 10 | 9 | 4 | -69.2% | 6 | 902,300 | 47 | 156 | 99 | -47.1% | 102 | 885,400 | 760,000 | 49 | 28.3% | - | - | 9 | 726,700 | - | - |
| 61 | Battleground | 100 | 35 | 21 | 20 | -72.6% | 34 | 579,300 | 58 | 712 | 542 | -30.2% | 616 | 590,300 | 548,800 | 34 | 10.0% | 2 | 1,047,600 | 12 | 225,900 | 6 | 1,222,700 |
| 62 | Brush Prairie | 92 | 27 | 13 | 38 | -39.7% | 29 | 609,500 | 84 | 886 | 713 | -28.6% | 797 | 646,300 | 590,000 | 31 | 13.4% | - | - | 15 | 422,300 | 3 | 633,300 |
| 63 | East County | 1 | 0 | 0 | 1 | - | 1 | 724,500 | 103 | 7 | 7 | 0.0% | 7 | 732,200 | 724,500 | 58 | 9.0% | - | - | 1 | 290,000 | - | - |
| 64 | Central County | - | 0 | 1 | 0 | -100.0% | 0 | - | - | 28 | 19 | -52.5% | 21 | 786,000 | 795,000 | 20 | 10.8% | - | - | 6 | 333,200 | - | - |
| 65 | Mid-Central County | 9 | 3 | 1 | 2 | - | 3 | 665,000 | 74 | 54 | 37 | -36.2% | 36 | 861,700 | 767,500 | 38 | 12.5% | - | - | 7 | 462,500 | - | - |
| 66 | Yacolt | 9 | 3 | 6 | 3 | -40.0% | 7 | 445,700 | 69 | 108 | 83 | -27.8% | 86 | 599,500 | 525,000 | 39 | 15.0% | - | - | 11 | 241,000 | - | - |
| 70 | La Center | 19 | 2 | 3 | 3 | -50.0% | 3 | 358,200 | 56 | 119 | 86 | -27.7% | 100 | 592,500 | 584,600 | 31 | 8.9% | - | - | 2 | 235,000 | - | - |
| 71 | N Central | 10 | 3 | - | 1 | 0.0% | 0 | - | - | 52 | 39 | -17.0% | 40 | 567,100 | 582,500 | 39 | -10.2% | - | - | 6 | 313,600 | - | - |
| 72 | NE Corner | - | 1 | 1 | 1 | - | 1 | 485,000 | 75 | 12 | 9 | -40.0% | 8 | 568,100 | 462,500 | 38 | 5.0% | - | - | 1 | 370,000 | - | - |
| | Clark County Total | 863 | 367 | 249 | 373 | -35.5% | 451 | 544,200 | 52 | 10,010 | 7,584 | -25.8% | 8,037 | 583,400 | 525,000 | 27 | 11.3% | 18 | 1,149,000 | 205 | 818,200 | 119 | 695,100 |
| 80 | Woodland City | 8 | 2 | 1 | 6 | -25.0% | 5 | 300,900 | 36 | 115 | 89 | -20.5% | 88 | 443,100 | 432,500 | 26 | 2.5% | 2 | 610,000 | 3 | 847,300 | 1 | 379,000 |
| 81 | Woodland Area | 21 | 3 | 2 | 7 | 0.0% | - | - | - | 101 | 53 | 3.5% | 52 | 645,600 | 620,000 | 31 | 7.4% | - | - | 20 | 251,300 | - | - |
| 82 | Cowlitz County | 167 | 68 | 34 | 51 | -26.1% | 52 | 373,000 | 55 | 1,353 | 1,015 | -10.3% | 1,021 | 409,500 | 384,900 | 31 | 5.3% | 6 | 414,000 | 137 | 188,600 | 30 | 452,800 |
| | Cowlitz County Total | 196 | 73 | 37 | 64 | -23.8% | 57 | 366,700 | 54 | 1,569 | 1,157 | -13.3% | 1,161 | 422,600 | 399,000 | 31 | 3.8% | 8 | 463,000 | 160 | 208,800 | 31 | 450,400 |
| 87 | Pacific County Total | 31 | 4 | 9 | 11 | -38.9% | 8 | 344,000 | 87 | 235 | 167 | -33.7% | 170 | 354,900 | 338,500 | 43 | 3.3% | 1 | 400,000 | 93 | 96,800 | - | - |



