



**Clark County, Washington Market Action Addition**

**February 2020**

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.

<b>Total Active Listings* Reported in Market Action:</b>	1,100
<b>Less Listings with Purchase Contingencies*:</b>	46
<b>Readily Purchased Listings:</b>	1,054
<b><i>Percent of Total Active Listings:</i></b>	<b>95.8%</b>
<b>Less New Under Construction (not ready for occupancy):</b>	166
<b>Less New Proposed (not started):</b>	209
<b>Total Readily Purchased &amp; Occupied Listing:</b>	679
<b><i>Percent of Total Active Listings:</i></b>	<b>61.7%</b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.3

\* 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

February 2020 Reporting Period

### February Residential Highlights

There were 780 new listings in February 2020, a 6.6% increase from February 2019 (732) and 6.0% more than last month in January 2020 (736).

Pending sales (718) increased 13.2% from February 2019 (634) and rose 6.8% from last month January 2020 when 672 offers were accepted.

Closed sales, at 514, increased 0.4% from February 2019 (512) and increased 4.7% from the 491 closings recorded last month in January 2020.

### Inventory and Total Market Time

Total market time decreased to 67 days in February. Inventory decreased to 2.1 months.

### Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (1,529) decreased 4.3%, pending sales (1,354) increased 8.7%, and closed sales (1,026) have increased 2.4%.

### Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 4.0% from \$400,500 to \$416,700. In the same comparison, the median sale price has increased 8.2% from \$355,900 to \$385,000.

Inventory in Months*			
	2018	2019	2020
January	2.2	3.2	2.4
February	1.9	2.9	2.1
March	1.6	2.4	
April	1.7	2.4	
May	1.8	2.3	
June	2.1	2.4	
July	2.3	2.4	
August	2.3	2.3	
September	2.9	2.5	
October	2.7	2.5	
November	2.9	2.2	
December	2.9	1.8	

\*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+3.4% (\$409,400 v. \$396,100)
<b>Median Sale Price % Change:</b>	+5.4% (\$375,000 v. \$355,900)

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

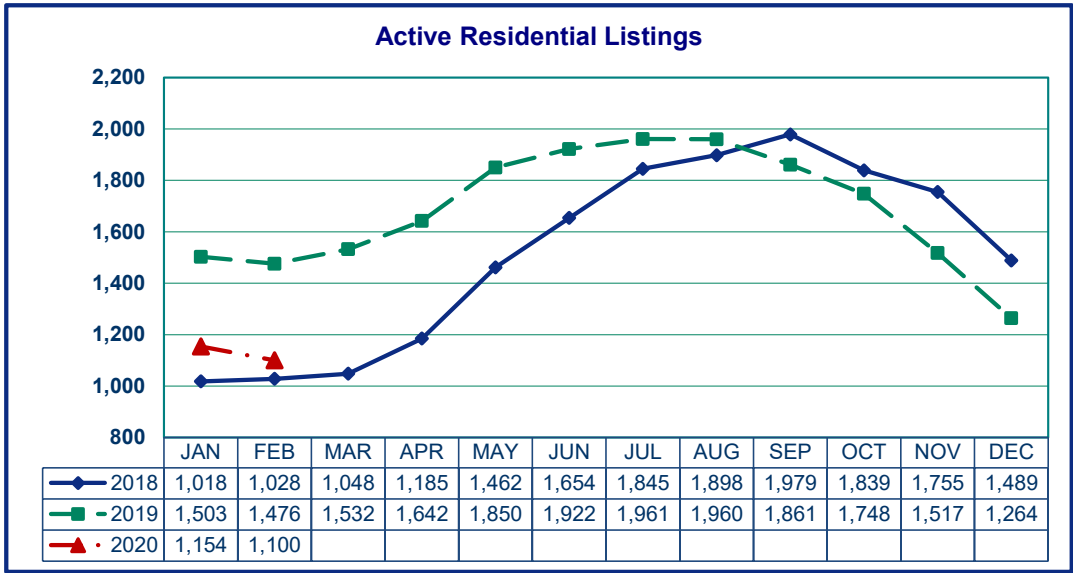
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	780	718	514	417,500	386,700	67
	January	736	672	491	414,300	382,000	77
	Year-to-date	1,529	1,354	1,026	416,700	385,000	72
2019	February	732	634	512	397,200	359,500	69
	Year-to-date	1,598	1,246	1,002	400,500	355,900	70
Change	February	6.6%	13.2%	0.4%	5.1%	7.6%	-3.1%
	Prev Mo 2020	6.0%	6.8%	4.7%	0.8%	1.2%	-13.0%
	Year-to-date	-4.3%	8.7%	2.4%	4.0%	8.2%	2.9%

