RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

SW Washington June 2023 Reporting Period

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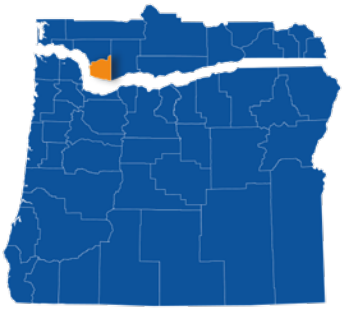
SW Washington
June 2023 Reporting Period
MARKET ACTION REPORT

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



Residential Highlights

New Listings
New listings (876) decreased 24.8% from the 1,165 listed in June 2022, and increased 1.4% from the 864 listed in May 2023.

Pending Sales
Pending sales (639) decreased 5.2% from the 674 offers accepted in June 2022, and increased 6.3% from the 601 offers accepted in May 2023.

Closed Sales
Closed sales (536) decreased 31.3% from the 780 closings in June 2022, and decreased 0.6% from the 539 closings in May 2023.

Inventory and Time on Market
Inventory increased to 1.8 months in June. Total market time decreased to 33 days.

Year-to-Date Summary
Comparing the first six months of 2023 to the same period in 2022, new listings (4,102) decreased 30.6%, pending sales (3,308) decreased 27.3%, and closed sales (2,834) decreased 35.7%.

Average and Median Sale Prices
Comparing 2023 to 2022 through June, the average sale price has decreased 1.3% from $585,100 to $577,500. In the same comparison, the median sale price has decreased 1.0% from $525,000 to $520,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +3.3% ($579,800 v. $561,500)
Median Sale Price % Change: +4.3% ($521,600 v. $500,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months	2021	2022	2023
January	0.8	0.6	2.5
February	0.7	0.7	1.8
March	0.5	0.5	1.4
April	0.6	0.6	1.5
May	0.6	1.0	1.7
June	0.6	1.5	1.8
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

June 2023 vs. May 2023
New Listings **+1.4%** ↑
Pending Sales **+6.3%** ↑
Closed Sales **-0.6%** ↓
Average Sale Price **+4.8%** ↑
Median Sale Price **+1.3%** ↑
Inventory **+0.1** ↑
Total Market Time **-6** ↓

June 2023 vs. June 2022
New Listings **-24.8%** ↓
Pending Sales **-5.2%** ↓
Closed Sales **-31.3%** ↓
Average Sale Price **+0.6%** ↑
Median Sale Price **+3.4%** ↑
Inventory **+0.3** ↑
Total Market Time **+17** ↑

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Residential Sales by Price Range

Price Range	Jun 2021	Jun 2022	Jun 2023
0K-100K	6	5	6
100K-200K	20	9	12
200K-300K	32	12	13
300K-400K	189	64	38
400K-500K	335	238	144
500K-600K	181	188	106
600K-700K	124	103	71
700K-800K	56	80	51
800K-900K	42	49	37
900K-1M	20	22	24
1MM-1.1MM	13	12	8
1.1MM-1.2MM	6	13	3
1.2MM-1. 3MM	4	8	11
1.3MM-1.4MM	4	6	8
1.4MM-1.5MM	3	5	1
1.5MM-1.6MM	2	2	3
1.6MM-1.7MM	2	8	5
1.7MM-1.8MM	1	3	0
1.8MM-1.9MM	1	1	0
1.9MM-2MM	0	1	1
2MM+	3	4	2

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	June	876	639	536	615,200	551,900	33
	May	864	601	539	587,100	545,000	39
	Year-To-Date	4,102	3,308	2,834	577,500	520,000	49
2022	June	1,165	674	780	611,400	533,800	16
	Year-To-Date	5,907	4,550	4,407	585,100	525,000	20
Change	June 2022	-24.8%	-5.2%	-31.3%	0.6%	3.4%	104.5%
	Prev Mo 2023	1.4%	6.3%	-0.6%	4.8%	1.3%	-14.8%
	Year-To-Date	-30.6%	-27.3%	-35.7%	-1.3%	-1.0%	148.7%

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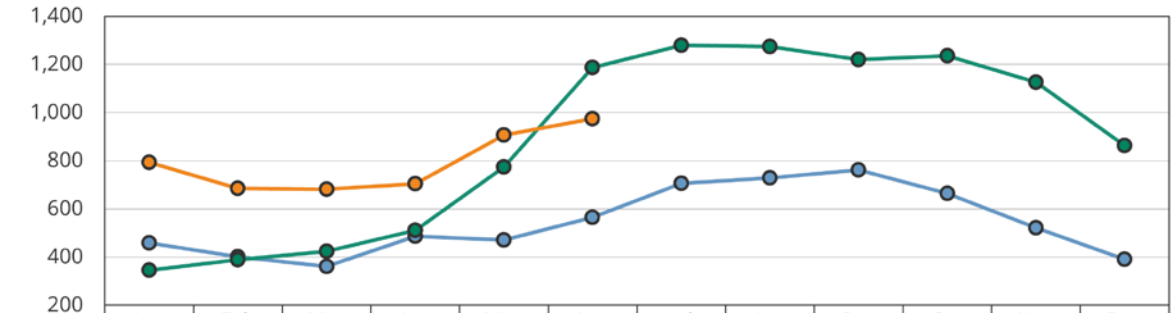
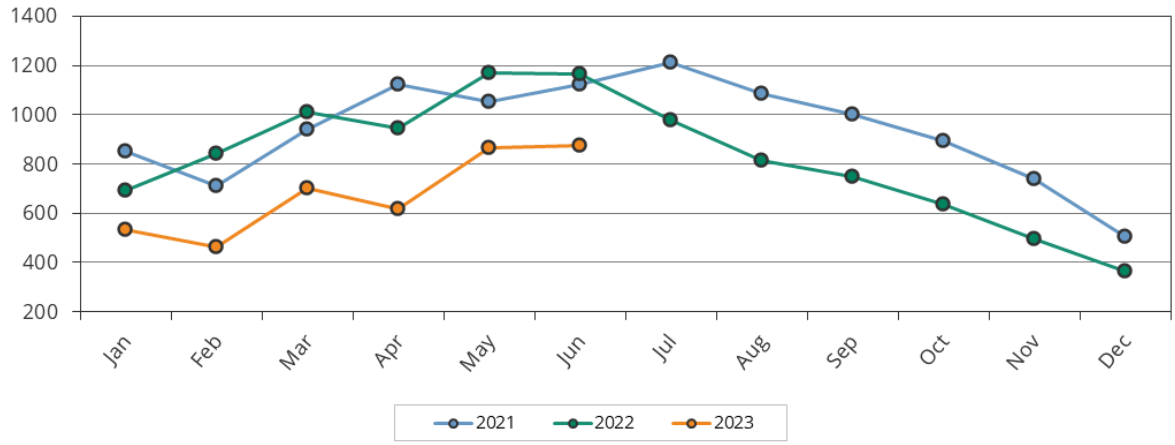
Active Residential Listings

