



## Clark County, Washington Market Action Addition

March 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.

<b>Total Active Listings* Reported in Market Action:</b>	1,532
<b>Less Listings with Purchase Contingencies*:</b>	52
<b>Readily Purchased Listings:</b>	1,480
<b><i>Percent of Total Active Listings:</i></b>	<b>96.6%</b>
<b>Less New Under Construction (not ready for occupancy):</b>	140
<b>Less New Proposed (not started):</b>	246
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,094
<b><i>Percent of Total Active Listings:</i></b>	<b>71.4%</b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	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

March 2019 Reporting Period

### March Residential Highlights

New listings and pending sales had a strong month this March in the Southwest Washington region! There were 1,028 new listings, a 3.9% increase over March 2019 (989) and a 40.4% increase over February 2018 (732). This was the strongest March for new listings in the area since 2008, when 1,212 were brought to market!

Pending sales (846) rose 1.7% over March 2018 (832) and 33.4% over February 2019 (634). The prior March with more accepted offers was in 2016, when 874 were recorded.

Closed sales, at 639, fell 4.8% short of March 2018 (671) but still warmed 24.8% compared with last month in February 2019 when 512 closings were recorded.

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.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$396,700) with the average price of homes in the twelve months ending March 2018 (\$370,500) shows an increase of 7.1%. The same comparison of the median shows an increase of 7.1% over the same period, from \$334,900 to \$358,700.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+7.1% (\$396,700 v. \$370,500)
<b>Median Sale Price % Change:</b>	+7.1% (\$358,700 v. \$334,900)

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	
May	1.6	1.8	
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	

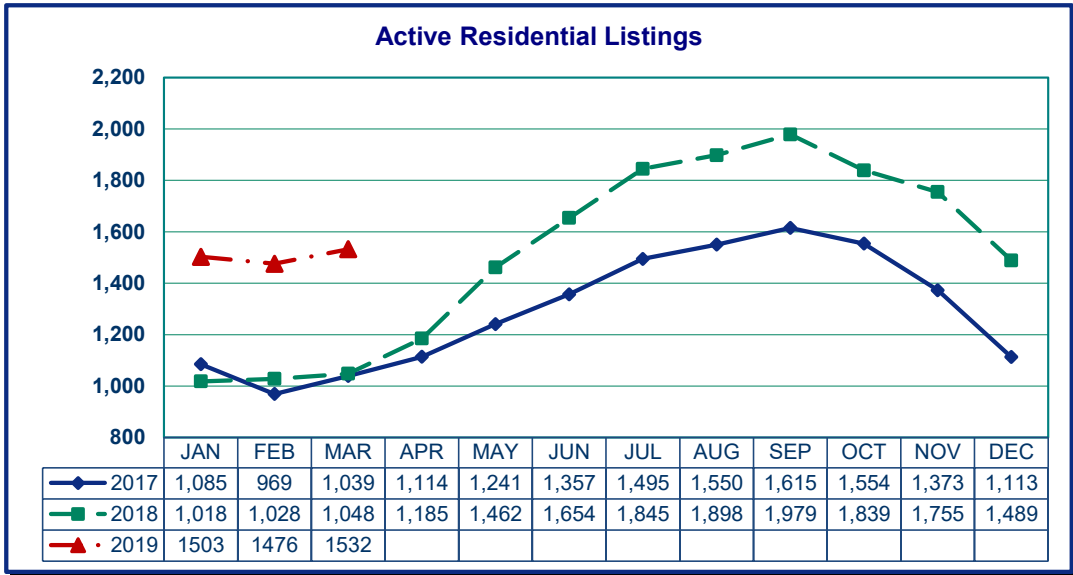
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	1,028	846	639	397,100	367,000	72
	February	732	634	512	397,200	359,500	69
	Year-to-date	2,635	2,074	1,662	398,800	359,000	71
2018	March	989	832	671	389,900	341,000	64
	Year-to-date	2,534	2,153	1,733	379,100	342,000	62
Change	March	3.9%	1.7%	-4.8%	1.8%	7.6%	13.1%
	Prev Mo 2019	40.4%	33.4%	24.8%	0.0%	2.1%	4.3%
	Year-to-date	4.0%	-3.7%	-4.1%	5.2%	5.0%	14.9%

