



MARKET ACTION REPORT

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

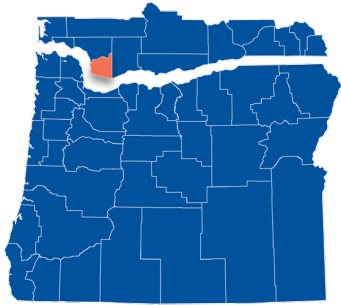
SW Washington November 2024 Reporting Period

SW Washington

November 2024 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 (483) increased 6.2% from the 455 listed in November 2023, and decreased 29.0% from the 680 listed in October 2024.

Pending Sales

Pending sales (494) increased 34.2% from the 368 offers accepted in November 2023, and decreased 14.7% from the 579 offers accepted in October 2024.

Closed Sales

Closed sales (478) increased 44.8% from the 330 closings in November 2023, and decreased 13.2% from the 551 closings in October 2024.

Inventory and Time on Market

Inventory increased to 3.0 months in November. Total market time increased to 68 days.

Year-to-Date Summary

Comparing the first eleven months of 2024 to the same period in 2023, new listings (8,025) increased 9.2%, pending sales (6,049) increased 8.3%, and closed sales (5,793) increased 7.9%.

Average and Median Sale Prices

Comparing 2024 to 2023 through November, the average sale price has increased 5.2% from \$583,500 to \$613,600. In the same comparison, the median sale price has increased 2.9% from \$525,000 to \$540,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.4% (\$612,200 v. \$580,800)

Median Sale Price % Change: +3.7% (\$540,000 v. \$520,600)

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

	2022	2023	2024
January	0.6	2.5	3.2
February	0.7	1.8	2.5
March	0.5	1.4	2.1
April	0.6	1.5	2.5
May	1.0	1.7	2.6
June	1.5	1.8	2.8
July	1.9	1.9	2.6
August	1.8	1.9	3.0
September	1.9	2.5	3.3
October	2.3	2.8	2.9
November	2.4	3.7	3.0
December	1.9	2.7	

Residential Trends

November 2024 vs. October 2024

New Listings **-29.0%** ↓

Pending Sales **-14.7%** ↓

Closed Sales **-13.2%** ↓

Average Sale Price **-5.3%** ↓

Median Sale Price **-3.7%** ↓

Inventory **+0.1** ↑

Total Market Time **+5** ↑

November 2024 vs. November 2023

New Listings **+6.2%** ↑

Pending Sales **+34.2%** ↑

Closed Sales **+44.8%** ↑

Average Sale Price **+5.0%** ↑

Median Sale Price **+7.8%** ↑

Inventory **-0.7** ↓

Total Market Time **+16** ↑

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Residential Sales by Price Range						
Price Range	Nov 2022		Nov 2023		Nov 2024	
0K-100K	3	0.6%	5	1.4%	4	0.8%
100K-200K	13	2.7%	9	2.5%	10	2.1%
200K-300K	20	4.1%	11	3.1%	18	3.7%
300K-400K	66	13.5%	36	10.1%	42	8.7%
400K-500K	122	25.0%	114	32.1%	115	23.8%
500K-600K	94	19.3%	65	18.3%	121	25.1%
600K-700K	69	14.1%	32	9.0%	64	13.3%
700K-800K	27	5.5%	27	7.6%	35	7.2%
800K-900K	21	4.3%	17	4.8%	24	5.0%
900K-1M	12	2.5%	16	4.5%	13	2.7%
1MM-1.1MM	8	1.6%	10	2.8%	9	1.9%
1.1MM-1.2MM	9	1.8%	3	0.8%	5	1.0%
1.2MM-1.3MM	4	0.8%	3	0.8%	8	1.7%
1.3MM-1.4MM	5	1.0%	0	0.0%	4	0.8%
1.4MM-1.5MM	3	0.6%	1	0.3%	5	1.0%
1.5MM-1.6MM	1	0.2%	1	0.3%	1	0.2%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	0.2%
1.7MM-1.8MM	1	0.2%	0	0.0%	1	0.2%
1.8MM-1.9MM	1	0.2%	1	0.3%	0	0.0%
1.9MM-2MM	2	0.4%	0	0.0%	0	0.0%
2MM+	7	1.4%	4	1.1%	3	0.6%
Total Closed Sales	488		355		483	

