



Clark County, Washington Market Action Addition

May 2019

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

The Clark County Association of Realtors®, an RMLS™ shareholder, has asked us to produce some additional statistics each month to delve more deeply into the inventory counts in Clark County. The following summary shows the number of homes available for immediate purchase and occupancy.

Total Active Listings* Reported in Market Action:	1,850
Less Listings with Purchase Contingencies*:	67
Readily Purchased Listings:	1,783
<i>Percent of Total Active Listings:</i>	96.4%
Less New Under Construction (not ready for occupancy):	125
Less New Proposed (not started):	278
Total Readily Purchased & Occupied Listing:	1,380
<i>Percent of Total Active Listings:</i>	74.6%
Inventory in Months of Readily Purchased & Occupied Listings:	1.7

* 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.

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

MARKET ACTION



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

Residential Review: Southwest Washington

May 2019 Reporting Period

May Residential Highlights

Southwest Washington saw some mixed activity this May, with some measures falling just short of last May. Pending sales, at 904, increased 2.3% compared with May 2018 and 3.1% compared with April 2019.

Closed sales, at 795, fell 0.7% short of the 801 closings recorded last year in May 2018, despite a 17.6% increase over the 676 closings recorded last month in April 2019.

New listings, at 1,272, similarly fell 0.8% short of May 2018 (1,282) but had a 11.6% increase over April 2019 when 1,140 new listings were offered.

Inventory decreased slightly in May to 2.3 months, and total market time decreased to 49 days.

Year to Date Summary

Activity is mixed in 2019 compared with 2018. New listings (5,081) are up 4.5%, whereas pending sales (3,786) are down 0.1% and closed sales (3,187) are down 3.5%.

Average and Median Sale Prices

Comparing 2019 to 2018 through May, the average sale price has increased 3.8% from \$385,600 to \$400,100. In the same comparison, the median sale price has increased 4.1% from \$350,000 to \$364,400.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+5.8% (\$398,400 v. \$376,400)
Median Sale Price % Change:	+5.9% (\$360,000 v. \$340,000)

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

Inventory in Months*			
	2017	2018	2019
January	2.2	2.2	3.2
February	2.0	1.9	2.9
March	1.6	1.6	2.4
April	1.9	1.7	2.4
May	1.6	1.8	2.3
June	1.6	2.1	
July	1.9	2.3	
August	1.8	2.3	
September	2.2	2.9	
October	2.1	2.7	
November	2.0	2.9	
December	1.8	2.9	

*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.

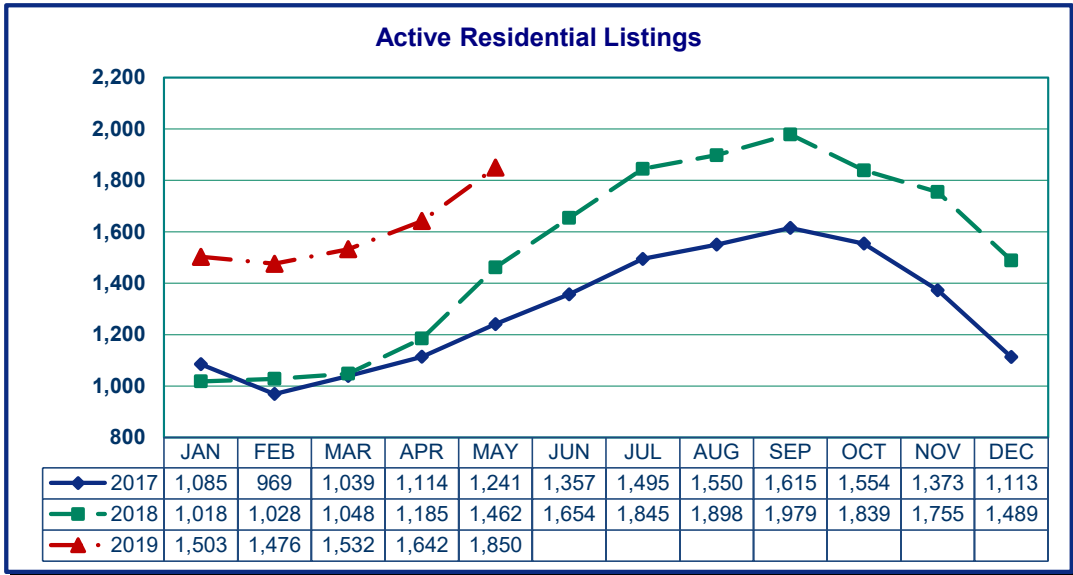
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	May	1,272	904	795	410,200	375,000	49
	April	1,140	877	676	391,000	360,000	58
	Year-to-date	5,081	3,786	3,187	400,100	364,400	63
2018	May	1,282	884	801	396,300	360,000	40
	Year-to-date	4,860	3,791	3,303	385,600	350,000	52
Change	May	-0.8%	2.3%	-0.7%	3.5%	4.2%	23.0%
	Prev Mo 2019	11.6%	3.1%	17.6%	4.9%	4.2%	-15.5%
	Year-to-date	4.5%	-0.1%	-3.5%	3.8%	4.1%	20.4%