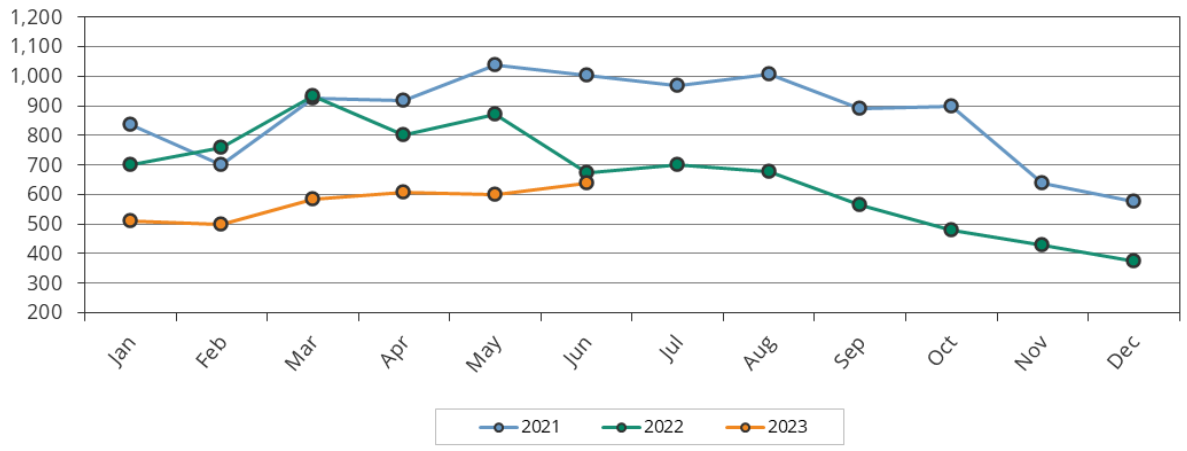


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	458	401	361	486	471	564	706	728	761	664	522	391
2022	345	389	424	510	774	1,187	1,279	1,274	1,220	1,236	1,125	863
2023	793	685	681	704	907	975						

New Listings



Pending Sales



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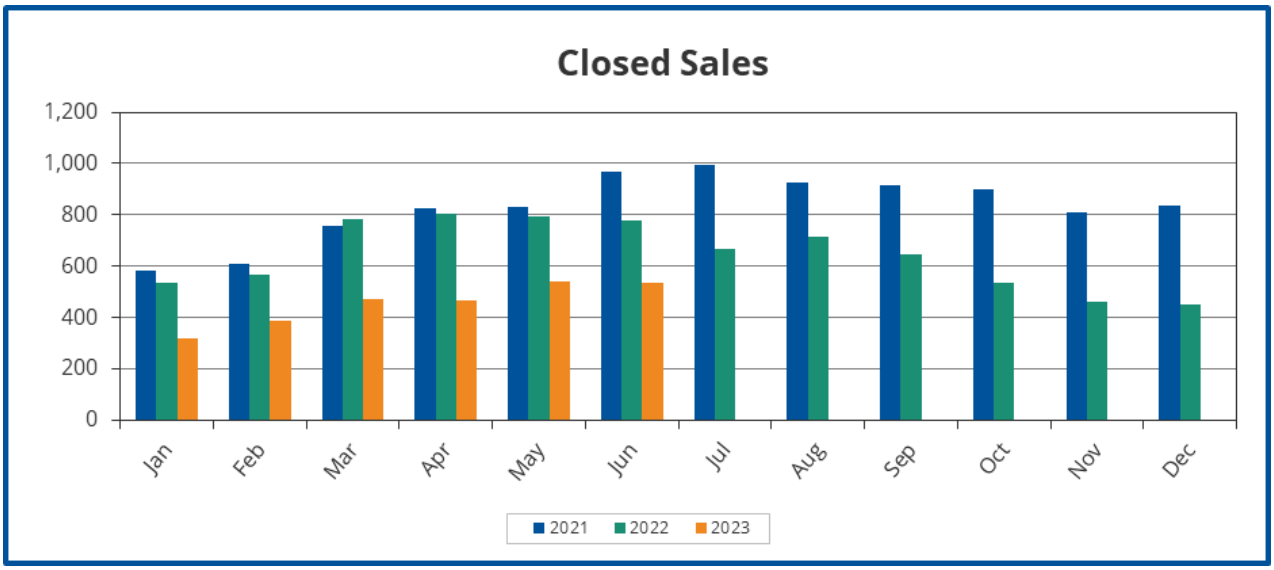

