MARKET ACTION

Clark County, Washington Market Action Addition **November 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.

Total Active Listings* Reported in Market Action:	633
Less Listings with Purchase Contingencies*:	22
Readily Purchased Listings:	611
Percent of Total Active Listings:	*96.5%*
Less New Under Construction (not ready for occupancy):	103
Less New Proposed (not started):	123
Total Readily Purchased & Occupied Listing:	385
Percent of Total Active Listings:	*60.8%*
Inventory in Months of Readily Purchased & Occupied Listings:	0.5

* 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 — November 2020 Reporting Period

November Residential Highlights

New listings (630) decreased 1.7% from the 641 listed in November 2019, and decreased 37.7% from the 1,011 listed in October 2020.

Pending sales (751) increased 7.6% from the 698 offers accepted in November 2019, and decreased 23.5% from the 982 offers accepted in October 2020.

Closed sales (825) increased 21.1% from the 681 closings in November 2019, and decreased 13.7% from the 956 closings in October 2020.

Inventory and Total Market Time

Inventory held steady at 0.8 months in November, and continues to be the lowest on RMLS™ record. Total market time decreased to 40 days.

Year-to-Date Summary

Comparing the first eleven months of 2020 to the same period in 2019, new listings (10,148) decreased 7.0%, pending sales (9,137) increased 7.3%, and closed sales (8,340) increased 3.8%.

Average and Median Sale Prices

Comparing 2020 to 2019 through November, the average sale price has increased 9.6% from $406,800 to $445,900. In the same comparison, the median sale price has increased 9.5% from $370,000 to $405,000.

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	2.1
April	1.7	2.4	2.5
May	1.8	2.3	2.3
June	2.1	2.4	1.6
July	2.3	2.4	1.2
August	2.3	2.3	1.3
September	2.9	2.5	1.0
October	2.7	2.5	0.8
November	2.9	2.2	0.8
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

Average Sale Price % Change:
+9.2% ($443,200 v. $405,900)

Median Sale Price % Change:
+8.4% ($401,100 v. $369,900)

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	November	630	751	825	453,000	410,000	40
	October	1,011	982	956	473,400	425,000	41
	Year-to-date	10,148	9,137	8,340	445,900	405,000	50
2019	November	641	698	681	416,100	384,500	57
	Year-to-date	10,912	8,512	8,031	406,800	370,000	54
Change	November	-1.7%	7.6%	21.1%	8.9%	6.6%	-30.4%
	Prev Mo 2020	-37.7%	-23.5%	-13.7%	-4.3%	-3.5%	-2.4%
	Year-to-date	-7.0%	7.3%	3.8%	9.6%	9.5%	-7.4%