# AREA REPORT • 2/2020

## 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/Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2020 v. 2019 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	15	19	3	16	23.1%	10	355,900	104	27	31	40.9%	24	336,500	306,500	95	-0.5%	1	305,000	1	100,000	2	510,800
12	NW Heights	7	22	2	24	14.3%	16	265,200	42	37	42	35.5%	37	280,700	269,900	53	2.8%	-	-	-	-	1	615,000
13	SW Heights	17	9	3	11	-21.4%	11	399,000	82	20	23	0.0%	18	467,400	378,000	101	-14.0%	-	-	-	-	1	311,000
14	Lincoln/Hazel Dell	16	18	9	12	20.0%	11	392,700	53	35	25	56.3%	19	405,600	425,000	69	10.5%	-	-	-	-	-	-
15	E Hazel Dell	26	44	21	35	-14.6%	26	332,200	35	91	66	-24.1%	46	332,500	335,000	46	3.5%	-	-	6	244,400	-	-
20	NE Heights	9	6	0	9	-50.0%	10	308,400	33	23	21	-41.7%	22	308,800	316,200	37	5.4%	-	-	1	68,500	-	-
21	Orchards	19	30	4	32	28.0%	22	311,100	52	58	57	5.6%	46	307,000	318,300	58	4.3%	-	-	-	-	-	-
22	Evergreen	55	75	12	65	41.3%	49	312,600	29	156	126	40.0%	90	324,000	325,000	36	2.6%	-	-	1	365,000	2	360,800
23	E Heights	18	14	3	15	66.7%	11	368,100	107	23	33	65.0%	22	359,900	320,000	116	10.0%	-	-	1	216,500	-	-
24	Cascade Park	20	24	3	26	52.9%	16	457,000	77	40	44	46.7%	29	421,600	407,000	71	7.1%	-	-	-	-	1	455,900
25	Five Corners	11	18	-	22	57.1%	10	326,500	23	37	33	32.0%	17	325,600	329,900	32	5.6%	-	-	-	-	-	-
26	E Orchards	51	36	7	29	-29.3%	19	395,600	82	59	61	-21.8%	40	448,400	448,100	86	8.5%	-	-	-	-	-	-
27	Fisher's Landing	13	15	1	17	21.4%	13	361,300	44	30	28	-15.2%	21	369,700	375,000	38	3.2%	-	-	-	-	-	-
31	SE County	12	1	0	1	0.0%	2	550,500	76	7	4	100.0%	7	603,500	475,000	88	33.8%	-	-	1	419,000	-	-
32	Camas City	131	71	27	64	56.1%	41	620,400	129	127	114	25.3%	88	558,400	534,700	120	0.1%	1	299,000	9	211,900	3	444,200
33	Washougal	48	27	6	28	3.7%	24	434,100	67	59	51	-8.9%	47	430,300	405,000	86	0.2%	-	-	9	244,800	2	350,000
41	N Hazel Dell	24	28	3	23	9.5%	13	418,300	50	49	46	9.5%	33	402,200	382,000	56	1.3%	-	-	-	-	-	-
42	S Salmon Creek	20	32	2	27	3.8%	24	409,300	38	57	59	9.3%	46	386,800	375,500	52	4.9%	-	-	1	160,000	-	-