AREA REPORT • 5/2019

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 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 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	33	30	3	22	29.4%	22	367,600	24	108	80	19.4%	66	342,100	321,500	41	8.6%	-	-	-	-	5	412,800
12	NW Heights	14	15	-	17	-32.0%	13	234,300	18	86	77	-11.5%	79	260,600	264,000	31	4.5%	1	2,400,000	2	210,500	9	424,200
13	SW Heights	29	22	3	13	18.2%	9	465,600	60	73	54	-1.8%	50	449,500	369,300	66	32.3%	-	-	4	393,800	2	455,000
14	Lincoln/Hazel Dell	24	25	3	16	23.1%	7	396,600	42	70	59	3.5%	45	399,600	388,700	74	15.9%	-	-	-	-	-	-
15	E Hazel Dell	53	71	9	45	7.1%	41	317,600	41	243	216	2.9%	184	316,100	327,800	52	5.5%	1	333,400	1	92,500	2	608,900
20	NE Heights	31	41	5	28	-15.2%	23	355,100	33	126	105	-12.5%	91	324,300	320,000	45	9.3%	-	-	1	176,000	-	-
21	Orchards	41	53	7	47	14.6%	40	342,800	30	197	182	-5.7%	150	321,500	315,500	46	9.0%	1	652,000	1	1,160,000	-	-
22	Evergreen	65	79	6	67	-1.5%	67	363,600	46	321	291	-1.7%	264	329,000	311,700	49	7.7%	-	-	-	-	5	617,300
23	E Heights	22	17	1	18	-10.0%	10	423,000	77	76	63	-25.0%	54	390,600	328,000	56	0.4%	-	-	2	465,500	1	320,000
24	Cascade Park	41	39	2	32	-11.1%	21	422,800	44	121	96	-15.0%	72	401,600	352,000	70	-4.0%	-	-	4	682,500	1	431,900
25	Five Corners	29	24	4	16	-30.4%	16	320,100	30	103	77	-22.2%	71	327,800	315,000	40	9.7%	-	-	-	-	-	-
26	E Orchards	73	51	12	40	-2.4%	31	419,400	33	246	187	28.1%	157	420,300	409,900	46	11.7%	-	-	1	180,000	-	-
27	Fisher's Landing	32	36	3	24	-4.0%	15	364,400	29	117	92	-10.7%	74	372,000	366,300	32	1.7%	-	-	-	-	-	-
31	SE County	13	7	1	7	40.0%	9	670,400	45	32	26	-3.7%	19	602,200	495,000	79	4.5%	-	-	10	178,400	-	-
32	Camas City	241	103	11	80	21.2%	65	523,600	44	526	328	14.7%	233	537,600	490,000	68	5.0%	1	520,000	19	300,100	2	455,500
33	Washougal	110	65	5	49	44.1%	46	473,400	45	264	180	-6.3%	157	430,700	399,900	77	1.1%	-	-	10	202,700	2	1,385,000
41	N Hazel Dell	58	51	3	25	-28.6%	20	424,100	27	165	116	-10.8%	107	390,700	368,500	45	11.2%	1	1,250,000	2	108,500	-	-
42	S Salmon Creek	47	48	5	27	-27.0%	23	368,100	20	152	124	-17.9%	113	339,800	320,000	48	4.4%	1	1,161,800	1	72,000	1	1,440,000