ACTIVE RESIDENTIAL LISTINGS

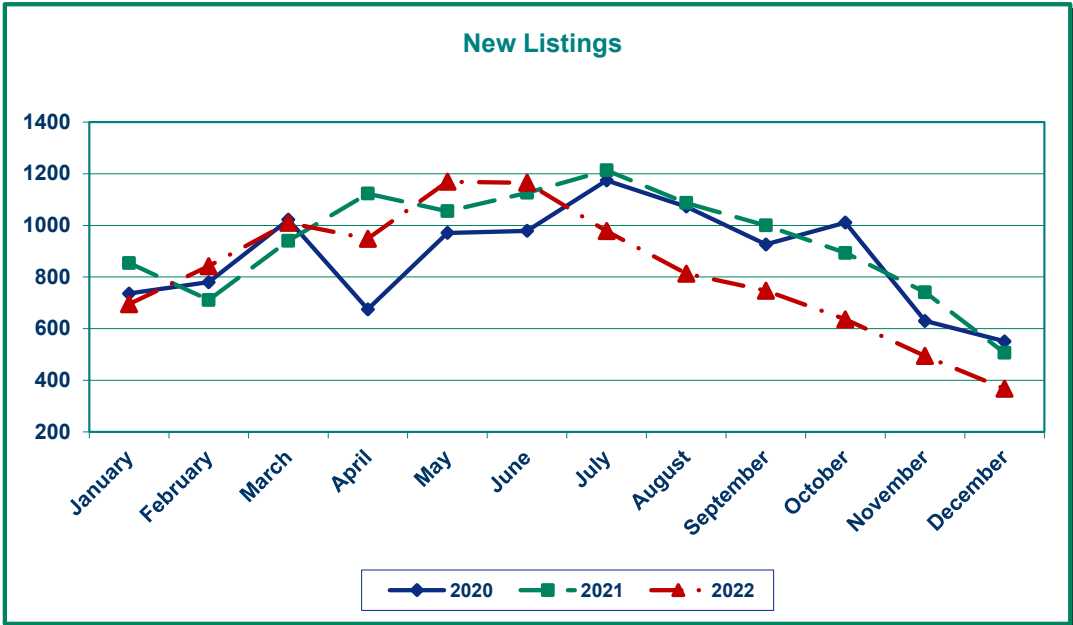
CLARK COUNTY, WA

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.



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

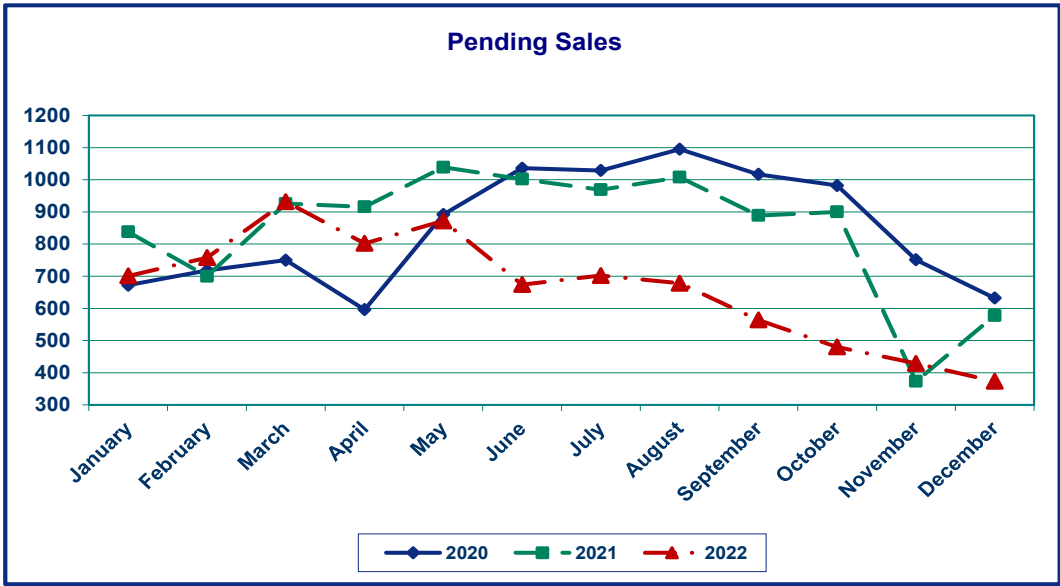
² % Change is based on a comparison of the rolling average sale price for the last 12 months (01/1/22-12/31/22) with 12 months before (01/01/21-12/31/21).