# AREA REPORT • 3/2019

## 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/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	20	18	7	14	-22.2%	10	300,100	56	51	36	0.0%	27	311,300	282,000	58	17.0%	-	-	-	-	2	545,500
12	NW Heights	19	22	1	17	13.3%	19	266,000	43	54	47	-14.5%	46	270,300	275,000	35	7.4%	1	2,400,000	1	322,500	2	472,300
13	SW Heights	21	9	3	11	-31.3%	15	526,100	82	38	34	-5.6%	34	449,800	339,300	71	42.1%	-	-	1	250,000	2	455,000
14	Lincoln/Hazel Dell	25	17	3	13	-23.5%	17	412,400	101	35	29	-14.7%	25	397,500	379,000	92	14.8%	-	-	-	-	-	-
15	E Hazel Dell	45	48	7	47	6.8%	34	318,900	63	135	134	6.3%	98	314,900	322,500	59	6.6%	1	333,400	-	-	1	569,000
20	NE Heights	25	22	4	20	25.0%	21	325,300	60	57	55	1.9%	49	318,500	312,500	51	7.3%	-	-	-	-	-	-
21	Orchards	39	40	6	36	-18.2%	30	309,400	47	94	90	-26.8%	73	311,500	307,000	55	8.7%	1	652,000	1	1,160,000	-	-
22	Evergreen	52	61	18	77	11.6%	48	324,700	54	169	168	1.8%	136	314,500	304,700	56	7.2%	-	-	-	-	4	678,600
23	E Heights	22	18	3	15	-28.6%	14	427,100	44	42	35	-31.4%	34	395,800	327,500	53	0.9%	-	-	1	626,000	1	320,000
24	Cascade Park	32	19	5	20	-35.5%	18	365,700	48	53	49	-14.0%	35	368,400	361,600	68	-6.6%	-	-	3	833,300	1	431,900
25	Five Corners	28	28	2	26	30.0%	13	372,200	34	67	51	-10.5%	35	336,600	315,000	59	10.3%	-	-	-	-	-	-
26	E Orchards	58	34	5	29	-17.1%	29	405,700	63	131	107	40.8%	87	415,200	405,000	58	9.2%	-	-	1	180,000	-	-
27	Fisher's Landing	16	24	6	20	-28.6%	19	360,500	36	55	51	-17.7%	42	366,100	354,900	40	4.0%	-	-	-	-	-	-
31	SE County	16	8	-	10	11.1%	1	479,000	197	19	12	-29.4%	4	474,800	477,000	78	-3.6%	-	-	6	197,300	-	-
32	Camas City	192	125	11	59	7.3%	49	521,400	67	264	149	-5.1%	124	565,300	502,500	80	4.6%	1	520,000	6	294,800	2	455,500
33	Washougal	85	62	15	38	-11.6%	29	440,500	106	128	93	-23.1%	82	431,200	402,500	91	3.7%	-	-	4	223,800	1	2,100,000
41	N Hazel Dell	32	30	3	30	7.1%	19	409,600	30	87	72	4.3%	55	392,100	375,000	51	12.1%	1	1,250,000	1	97,000	-	-
42	S Salmon Creek	31	26	6	24	-20.0%	24	302,500	44	75	77	4.1%	68	322,700	310,000	55	4.4%	1	1,161,800	1	72,000	-	-