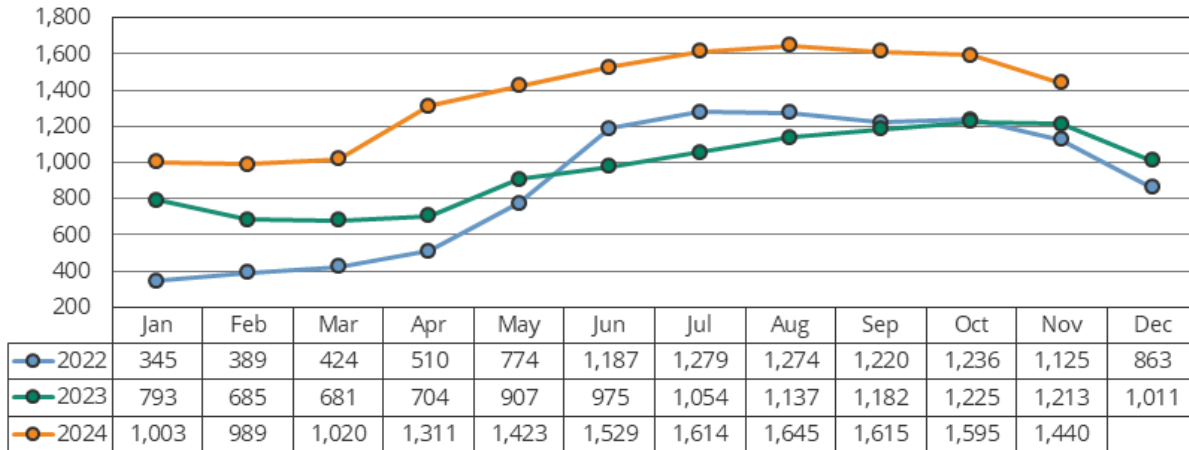
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	November	483	494	478	603,600	539,200	68
	October	680	579	551	637,600	560,000	63
	Year-To-Date	8,025	6,049	5,793	613,600	540,000	54
2023	November	455	368	330	574,700	500,000	52
	Year-To-Date	7,352	5,586	5,370	583,500	525,000	44
Change	November 2023	6.2%	34.2%	44.8%	5.0%	7.8%	30.3%
	Prev Mo 2024	-29.0%	-14.7%	-13.2%	-5.3%	-3.7%	7.7%
	Year-To-Date	9.2%	8.3%	7.9%	5.2%	2.9%	21.4%

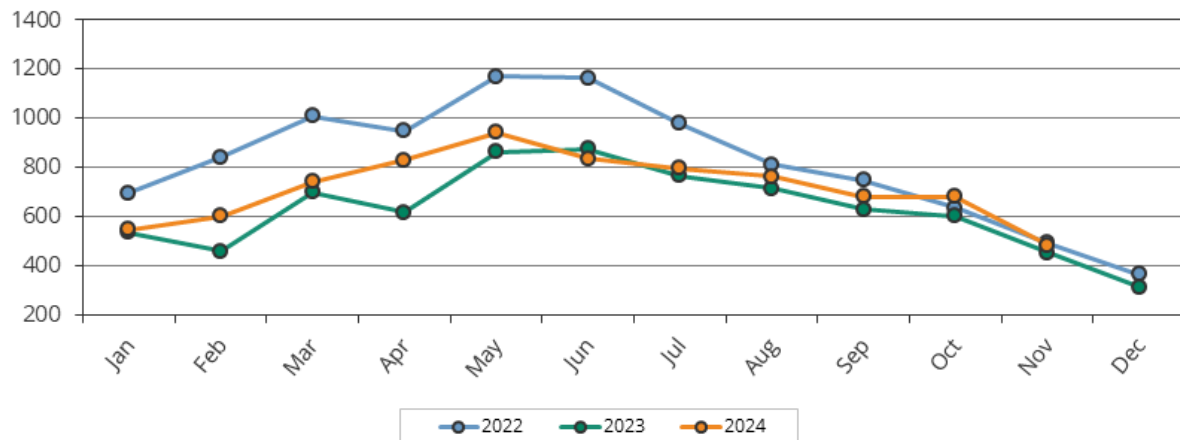
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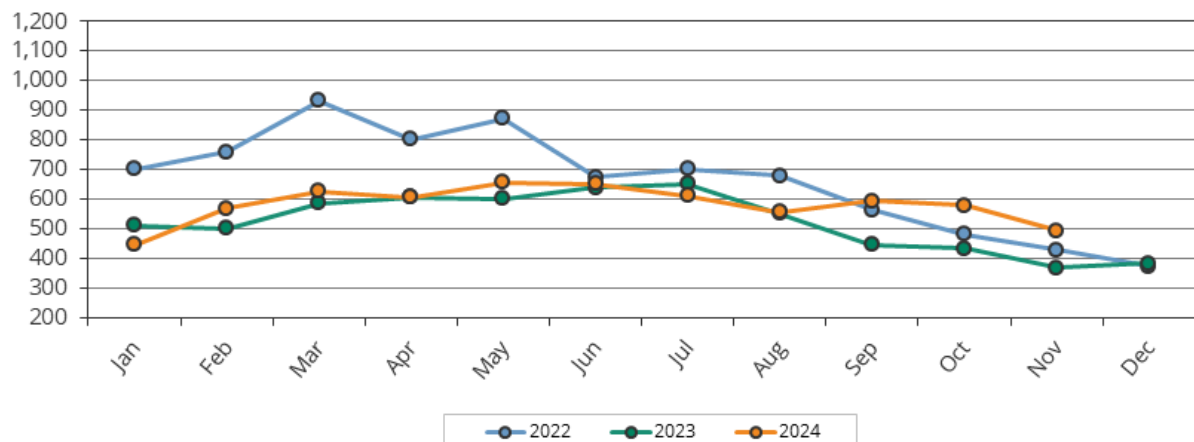
Active Residential Listings