43	N Felida	37	19	23	15	-57.1%	25	496,000	59	48	42	-37.3%	50	485,400	437,500	87	-2.4%	-	-	1	900,000	-	-
44	N Salmon Creek	56	40	46	49	28.9%	24	439,700	69	71	79	12.9%	56	438,500	420,300	59	-1.4%	-	-	4	250,200	-	-
50	Ridgefield	133	62	8	49	40.0%	28	433,800	83	144	95	43.9%	53	425,700	432,000	57	0.0%	-	-	2	163,500	-	-
51	W of I-5 County	19	8	1	3	-25.0%	-	-	-	14	4	-42.9%	4	583,700	532,500	61	5.9%	-	-	1	266,000	-	-
52	NW E of I-5 County	21	6	2	5	150.0%	3	793,300	120	9	10	66.7%	9	663,400	590,000	99	10.0%	-	-	1	360,000	-	-
61	Battleground	87	42	9	50	28.2%	39	401,900	81	82	90	9.8%	74	406,300	385,000	87	-0.8%	1	80,000	5	241,200	-	-
62	Brush Prairie	174	91	27	63	28.6%	48	485,000	78	173	121	16.3%	94	489,600	439,400	87	7.8%	-	-	11	150,800	-	-
63	East County	0	0	0	0	-100.0%	0	-	-	-	-	-100.0%	0	-	-	-	-13.0%	0	-	0	-	0	-
64	Central County	5	1	-	3	0.0%	1	494,500	57	3	5	25.0%	1	494,500	494,500	57	8.0%	-	-	-	-	-	-
65	Mid-Central County	10	2	-	4	-33.3%	4	545,400	81	6	8	0.0%	7	563,000	589,900	107	11.8%	-	-	1	355,000	-	-
66	Yacolt	14	6	3	5	-50.0%	4	455,500	8	13	8	-52.9%	7	452,400	409,500	46	1.8%	-	-	2	210,000	-	-
70	La Center	24	12	2	14	133.3%	8	418,500	86	27	23	109.1%	13	425,900	444,900	101	8.1%	-	-	-	-	-	-
71	N Central	4	2	-	2	-50.0%	0	-	-	3	2	-75.0%	0	-	-	-	6.4%	0	-	0	-	0	-
72	NE Corner	4	0	0	0	-100.0%	2	427,500	45	1	3	-40.0%	6	436,700	437,500	72	-11.4%	-	-	-	-	-	-
	Clark County Total	1,100	780	227	718	13.2%	514	417,500	67	1,529	1,354	8.7%	1,026	416,700	385,000	72	3.4%	3	228,000	58	231,000	12	429,800
80	Woodland City	23	12	2	14	-6.7%	9	350,300	57	28	23	-23.3%	16	339,100	362,000	58	2.6%	1	360,000	1	60,000	-	-
81	Woodland Area	9	3	2	4	-	6	580,700	73	6	9	10.0%	8	540,400	488,000	87	13.3%	-	-	6	156,700	-	-
82	Cowlitz County	101	67	12	83	-11.7%	71	267,300	58	151	159	-2.5%	128	280,200	276,800	48	7.7%	-	-	17	85,600	3	244,700
	Cowlitz County Total	133	82	16	101	-7.3%	86	297,900	59	185	191	-2.1%	152	300,100	290,000	51	8.1%	1	360,000	24	102,300	3	244,700
87	Pacific County Total	42	15	4	20	185.7%	9	310,300	191	31	29	52.6%	22	301,300	223,000	135	16.9%	-	-	6	46,100	-	-