43	N Felida	71	35	9	28	40.0%	37	438,400	105	106	94	17.5%	84	464,700	466,000	94	1.0%	-	-	3	275,000	-	-
44	N Salmon Creek	151	81	16	60	-1.6%	33	468,100	98	197	129	-13.4%	92	446,100	394,600	83	5.3%	1	305,000	2	440,000	-	-
50	Ridgefield	115	39	6	47	42.4%	37	421,800	74	156	111	16.8%	96	443,200	430,300	61	7.0%	-	-	1	100,000	-	-
51	W of I-5 County	11	1	1	2	-50.0%	2	1,041,000	113	6	9	50.0%	9	692,600	600,000	118	17.4%	-	-	1	334,000	-	-
52	NW E of I-5 County	24	9	1	3	-40.0%	1	503,000	2	25	9	-64.0%	10	588,200	536,500	186	9.6%	-	-	3	196,700	-	-
61	Battleground	124	84	13	63	28.6%	44	363,300	72	187	146	9.8%	112	405,200	362,500	89	10.5%	1	365,000	5	273,200	-	-
62	Brush Prairie	209	131	33	107	15.1%	42	454,700	89	304	204	-7.7%	146	411,700	385,000	79	2.7%	-	-	6	307,800	-	-
63	East County	-	0	0	0	-	0	-	-	1	1	-	0	-	-	-	20.3%	0	-	0	-	0	-
64	Central County	2	3	1	2	100.0%	3	421,700	74	8	6	20.0%	5	449,000	440,000	51	6.0%	-	-	1	285,000	-	-
65	Mid-Central County	7	1	1	3	0.0%	7	431,100	125	9	11	10.0%	10	439,300	422,500	115	-8.4%	-	-	2	251,500	-	-
66	Yacolt	17	21	3	16	77.8%	9	342,400	116	32	32	28.0%	17	353,400	340,000	83	8.1%	-	-	2	123,800	-	-
70	La Center	30	7	1	6	-25.0%	6	454,900	240	35	17	-19.0%	11	452,000	445,000	199	12.8%	-	-	1	115,000	-	-
71	N Central	12	5	2	2	-66.7%	6	332,800	121	11	10	-16.7%	10	351,400	362,500	113	-3.6%	-	-	3	266,700	-	-
72	NE Corner	1	0	1	1	0.0%	3	450,600	89	4	6	500.0%	6	496,100	487,200	136	68.3%	-	-	-	-	-	-
	Clark County Total	1,532	1,028	193	846	1.7%	639	397,100	72	2,635	2,074	-3.7%	1,662	398,800	359,000	71	7.1%	8	873,400	56	302,600	16	624,500
80	Woodland City	20	9	2	11	-26.7%	15	329,200	67	42	41	7.9%	34	317,300	301,600	67	5.8%	-	-	-	-	-	-
81	Woodland Area	16	6	5	9	125.0%	2	379,000	69	13	11	0.9%	6	343,100	340,000	106	27.2%	-	-	8	231,200	-	-
82	Cowlitz County	122	85	20	79	-9.2%	95	272,400	60	241	238	4.8%	206	271,500	250,000	62	7.0%	3	343,300	29	113,200	2	266,800
	Cowlitz County Total	158	100	27	99	-6.6%	112	281,900	61	296	290	5.1%	246	279,600	268,400	64	8.5%	3	343,300	37	138,700	2	266,800
87	Pacific County Total	67	24	5	9	-35.7%	6	225,700	70	51	27	-15.6%	29	230,300	216,000	139	-1.6%	1	500,000	12	47,500	-	-