New Listings



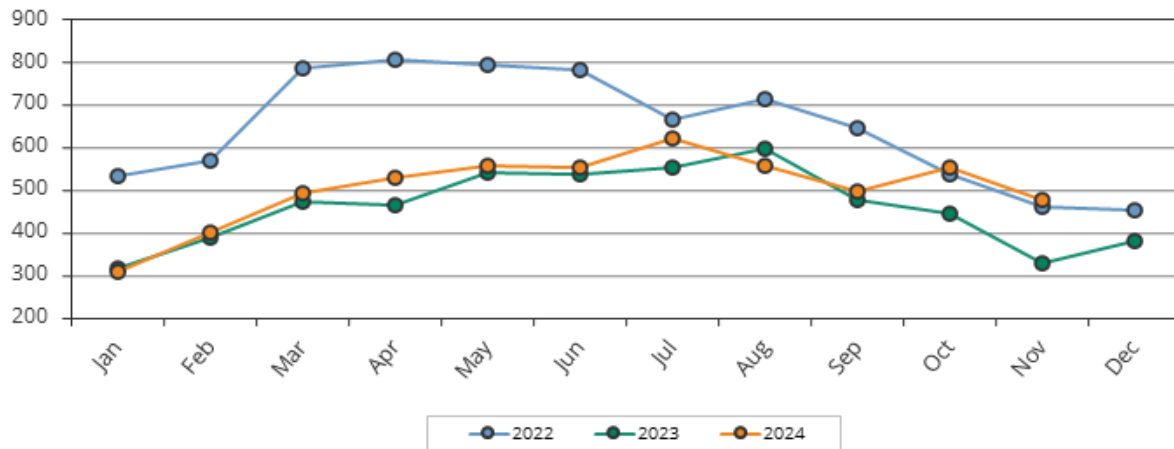
Pending Sales



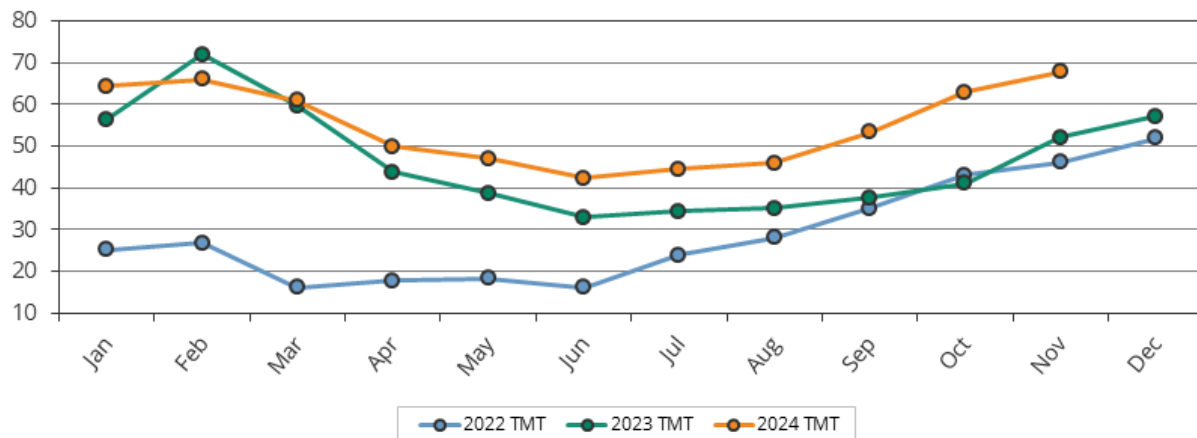
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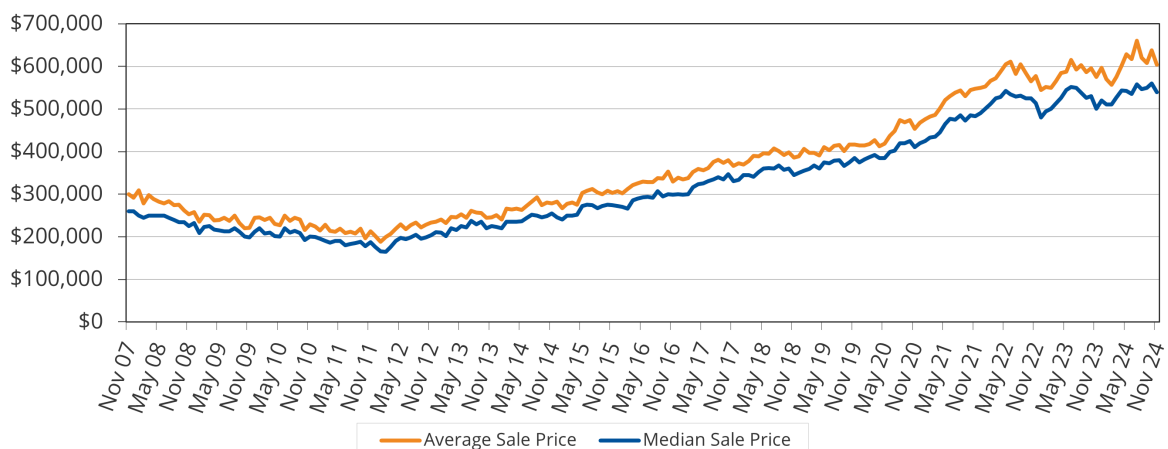
Closed Sales