43	N Felida	108	63	7	37	23.3%	22	428,600	65	217	152	4.1%	132	458,300	435,000	83	-1.4%	-	-	7	246,600	-	-
44	N Salmon Creek	159	73	24	55	-3.5%	54	426,500	92	358	233	-6.0%	188	432,900	396,100	84	5.4%	1	305,000	4	366,900	-	-
50	Ridgefield	138	61	5	38	-9.5%	49	431,600	61	300	209	21.5%	186	434,600	427,600	70	4.9%	-	-	2	111,900	1	677,000
51	W of I-5 County	12	5	2	3	-25.0%	4	543,800	94	16	16	45.5%	18	611,200	483,000	107	2.8%	-	-	8	315,800	-	-
52	NW E of I-5 County	22	13	6	4	-50.0%	6	536,700	84	46	25	-35.9%	23	567,300	525,000	118	1.4%	-	-	7	185,000	-	-
61	Battleground	145	97	18	65	-11.0%	67	385,400	48	363	273	2.6%	234	397,000	360,000	71	6.7%	1	365,000	9	265,700	-	-
62	Brush Prairie	222	120	22	94	36.2%	88	422,700	59	542	371	0.8%	301	425,600	385,000	74	1.5%	-	-	12	279,500	-	-
63	East County	2	1	0	0	-	0	-	-	3	1	0.0%	1	397,500	397,500	24	15.2%	-	-	-	-	-	-
64	Central County	5	7	0	3	0.0%	2	474,500	5	18	11	10.0%	11	475,100	441,800	40	2.2%	-	-	1	285,000	-	-
65	Mid-Central County	10	9	1	2	-66.7%	2	620,000	276	21	17	-5.6%	15	480,300	464,000	130	-6.3%	-	-	8	210,400	-	-
66	Yacolt	29	16	3	14	133.3%	13	378,900	60	72	57	54.1%	45	375,500	340,000	68	1.8%	-	-	5	131,700	-	-
70	La Center	30	23	1	11	57.1%	7	474,800	126	68	39	11.4%	26	449,100	444,000	138	17.3%	-	-	3	142,200	-	-
71	N Central	9	4	2	5	-28.6%	3	263,300	13	24	23	4.5%	14	347,400	346,500	89	1.0%	-	-	3	266,700	-	-
72	NE Corner	3	3	0	0	-	0	-	-	7	6	200.0%	7	477,300	464,400	126	41.0%	-	-	-	-	-	-
	Clark County Total	1,850	1,272	174	904	2.3%	795	410,200	49	5,081	3,786	-0.1%	3,187	400,100	364,400	63	5.8%	8	873,400	127	267,000	31	569,200
80	Woodland City	27	16	3	15	36.4%	9	291,800	13	79	63	12.5%	54	308,100	300,000	52	10.7%	-	-	-	-	-	-
81	Woodland Area	25	18	2	14	-12.5%	8	414,100	62	48	33	0.4%	20	423,300	407,900	113	13.8%	-	-	13	206,100	-	-
82	Cowlitz County	162	139	16	99	-1.0%	82	287,100	37	477	405	2.5%	357	277,600	260,000	55	8.3%	3	343,300	42	111,500	6	220,600
	Cowlitz County Total	214	173	21	128	0.8%	99	297,800	37	604	501	2.7%	431	288,200	280,000	57	9.0%	3	343,300	55	133,900	6	220,600
87	Pacific County Total	79	28	4	20	-20.0%	19	236,300	112	105	68	-5.6%	57	227,200	216,000	123	1.1%	2	399,500	31	52,100	-	-