## ACTIVE RESIDENTIAL LISTINGS

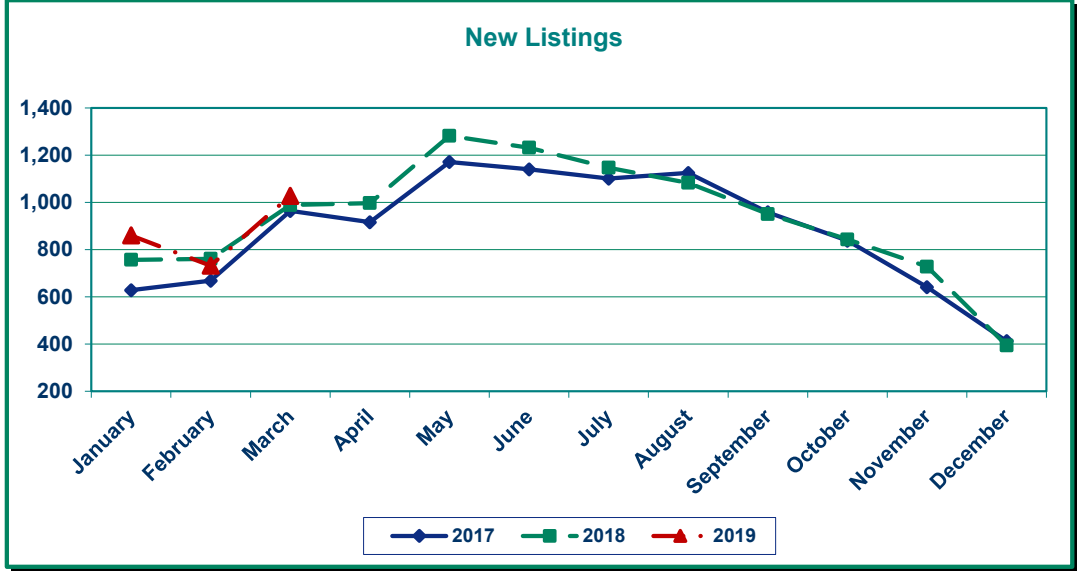
CLARK COUNTY, WA

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

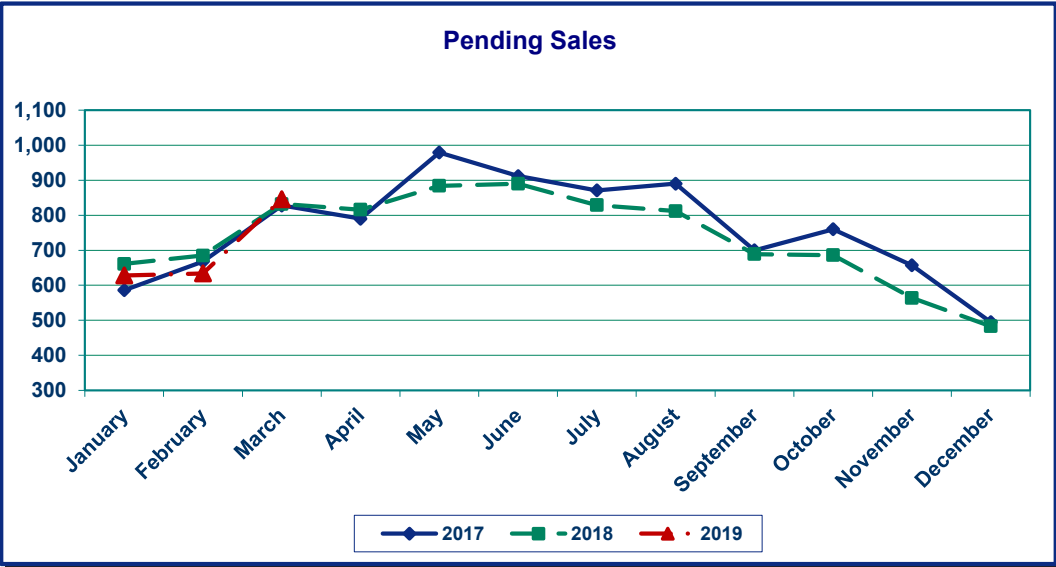
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

<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**

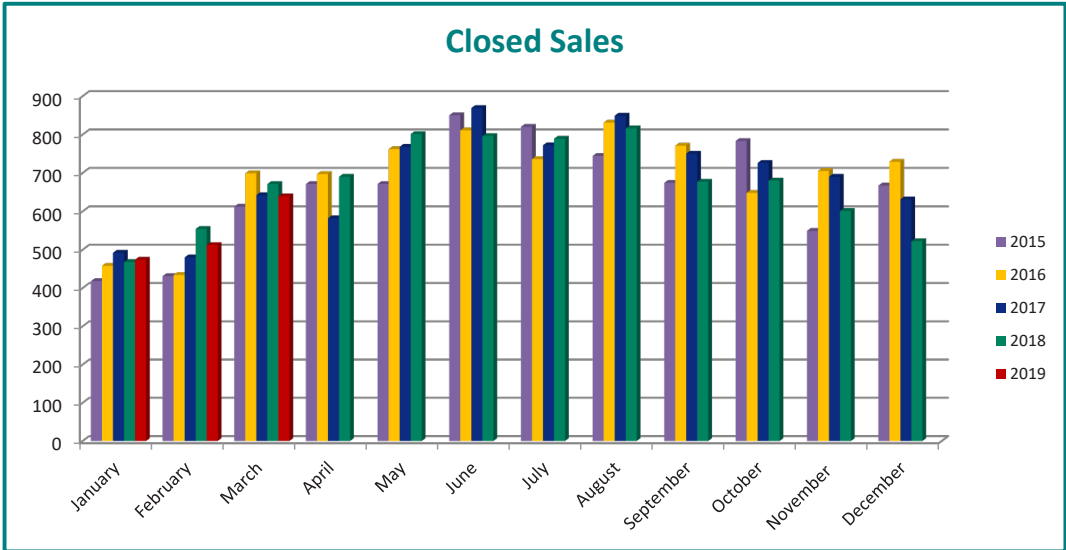
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