Average Total Market Time



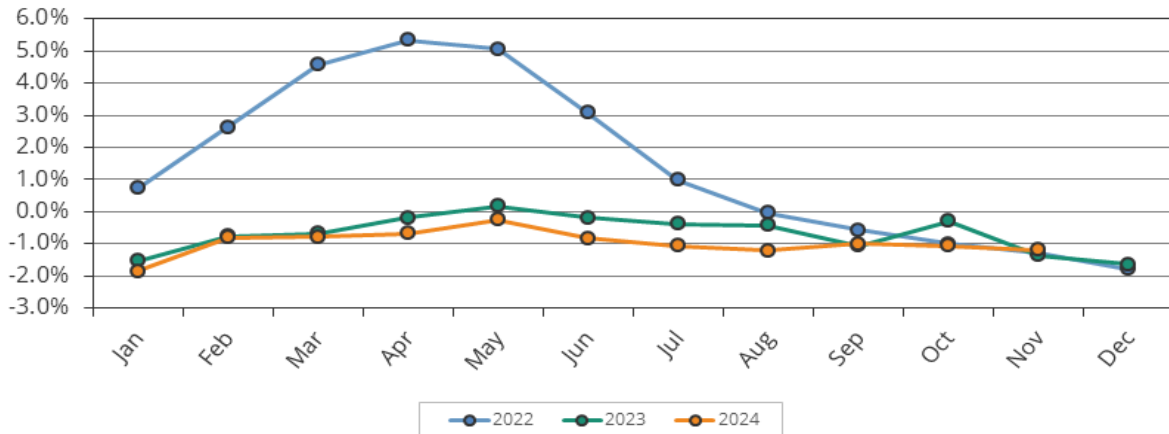
Average and Median Sale Price



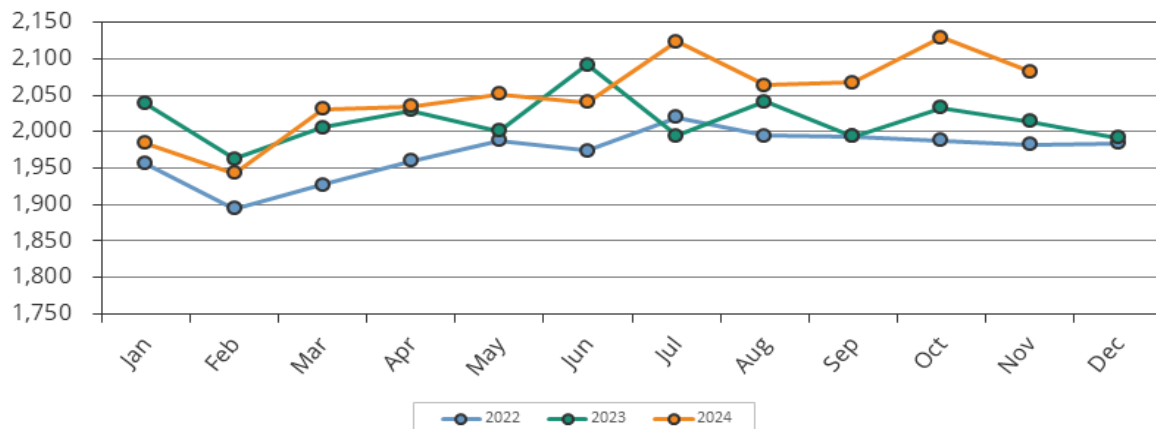
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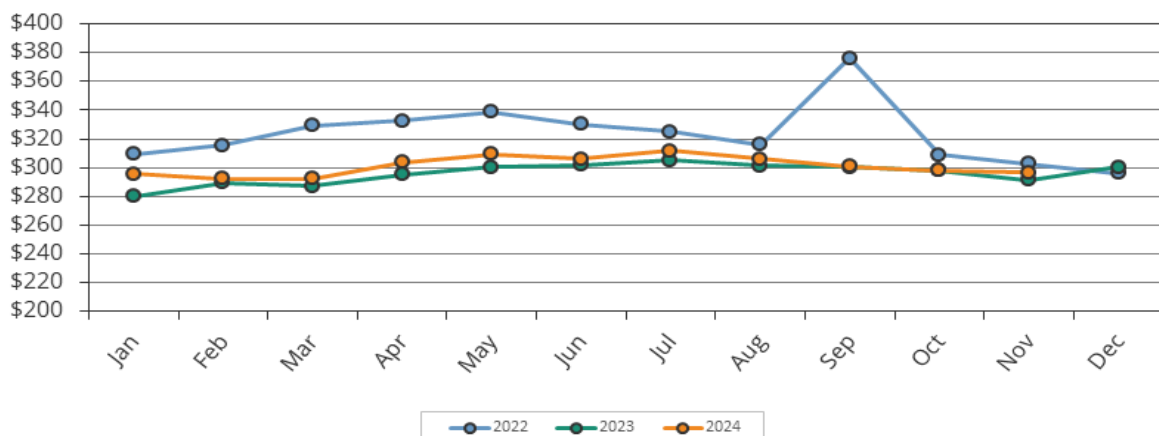
Average Sold Price Change



