



MARKET ACTION REPORT

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

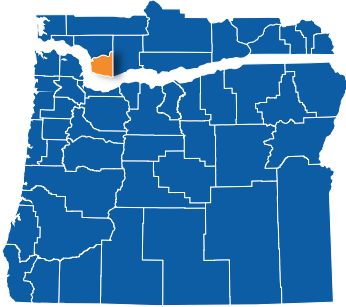
SW Washington January 2023 Reporting Period

SW Washington

January 2023 Reporting Period

MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz County. The charts that include Cowlitz County data can be found on pages 8-9.



Residential Highlights

New Listings

New listings (535) decreased 23.0% from the 695 listed in January 2022, and increased 45.8% from the 367 listed in December 2022.

Pending Sales

Pending sales (510) decreased 27.2% from the 701 offers accepted in January 2022, and increased 36.7% from the 373 offers accepted in December 2022.

Closed Sales

Closed sales (317) decreased 40.6% from the 534 closings in January 2022, and decreased 29.7% from the 451 closings in December 2022.

Inventory and Time on Market

Inventory increased to 2.5 months in January. Total market time increased to 56 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (535) decreased 23.0%, pending sales (510) decreased 27.2%, and closed sales (317) decreased 40.6%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 0.3% from \$553,100 to \$551,400. In the same comparison, the median sale price has decreased 1.2% from \$500,000 to \$494,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +10.5% (\$584,400 v. \$528,900)

Median Sale Price % Change: +11.0% (\$525,000 v. \$473,000)

Inventory in Months

	2021	2022	2023
January	0.8	0.6	2.5
February	0.7	0.7	
March	0.5	0.5	
April	0.6	0.6	
May	0.6	1.0	
June	0.6	1.5	
July	0.7	1.9	
August	0.8	1.8	
September	0.8	1.9	
October	0.7	2.3	
November	0.6	2.4	
December	0.5	1.9	

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+45.8%** ↑

Pending Sales **+36.7%** ↑

Closed Sales **-29.7%** ↓

Average Sale Price **+1.3%** ↑

Median Sale Price **+2.9%** ↑

Inventory **+0.6** ↑

Total Market Time **+4** ↑

Jan 2023 vs. Jan 2022

New Listings **-23%** ↓

Pending Sales **-27.2%** ↓

Closed Sales **-40.6%** ↓

Average Sale Price **-0.3%** ↓

Median Sale Price **-1.2%** ↓

Inventory **+1.9** ↑

Total Market Time **+31** ↑

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Residential Sales by Price Range

Price Range	Jan-21	Jan-22	Jan-23
0K-100K	2	4	3
100K-200K	9	7	9
200K-300K	50	16	10
300K-400K	193	85	46
400K-500K	177	170	100
500K-600K	79	135	59
600K-700K	53	62	41
700K-800K	21	32	16
800K-900K	16	12	11
900K-1M	7	20	4
1MM-1.1MM	3	2	4
1.1MM-1.2MM	3	5	7
1.2MM-1.3MM	0	7	3
1.3MM-1.4MM	1	4	1
1.4MM-1.5MM	2	6	1
1.5MM-1.6MM	1	2	1
1.6MM-1.7MM	1	1	1
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	2
1.9MM-2MM	0	0	1
2MM+	3	2	3

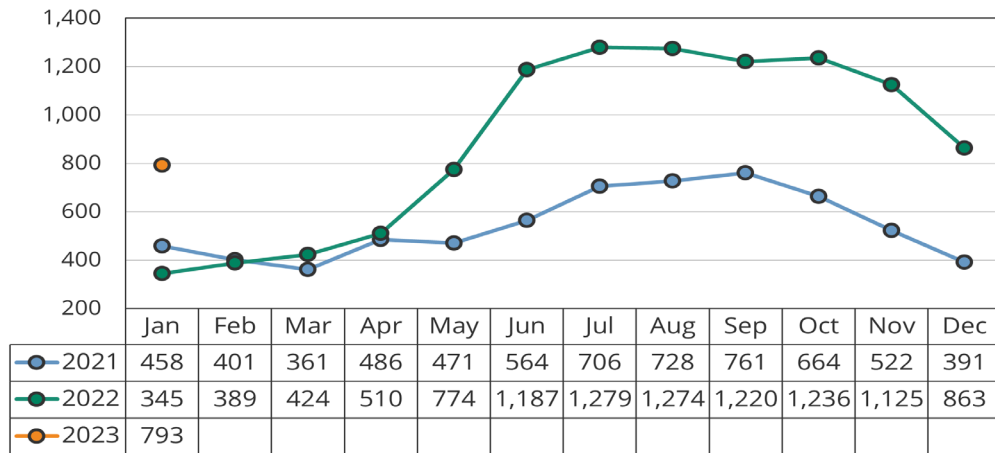
90th Percentile 50th Percentile 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	January	535	510	317	551,400	494,000	56
	Year-To-Date	535	510	317	551,400	494,000	56
2022	January	695	701	534	553,100	500,000	25
	December	367	373	451	544,200	479,900	52
	Year-To-Date	695	701	534	553,100	500,000	25
Change	January 2022	-23.0%	-27.2%	-40.6%	-0.3%	-1.2%	124.7%
	Prev Mo 2022	45.8%	36.7%	-29.7%	1.3%	2.9%	8.6%
	Year-To-Date	-23.0%	-27.2%	-40.6%	-0.3%	-1.2%	124.7%