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

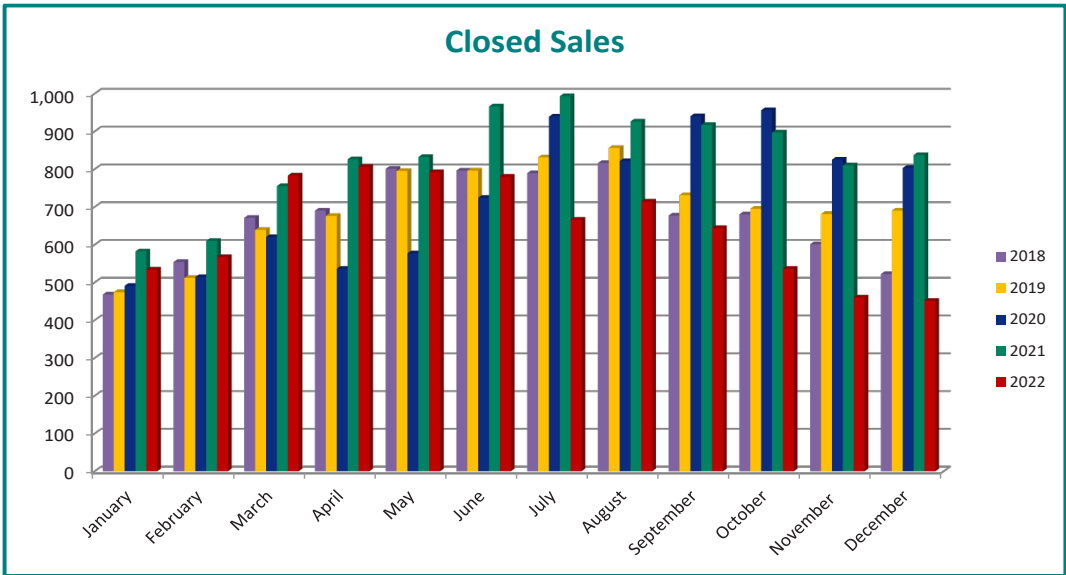
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

