



MARKET ACTION REPORT

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

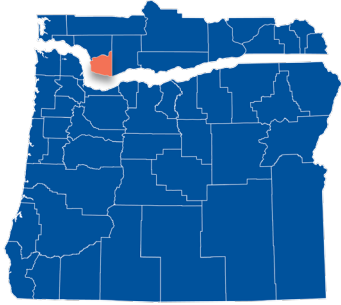
SW Washington December 2024 Reporting Period

SW Washington

December 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 (334) increased 6.7% from the 313 listed in December 2023, and decreased 30.8% from the 483 listed in November 2024.

Pending Sales

Pending sales (439) increased 14.9% from the 382 offers accepted in December 2023, and decreased 11.1% from the 494 offers accepted in November 2024.

Closed Sales

Closed sales (458) increased 20.2% from the 381 closings in December 2023, and decreased 4.2% from the 478 closings in November 2024.

Inventory and Time on Market

Inventory decreased to 2.7 months in December. Total market time increased to 72 days.

Year-to-Date Summary

Comparing the twelve months of 2024 to the same period in 2023, new listings (8,381) increased 9.2%, pending sales (6,465) increased 8.9%, and closed sales (6,273) increased 8.6%.

Average and Median Sale Prices

Comparing 2024 to 2023 through December, the average sale price has increased 4.6% from \$584,300 to \$611,400. 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: +4.6% (\$611,400 v. \$584,300)

Median Sale Price % Change: +2.9% (\$540,000 v. \$525,000)

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

	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	2.7

Residential Trends

December 2024 vs. November 2024

New Listings **-30.8%** ↓

Pending Sales **-11.1%** ↓

Closed Sales **-4.2%** ↓

Average Sale Price **-3.0%** ↓

Median Sale Price **-1.2%** ↓

Inventory **-0.3** ↓

Total Market Time **+4** ↑

December 2024 vs. December 2023

New Listings **+6.7%** ↑

Pending Sales **+14.9%** ↑

Closed Sales **+20.2%** ↑

Average Sale Price **-1.9%** ↓

Median Sale Price **+2.4%** ↑

Inventory **+0.0** —

Total Market Time **+15** ↑

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Residential Sales by Price Range						
Price Range	Dec 2022		Dec 2023		Dec 2024	
0K-100K	2	0.4%	4	1.0%	3	0.7%
100K-200K	6	1.3%	8	1.9%	7	1.5%
200K-300K	23	4.9%	10	2.4%	12	2.6%
300K-400K	87	18.4%	58	14.0%	45	9.8%
400K-500K	136	28.8%	109	26.3%	128	27.8%
500K-600K	84	17.8%	95	22.9%	101	21.9%
600K-700K	48	10.1%	46	11.1%	67	14.5%
700K-800K	30	6.3%	38	9.2%	38	8.2%
800K-900K	20	4.2%	15	3.6%	19	4.1%
900K-1M	14	3.0%	7	1.7%	13	2.8%
1MM-1.1MM	3	0.6%	9	2.2%	10	2.2%
1.1MM-1.2MM	7	1.5%	5	1.2%	6	1.3%
1.2MM-1.3MM	2	0.4%	2	0.5%	3	0.7%
1.3MM-1.4MM	3	0.6%	5	1.2%	2	0.4%
1.4MM-1.5MM	2	0.4%	1	0.2%	1	0.2%
1.5MM-1.6MM	1	0.2%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	0.2%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	0.2%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	3	0.7%
1.9MM-2MM	1	0.2%	0	0.0%	3	0.7%
2MM+	3	0.6%	2	0.5%	0	0.0%
Total Closed Sales	473		415		461	

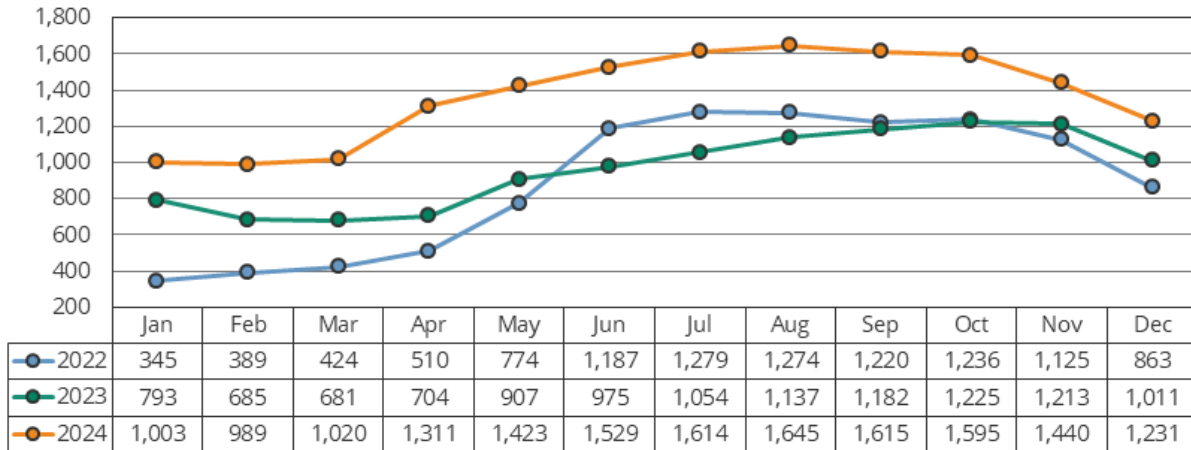
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	December	334	439	458	585,500	532,500	72
	November	483	494	478	603,600	539,200	68
	Year-To-Date	8,381	6,465	6,273	611,400	540,000	55
2023	December	313	382	381	597,000	520,000	57
	Year-To-Date	7,675	5,937	5,774	584,300	525,000	45
Change	December 2023	6.7%	14.9%	20.2%	-1.9%	2.4%	26.3%
	Prev Mo 2024	-30.8%	-11.1%	-4.2%	-3.0%	-1.2%	6.2%
	Year-To-Date	9.2%	8.9%	8.6%	4.6%	2.9%	22.1%