**CLOSED SALES**

**CLARK COUNTY, WA**

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

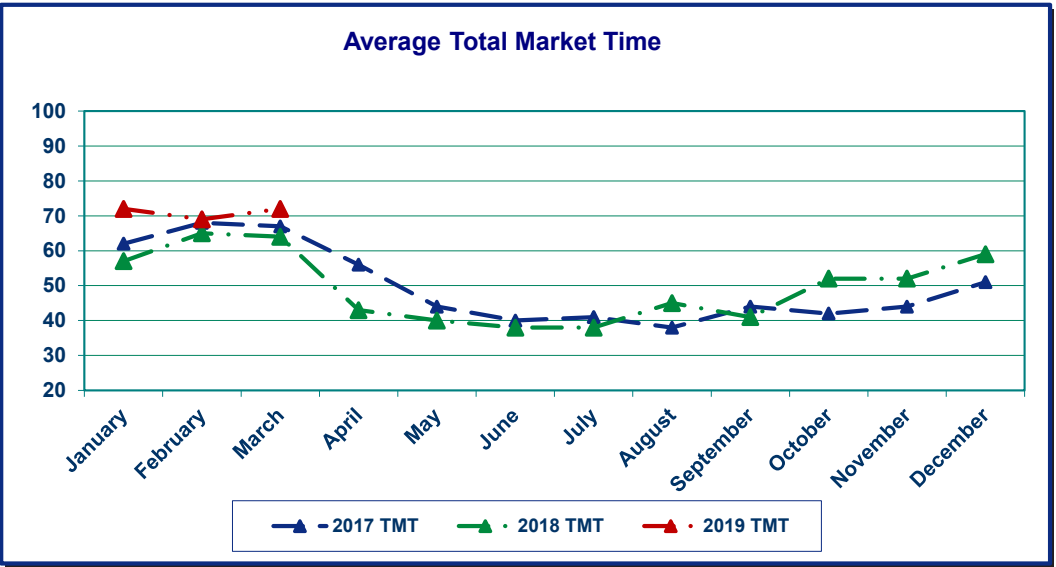


**Average Total Market Time**

**DAYS ON MARKET**

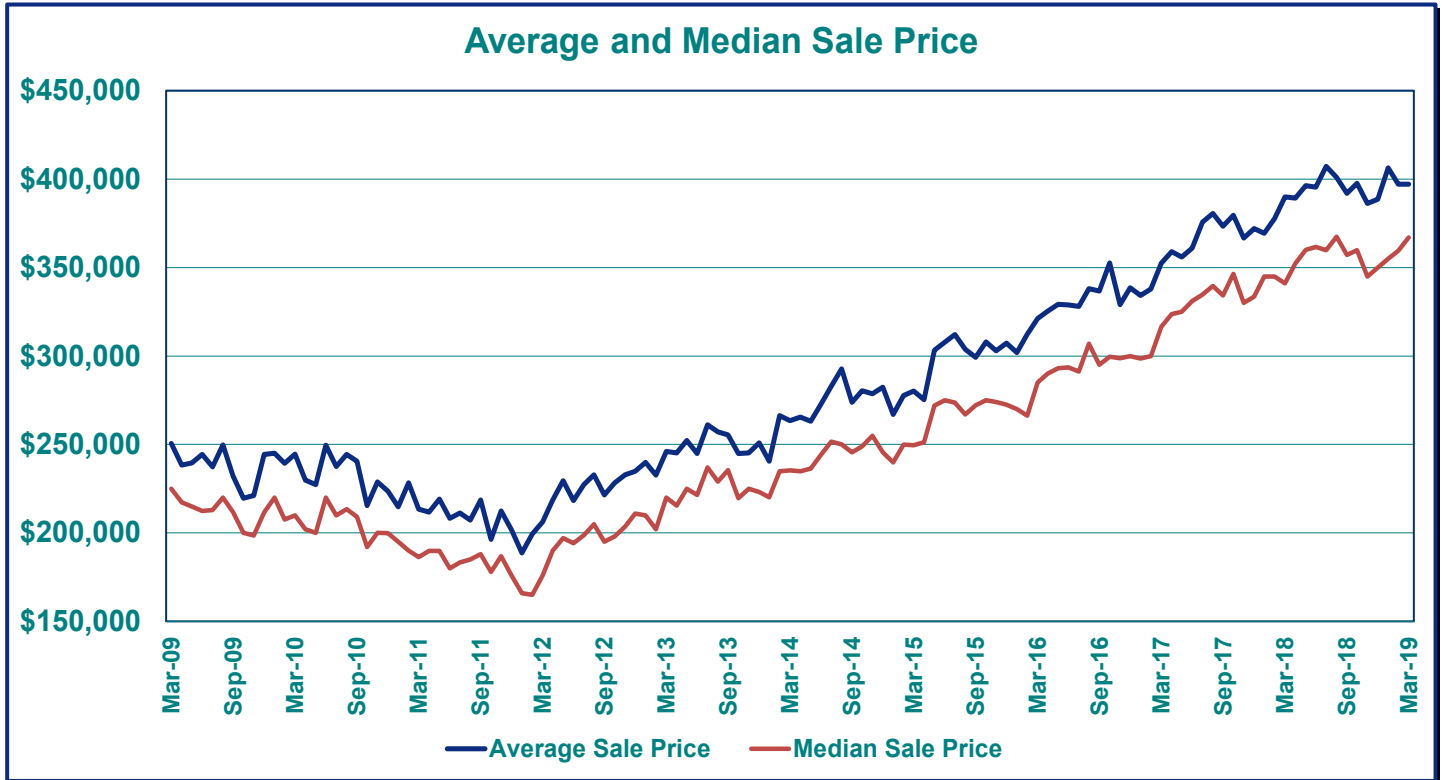
**CLARK COUNTY, WA**

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