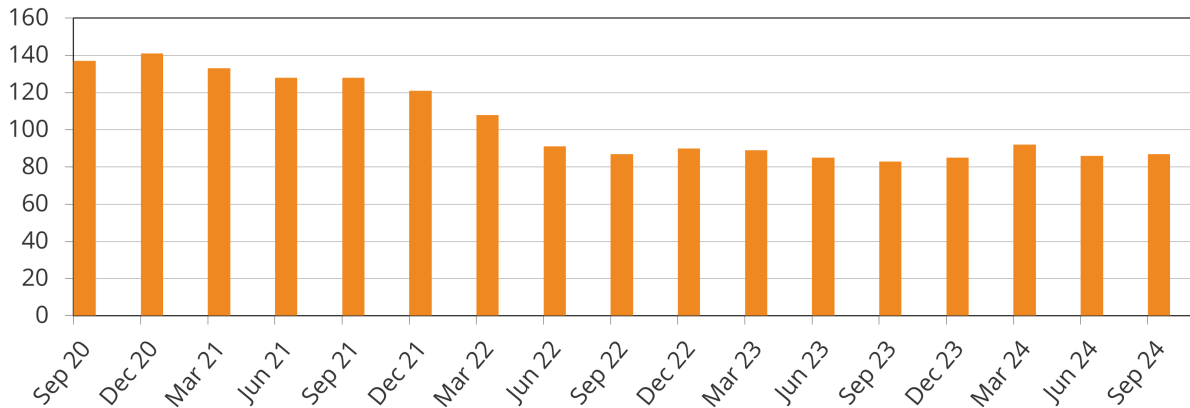
Average Square Footage



Average Price Per Square Foot



Affordability Index



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 (\$116,900 in 2024, per HUD) can afford 87% of a monthly mortgage payment on a median priced home (\$550,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.51% (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

1,025

Percent of Total
Active Listings

71.2%

Purchase- and
Occupancy-Ready
Inventory in Months

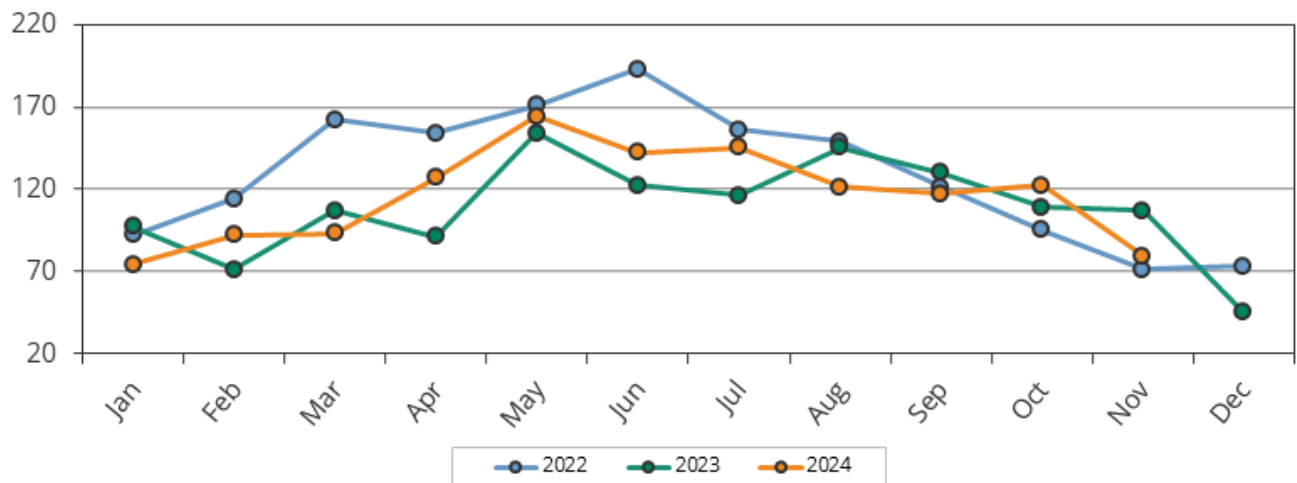
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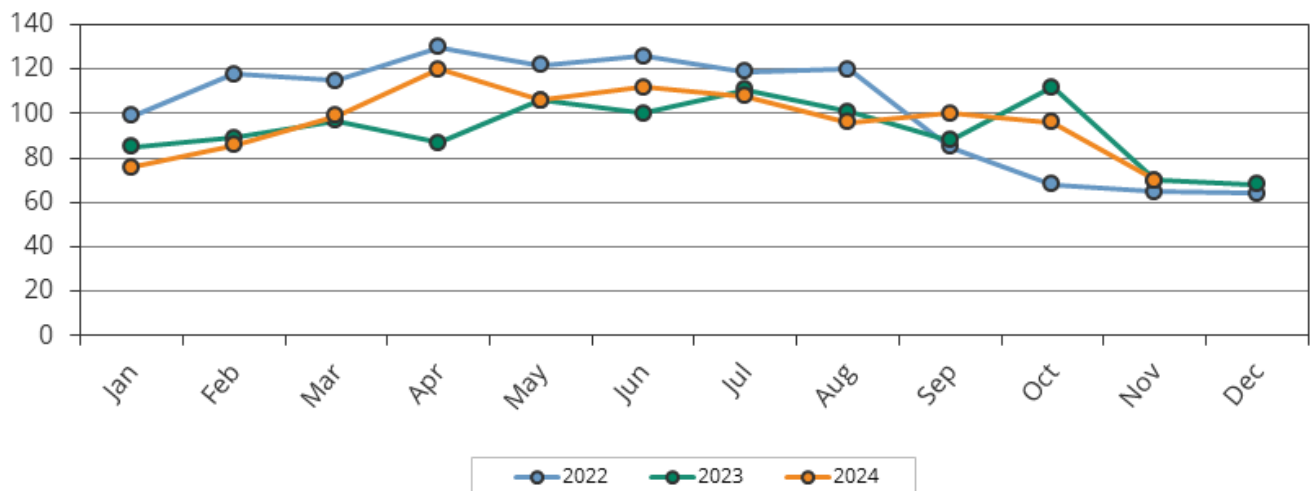
Cowlitz County – SW Washington