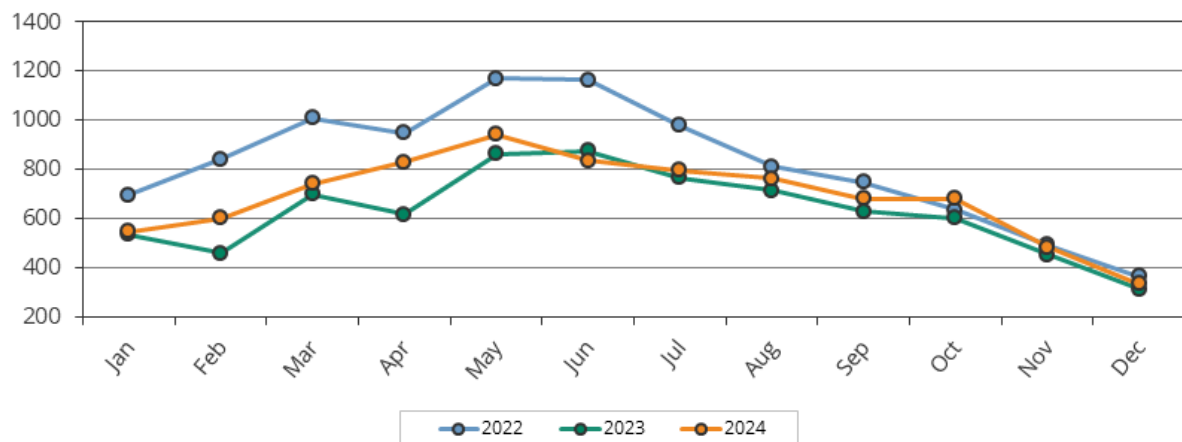
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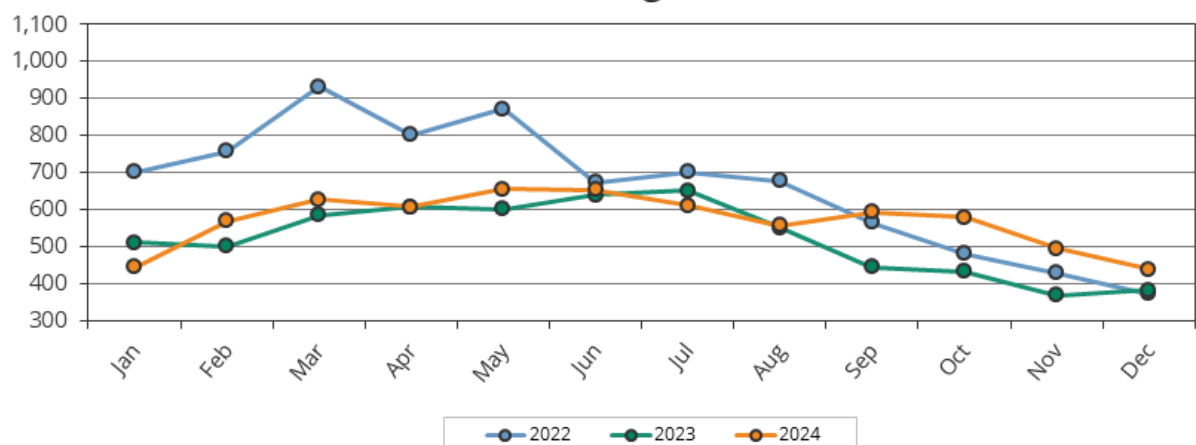
Active Residential Listings