## ACTIVE RESIDENTIAL LISTINGS

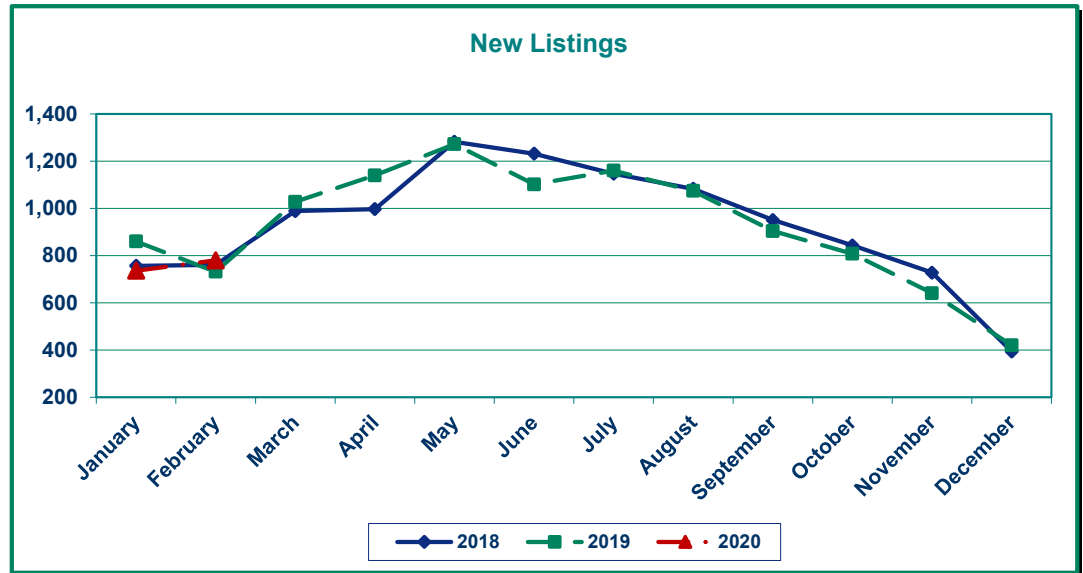
CLARK COUNTY, WA

*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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

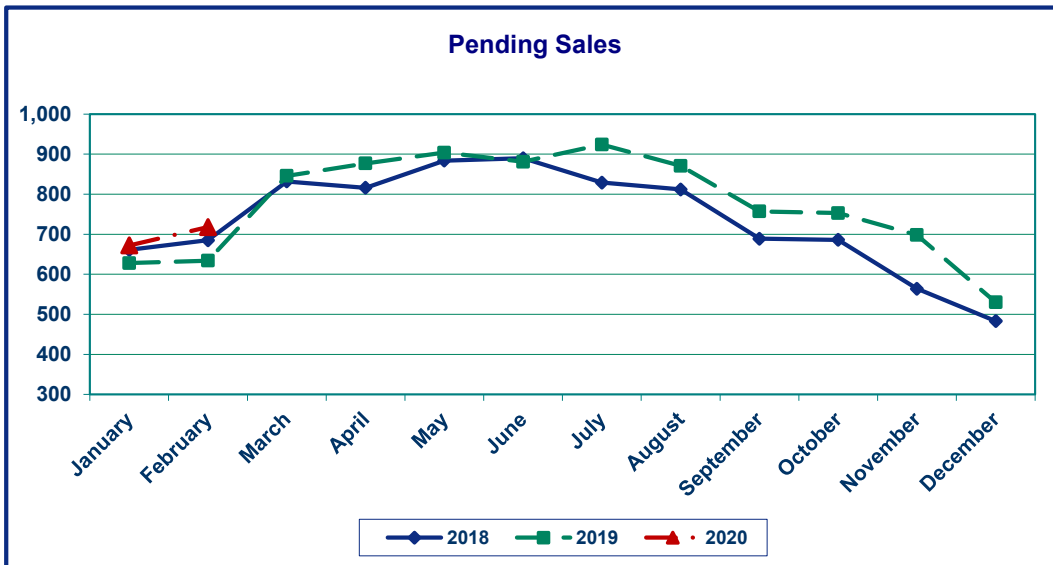
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

<sup>3</sup> 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

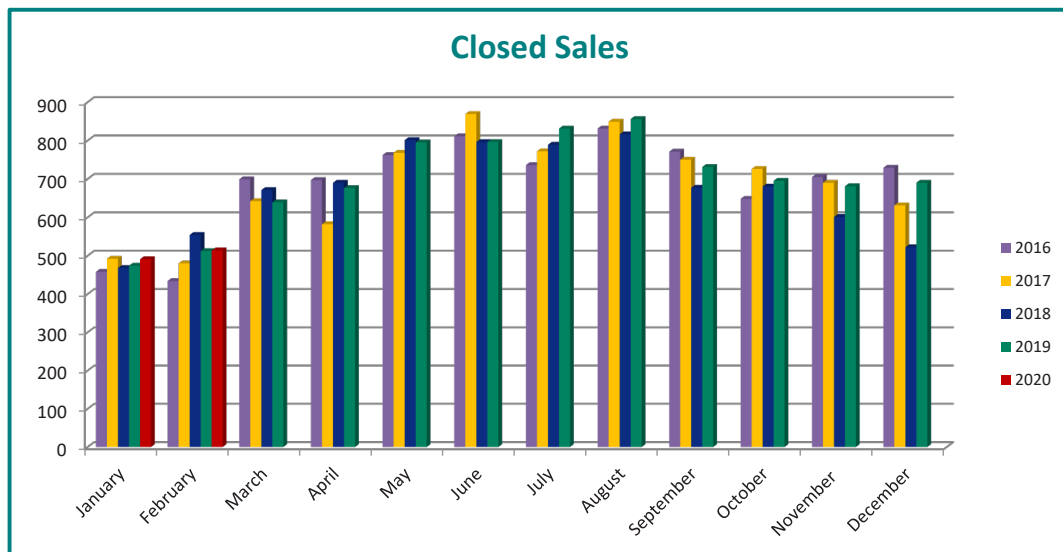
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