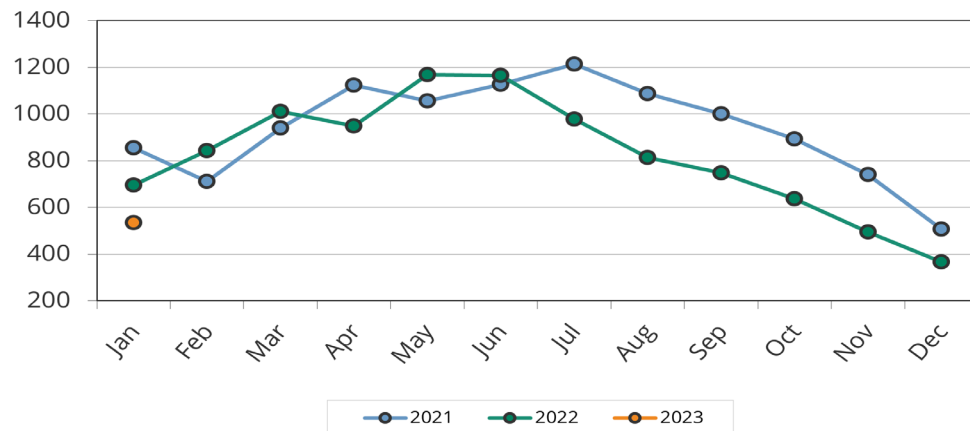
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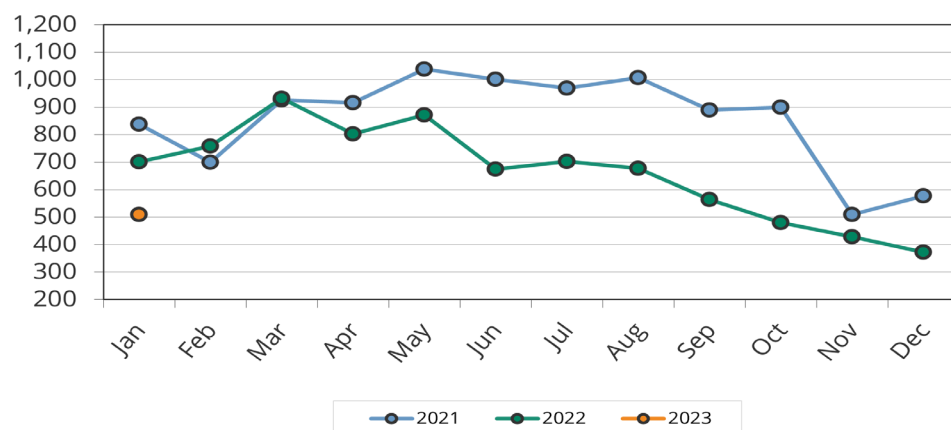
Active Residential Listings