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AREA REPORT • NOVEMBER 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[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 2020 v. 2019[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	23	24	3	20	25.0%	25	361,500	54	211	180	-4.8%	166	395,700	370,000	44	10.7%	6	482,300	3	131,700	16	462,700
12	NW Heights	10	21	4	16	-11.1%	17	277,000	33	243	217	20.6%	216	297,500	290,000	29	12.7%	1	1,400,000	2	290,000	21	786,600
13	SW Heights	26	10	3	8	-11.1%	9	295,500	25	148	119	2.6%	115	514,500	359,000	65	10.0%	-	-	1	275,000	4	404,300
14	Lincoln/Hazel Dell	4	8	0	12	50.0%	14	401,100	65	176	160	16.8%	146	398,000	389,800	39	6.6%	-	-	2	160,500	1	657,300
15	E Hazel Dell	15	27	4	34	61.9%	45	365,400	37	471	421	-2.5%	396	363,000	360,000	31	12.2%	5	1,047,000	11	291,400	-	-
20	NE Heights	11	11	-	19	35.7%	13	360,100	30	167	150	-38.8%	143	351,100	348,000	24	5.0%	-	-	2	86,700	3	475,300
21	Orchards	21	24	4	31	-11.4%	48	356,800	15	456	407	6.3%	386	339,300	344,500	24	4.2%	1	775,000	1	230,000	2	531,500
22	Evergreen	29	58	8	59	-11.9%	88	356,300	16	923	847	27.2%	795	348,900	344,000	28	7.1%	2	227,500	5	256,800	10	507,000
23	E Heights	23	25	4	19	5.6%	12	520,100	50	189	174	16.8%	160	448,500	362,500	54	11.5%	-	-	6	174,500	1	460,000
24	Cascade Park	8	11	1	22	83.3%	24	472,900	14	260	240	4.8%	230	461,100	413,000	41	15.4%	-	-	1	535,000	3	474,600
25	Five Corners	1	18	1	27	170.0%	24	378,700	8	253	239	32.8%	212	360,000	350,000	22	7.5%	-	-	2	305,000	1	468,400
26	E Orchards	38	28	13	19	-24.0%	38	487,200	26	404	366	2.8%	324	460,700	441,000	48	6.6%	1	4,050,000	3	233,000	-	-
27	Fisher's Landing	8	15	1	24	84.6%	14	369,600	27	259	241	11.1%	219	404,900	400,000	24	5.5%	-	-	3	284,100	-	-
31	SE County	4	0	1	5	-16.7%	4	641,000	50	39	38	-20.8%	38	628,100	610,500	93	2.8%	-	-	13	324,300	-	-
32	Camas City	46	51	8	65	0.0%	76	608,200	91	854	830	7.0%	757	580,400	540,000	88	6.8%	2	474,500	51	298,200	9	600,400
33	Washougal	35	30	7	32	-22.0%	41	563,200	86	454	393	-2.2%	369	488,000	454,900	62	12.3%	1	250,000	61	194,600	6	418,800
41	N Hazel Dell	9	17	3	32	45.5%	31	444,500	20	326	320	10.3%	299	425,300	399,000	31	6.2%	-	-	5	276,000	-	-
42	S Salmon Creek	25	26	1	27	-12.9%	32	418,800	28	346	319	10.4%	297	388,800	385,000	32	10.3%	1	275,000	4	204,500	2	413,500
43	N Felida	14	17	14	20	-20.0%	28	557,500	33	337	298	-17.5%	291	508,500	460,000	57	10.6%	2	1,062,500	19	292,400	-	-
44	N Salmon Creek	20	23	2	27	-18.2%	37	444,300	49	486	482	-9.2%	473	459,000	431,000	64	6.2%	-	-	9	306,200	-	-
50	Ridgefield	80	54	20	68	94.3%	65	457,500	43	860	728	60.0%	522	465,200	445,500	57	4.4%	1	625,000	14	522,500	-	-
51	W of I-5 County	5	2	-	5	150.0%	-	-	-	62	49	58.1%	41	750,200	735,000	108	8.8%	-	-	12	421,500	-	-
52	NW E of I-5 County	15	6	5	8	60.0%	6	731,200	75	108	93	69.1%	86	710,100	655,500	81	23.1%	-	-	26	318,800	-	-
61	Battleground	62	49	15	59	-10.6%	42	487,300	45	664	599	-6.4%	558	432,200	395,000	55	8.1%	4	319,000	33	337,300	2	441,000
62	Brush Prairie	54	47	10	56	-18.8%	63	514,500	33	947	824	2.0%	751	497,300	451,000	65	13.4%	5	1,803,800	47	325,200	1	449,500
63	East County	0	1	0	1	0.0%	0	-	-	2	2	-33.3%	1	358,500	358,500	4	-18.0%	-	-	1	250,000	-	-
64	Central County	3	1	0	5	66.7%	1	640,000	28	44	42	50.0%	34	618,700	591,800	60	16.2%	-	-	1	189,500	-	-
65	Mid-Central County	4	1	-	7	75.0%	3	417,300	4	57	56	43.6%	48	627,700	629,500	65	26.4%	-	-	7	293,100	-	-
66	Yacolt	7	7	2	6	-14.3%	9	506,100	31	112	99	-13.2%	96	485,200	460,800	54	25.6%	-	-	10	188,600	-	-
70	La Center	24	11	4	15	36.4%	15	467,000	32	244	168	68.0%	136	450,000	427,500	68	2.3%	-	-	5	151,200	1	500,000
71	N Central	6	6	1	2	-50.0%	1	189,000	39	40	29	-39.6%	25	520,600	490,000	18	17.5%	-	-	10	257,000	-	-
72	NE Corner	3	1	0	1	-50.0%	0	-	-	6	7	-53.3%	10	472,500	472,500	84	2.9%	-	-	1	95,000	-	-
	Clark County Total	633	630	139	751	7.6%	825	453,000	40	10,148	9,137	7.3%	8,340	445,900	405,000	50	9.2%	32	916,500	371	288,100	83	562,400
80	Woodland City	7	7	1	9	50.0%	13	407,100	92	133	128	2.4%	127	352,200	334,900	50	11.0%	1	360,000	1	60,000	1	1,120,000
81	Woodland Area	12	8	1	7	16.7%	10	453,700	48	76	67	11.5%	62	517,800	469,000	75	7.4%	1	1,200,000	46	201,300	-	-
82	Cowlitz County	63	70	7	84	23.5%	83	376,000	37	1,026	970	7.8%	906	332,200	309,500	42	14.0%	7	955,700	124	116,500	15	478,200
	Cowlitz County Total	82	85	9	100	25.0%	106	387,100	45	1,235	1,165	5.5%	1,095	345,000	317,700	44	12.3%	9	916,700	171	139,000	16	518,300
87	Pacific County Total	24	11	0	20	33.3%	17	261,500	57	213	200	13.0%	187	273,500	230,000	85	8.5%	1	185,900	100	59,200	1	500,000