November 2024 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

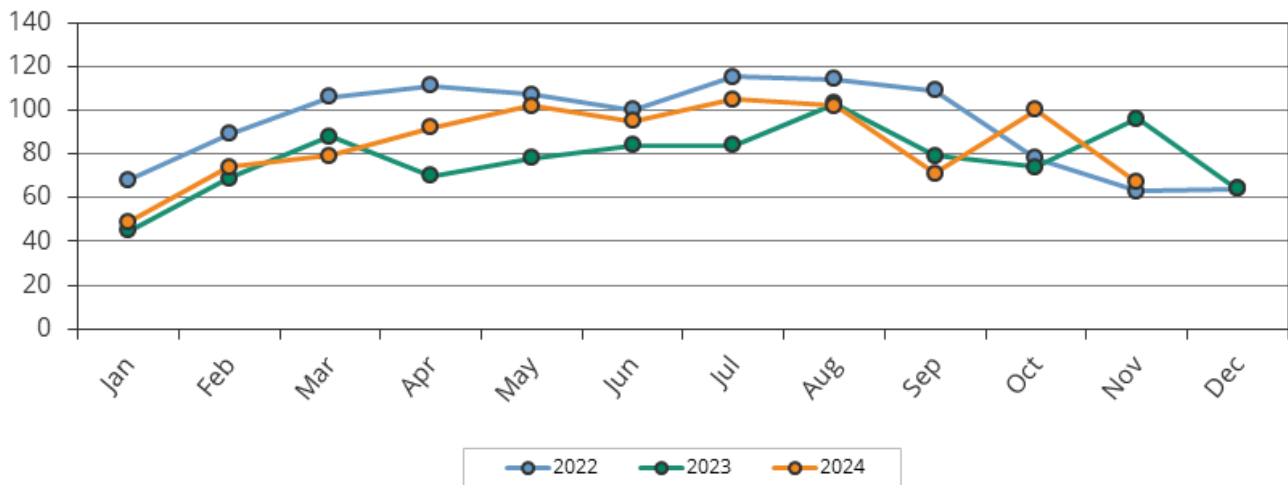




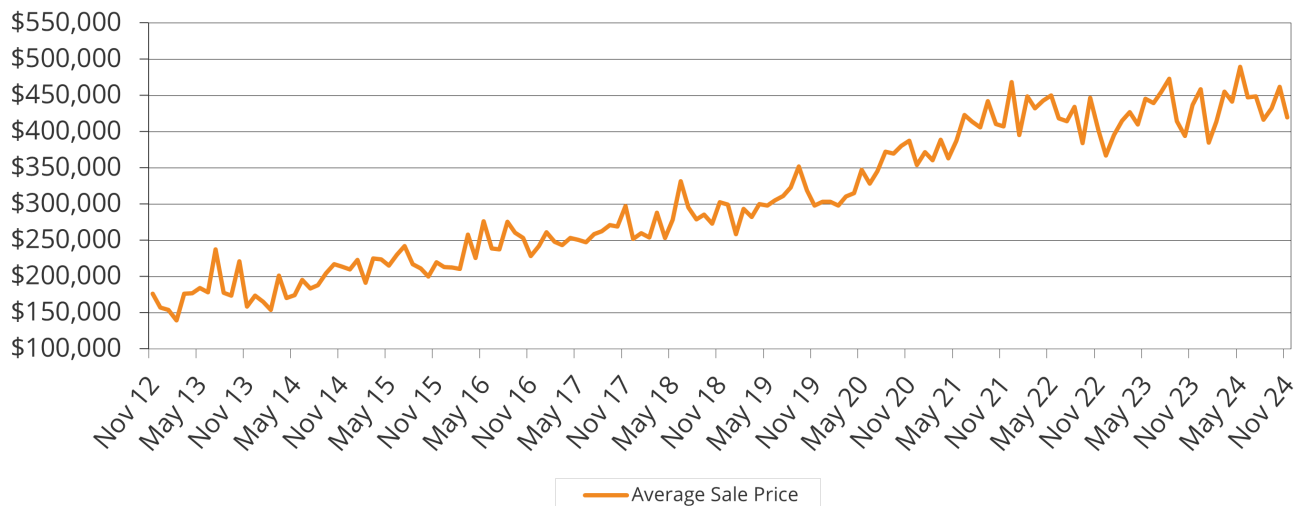
Cowlitz County – SW Washington

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Cowlitz County Closed Sales



Cowlitz County Average Sale Price



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November 2024 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		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 24 v. 23 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 24 v. 23 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	28	8	2	12	50.0%	10	454,500	74	188	139	15.8%	136	570,300	475,000	38	0.6%	2	1,550,000	1	219,000	7	583,400
12	NW Heights	32	13	3	7	-50.0%	8	379,800	42	181	128	4.9%	122	392,600	391,000	32	7.4%	-	-	1	251,000	19	547,700
13	SW Heights	27	4	4	5	25.0%	2	482,500	18	128	84	10.5%	83	735,800	535,000	63	1.5%	-	-	5	401,000	2	675,000
14	Lincoln/Hazel Dell	12	5	3	11	37.5%	4	533,700	80	110	87	7.4%	83	515,800	499,900	33	1.3%	-	-	3	349,200	1	607,500
15	E Hazel Dell	53	26	10	31	93.8%	31	474,500	61	350	264	-8.0%	264	458,300	462,500	44	1.3%	3	586,300	2	568,800	4	1,025,700
20	NE Heights	15	12	1	20	42.9%	14	482,300	49	166	156	20.9%	141	473,000	473,000	51	6.7%	-	-	1	321,800	5	1,804,000
21	Orchards	53	16	7	13	-48.0%	14	456,600	58	301	212	1.9%	208	448,600	450,000	42	2.8%	-	-	1	150,000	2	722,500
22	Evergreen	78	39	7	39	14.7%	29	421,100	50	554	444	5.7%	416	451,300	445,000	34	-0.5%	-	-	1	290,000	10	599,700
23	E Heights	26	8	4	11	57.1%	16	521,200	43	167	128	18.5%	122	622,600	502,000	41	22.0%	-	-	8	400,000	3	488,700
24	Cascade Park	23	13	3	19	18.8%	26	566,900	58	240	205	12.6%	190	606,900	553,500	47	3.4%	2	753,000	1	265,000	1	644,700
25	Five Corners	10	7	0	11	0.0%	6	509,100	51	127	112	-10.4%	107	470,200	453,500	33	1.2%	-	-	1	215,000	2	525,000
26	E Orchards	36	12	3	13	18.2%	12	549,100	86	226	168	-23.6%	167	581,700	540,000	53	-2.3%	-	-	-	-	-	-
27	Fisher's Landing	23	9	5	11	10.0%	13	632,000	88	191	151	0.0%	149	544,700	549,900	42	-0.7%	-	-	1	300,000	-	-
31	SE County	11	2	0	0	-	1	500,000	28	35	14	16.7%	14	741,500	720,000	44	-6.9%	-	-	4	427,500	-	-
32	Camas City	118	59	19	45	150.0%	45	864,600	69	692	498	22.7%	458	899,400	810,500	57	11.4%	-	-	9	428,600	8	641,600
33	Washougal	107	23	9	31	158.3%	25	632,700	71	435	317	14.4%	301	769,300	689,000	69	16.3%	1	400,000	21	420,500	3	675,300
41	N Hazel Dell	32	12	2	12	0.0%	19	669,500	45	236	190	-14.8%	191	565,100	530,000	35	2.9%	-	-	2	337,500	1	689,000