ACTIVE RESIDENTIAL LISTINGS

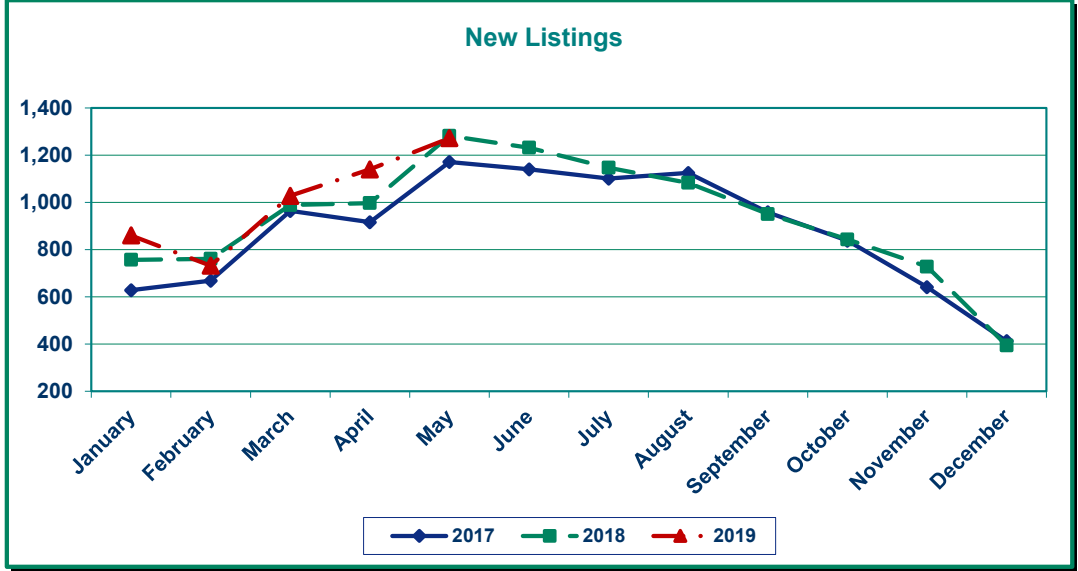
CLARK COUNTY, WA

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 May 2019 with May 2018. The Year-To-Date section compares 2019 year-to-date statistics through May with 2018 year-to-date statistics through May.

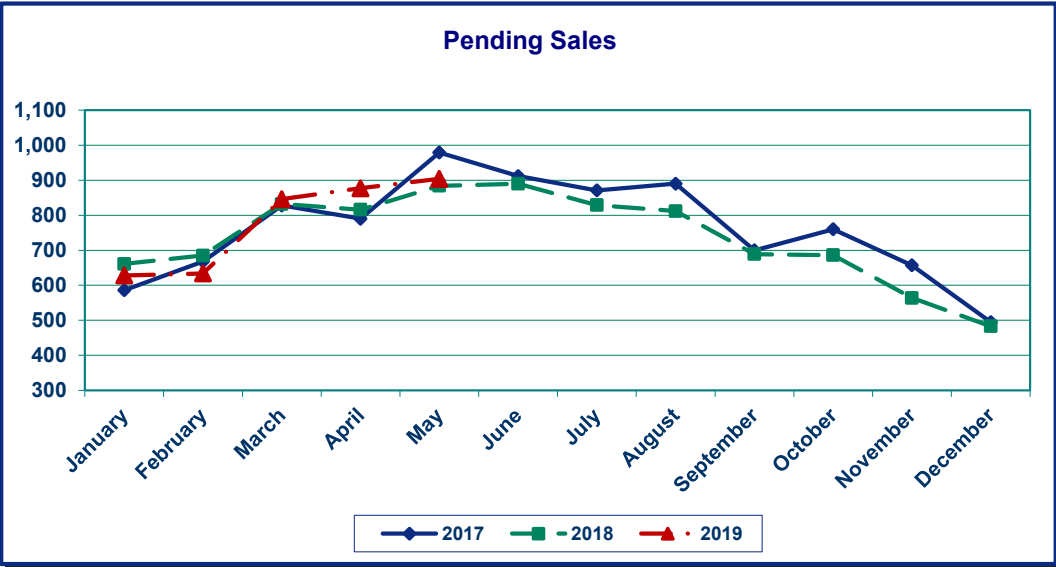
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/18-5/31/19) with 12 months before (6/1/17-5/31/18).