New Listings



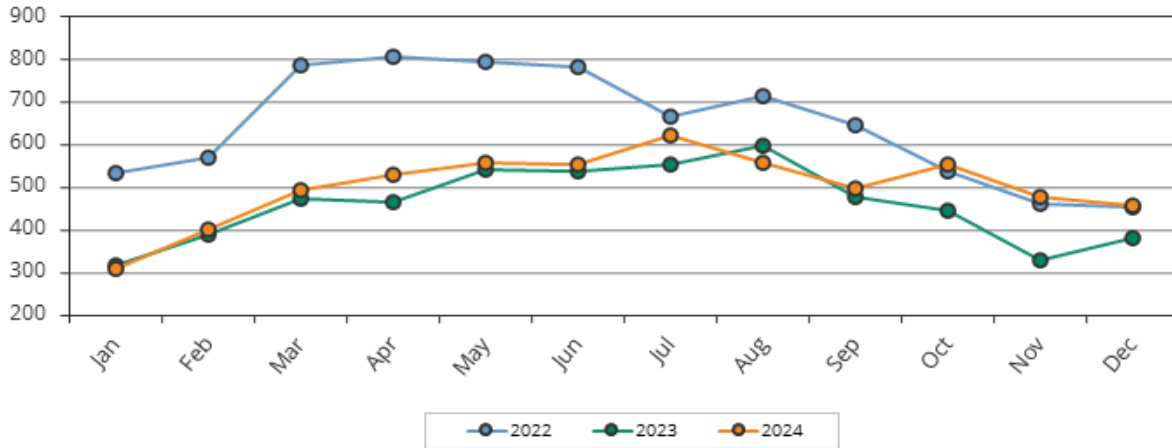
Pending Sales



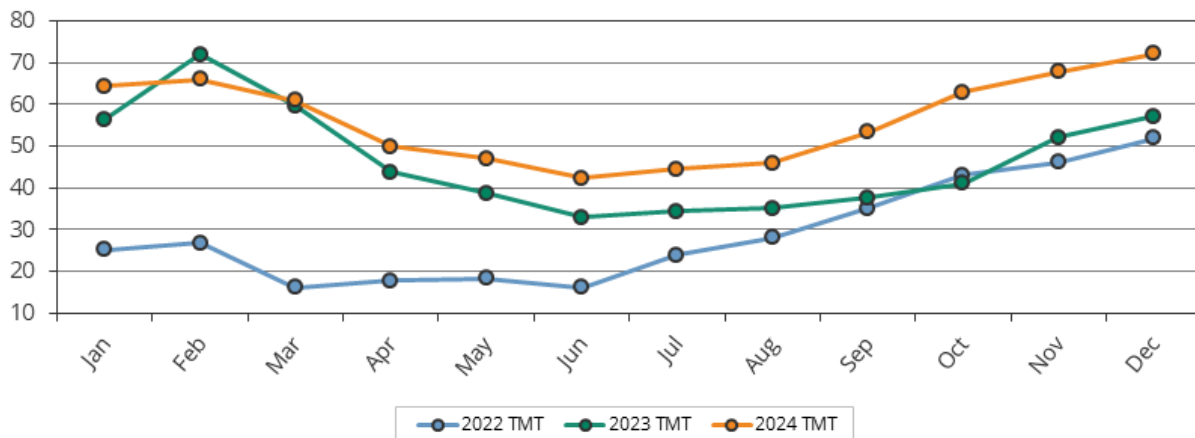
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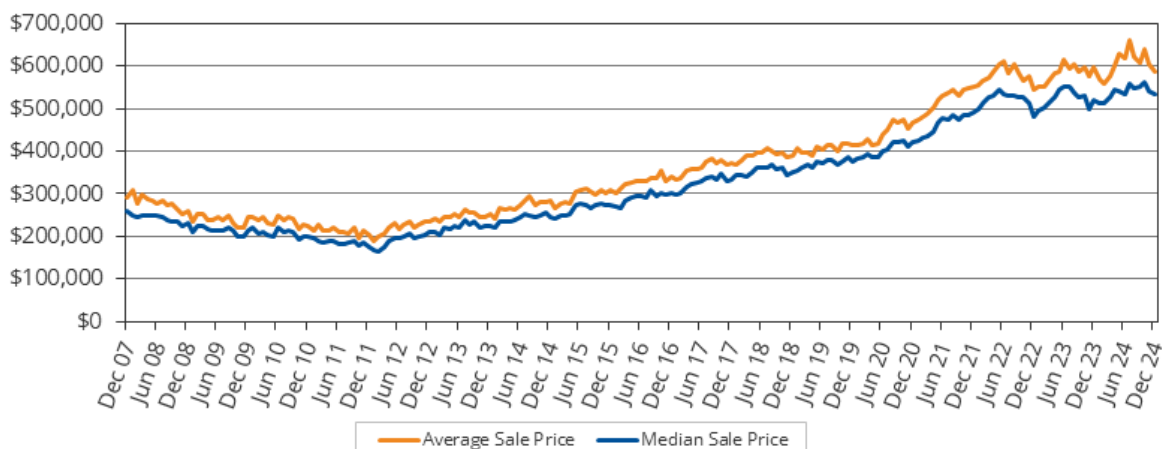
Closed Sales