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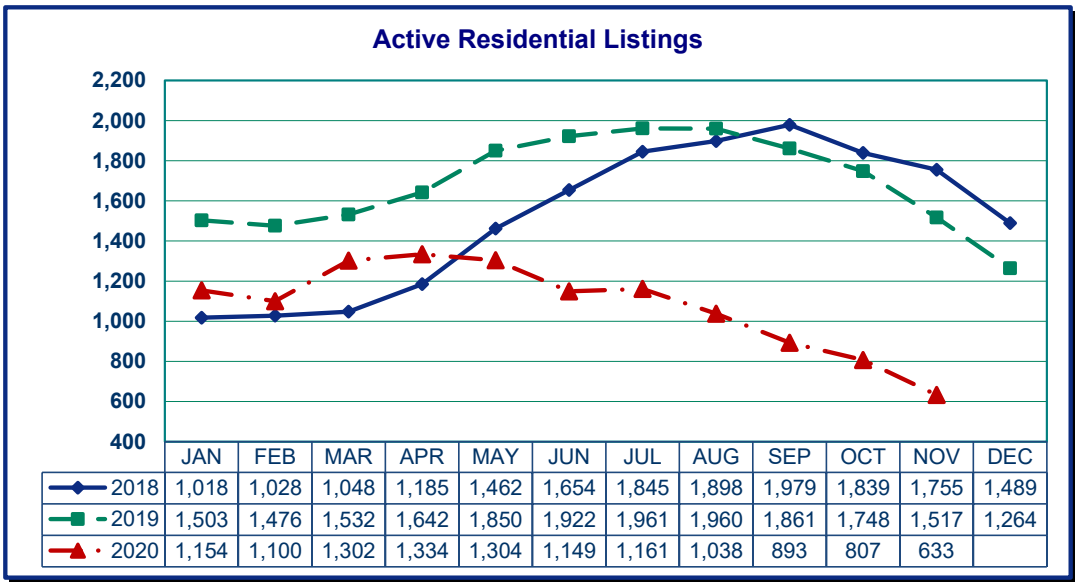


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	1,018	1,028	1,048	1,185	1,462	1,654	1,845	1,898	1,979	1,839	1,755	1,489
2019	1,503	1,476	1,532	1,642	1,850	1,922	1,961	1,960	1,861	1,748	1,517	1,264
2020	1,154	1,100	1,302	1,334	1,304	1,149	1,161	1,038	893	807	633	