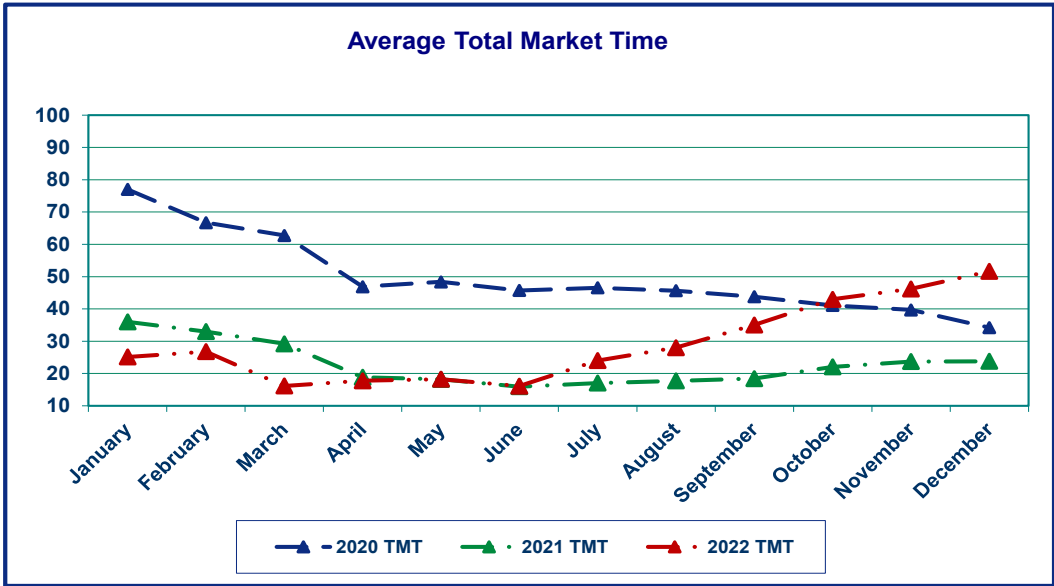


Average Total Market Time

DAYS ON MARKET

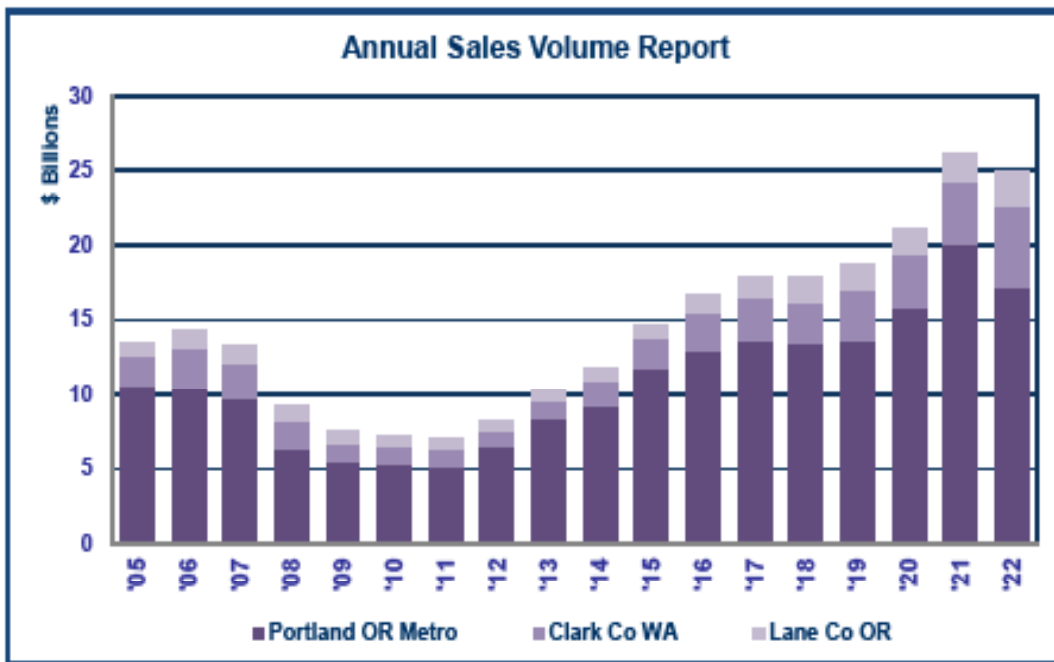