Average Total Market Time



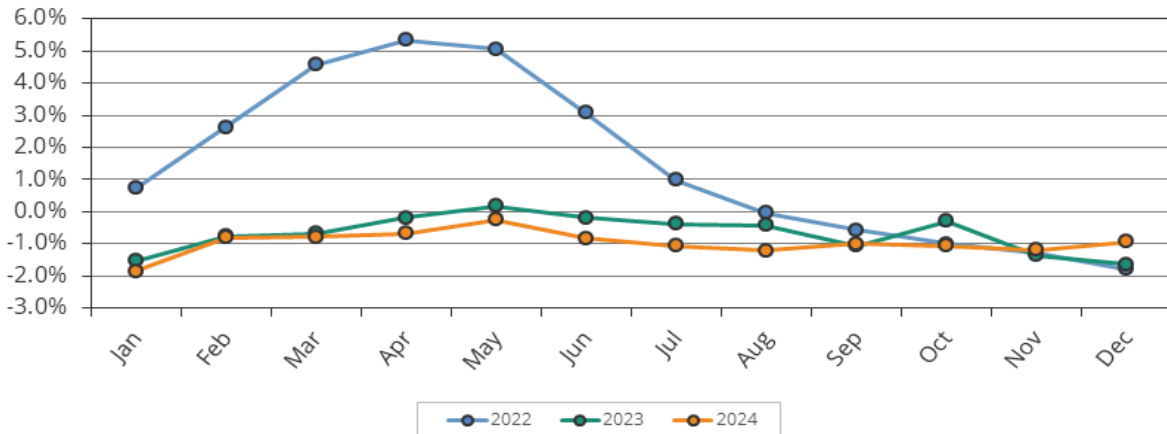
Average and Median Sale Price



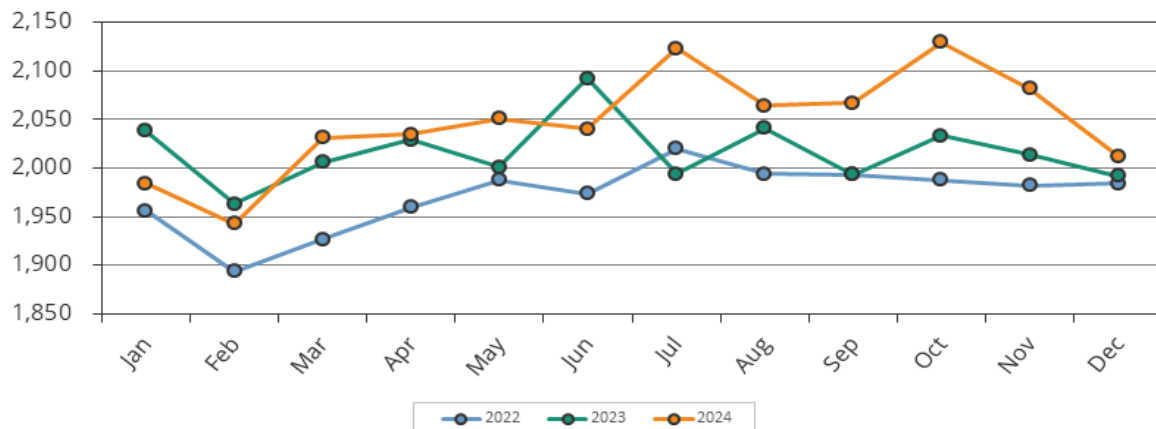
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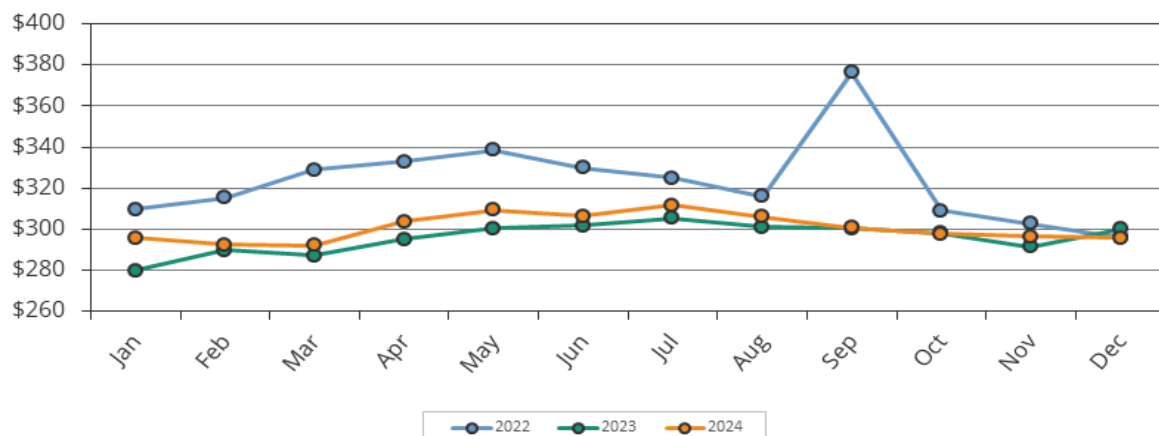
Average Sold Price Change



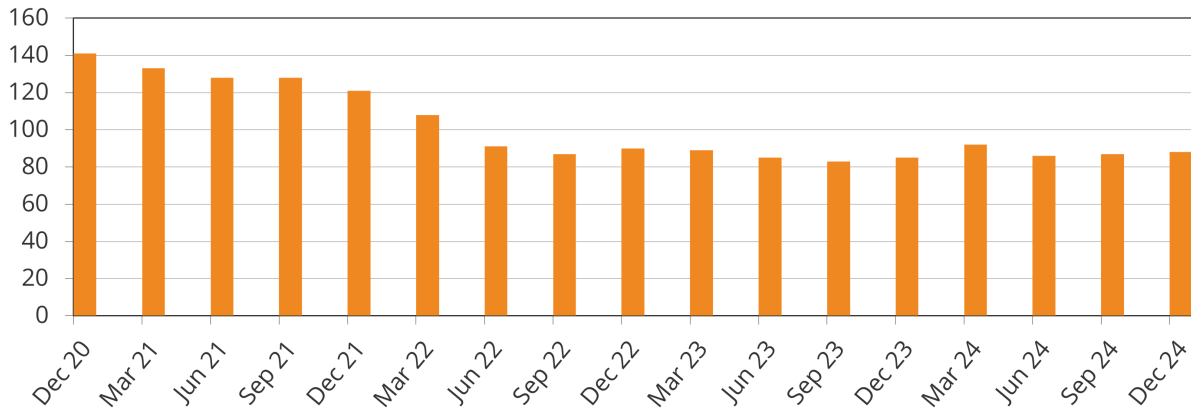
Average Square Footage



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 88% of a monthly mortgage payment on a median priced home (\$539,200 in November). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.63% (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