ACTIVE RESIDENTIAL LISTINGS

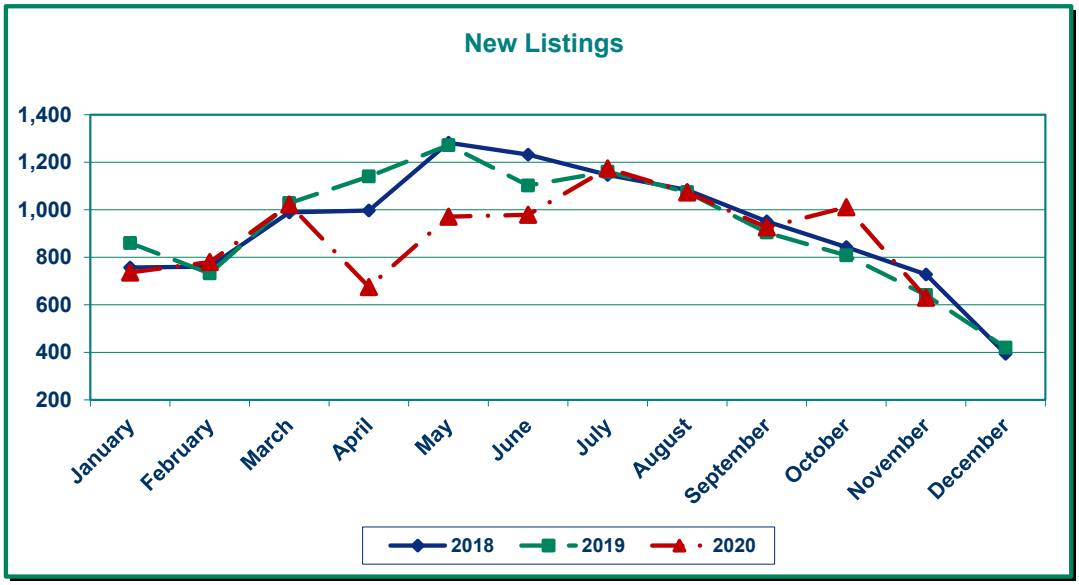
CLARK COUNTY, WA

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 November 2020 with November 2019. The Year-To-Date section compares 2020 year-to-date statistics through November with 2019 year-to-date statistics through November.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/2019-11/30/2020) with 12 months before (12/1/2018-11/30/2019).

[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.

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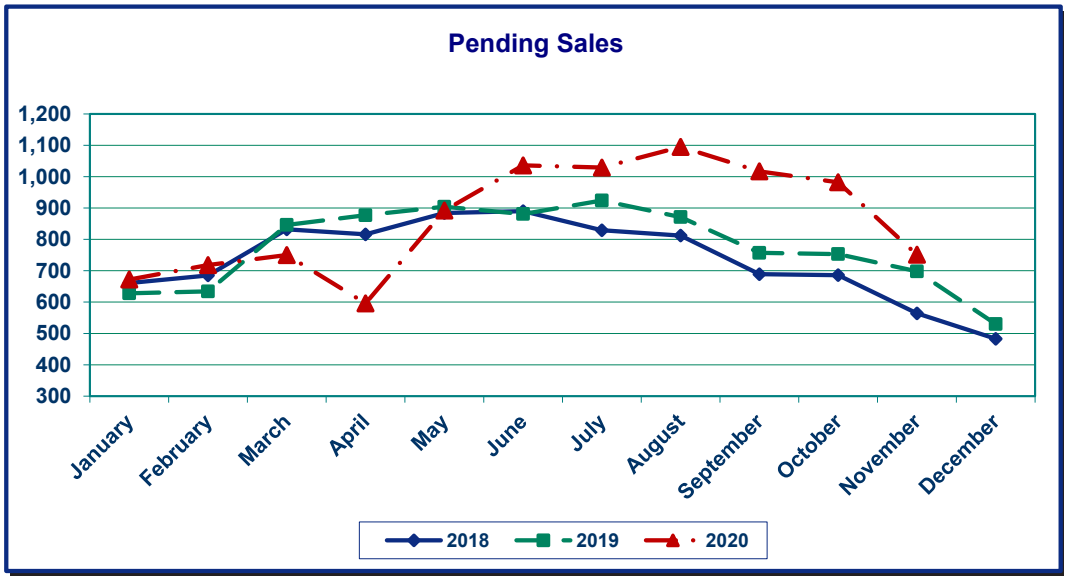