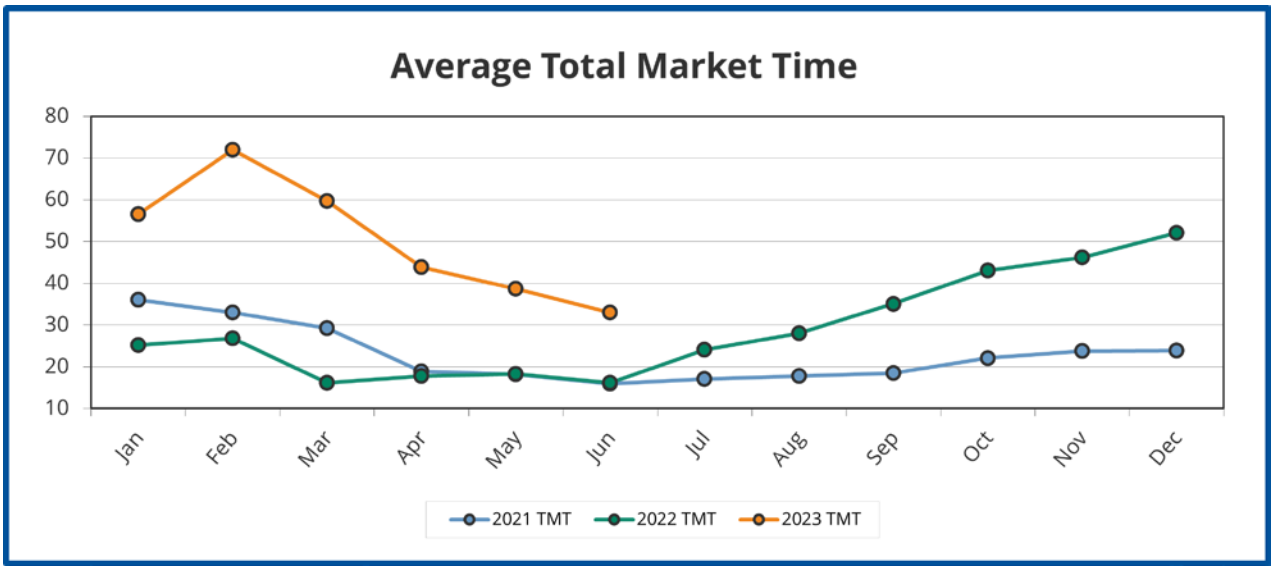

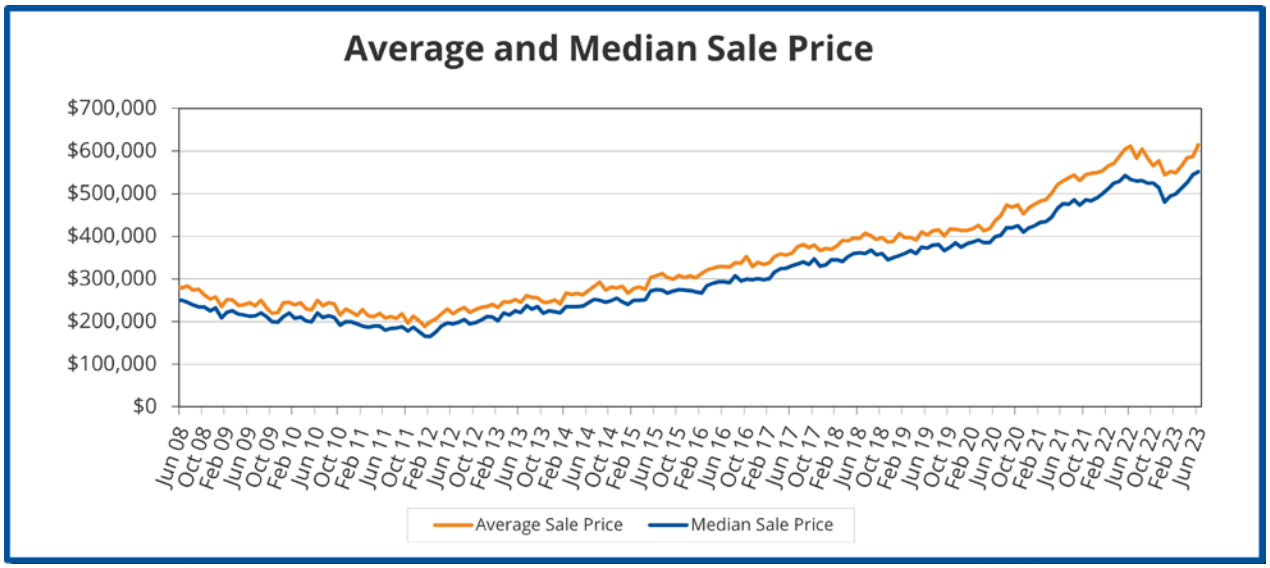

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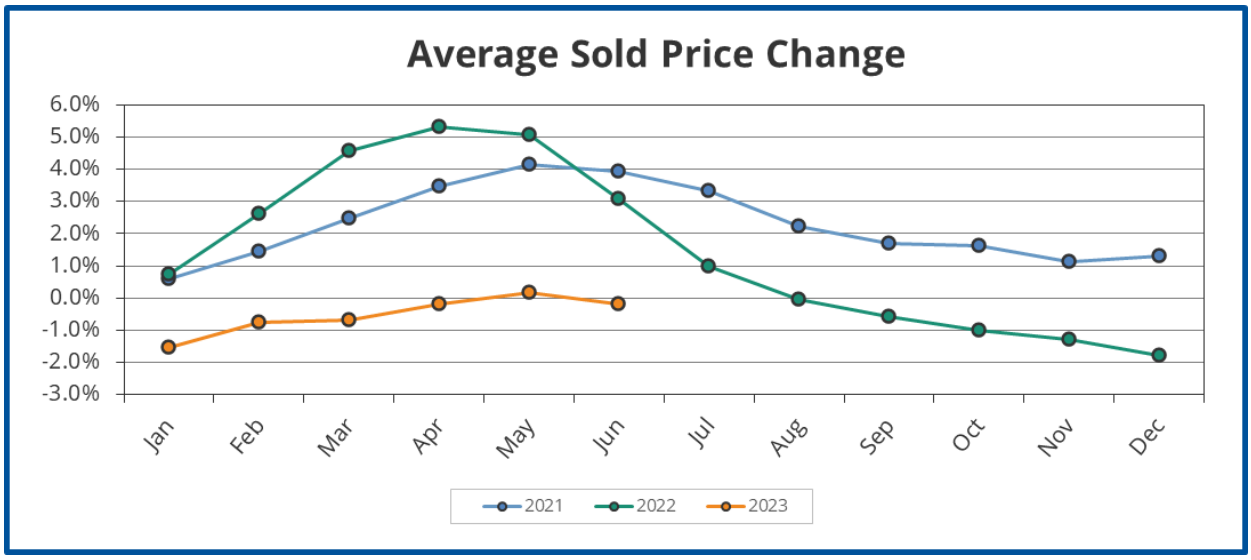