840

Percent of Total
Active Listings

68.2%

Purchase- and
Occupancy-Ready
Inventory in Months

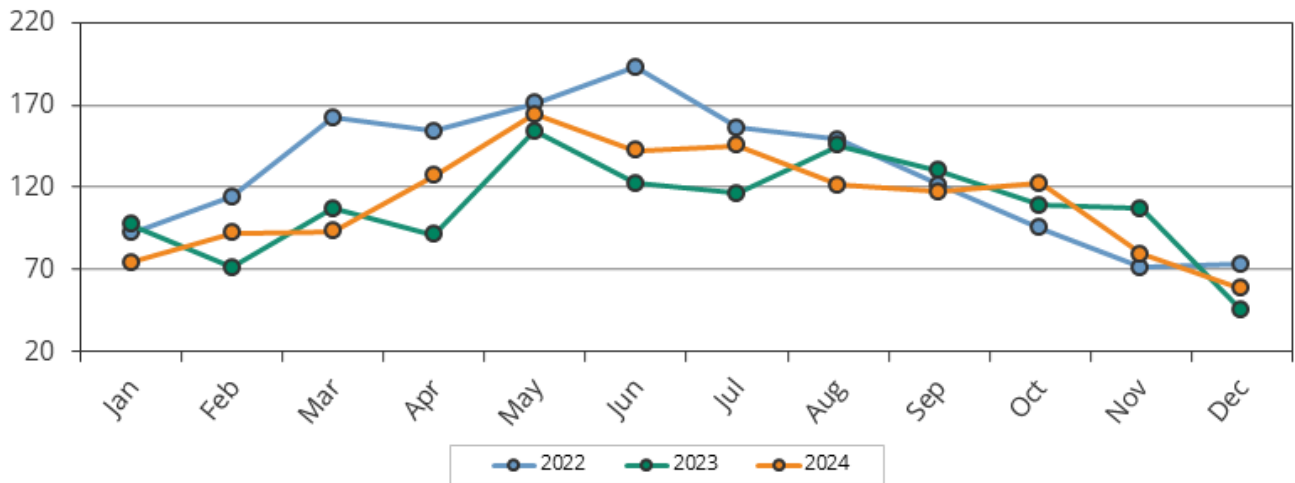
1.8



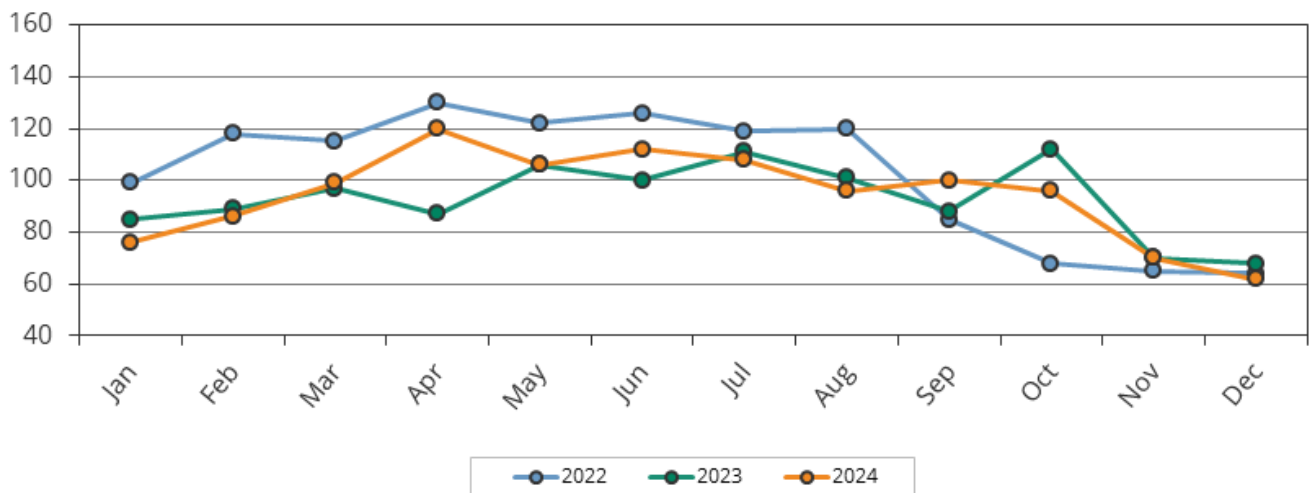
Cowlitz County – SW Washington

December 2024 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

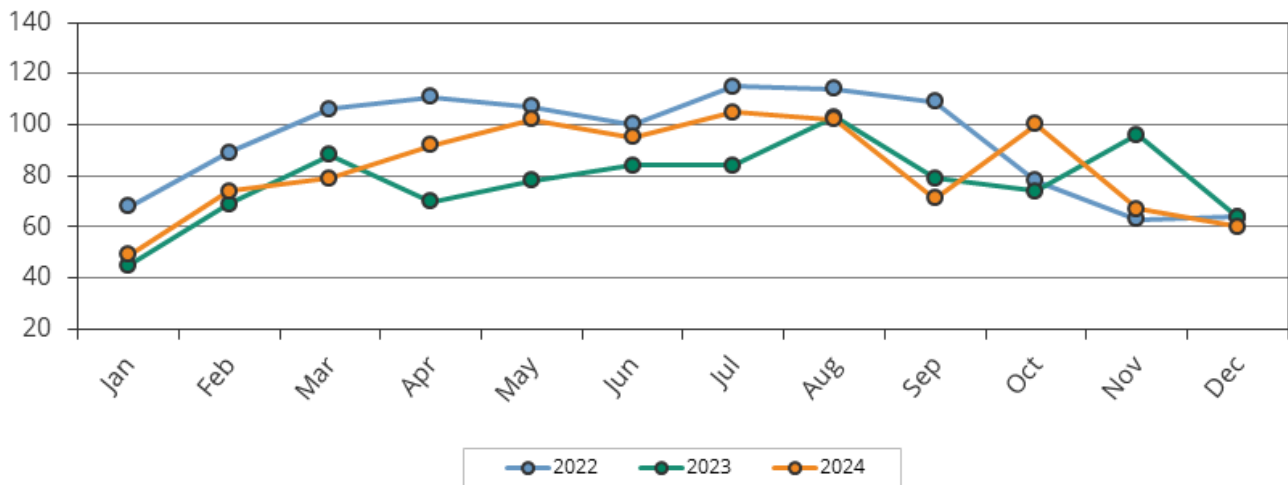




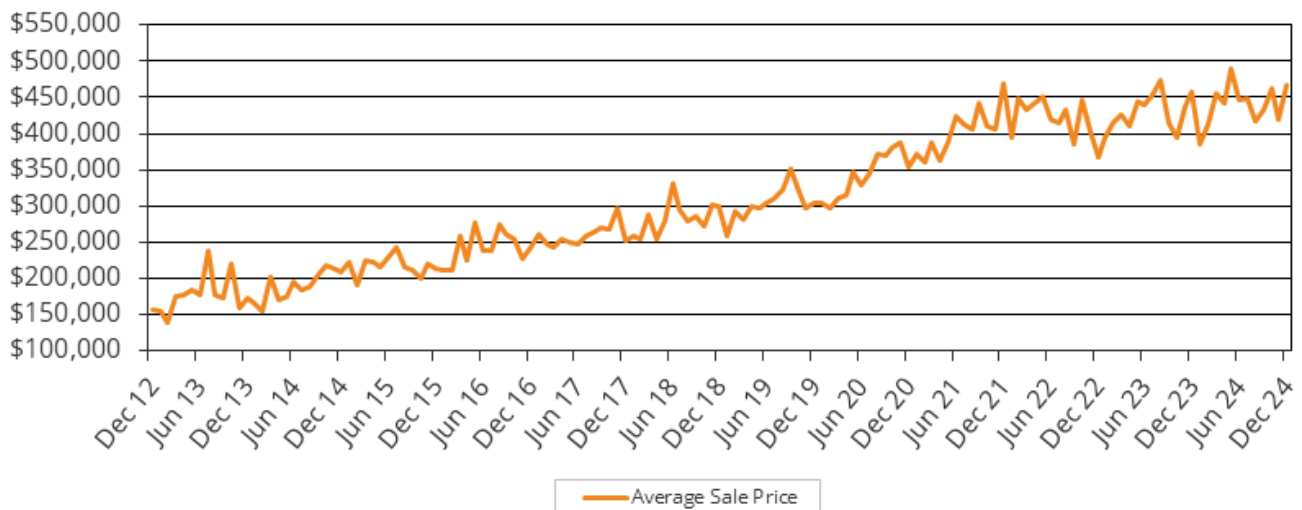
Cowlitz County – SW Washington

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Cowlitz County Closed Sales



Cowlitz County Average Sale Price



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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	21	8	2	15	87.5%	9	404,500	70	196	153	21.4%	145	560,000	455,000	40	0.2%	2	1,550,000	1	219,000	7	583,400
12	NW Heights	22	4	4	11	0.0%	7	410,100	48	185	138	4.5%	130	392,800	390,000	34	8.6%	-	-	1	251,000	20	543,900
13	SW Heights	20	3	6	5	0.0%	5	472,000	103	131	89	9.9%	88	720,800	522,500	65	-1.2%	1	655,000	5	401,000	2	675,000
14	Lincoln/Hazel Dell	11	4	1	5	-28.6%	11	564,000	66	115	92	5.7%	94	521,400	512,500	36	2.8%	-	-	4	305,700	2	528,800
15	E Hazel Dell	39	16	10	21	-22.2%	24	465,400	50	372	284	-8.4%	288	458,900	462,500	45	1.2%	3	586,300	2	568,800	5	960,600
20	NE Heights	15	10	3	11	0.0%	20	453,500	33	176	165	20.4%	161	470,600	467,500	49	3.9%	-	-	1	321,800	5	1,804,000
21	Orchards	51	11	7	14	-6.7%	15	531,200	71	312	224	0.4%	226	454,600	452,300	44	3.5%	-	-	1	150,000	2	722,500
22	Evergreen	67	26	8	36	33.3%	41	517,700	54	581	477	7.0%	461	457,600	450,000	36	-1.2%	-	-	1	290,000	10	599,700
23	E Heights	25	7	2	9	12.5%	8	958,800	63	174	135	16.4%	130	643,300	512,500	42	-5.7%	-	-	8	400,000	3	488,700