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

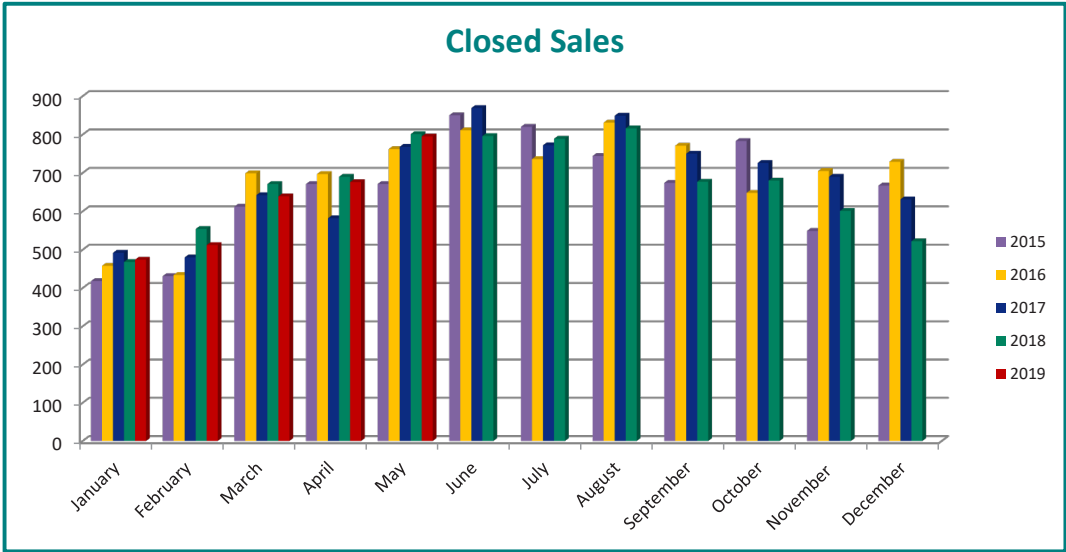
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