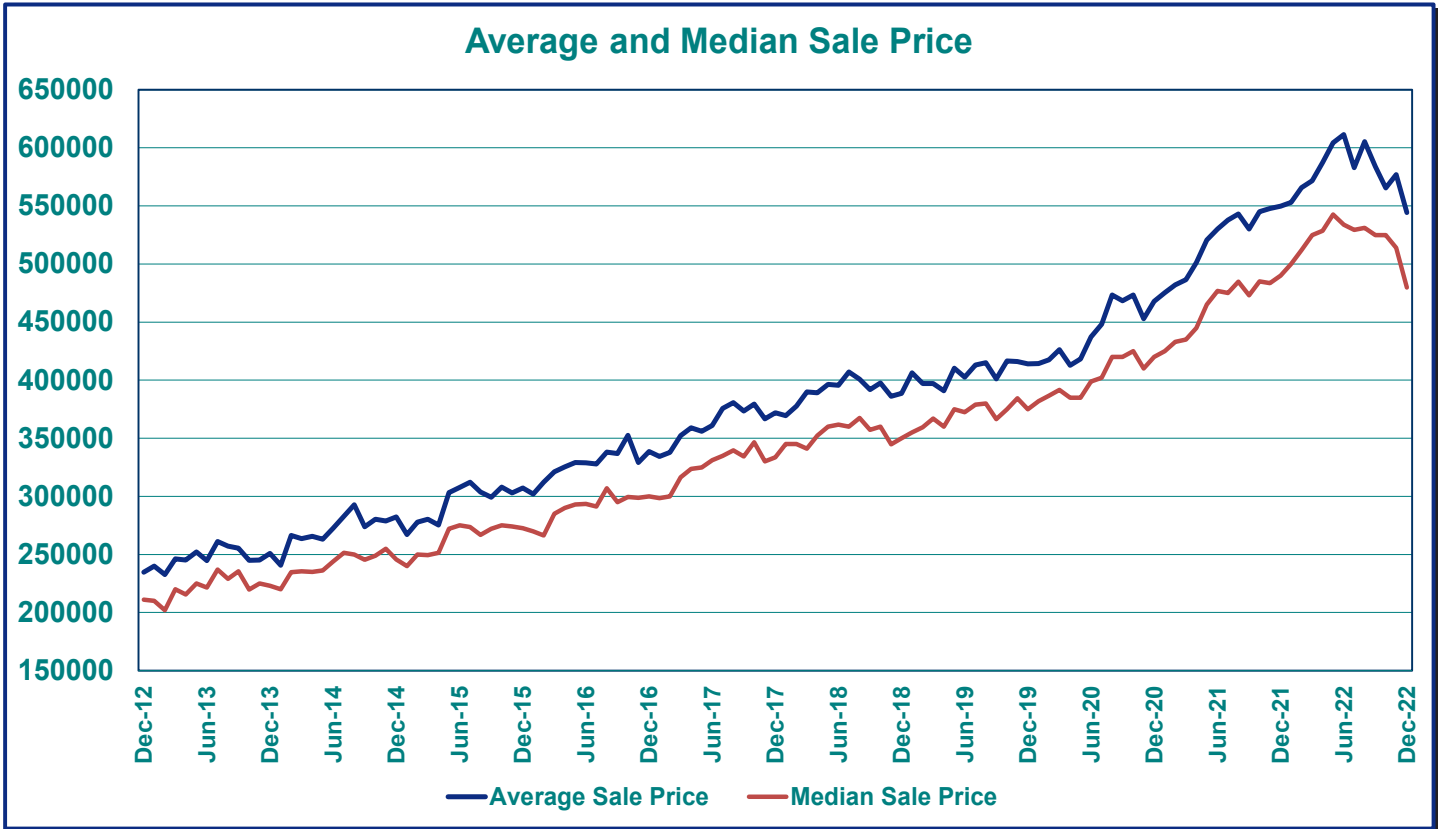
CLARK COUNTY, WA

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.



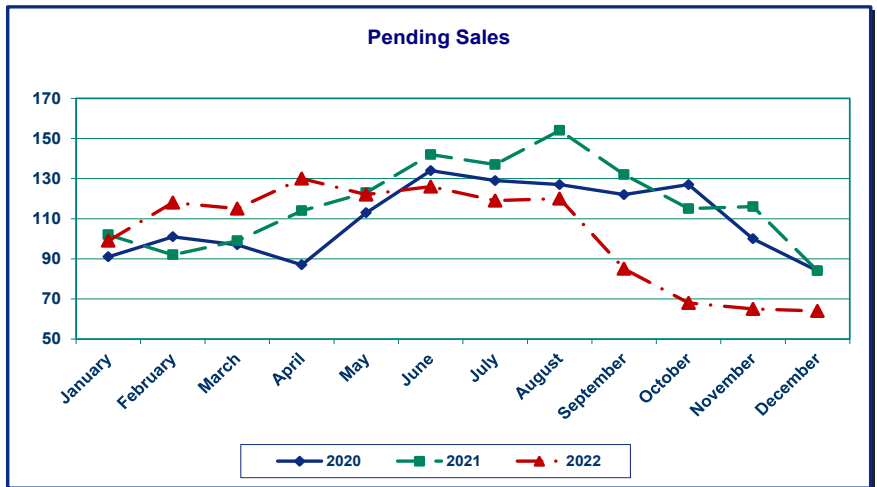
SALES VOLUME
RESIDENTIAL

This graph shows annual residential sales volume for Lane County, OR, Clark County, WA, and Portland, OR.

PENDING LISTINGS

COWLITZ COUNTY, WA

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

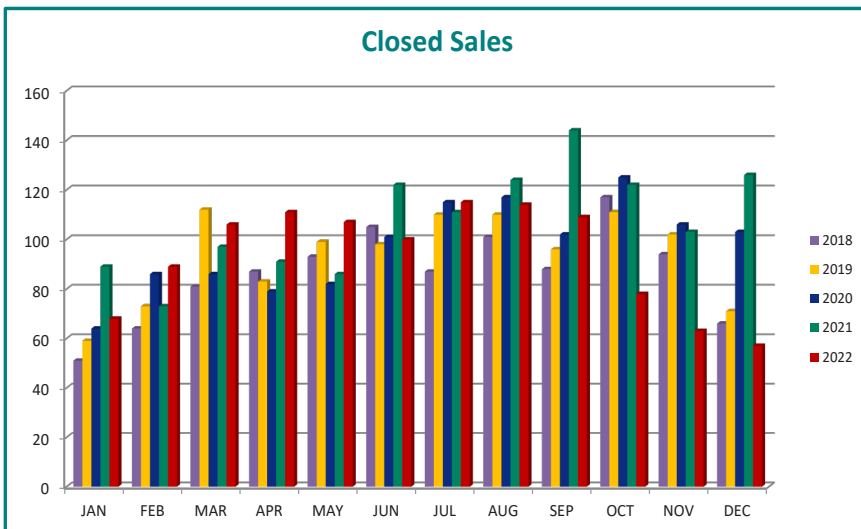


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

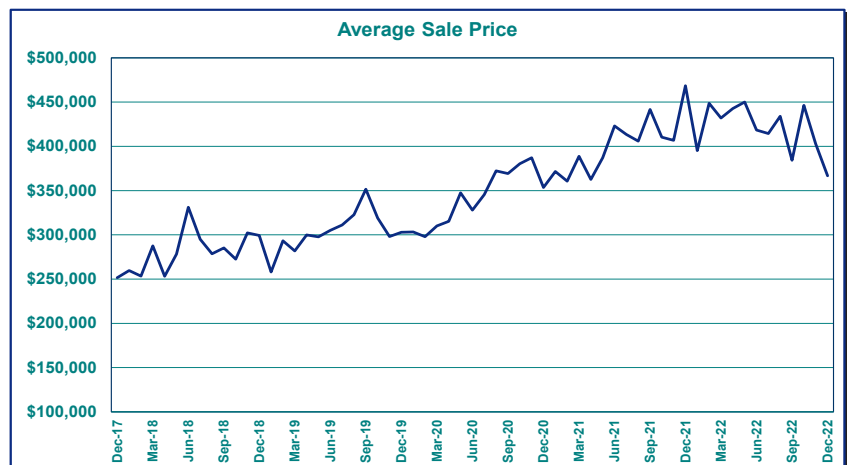
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 December 2022