PENDING LISTINGS

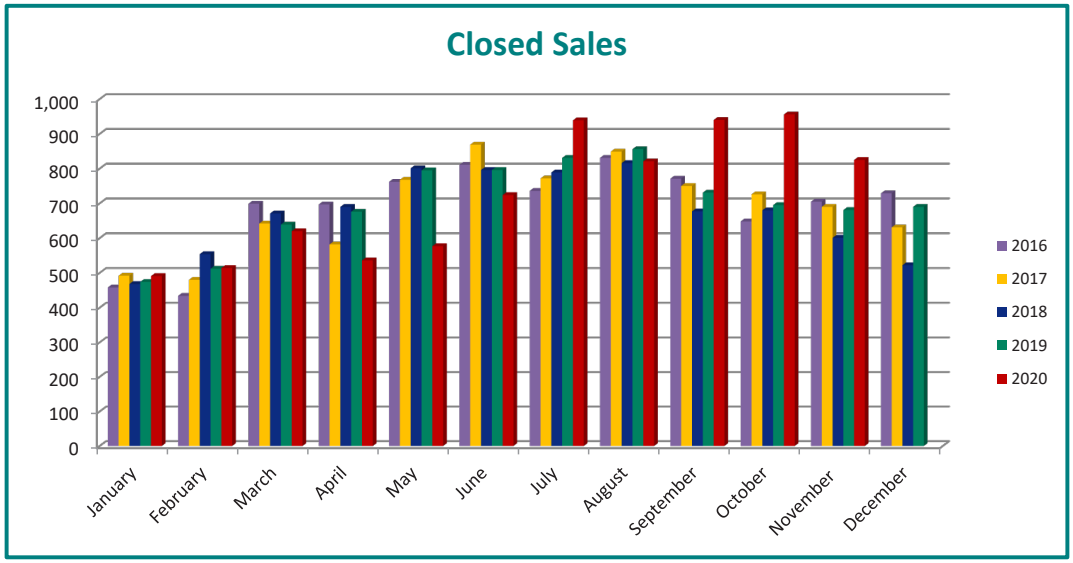
CLARK COUNTY, WA

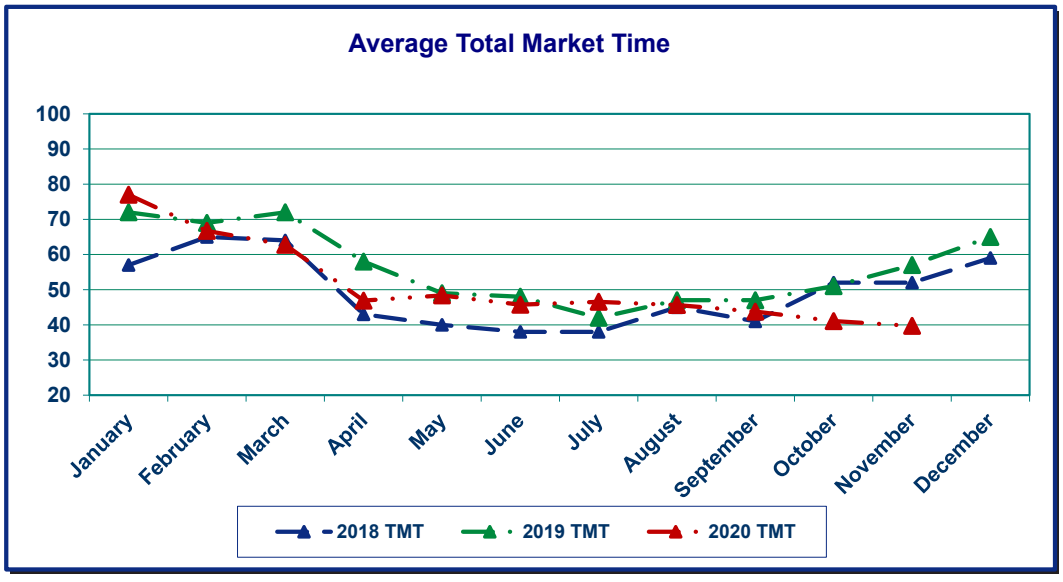
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.

CLOSED SALES

CLARK COUNTY, WA

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





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.