### CLOSED SALES

#### CLARK COUNTY, WA

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

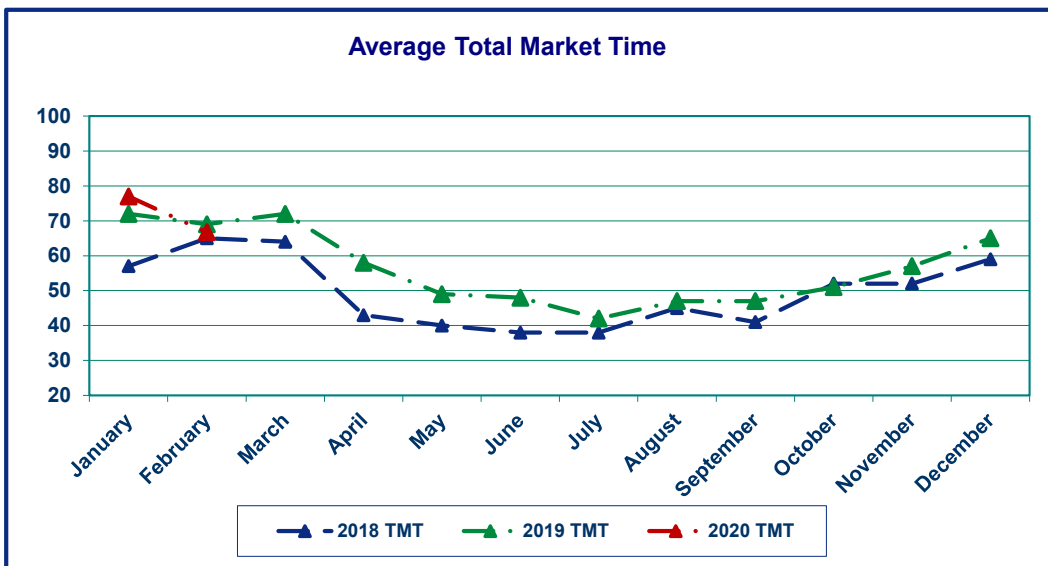


### Average Total Market Time

### DAYS ON MARKET

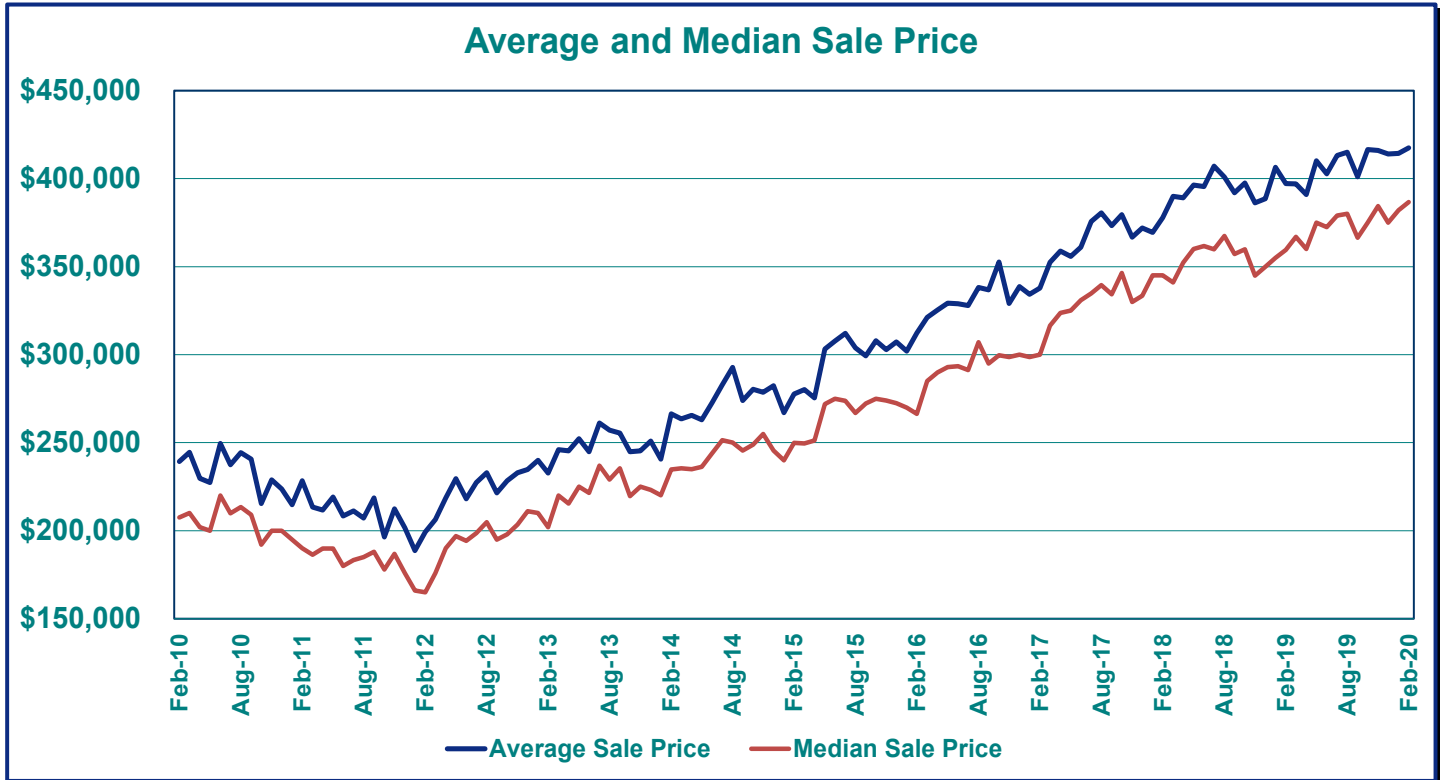
#### CLARK COUNTY, WA

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