42	S Salmon Creek	28	14	7	18	80.0%	14	513,200	66	234	192	-21.6%	173	531,000	525,000	60	9.3%	-	-	1	785,000	-	-
43	N Felida	110	19	8	21	5.0%	11	742,200	67	478	336	39.4%	332	703,500	585,000	57	-4.6%	-	-	4	755,000	-	-
44	N Salmon Creek	80	25	9	19	58.3%	22	572,900	49	400	285	17.8%	269	604,100	565,000	43	6.8%	1	850,000	7	1,168,000	-	-
50	Ridgefield	126	38	11	27	22.7%	37	673,500	109	546	429	4.9%	431	638,500	605,900	71	6.6%	-	-	3	418,300	-	-
51	W of I-5 County	18	2	3	1	-75.0%	0	-	-	47	25	-7.4%	26	1,112,100	1,100,000	84	12.9%	-	-	4	704,900	-	-
52	NW E of I-5 County	24	7	2	12	300.0%	23	626,200	69	146	115	-14.8%	118	676,200	555,300	68	-10.7%	1	1,950,000	11	498,300	-	-
61	Battleground	132	36	6	32	14.3%	25	637,000	67	599	447	10.6%	420	615,700	548,000	66	2.6%	-	-	14	401,600	2	3,190,000
62	Brush Prairie	136	42	14	48	45.5%	53	586,800	72	841	655	31.0%	614	621,300	568,900	64	-0.7%	1	995,000	19	342,700	2	882,500
63	East County	2	0	0	1	-	0	-	-	6	6	200.0%	5	702,600	675,000	163	21.1%	-	-	-	-	-	-
64	Central County	5	1	0	2	-	1	850,000	191	23	19	137.5%	16	767,700	718,000	51	10.6%	-	-	3	245,000	-	-
65	Mid-Central County	11	2	1	0	-100.0%	2	862,500	141	43	26	0.0%	25	774,800	755,000	116	2.6%	-	-	6	348,300	-	-
66	Yacolt	14	8	4	9	350.0%	5	593,600	51	88	65	27.5%	59	581,400	536,000	51	1.5%	-	-	3	220,300	-	-
70	La Center	61	19	4	11	22.2%	8	905,400	134	202	127	23.3%	128	602,600	580,600	71	4.1%	-	-	5	216,000	-	-
71	N Central	9	2	4	2	-50.0%	2	890,000	40	38	20	-48.7%	20	626,600	572,500	104	5.7%	-	-	11	186,000	-	-
72	NE Corner	-	0	0	0	-	0	-	-	7	5	-28.6%	5	728,200	700,000	16	10.5%	-	-	1	225,000	-	-
72	Clark County Total	1,440	483	155	494	34.2%	478	603,600	68	8,025	6,049	8.3%	5,793	613,600	540,000	54	5.4%	11	960,000	154	422,000	72	780,100
80	Woodland City	29	8	1	6	200.0%	5	244,600	34	111	84	27.3%	84	460,600	450,000	54	11.0%	1	490,000	3	278,300	-	-
81	Woodland Area	21	-	2	3	-40.0%	3	602,700	170	73	47	22.0%	49	725,200	684,000	102	8.0%	-	-	12	340,300	-	-
82	Cowlitz County	240	71	22	61	-3.2%	59	425,000	55	1,107	866	3.1%	841	421,900	400,000	54	3.3%	3	453,000	95	189,200	16	417,500
82	Cowlitz County Total	290	79	25	70	0.0%	67	419,500	58	1,291	997	2.0%	974	440,500	412,000	56	3.4%	4	462,300	110	208,100	16	417,500
87	Pacific County Total	28	3	3	7	-36.4%	9	349,000	50	114	72	-47.8%	70	386,800	352,000	85	4.6%	1	995,000	21	146,400	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2024 with November 2023. The year-to-date section compares 2024 year-to-date statistics through November with 2023 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/23-11/30/24) with 12 months before (12/1/22-11/30/23).