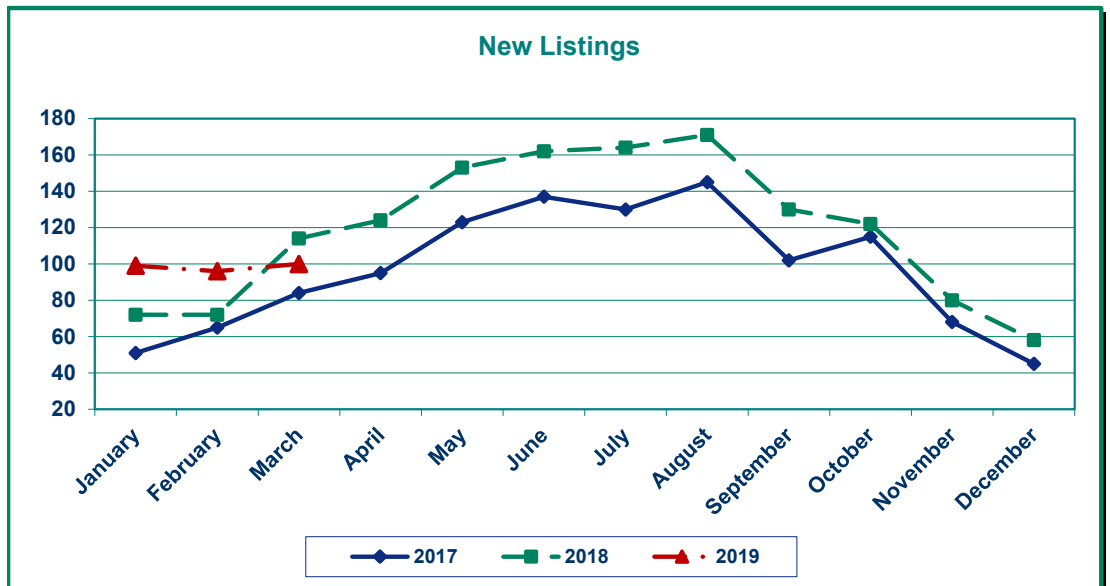
**SALE PRICE**  
CLARK COUNTY, WA

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



**NEW LISTINGS**  
COWLITZ COUNTY, WA

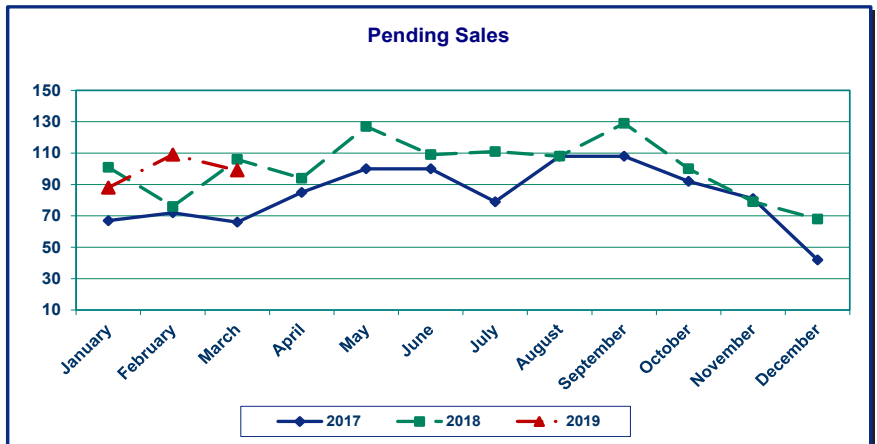
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