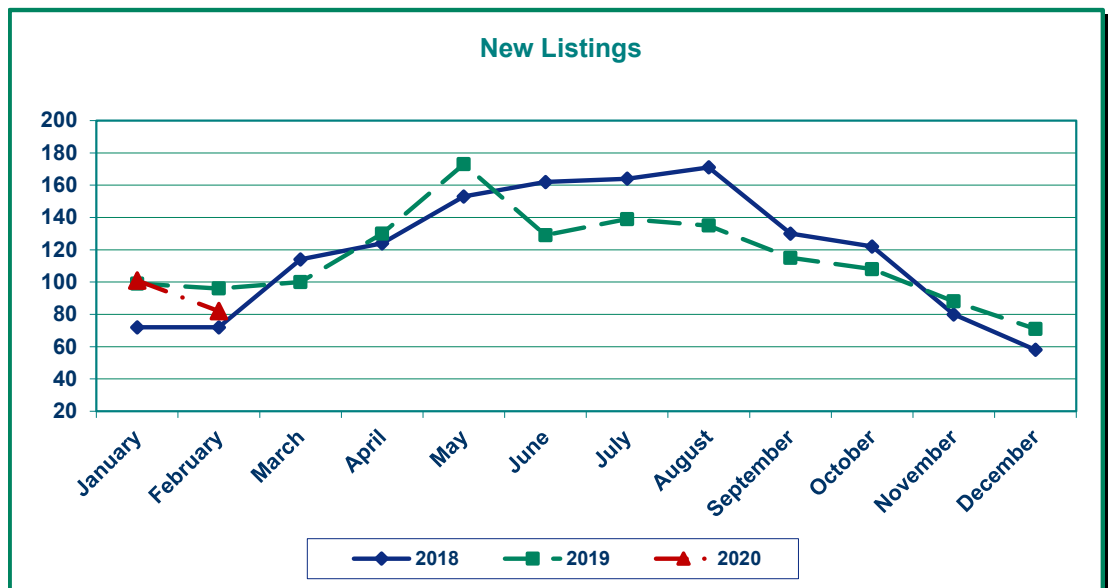
**SALE PRICE**  
CLARK COUNTY, WA

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



**NEW LISTINGS**  
COWLITZ COUNTY, WA

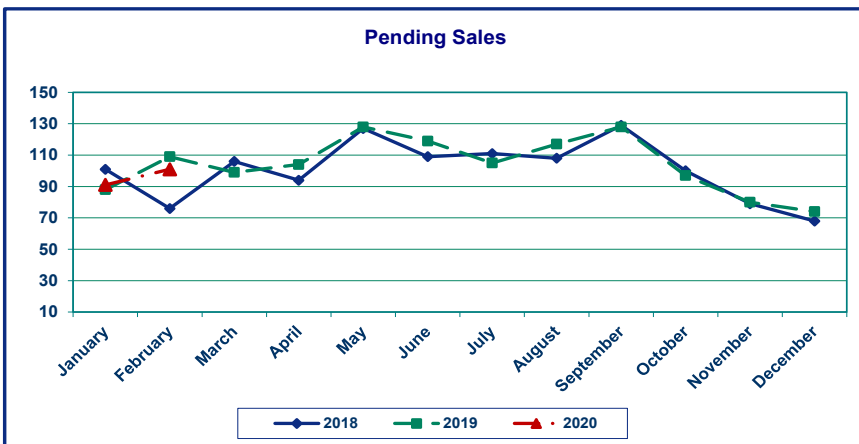
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