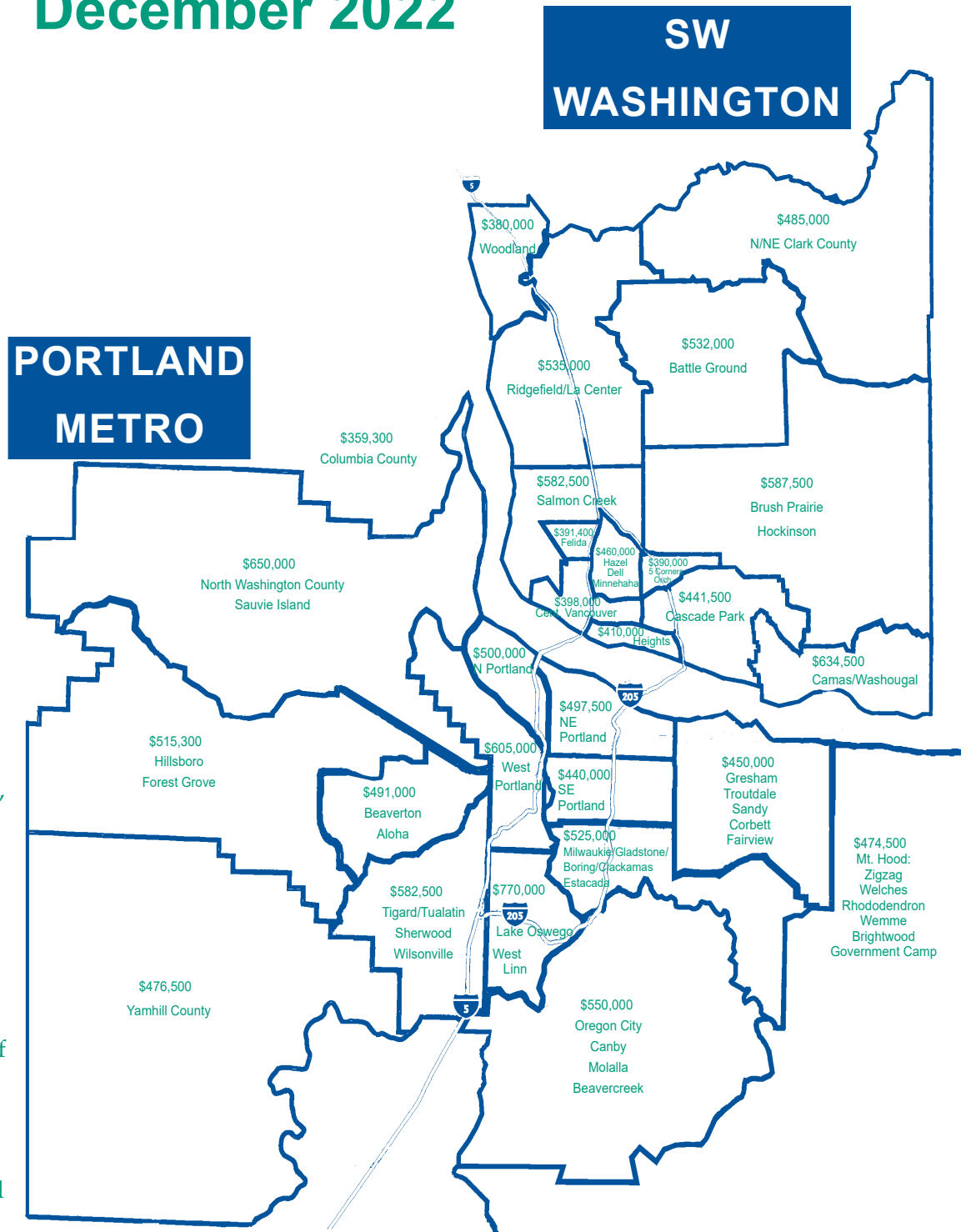
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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
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: December 2022

| | |
|---|-------|
| Total Active Listings* Reported in Market Action: | 863 |
| Less Listings with Purchase Contingencies*: | 25 |
| Readily Purchased Listings: | 838 |
| Percent of Total Active Listings: | 97.1% |
| Less New Under Construction (not ready for occupancy): | 117 |
| Less New Proposed (not started): | 94 |
| Total Readily Purchased & Occupied Listing: | 627 |
| Percent of Total Active Listings: | 72.7% |
| Inventory in Months of Readily Purchased & Occupied Listings: | 1.3 |

* 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.