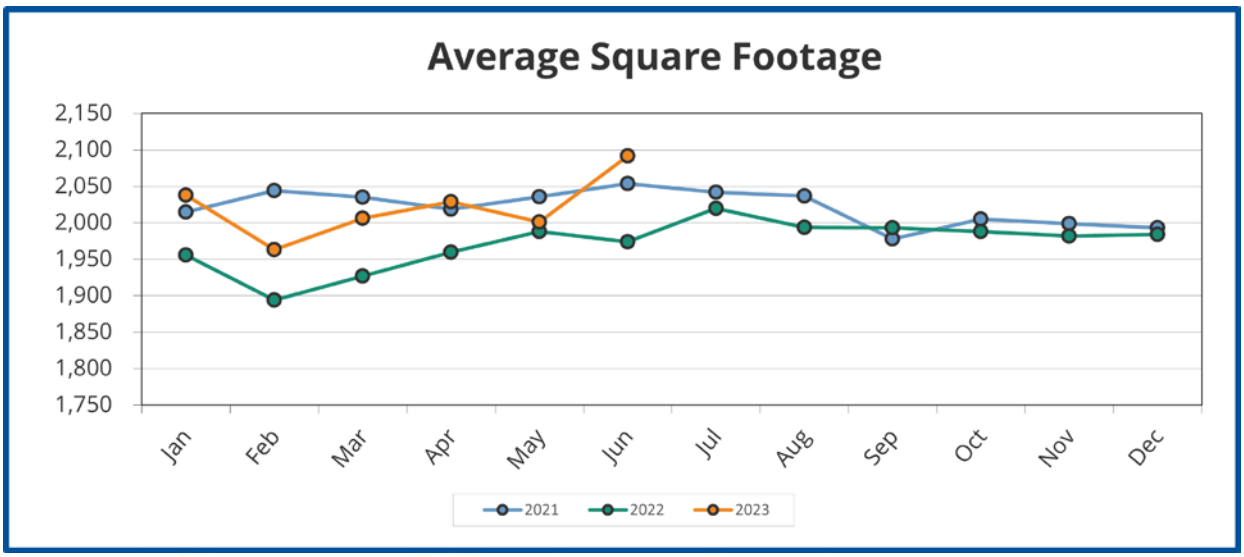

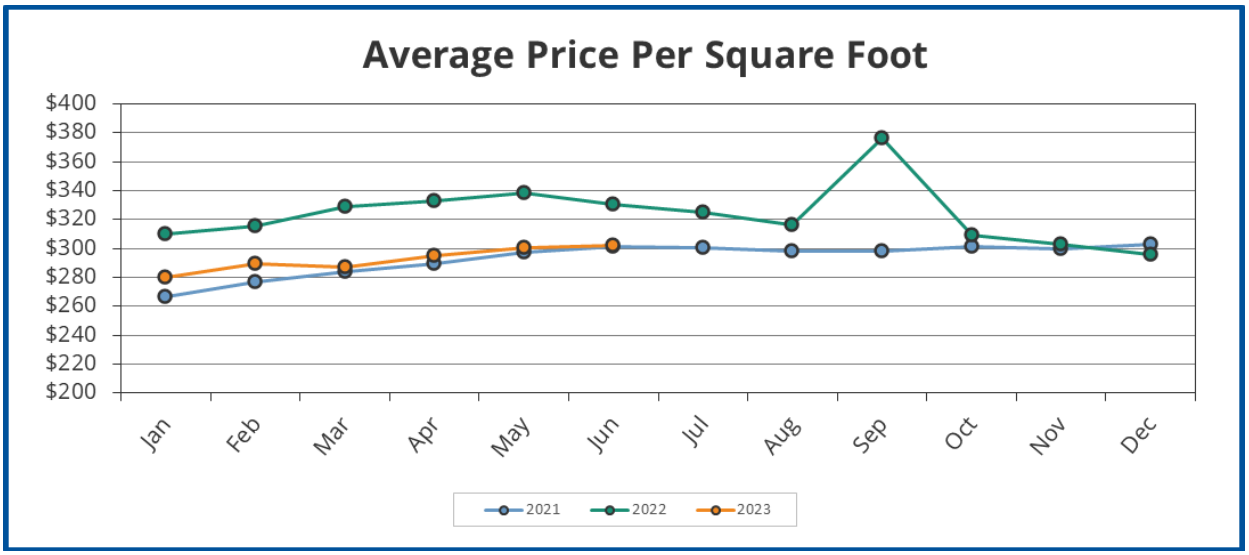

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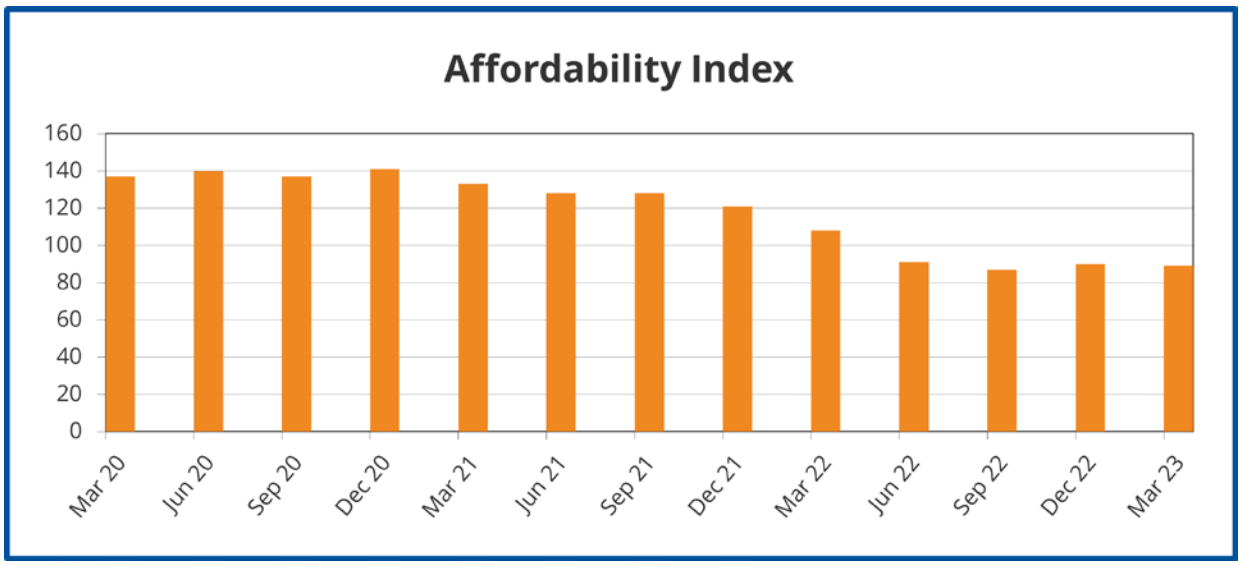

AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income ($114,434 in 2023, per HUD) can afford 89% of a monthly mortgage payment on a median priced home ($525,900 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.54% (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	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
718	**73.6%**	**1.3**

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Cowlitz County – SW Washington

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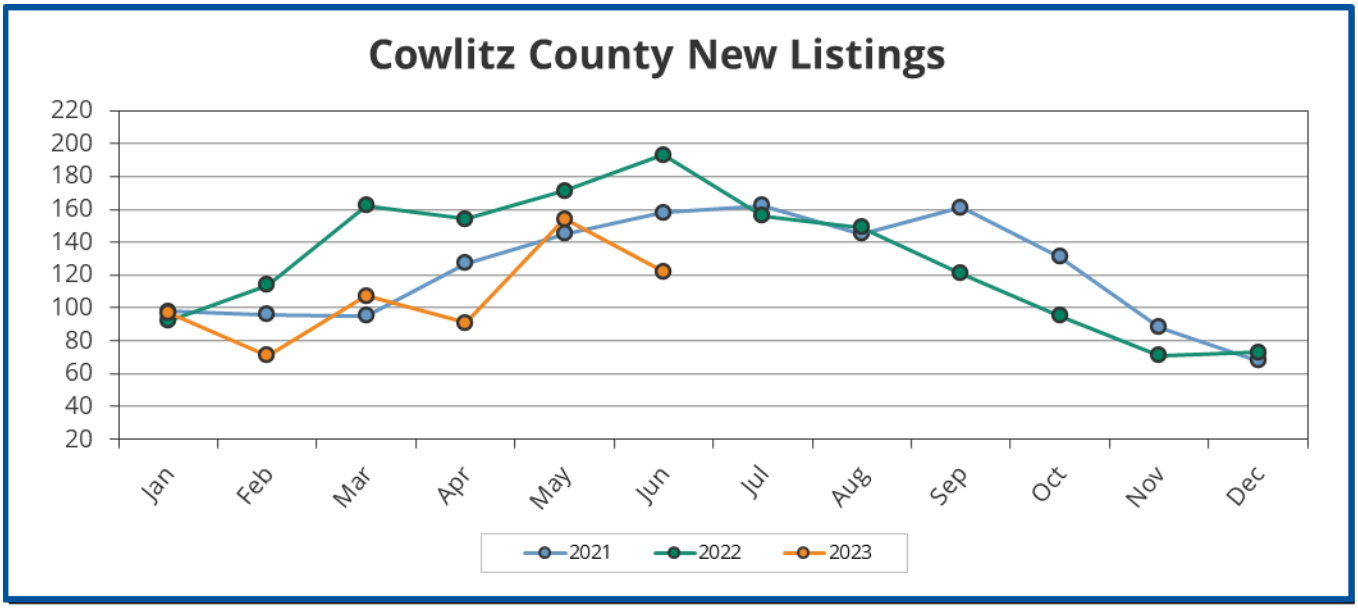