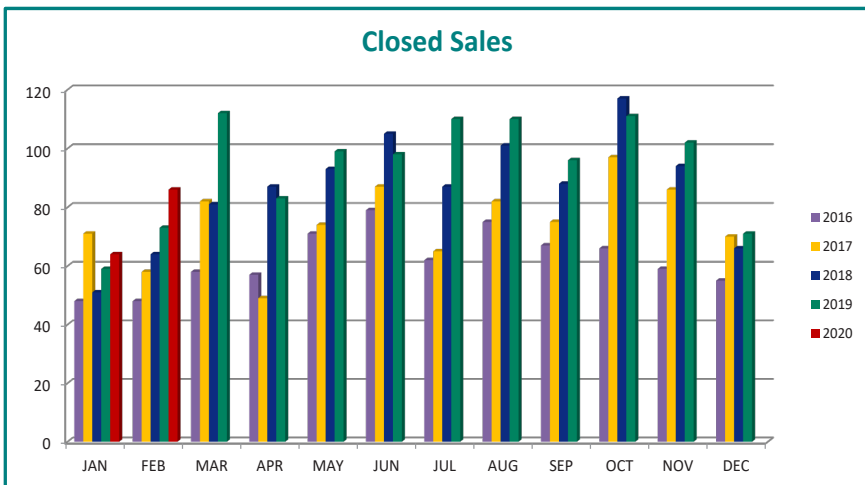
## PENDING LISTINGS

### COWLITZ COUNTY, WA

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



## Closed Sales



## CLOSED SALES

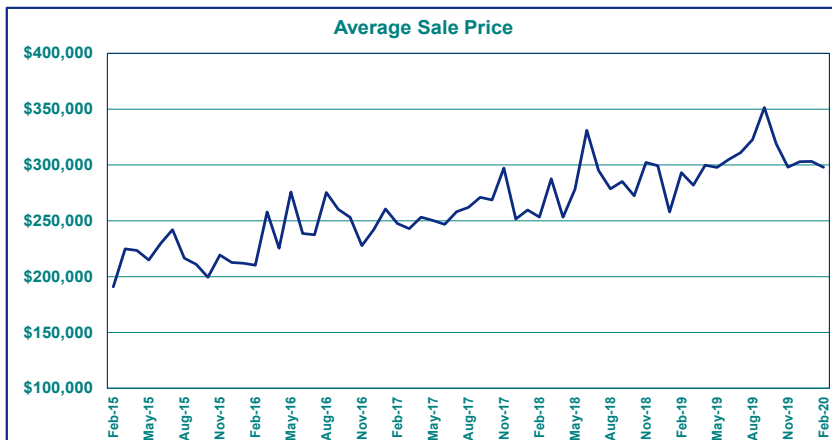
### COWLITZ COUNTY, WA

*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.