24	Cascade Park	18	10	5	13	44.4%	20	546,000	50	252	217	14.2%	211	600,400	555,000	47	3.0%	2	753,000	1	265,000	1	644,700
25	Five Corners	7	8	3	10	25.0%	8	522,400	63	137	122	-8.3%	117	474,300	455,000	35	1.2%	-	-	1	215,000	2	525,000
26	E Orchards	20	4	8	14	40.0%	10	512,700	36	228	182	-20.9%	177	577,800	540,000	52	-4.9%	-	-	-	-	-	-
27	Fisher's Landing	18	7	2	12	33.3%	13	507,100	79	198	163	1.9%	162	541,700	549,500	45	0.4%	-	-	1	300,000	-	-
32	SE County	10	0	1	-	-100.0%	-	-	-	35	14	7.7%	14	741,500	720,000	44	-7.4%	-	-	5	411,700	-	-
33	Camas City	103	22	11	29	-12.1%	29	809,600	78	716	524	20.5%	487	894,000	814,000	58	11.0%	-	-	12	414,800	8	641,600
41	Washougal	81	17	18	27	50.0%	24	737,800	202	452	344	16.6%	327	770,600	686,000	79	15.7%	3	537,800	21	420,500	3	675,300
42	N Hazel Dell	27	9	5	10	-33.3%	12	514,300	61	248	200	-16.3%	203	562,100	527,000	36	1.6%	-	-	2	337,500	1	689,000
43	S Salmon Creek	28	13	3	9	-18.2%	18	496,600	50	248	199	-22.3%	191	527,800	525,000	59	8.5%	-	-	1	785,000	-	-
44	N Felida	98	21	8	27	35.0%	24	592,100	76	499	363	39.6%	361	692,800	579,900	58	-1.5%	-	-	5	974,000	-	-
50	N Salmon Creek	73	22	8	26	73.3%	15	564,200	61	422	309	21.7%	285	601,500	552,500	44	6.4%	1	850,000	7	1,168,000	-	-
51	Ridgefield	118	29	18	26	-18.8%	28	674,900	89	575	454	3.4%	460	640,500	607,800	72	7.4%	-	-	5	352,800	-	-
52	W of I-5 County	13	1	4	-	-100.0%	0	-	-	48	25	-10.7%	26	1,112,100	1,100,000	84	10.8%	-	-	4	704,900	-	-
61	NW E of I-5 County	24	15	2	16	128.6%	12	808,200	118	161	130	-8.5%	130	688,400	560,300	73	-6.8%	1	1,950,000	11	498,300	-	-
62	Battleground	125	29	16	34	240.0%	30	501,300	58	628	479	16.3%	451	608,400	540,000	65	1.5%	-	-	15	397,500	2	3,190,000