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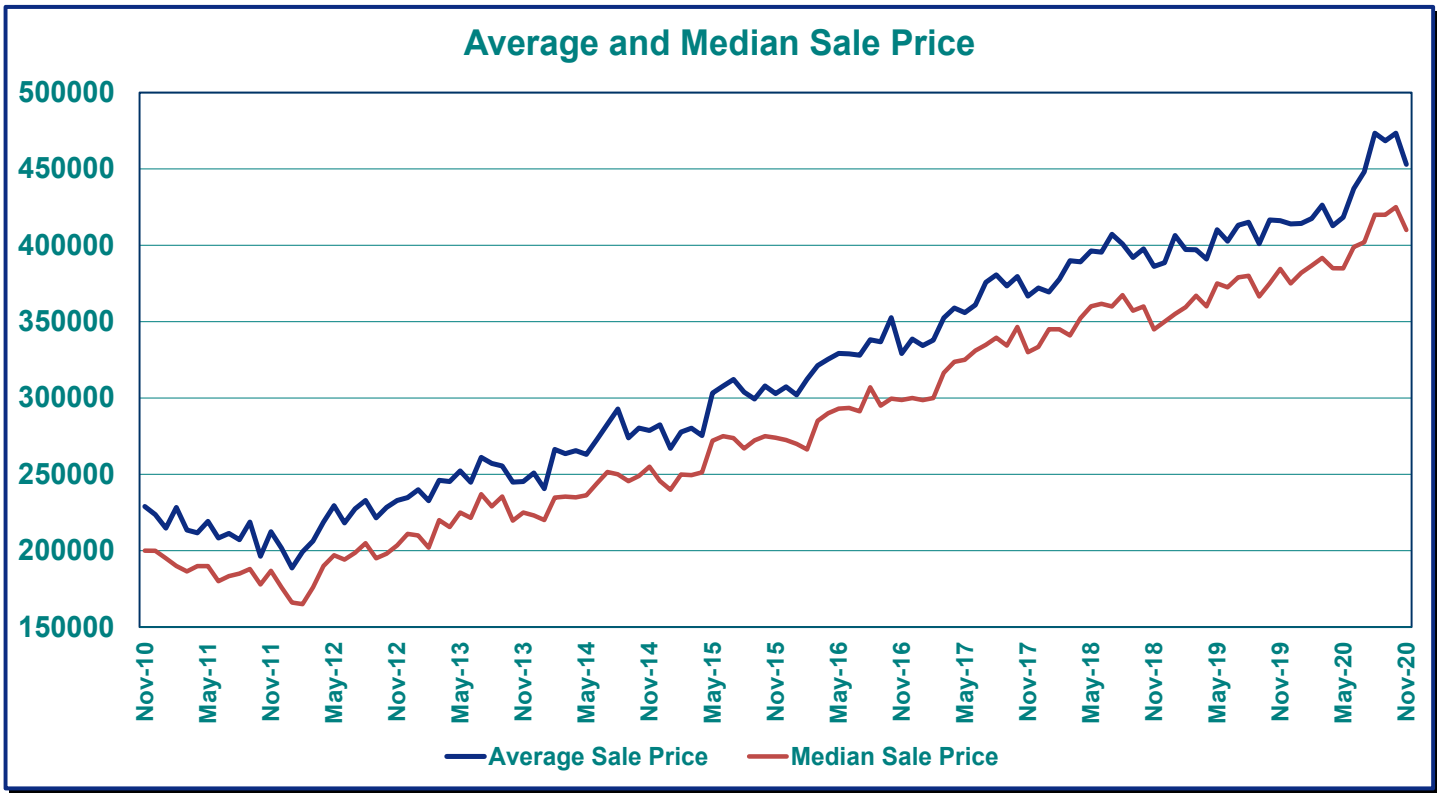
SALE PRICE

CLARK COUNTY, WA

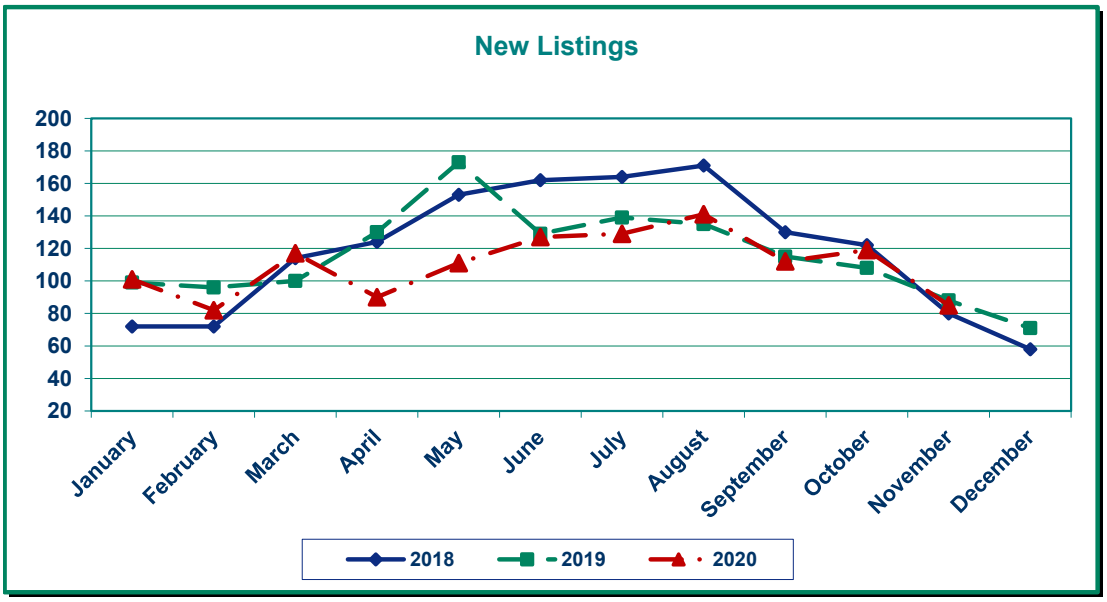
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