New Listings



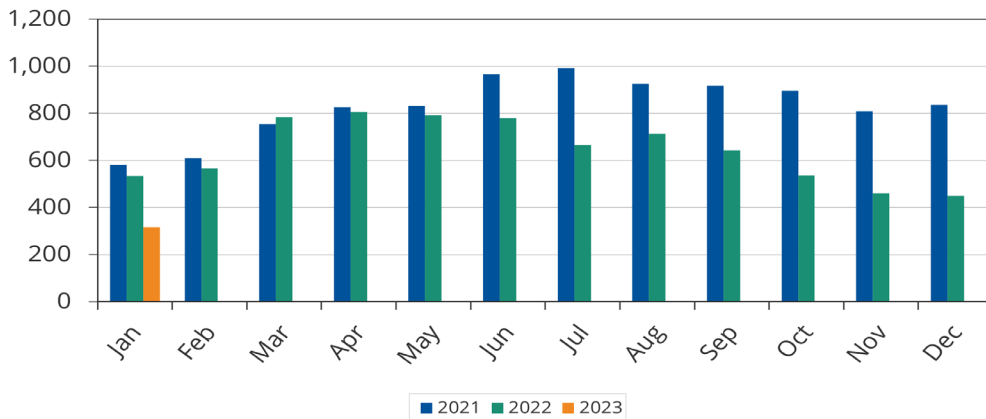
Pending Sales



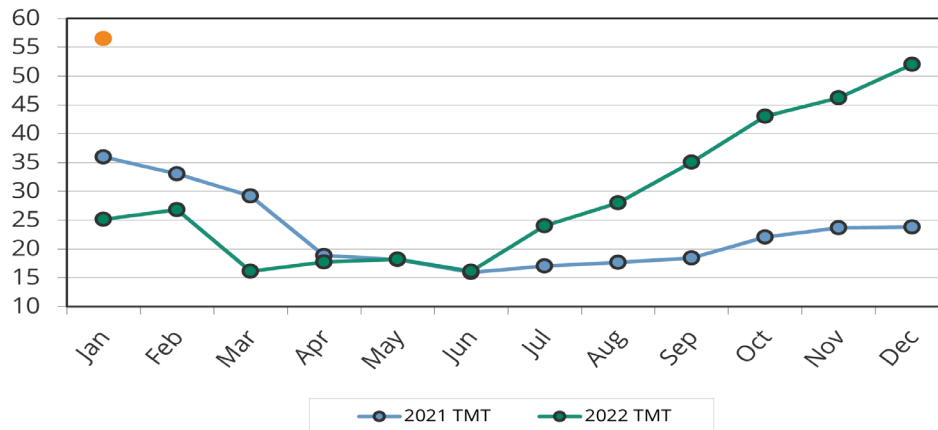
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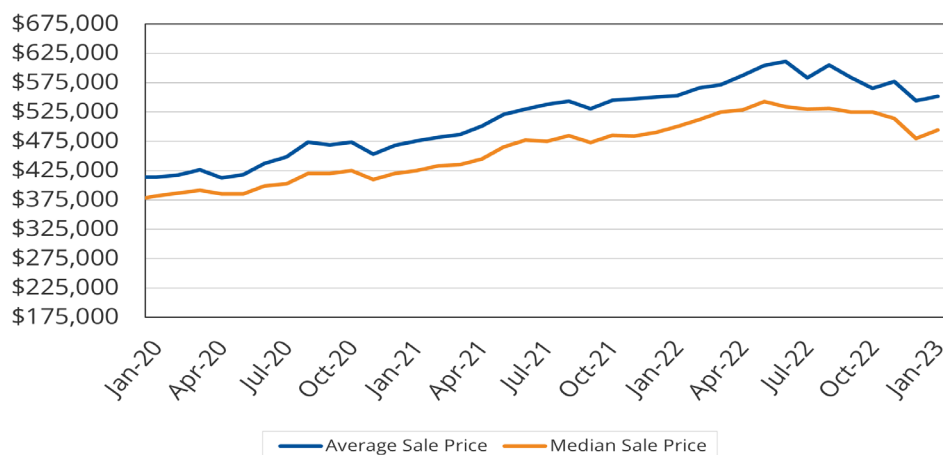
Closed Sales