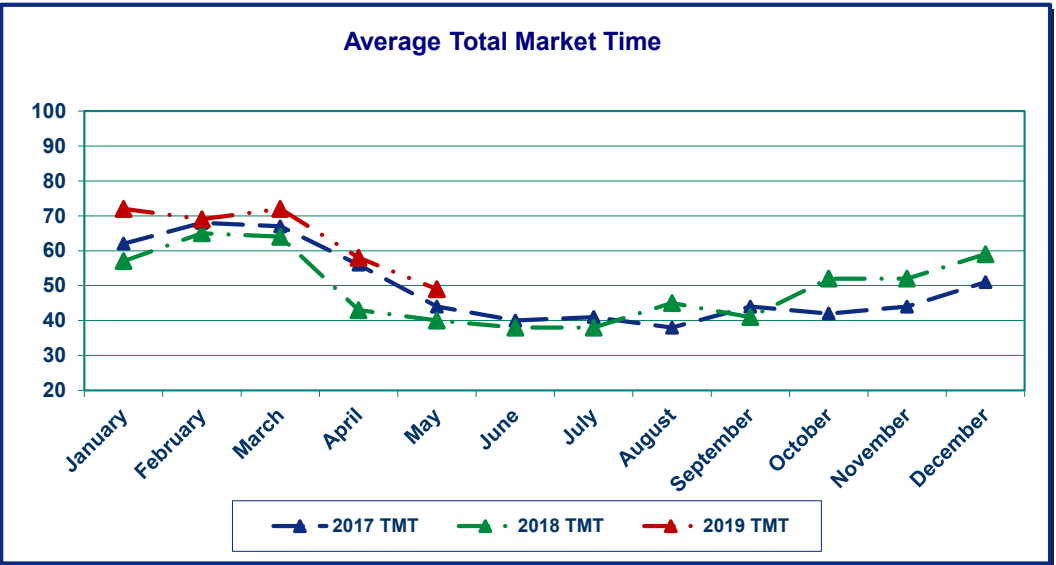


Average Total Market Time

DAYS ON MARKET

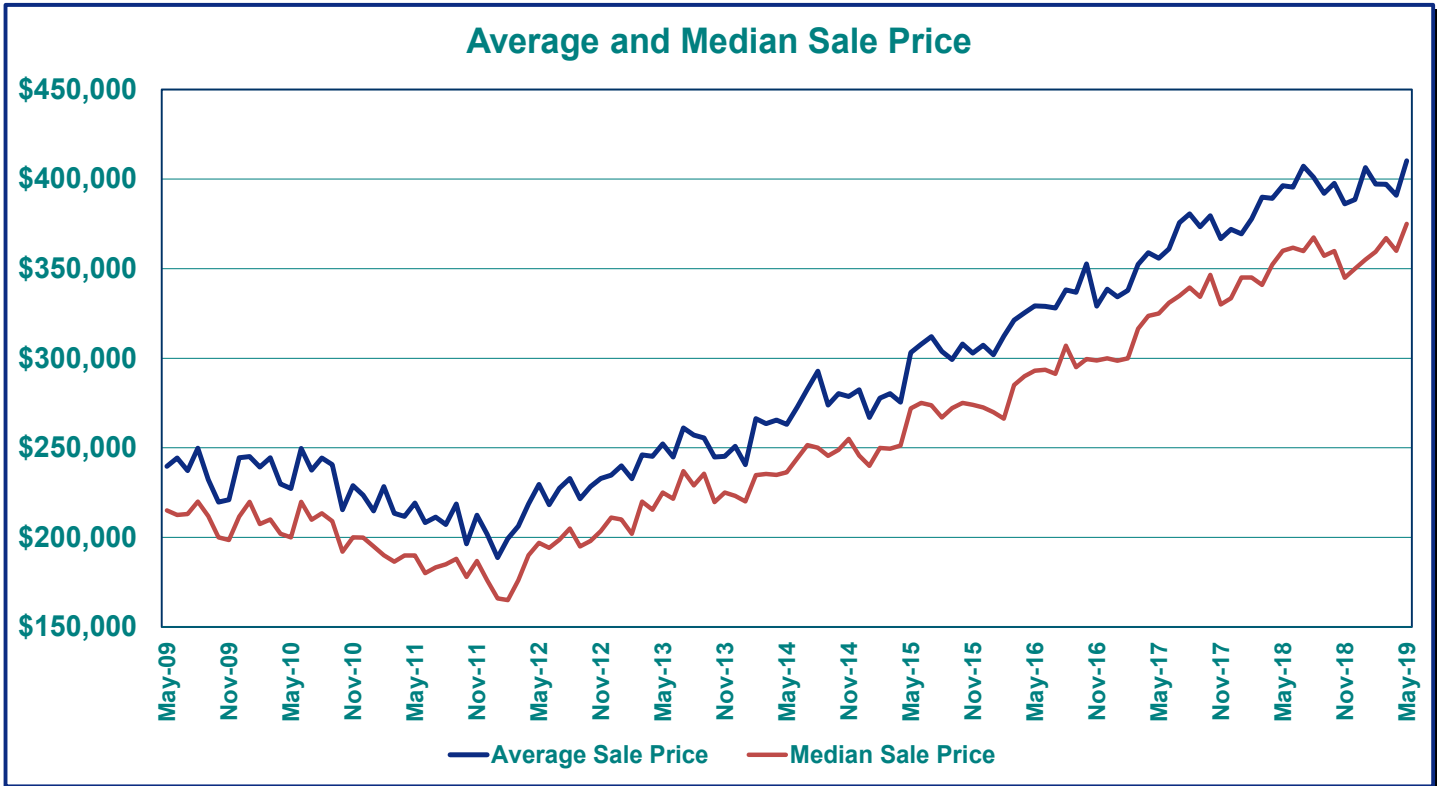
CLARK COUNTY, WA

This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.