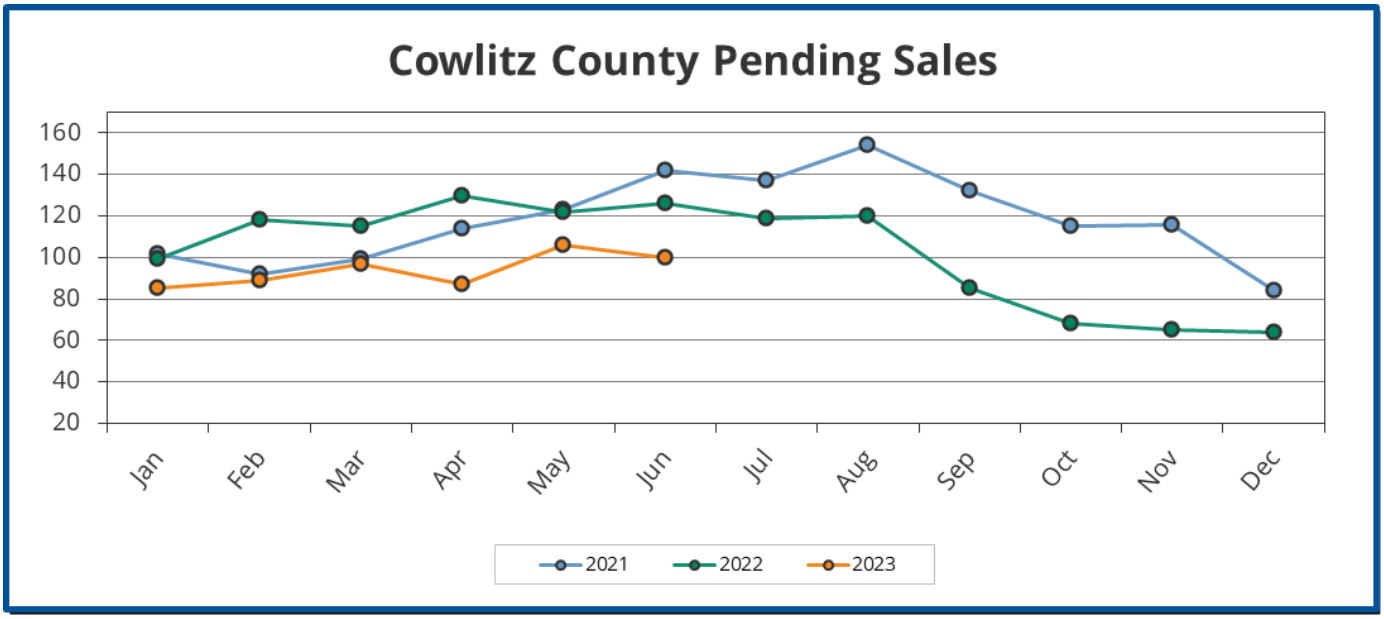

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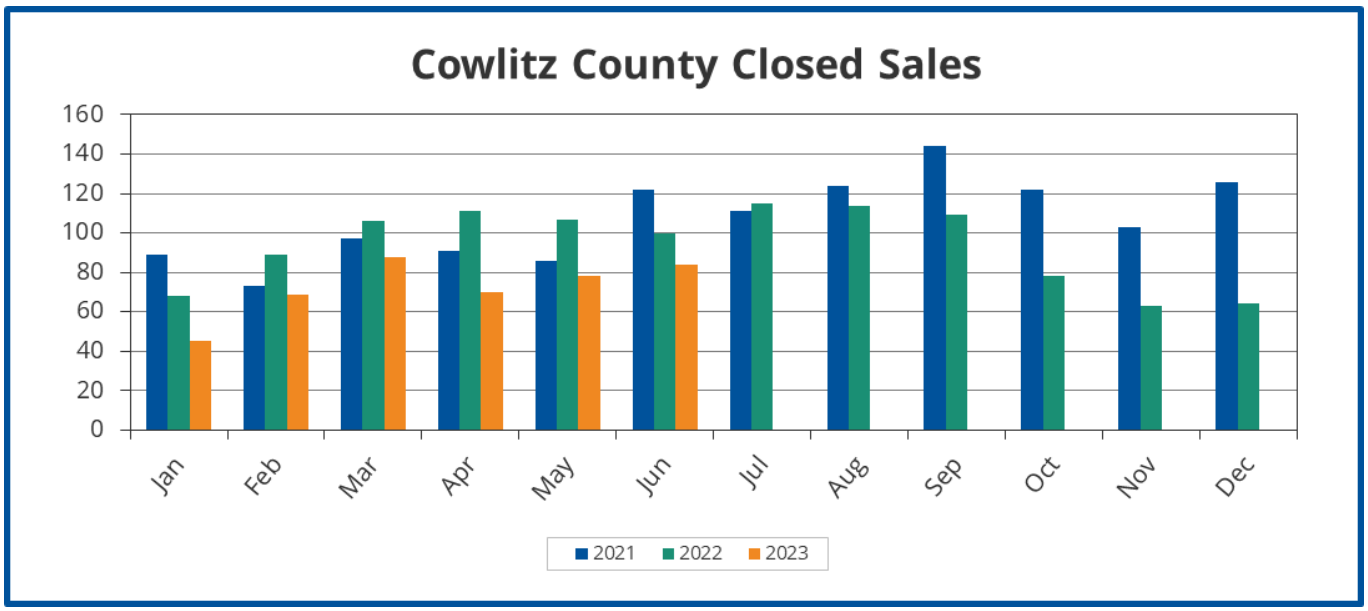
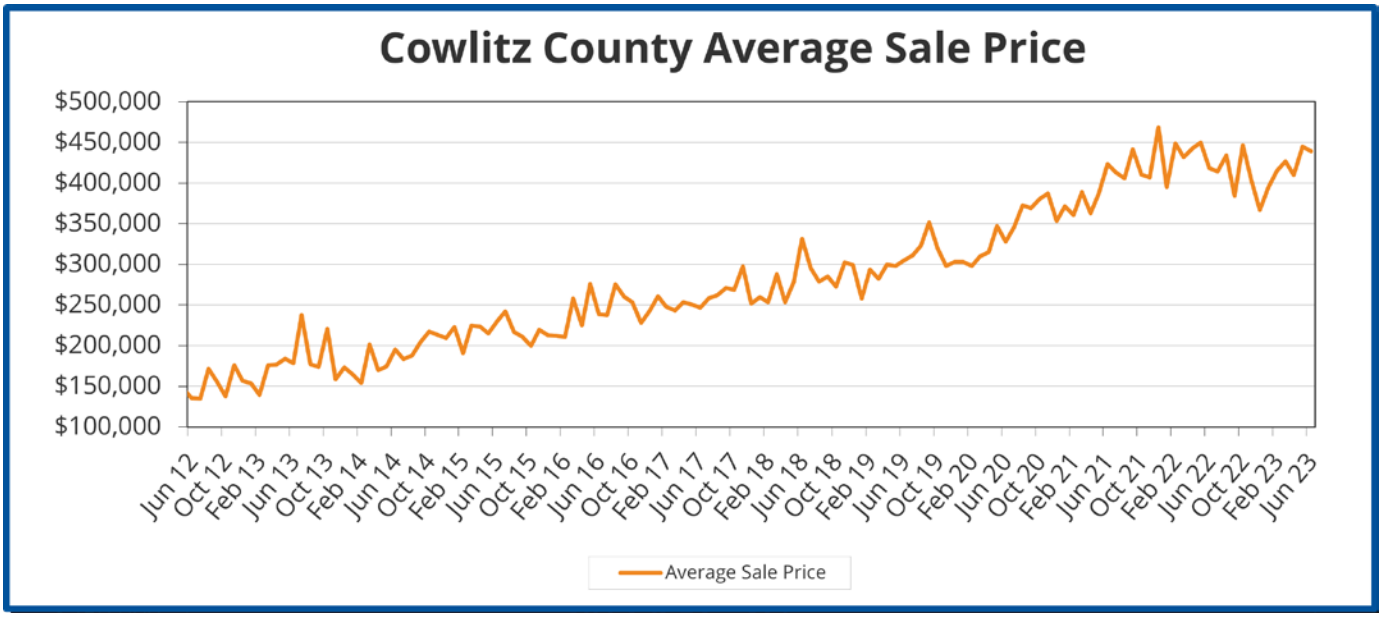
Cowlitz County – SW Washington

June 2023 Reporting Period





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Area Report

This report includes both Clark and Cowlitz County.

		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 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	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	23	20	1	5	-73.7%	7	751,700	73	85	59	-27.2%	62	559,100	510,000	42	13.2%	-	-	3	809,300	4	728,000
12	NW Heights	6	14	1	11	-45.0%	11	417,500	9	67	65	-51.1%	58	364,500	353,000	49	-4.6%	-	-	-	-	6	536,700
13	SW Heights	18	16	5	10	100.0%	4	971,300	113	71	43	-8.5%	37	795,600	692,000	62	18.1%	2	680,000	1	195,000	-	-
14	Lincoln/Hazel Dell	6	13	1	8	-38.5%	10	591,300	26	59	49	-59.5%	44	533,700	524,800	26	6.8%	-	-	1	265,000	-	-
15	E Hazel Dell	34	45	4	29	-3.3%	20	428,100	49	181	171	-18.6%	162	449,000	477,300	51	0.9%	1	1,400,000	9	170,300	1	454,500
20	NE Heights	12	21	2	24	26.3%	7	446,500	55	80	71	-36.0%	53	452,500	450,000	38	-0.8%	-	-	-	-	2	559,000
21	Orchards	19	36	3	27	-34.1%	20	433,200	13	131	121	-46.2%	102	426,700	427,300	36	-0.3%	-	-	1	450,000	1	615,000
22	Evergreen	51	59	10	40	-33.3%	37	519,300	18	272	232	-50.3%	212	471,600	444,100	35	2.6%	-	-	-	-	4	613,100
23	E Heights	19	19	3	12	-20.0%	11	536,000	9	79	57	-40.6%	51	544,600	459,900	29	-11.0%	-	-	1	62,500	1	412,000
24	Cascade Park	18	23	6	20	0.0%	19	541,600	25	119	109	-18.0%	99	604,000	525,000	43	5.7%	-	-	-	-	1	775,000
25	Five Corners	8	15	2	12	-14.3%	17	449,300	36	75	74	-28.8%	67	456,700	460,000	38	2.4%	1	1,300,000	-	-	-	-
26	E Orchards	36	35	5	17	-37.0%	31	577,300	23	184	138	-19.8%	140	597,600	525,500	47	7.4%	-	-	1	405,000	-	-
27	Fisher's Landing	16	20	1	14	-46.2%	16	529,700	11	96	86	-29.5%	82	528,900	525,000	31	-6.5%	-	-	1	11,500,000	-	-
31	SE County	4	3	-	2	-66.7%	0	-	-	10	7	-69.6%	7	836,500	689,900	99	-15.8%	-	-	-	-	-	-
32	Camas City	75	67	12	63	8.6%	44	873,200	26	297	244	-26.1%	200	790,800	722,600	50	1.3%	-	-	8	346,100	3	680,000
33	Washougal	86	60	11	44	76.0%	23	810,300	46	253	167	-16.9%	135	678,600	655,000	61	6.6%	1	1,150,000	26	260,100	5	804,100
41	N Hazel Dell	24	37	3	29	11.5%	23	621,000	27	143	130	-18.8%	120	521,100	490,000	29	-1.5%	-	-	-	-	-	-
42	S Salmon Creek	24	30	12	21	-4.5%	33	463,300	41	256	162	0.6%	135	469,100	476,900	44	1.9%	-	-	2	290,000	-	-
43	N Felida	76	36	11	20	-9.1%	21	763,200	23	198	127	-17.0%	99	698,700	578,600	53	7.0%	-	-	3	409,200	-	-
44	N Salmon Creek	46	45	2	25	-21.9%	21	576,900	22	178	144	-19.1%	109	576,200	565,000	39	-0.1%	1	800,000	3	383,600	1	16,000,000
50	Ridgefield	73	57	12	46	17.9%	39	648,000	36	314	267	-2.6%	219	598,000	552,600	53	3.5%	1	330,000	6	530,200	-	-
51	W of I-5 County	9	6	1	2	-	5	1,286,200	79	16	14	-6.7%	12	1,114,600	847,900	65	-1.7%	-	-	5	669,000	-	-
52	NW E of I-5 County	23	15	1	17	88.9%	11	797,400	33	94	91	68.5%	46	755,400	676,200	66	18.4%	1	1,450,000	3	943,200	-	-
61	Battleground	74	56	9	47	-11.3%	44	569,900	45	270	246	-30.9%	209	594,600	574,900	69	4.1%	-	-	7	377,100	-	-
62	Brush Prairie	135	91	15	61	35.6%	38	634,700	39	408	308	-31.6%	275	595,500	550,000	61	5.3%	-	-	5	444,000	-	-
63	East County	1	1	0	1	0.0%	0	-	-	3	2	-60.0%	-	-	-	-	-16.2%	-	-	1	325,000	-	-
64	Central County	5	2	0	2	100.0%	3	745,000	8	12	6	-50.0%	4	698,800	637,500	7	-3.0%	-	-	-	-	-	-
65	Mid-Central County	7	6	0	6	200.0%	3	903,300	18	23	19	-20.8%	16	718,000	675,000	45	-15.0%	-	-	2	508,900	-	-
66	Yacolt	9	7	1	5	-58.3%	3	698,300	119	34	24	-55.6%	24	558,800	515,000	63	5.9%	-	-	3	287,500	-	-
70	La Center	27	11	1	14	100.0%	9	527,800	78	67	53	1.9%	36	613,600	622,000	96	7.8%	-	-	7	365,700	-	-
71	N Central	11	10	0	4	33.3%	3	722,700	6	23	18	-14.3%	15	618,500	610,000	79	-1.0%	-	-	2	307,500	-	-
72	NE Corner	-	-	-	1	-50.0%	3	641,600	22	4	4	-20.0%	4	743,700	775,000	18	3.9%	-	-	-	-	-	-
	Clark County Total	975	876	135	639	-5.2%	536	615,200	33	4,102	3,308	-27.3%	2,834	577,500	520,000	49	3.3%	8	973,800	101	484,400	29	1,173,100
80	Woodland City	17	9	2	6	-25.0%	5	591,600	69	54	36	-26.5%	33	457,900	412,000	51	-15.6%	1	585,000	2	230,000	1	1,745,000
81	Woodland Area	21	9	2	7	40.0%	6	932,200	62	47	44	-11.0%	43	652,100	541,000	95	1.9%	-	-	16	262,300	-	-
82	Cowlitz County	159	104	15	87	-23.0%	73	388,300	24	549	457	-24.3%	386	400,700	388,900	51	-2.3%	-	-	58	136,700	10	415,100
	Cowlitz County Total	197	122	19	100	-20.6%	84	439,300	29	650	537	-21.1%	462	428,200	405,900	55	-2.7%	1	585,000	76	165,600	11	536,000
87	Pacific County Total	69	24	4	16	-5.9%	15	455,500	66	116	63	-28.4%	64	400,200	375,000	88	0.8%	2	224,000	30	161,800	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/22-6/30/23) with 12 months before (7/1/21-6/30/22).

[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.

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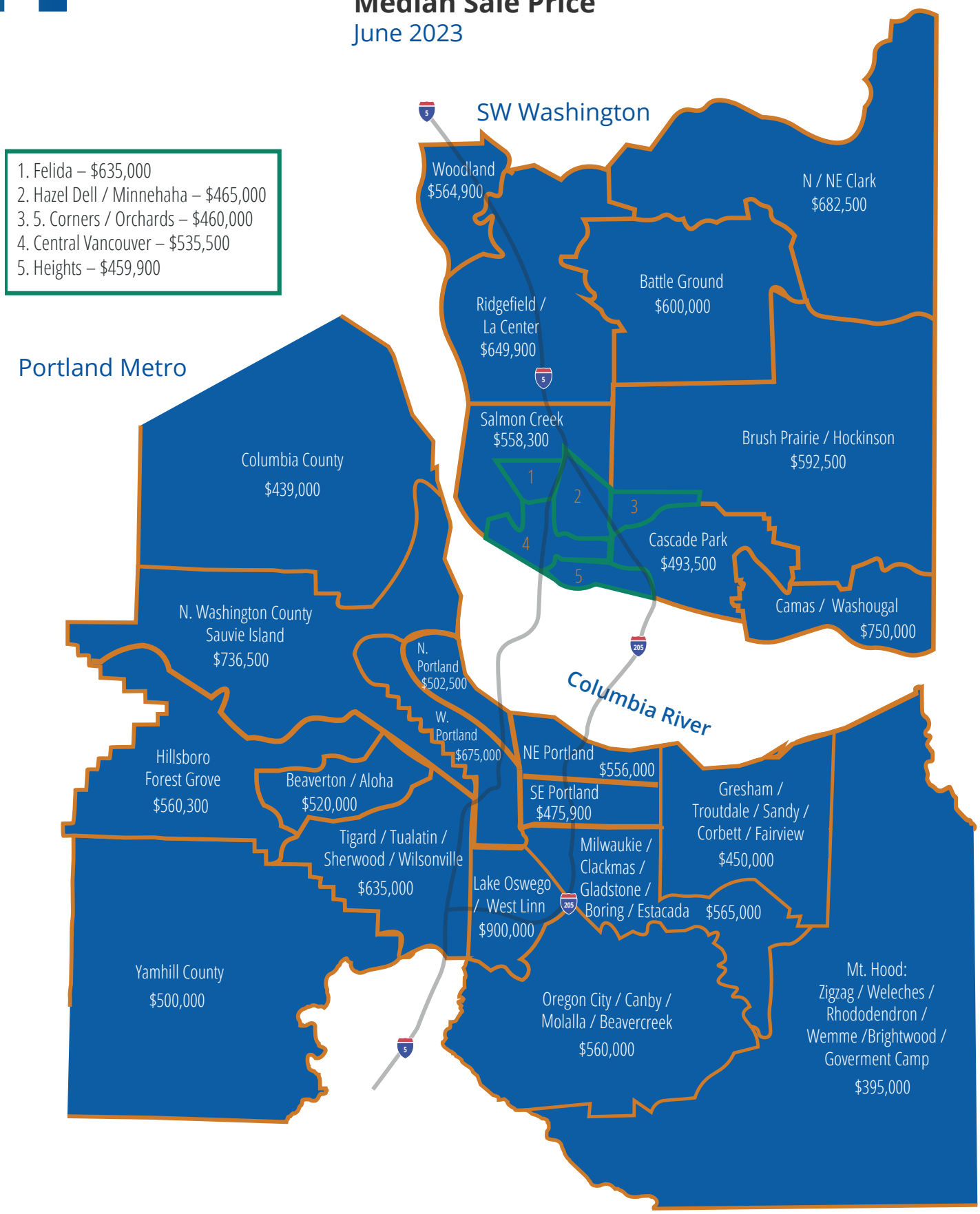
Median Sale Price
June 2023



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Definitions and Formulas
Additional Resources

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.

Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Real Talk with RMLS Podcast
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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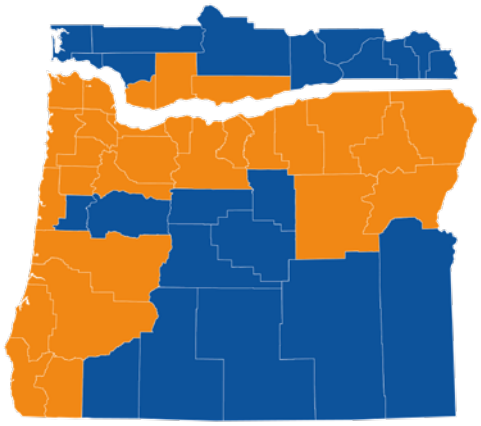
Market Action Report

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

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



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