63	Brush Prairie	106	16	20	39	-11.4%	56	632,700	75	858	691	28.2%	670	622,300	569,900	65	-1.4%	1	995,000	19	342,700	2	882,500
64	East County	2	0	0	0	-	1	535,000	6	6	6	200.0%	6	674,700	642,500	137	32.8%	-	-	-	-	-	-
65	Central County	1	0	3	1	0.0%	1	713,000	34	23	21	133.3%	17	764,400	713,000	50	10.1%	-	-	3	245,000	-	-
66	Mid-Central County	8	3	2	3	0.0%	1	875,000	51	46	29	0.0%	26	778,700	757,000	114	-6.0%	-	-	7	334,300	-	-
70	Yacolt	14	3	2	2	0.0%	5	496,300	23	91	67	26.4%	64	574,800	512,500	49	-0.3%	-	-	3	220,300	-	-
71	La Center	56	15	9	14	7.7%	11	592,100	62	222	144	25.2%	140	601,900	584,000	70	7.2%	-	-	5	216,000	-	-
72	N Central	9	0	0	0	-100.0%	0	-	-	38	20	-48.7%	20	626,600	572,500	104	11.0%	-	-	11	186,000	-	-
73	NE Corner	1	1	1	0	-	0	-	-	8	5	-28.6%	5	728,200	700,000	16	7.0%	-	-	1	225,000	-	-
74	Clark County Total	1,231	334	192	439	14.9%	458	585,500	72	8,381	6,465	8.9%	6,273	611,400	540,000	55	4.6%	14	887,700	164	424,200	75	770,500
80	Woodland City	31	12	5	4	-20.0%	2	456,700	67	123	88	23.9%	86	460,500	450,000	54	2.5%	1	490,000	3	278,300	-	-
81	Woodland Area	20	4	1	4	33.3%	3	817,300	76	77	51	-5.7%	52	730,600	686,500	100	5.6%	-	-	15	329,900	-	-
82	Cowlitz County	201	42	27	54	-10.0%	55	447,600	75	1,150	913	2.1%	901	422,900	400,000	55	3.1%	3	453,000	107	184,800	17	411,000
83	Cowlitz County Total	252	58	33	62	-8.8%	60	466,400	75	1,350	1,052	1.4%	1,039	441,400	410,000	57	1.9%	4	462,300	125	204,500	17	411,000
87	Pacific County Total	21	2	6	3	-40.0%	6	280,000	137	117	75	-47.6%	76	378,400	330,000	89	0.5%	1	995,000	22	143,800	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/24-12/31/24) with 12 months before (1/1/23-12/31/23).