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

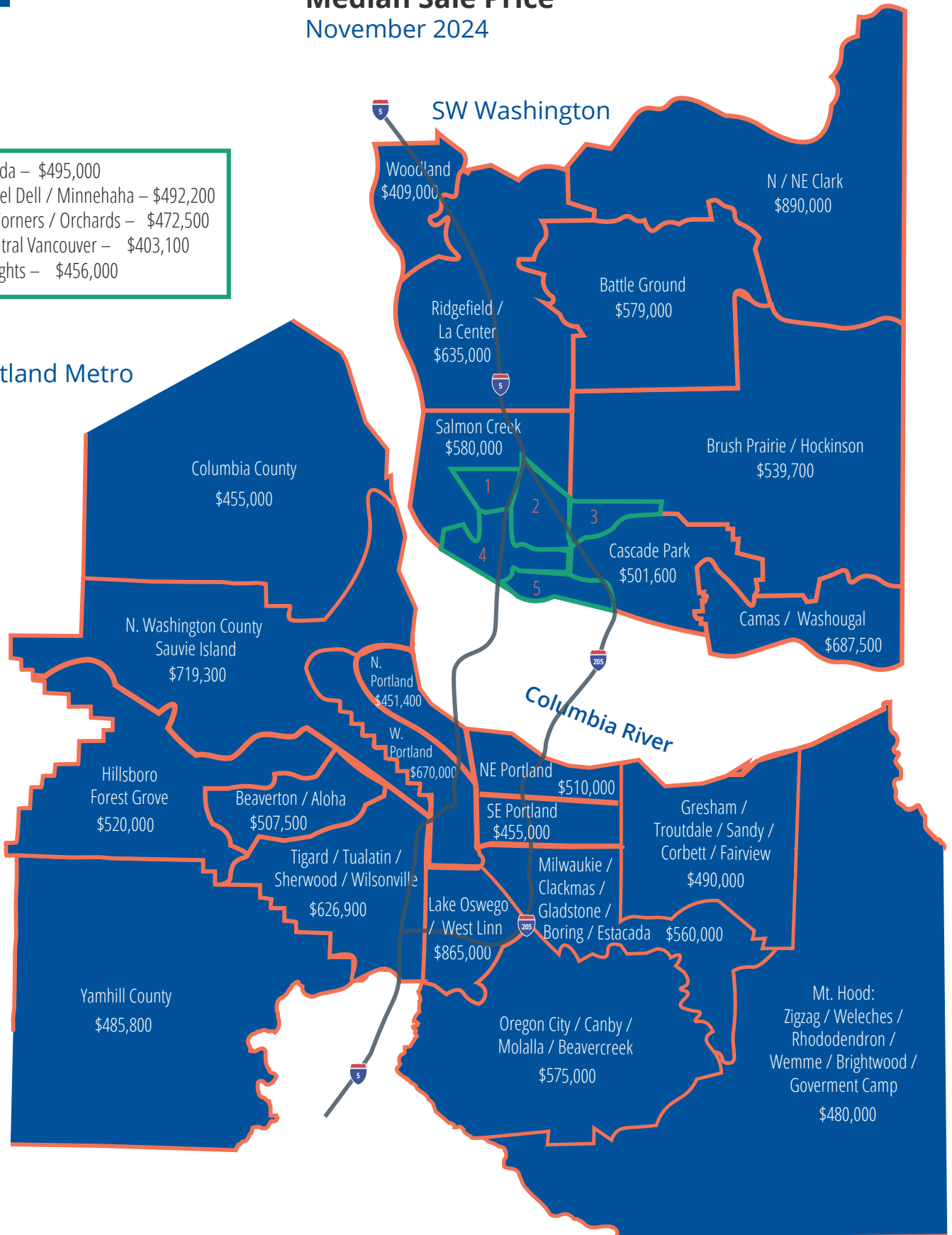
November 2024 Reporting Period

Median Sale Price

November 2024

1. Felida – \$495,000
2. Hazel Dell / Minnehaha – \$492,200
3. 5. Corners / Orchards – \$472,500
4. Central Vancouver – \$403,100
5. Heights – \$456,000

Portland Metro





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: September 2022 vs September 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-September 2021 vs Jan 2022-September 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.

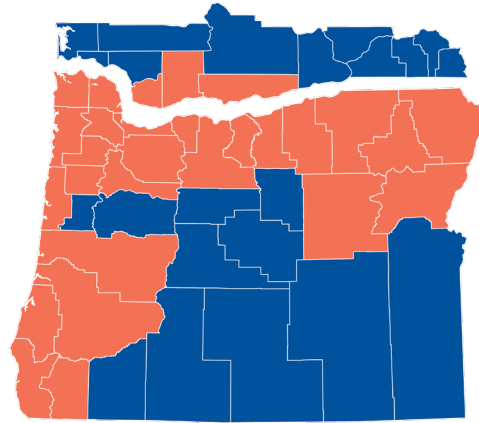
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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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