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



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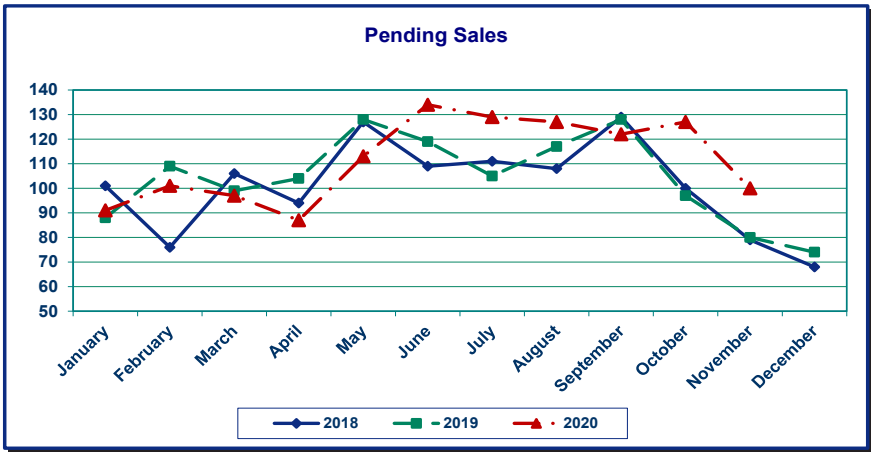
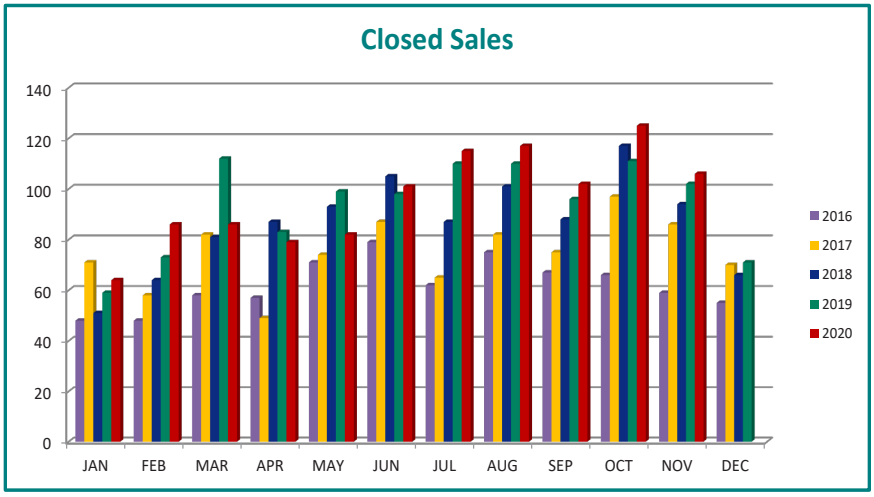
PENDING LISTINGS

COWLITZ COUNTY, WA

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





CLOSED SALES

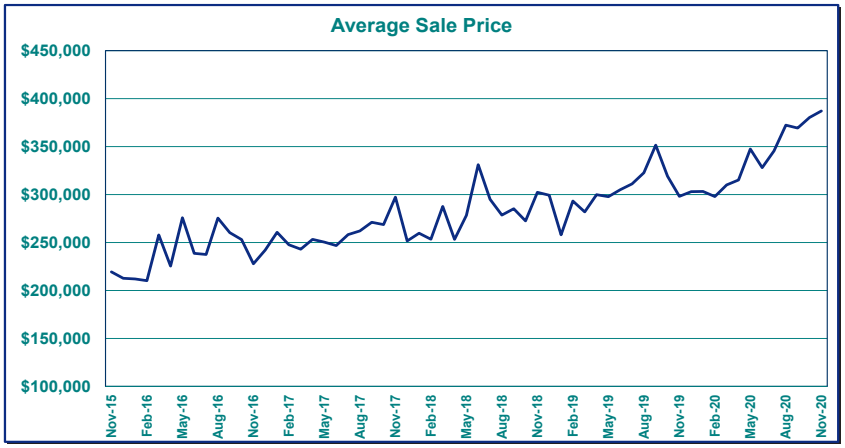
COWLITZ COUNTY, WA

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.



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RMLS™ MULTIPLE LISTING SERVICE

MEDIAN SALE PRICE
November 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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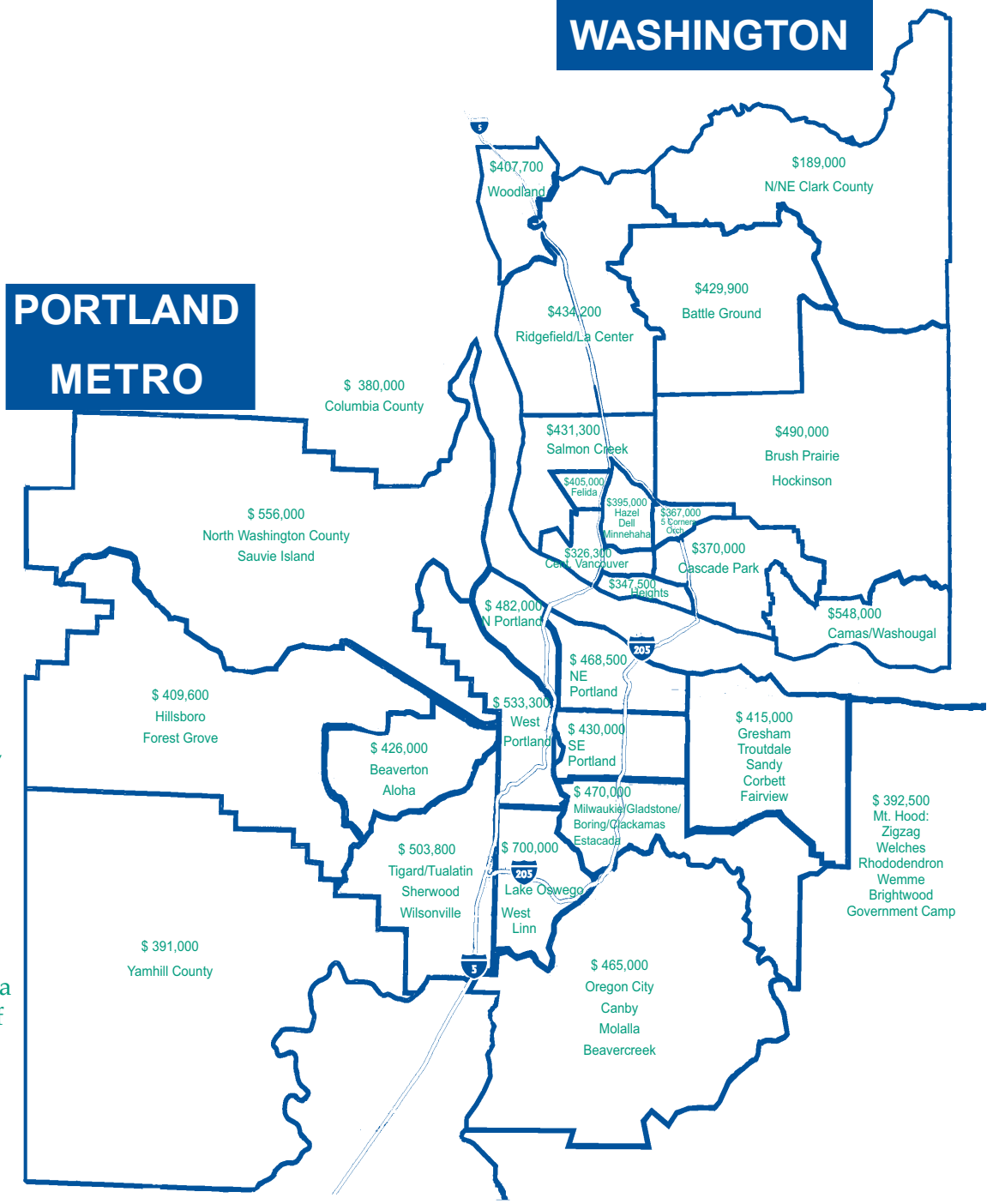

EQUAL HOUSING OPPORTUNITY

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Kurt von Wasmuth, President/CEO
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