*





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE February 2020

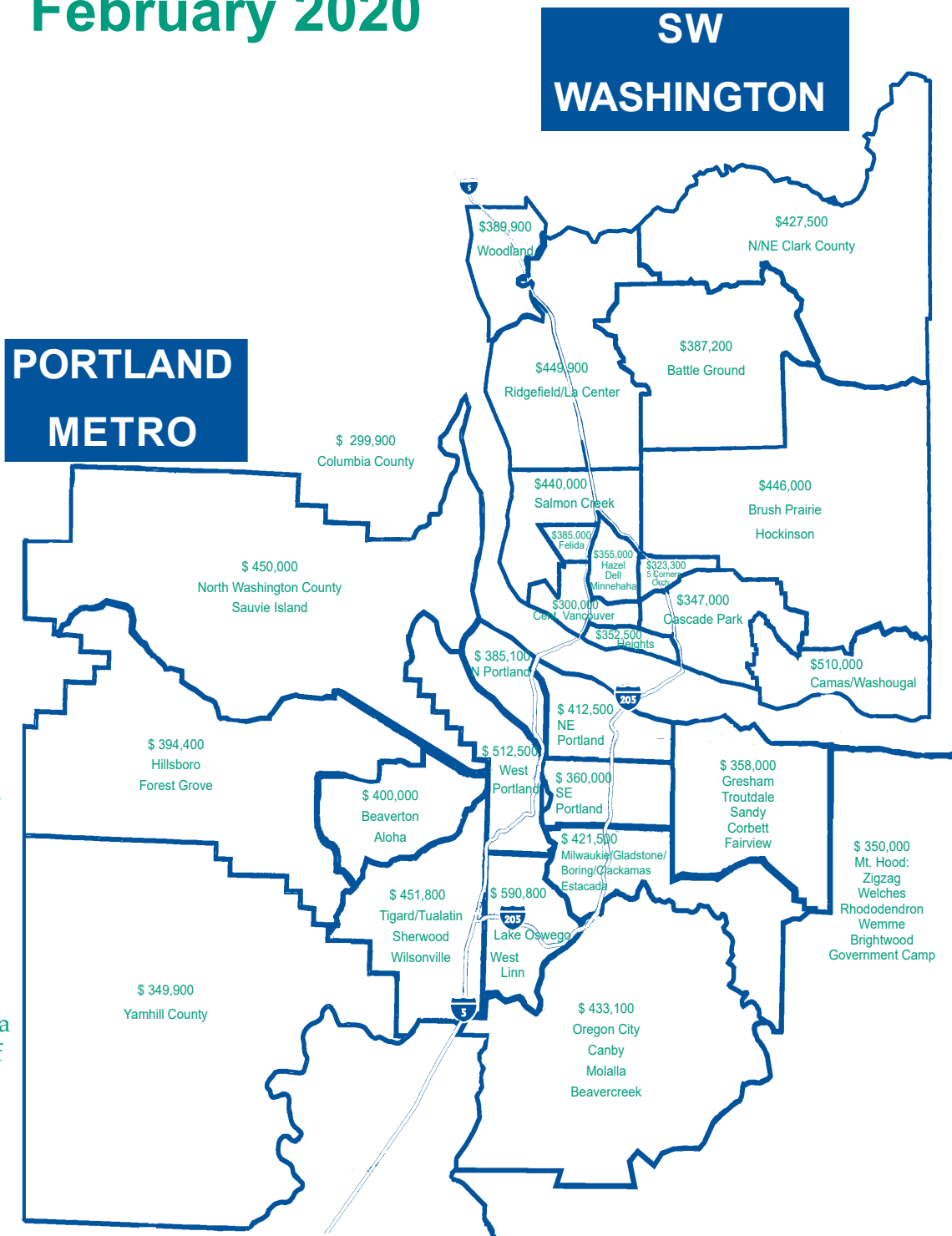
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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