Average Total Market Time



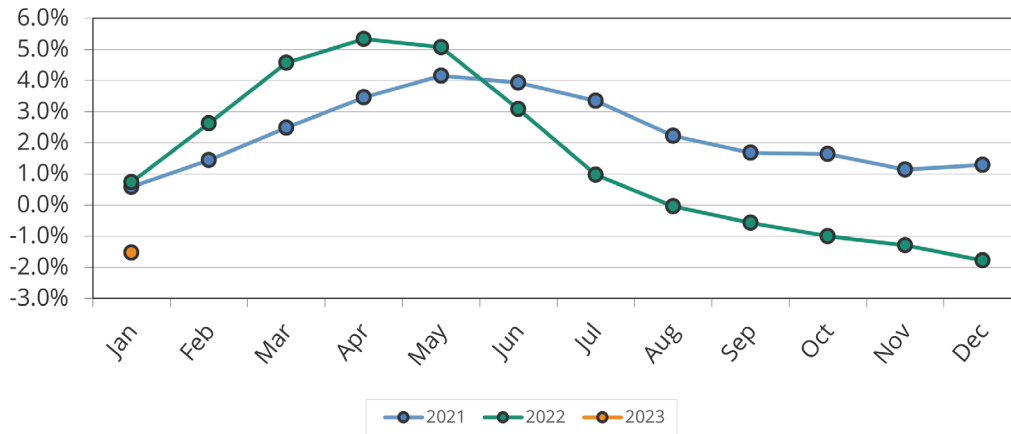
Average and Median Sale Price



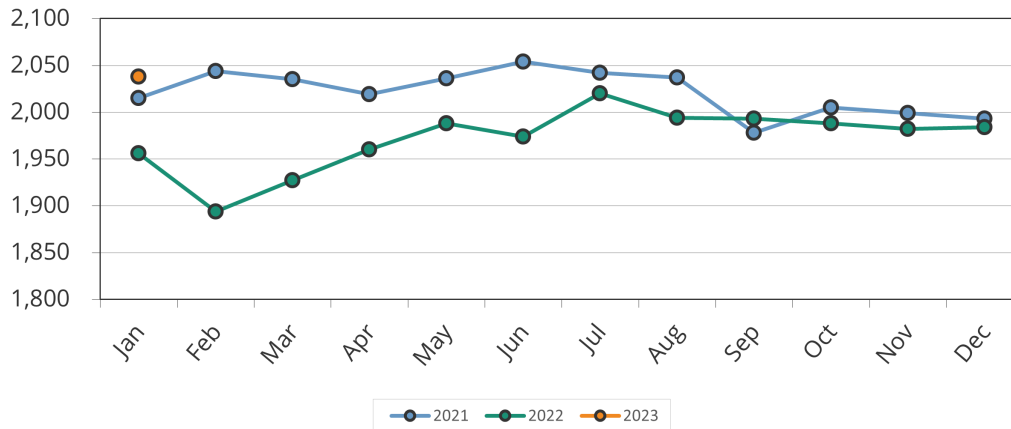
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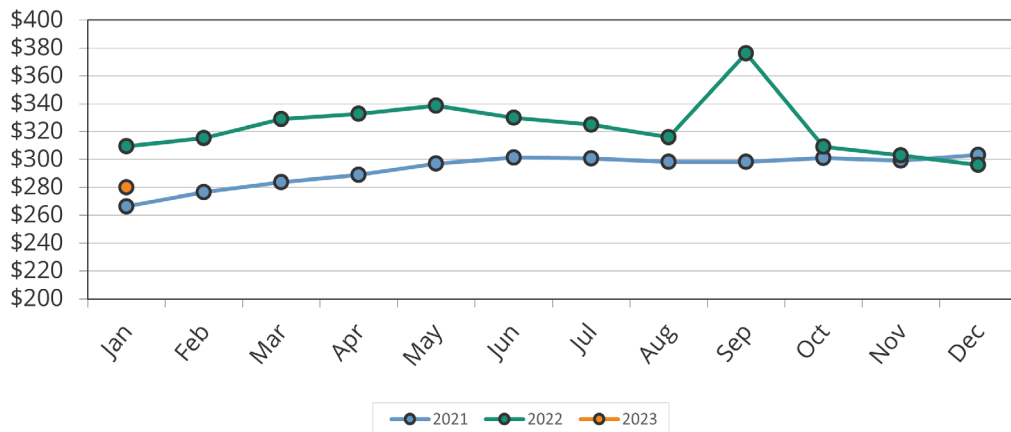
Average Sold Price Change



Average Square Footage

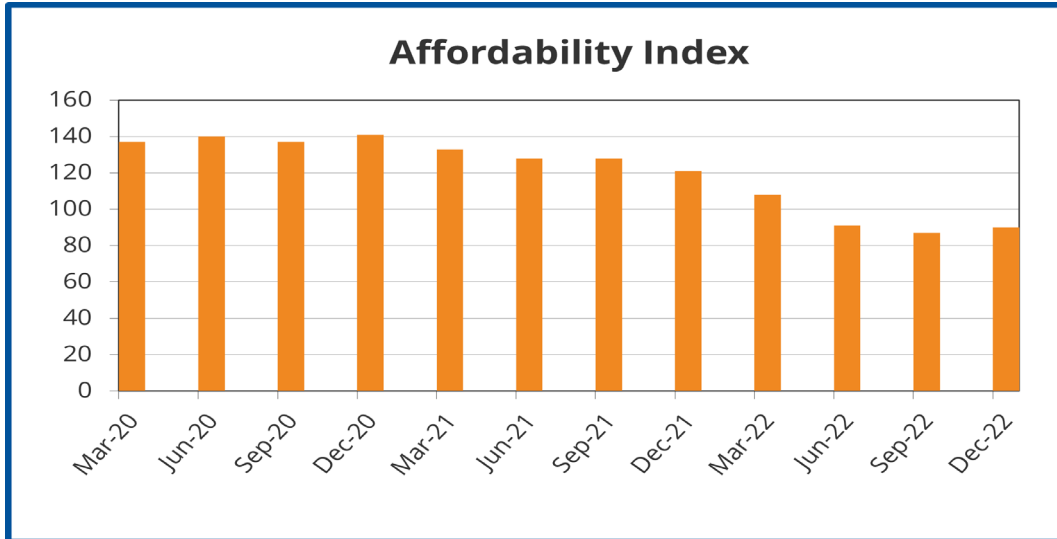


Average Price Per Square Foot



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AFFORDABILITY - The Affordability Index is updated quarterly. 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 90% of a monthly mortgage payment on a median priced home (\$494,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.36% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy-Ready
Active Listings