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

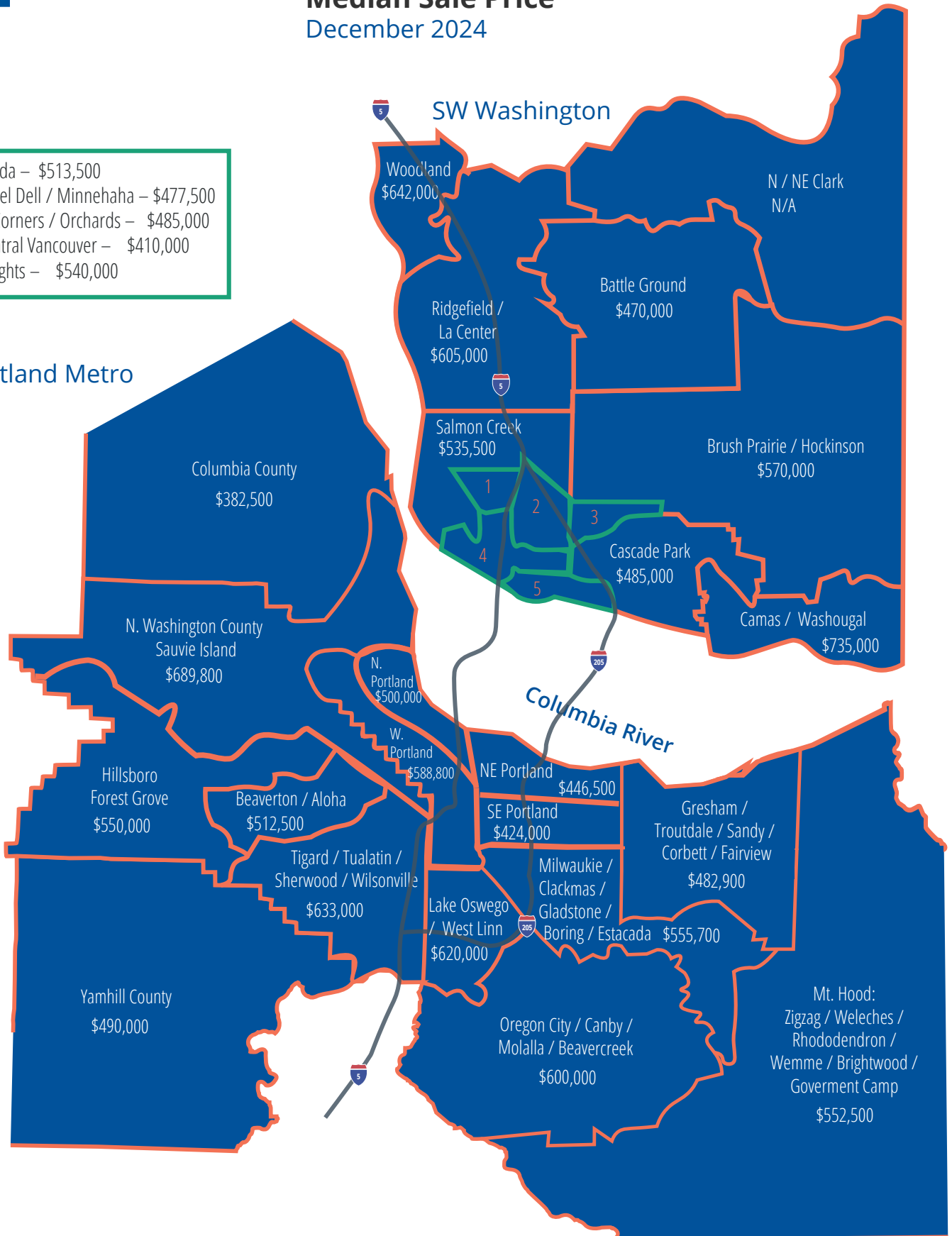
December 2024 Reporting Period

Median Sale Price

December 2024

1. Felida – \$513,500
2. Hazel Dell / Minnehaha – \$477,500
3. 5. Corners / Orchards – \$485,000
4. Central Vancouver – \$410,000
5. Heights – \$540,000

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.

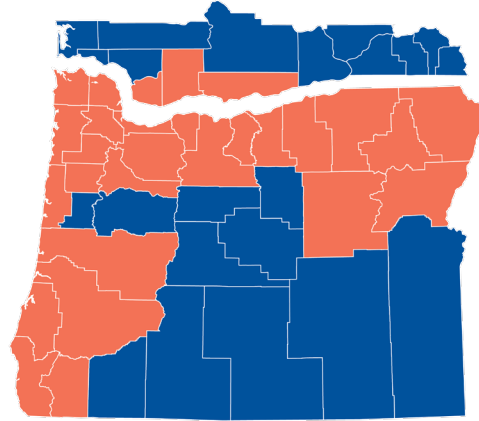
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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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Contact RMLS at:
communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657