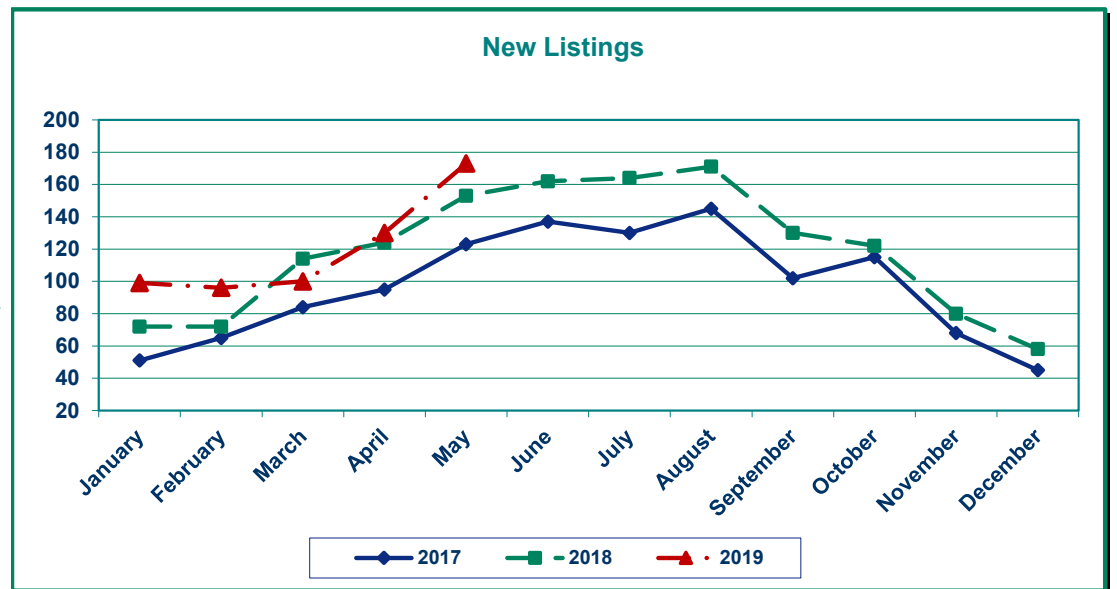
SALE PRICE
CLARK COUNTY, WA

This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS
COWLITZ COUNTY, WA

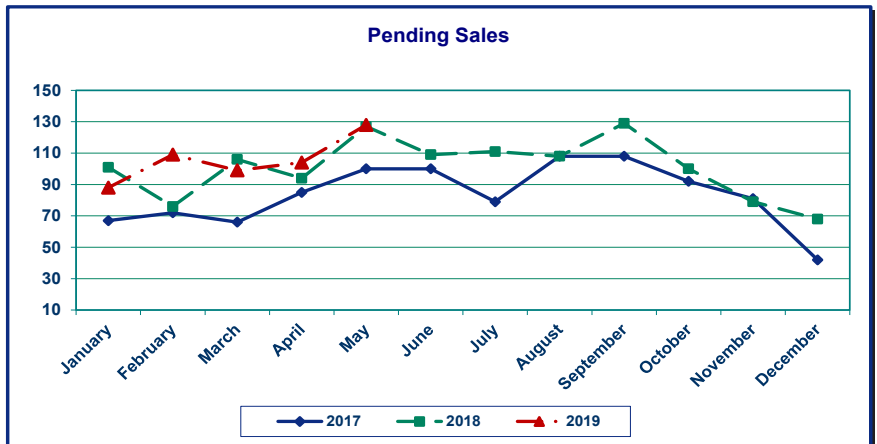
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



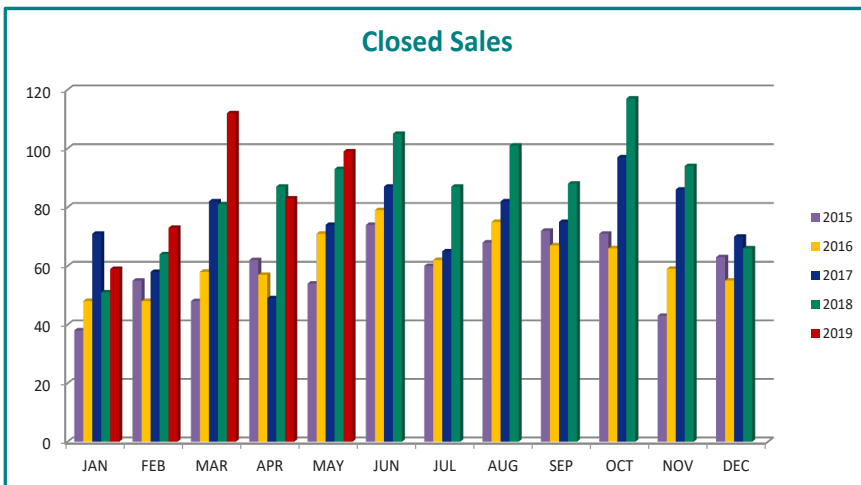
PENDING LISTINGS

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.