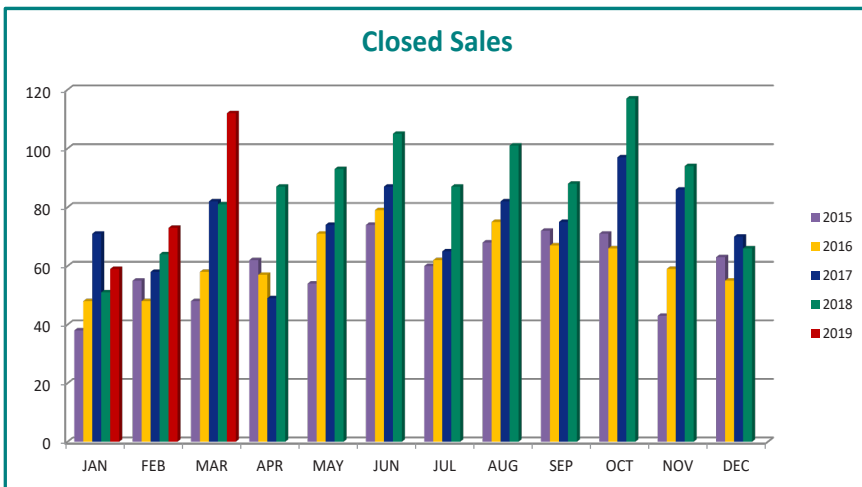
## PENDING LISTINGS

### COWLITZ COUNTY, WA

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



## Closed Sales



## CLOSED SALES

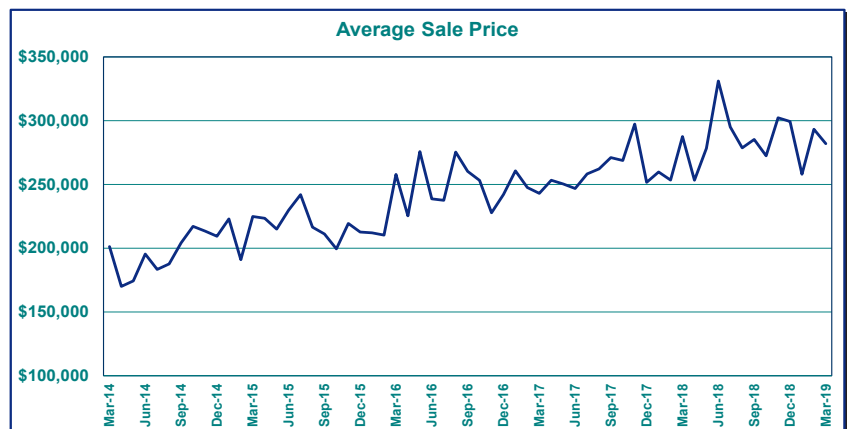