590

Percent of Total
Active Listings

74.4%

Purchase- and
Occupancy-Ready
Inventory in Months

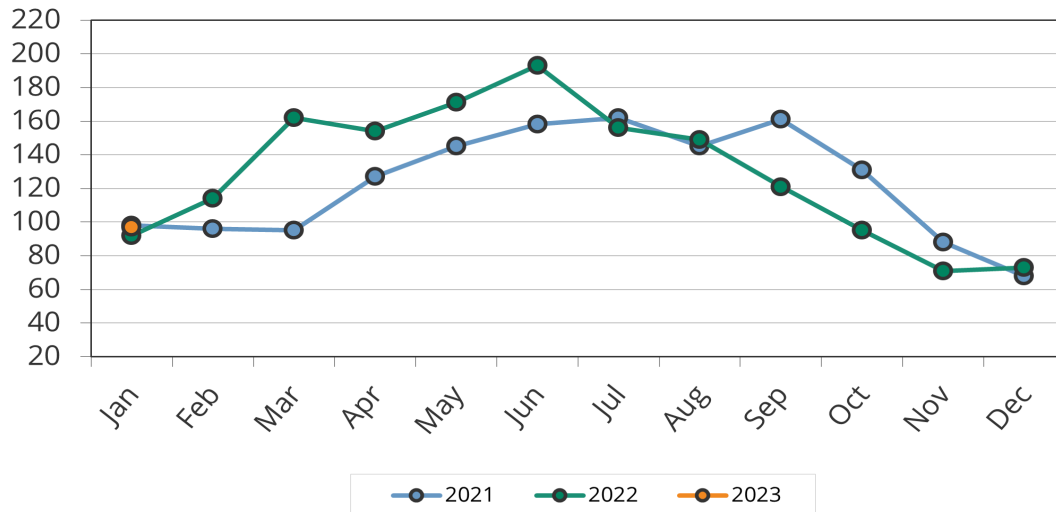
1.9



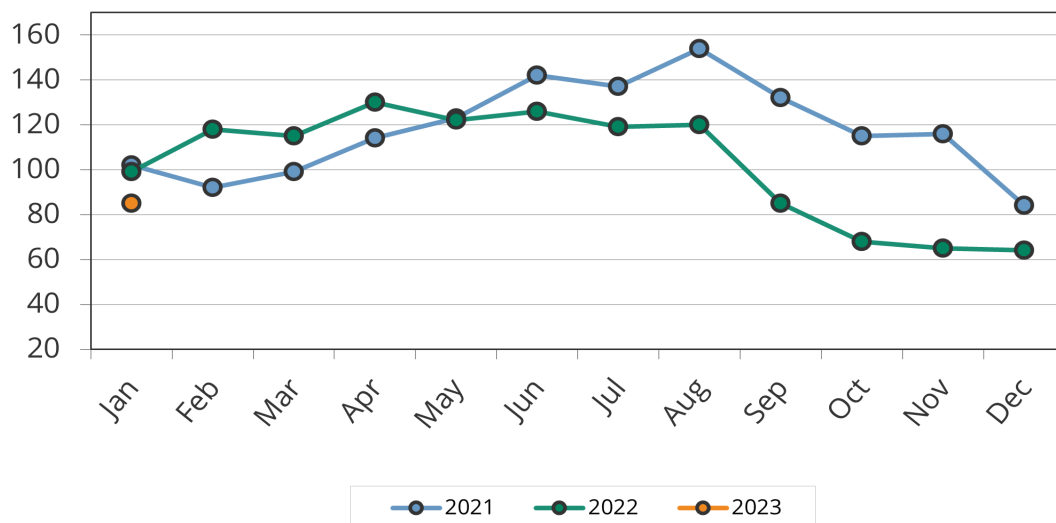
Cowlitz County – SW Washington

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Cowlitz County New Listings



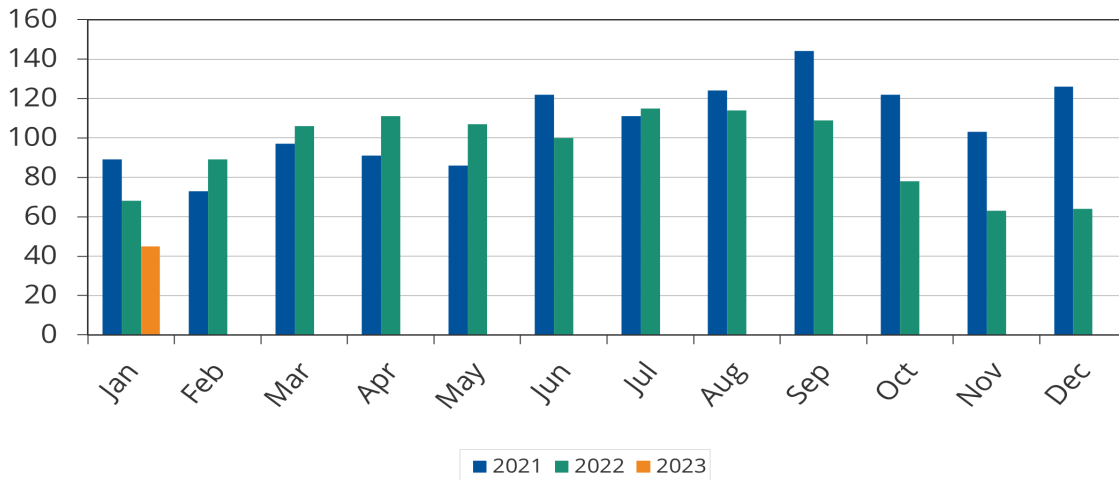
Cowlitz County Pending Sales



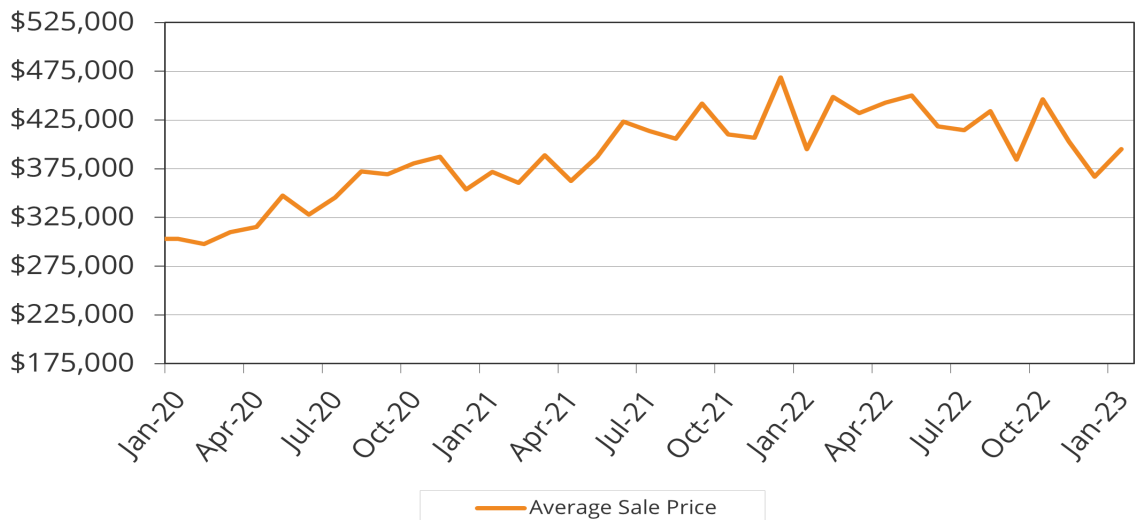
Cowlitz County – SW Washington

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Cowlitz County Closed Sales



Cowlitz County Average Sale Price



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Clark and Cowlitz County Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price		Total Market Time	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	16	10	7	7	-12.5%	8	674,700	42	10	7	-12.5%	8	674,700	565,000	42	15.7%	-	-	1	328,000	1	815,000
12	NW Heights	6	8	2	14	-17.6%	6	385,300	91	8	14	-17.6%	6	385,300	335,000	91	5.2%	-	-	-	-	-	-
13	SW Heights	12	7	3	4	-20.0%	3	811,500	46	7	4	-20.0%	3	811,500	692,000	46	20.5%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	4	10	3	8	-68.0%	3	402,000	63	10	8	-68.0%	3	402,000	430,000	63	5.5%	-	-	-	-	-	-
15	E Hazel Dell	40	27	11	30	42.9%	26	409,000	64	27	30	42.9%	26	409,000	465,000	64	12.0%	-	-	-	-	-	-
16	NE Heights	4	9	-	12	-42.9%	6	501,100	65	9	12	-42.9%	6	501,100	470,000	65	6.1%	-	-	-	-	-	-
17	Orchards	17	14	6	15	-58.3%	10	422,800	81	14	15	-58.3%	10	422,800	427,500	81	4.5%	-	-	1	450,000	-	-
18	Evergreen	36	33	5	35	-53.9%	23	450,000	34	33	35	-53.9%	23	450,000	430,000	34	10.8%	-	-	-	-	1	670,000
19	E Heights	16	10	2	5	-16.7%	4	473,500	11	10	5	-16.7%	4	473,500	422,500	11	-0.5%	-	-	-	-	-	-
20	Cascade Park	18	11	1	17	-5.6%	9	752,700	57	11	17	-5.6%	9	752,700	625,000	57	14.2%	-	-	-	-	-	-
21	Five Corners	12	12	3	13	-27.8%	10	409,700	29	12	13	-27.8%	10	409,700	423,300	29	10.9%	-	-	-	-	-	-
22	E Orchards	26	34	14	29	26.1%	16	464,200	83	34	29	26.1%	16	464,200	420,000	83	9.5%	-	-	1	405,000	-	-
23	Fisher's Landing	14	12	1	14	-22.2%	12	461,300	58	12	14	-22.2%	12	461,300	462,500	58	8.8%	-	-	-	-	-	-
24	SE County	2	0	1	1	0.0%	0	-	-	0	1	0.0%	0	-	-	-	2.3%	0	-	0	-	0	-
25	Camas City	60	31	12	29	-38.3%	21	843,000	92	31	29	-38.3%	21	843,000	639,000	92	14.1%	-	-	-	-	-	-
26	Washougal	62	35	11	22	-12.0%	22	637,700	44	35	22	-12.0%	22	637,700	557,400	44	15.9%	-	-	5	206,700	-	-
27	N Hazel Dell	22	16	1	18	12.5%	15	505,500	31	16	18	12.5%	15	505,500	490,000	31	10.0%	-	-	-	-	-	-
28	S Salmon Creek	23	27	11	21	-16.0%	17	458,700	41	27	21	-16.0%	17	458,700	460,000	41	13.1%	-	-	-	-	-	-
29	N Felida	57	44	17	24	33.3%	6	590,300	46	44	24	33.3%	6	590,300	563,800	46	8.2%	-	-	-	-	-	-
30	N Salmon Creek	21	21	11	22	-31.3%	15	542,700	48	21	22	-31.3%	15	542,700	525,000	48	6.6%	-	-	1	475,000	-	-
31	Ridgefield	61	45	13	47	-21.7%	23	600,500	59	45	47	-21.7%	23	600,500	490,000	59	17.1%	1	330,000	2	355,000	-	-
32	W of I-5 County	12	1	1	3	200.0%	2	805,000	14	1	3	200.0%	2	805,000	805,000	14	-4.5%	-	-	-	-	-	-
33	NW E of I-5 County	25	13	4	14	16.7%	3	745,000	40	13	14	16.7%	3	745,000	650,000	40	31.5%	-	-	-	-	-	-
34	Battleground	102	47	12	43	-33.8%	19	556,100	83	47	43	-33.8%	19	556,100	565,000	83	8.5%	-	-	-	-	-	-
35	Brush Prairie	90	50	8	49	-41.0%	29	581,300	61	50	49	-41.0%	29	581,300	525,000	61	14.1%	-	-	1	500,000	-	-
36	East County	1	1	1	0	-	0	-	-	1	0	-	0	-	-	-	9.0%	0	-	0	-	0	-
37	Central County	1	1	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-	6.1%	0	-	0	-	0	-
38	Mid-Central County	6	0	1	2	0.0%	2	796,400	23	0	2	0.0%	2	796,400	796,400	23	7.1%	-	-	1	417,700	-	-
39	Yacolt	8	4	4	3	-66.7%	3	374,200	34	4	3	-66.7%	3	374,200	367,000	34	14.9%	-	-	-	-	-	-
40	La Center	13	1	4	5	-16.7%	2	665,800	21	1	5	-16.7%	2	665,800	665,800	21	8.3%	-	-	-	-	-	-
41	N Central	6	1	0	4	33.3%	1	525,000	58	1	4	33.3%	1	525,000	525,000	58	-12.1%	-	-	-	-	-	-
42	NE Corner	-	0	0	0	-100.0%	1	1,050,000	7	0	0	-100.0%	1	1,050,000	1,050,000	7	18.7%	-	-	-	-	-	-
43	Clark County Total	793	535	170	510	-27.2%	317	551,400	56	535	510	-27.2%	317	551,400	494,000	56	10.5%	1	330,000	13	332,200	2	742,500
44	Woodland City	7	5	2	4	-20.0%	2	365,700	35	5	4	-20.0%	2	365,700	365,700	35	-1.0%	-	-	1	100,000	-	-
45	Woodland Area	17	6	4	7	250.0%	7	554,700	94	6	7	-0.5%	7	554,700	595,000	94	5.2%	-	-	1	225,000	-	-
46	Cowlitz County	168	86	24	74	-19.6%	36	365,700	56	86	74	-19.6%	36	365,700	353,000	56	4.8%	-	-	4	74,200	-	-
47	Cowlitz County Total	192	97	30	85	-14.1%	45	395,100	61	97	85	-14.1%	45	395,100	360,000	61	2.9%	-	-	6	103,600	-	-
48	Pacific County Total	33	9	6	6	-62.5%	10	354,900	103	9	6	-62.5%	10	354,900	334,000	103	3.3%	-	-	3	511,700	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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.

SW Washington

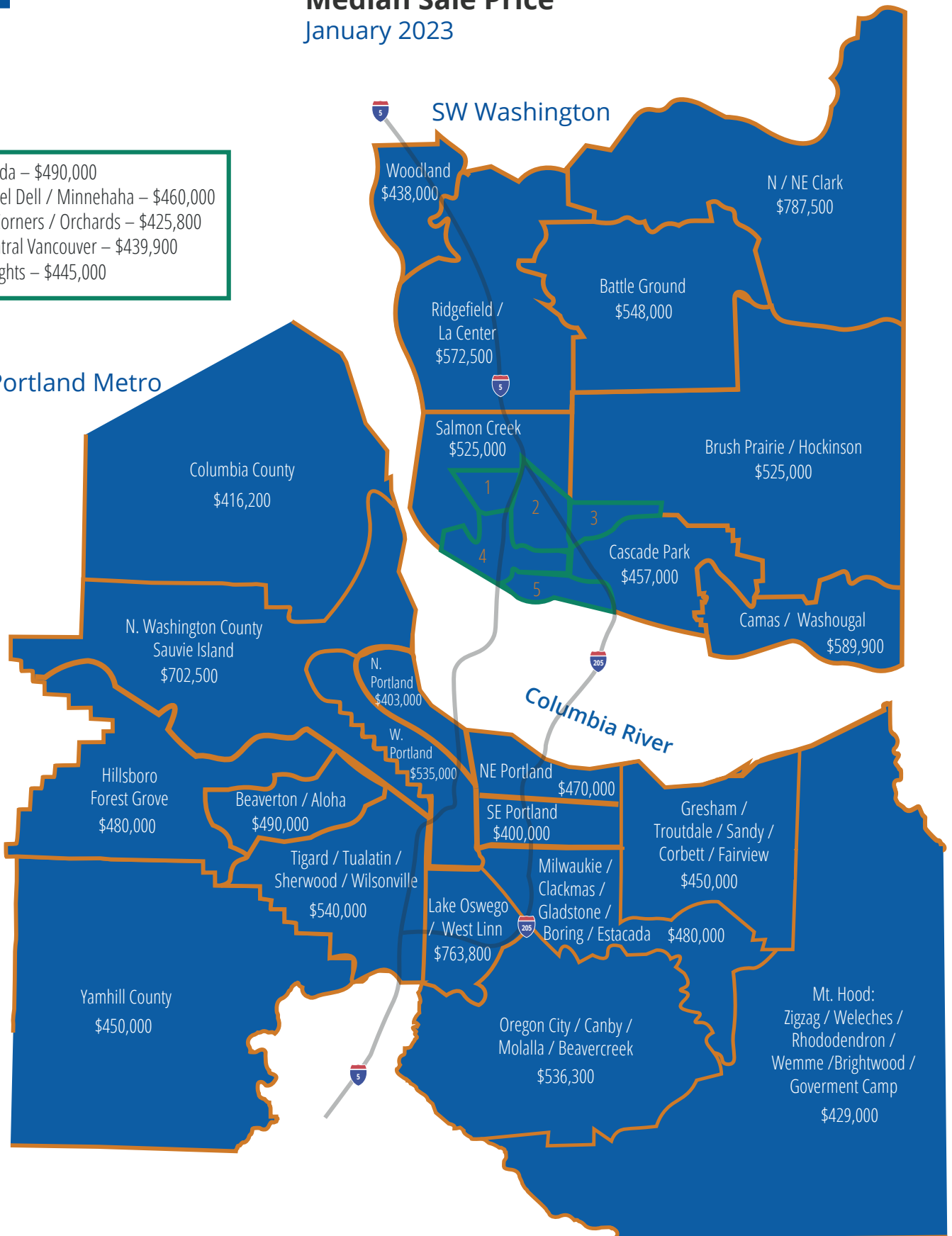
January 2023 Reporting Period

Median Sale Price

January 2023

1. Felida – \$490,000
2. Hazel Dell / Minnehaha – \$460,000
3. 5. Corners / Orchards – \$425,800
4. Central Vancouver – \$439,900
5. Heights – \$445,000

Portland Metro





Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

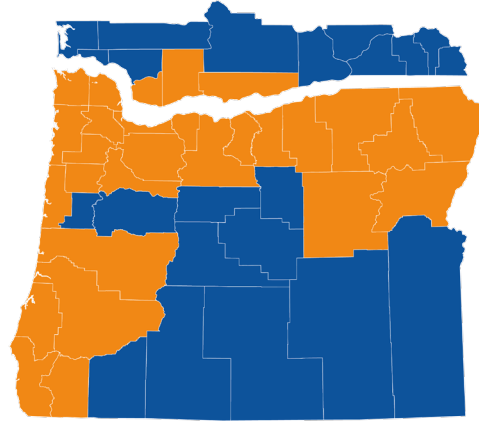
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- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Columbia Basin
- Baker County
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- North Coastal Counties
- Mid-Columbia
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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