### COWLITZ COUNTY, WA

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 March 2019

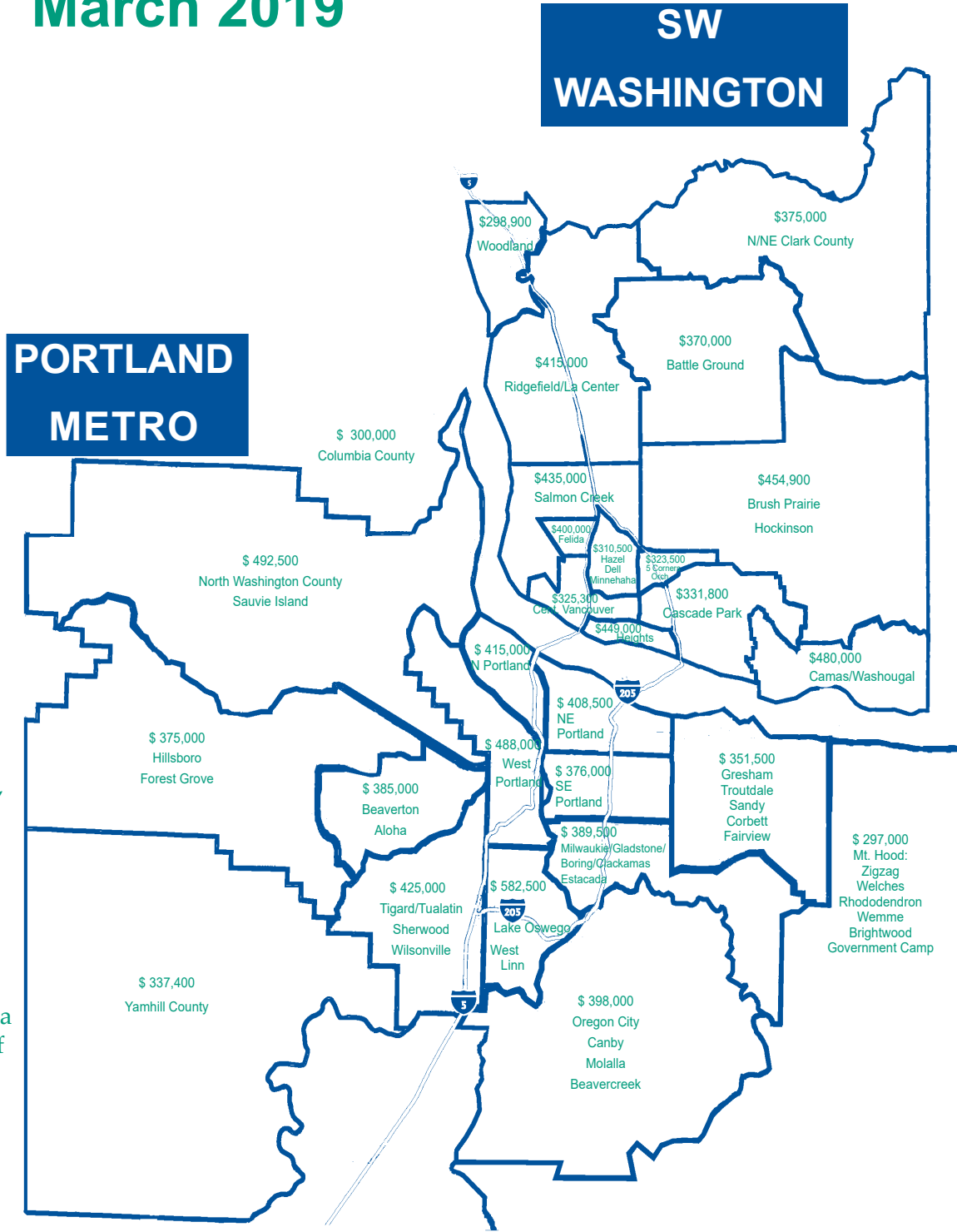
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor