



Clark County, Washington Market Action Addition

July 2018

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:	1,845
Less Listings with Purchase Contingencies*:	62
Readily Purchased Listings:	1,783
<i>Percent of Total Active Listings:</i>	96.6%
Less New Under Construction (not ready for occupancy):	143
Less New Proposed (not started):	158
Total Readily Purchased & Occupied Listing:	1,482
<i>Percent of Total Active Listings:</i>	80.3%
Inventory in Months of Readily Purchased & Occupied Listings:	1.9

* 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

July 2018 Reporting Period

July Residential Highlights

Southwest Washington again saw some mixed activity in July, but all measures continue to be ahead compared with the same period in 2017. Closed sales, at 789, ended 2.2% ahead of last year in July 2017 (772), but fell 0.9% short of the 796 closings recorded last month in June 2018.

New listings fared similarly, increasing 4.2% over July 2017 (1,101) but showing a 6.9% decrease from the 1,232 new listings offered last month in June 2018.

Pending sales, at 829 in July, fell 4.8% short of July 2017 (871) and 6.9% short of June 2018 (890).

Inventory rose slightly to 2.3 months in July, with total market time holding steady at 38 days.

Year to Date Summary

Activity is up in 2018 compared to 2017. New listings (7,279) are up 8.4%, closed sales (4,976) are up 2.1%, and pending sales (5,436) are up 0.5% for the year thus far.

Average and Median Sale Prices

Comparing the first seven months of 2018 to the same in 2017, the average sale price has risen 9.8% from \$355,700 to \$390,700. In the same comparison, the median sale price has risen 9.4% from \$322,000 to \$352,400.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+10.3% (\$383,000 v. \$347,200)
Median Sale Price % Change:	+11.3% (\$345,000 v. \$310,000)

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

Inventory in Months*			
	2016	2017	2018
January	2.6	2.2	2.2
February	2.7	2.0	1.9
March	1.7	1.6	1.6
April	1.8	1.9	1.7
May	1.7	1.6	1.8
June	1.8	1.6	2.1
July	2.2	1.9	2.3
August	2.1	1.8	
September	2.1	2.2	
October	2.3	2.1	
November	1.9	2.0	
December	1.5	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.

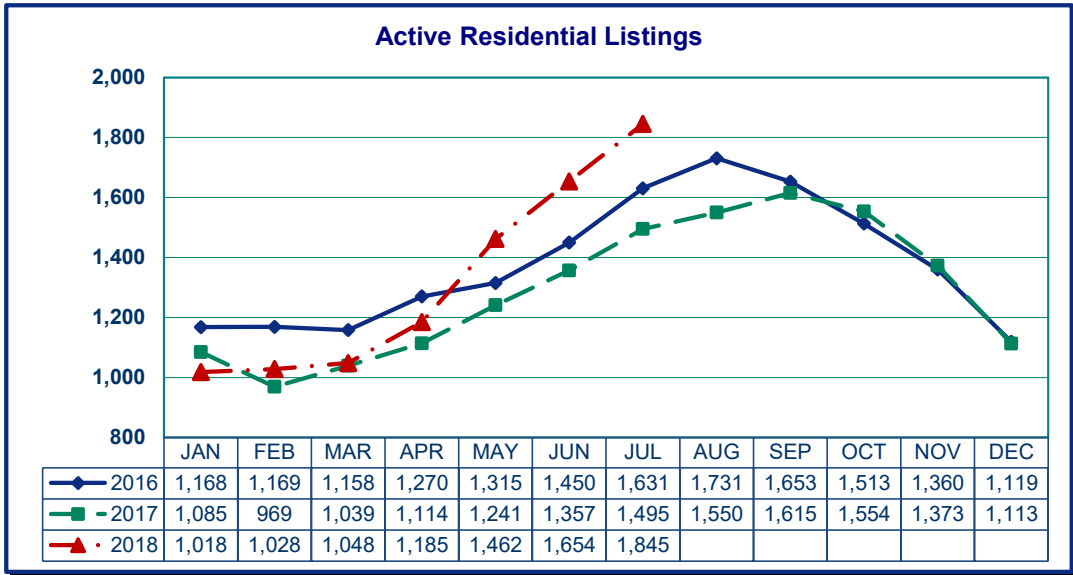
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	1,147	829	789	407,200	359,900	38
	June	1,232	890	796	395,500	361,700	38
	Year-to-date	7,279	5,436	4,976	390,700	352,400	47
2017	July	1,101	871	772	375,700	334,800	41
	Year-to-date	6,712	5,411	4,875	355,700	322,000	52
Change	July	4.2%	-4.8%	2.2%	8.4%	7.5%	-6.0%
	Prev Mo 2018	-6.9%	-6.9%	-0.9%	3.0%	-0.5%	0.0%
	Year-to-date	8.4%	0.5%	2.1%	9.8%	9.4%	-8.2%

AREA REPORT • 7/2018

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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 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	21	23	-	14	-53.3%	17	341,300	12	116	94	-24.8%	96	373,300	345,000	31	19.1%	2	1,207,500	2	130,000	6	412,100
12	NW Heights	18	26	4	29	38.1%	18	269,500	25	147	132	-14.8%	110	258,100	252,000	25	15.0%	-	-	4	151,200	11	337,600
13	SW Heights	28	17	4	14	-26.3%	14	696,800	43	109	81	-14.7%	75	480,700	349,000	50	22.4%	-	-	2	697,500	1	750,000
14	Lincoln/Hazel Dell	49	37	0	12	-20.0%	16	344,200	21	122	82	-18.8%	80	341,900	335,000	28	3.9%	-	-	3	145,300	3	473,700
15	E Hazel Dell	61	48	6	43	22.9%	47	318,500	40	357	302	2.0%	290	311,000	310,000	39	8.5%	4	1,406,300	9	178,200	2	525,000
20	NE Heights	27	29	2	16	-27.3%	30	297,200	41	193	162	19.1%	157	302,200	295,000	31	8.6%	-	-	1	150,000	13	629,900
21	Orchards	61	54	7	47	4.4%	39	319,400	25	335	278	-3.5%	254	300,300	298,200	38	7.0%	1	830,000	-	-	1	1,128,000
22	Evergreen	110	98	10	72	22.0%	63	312,100	19	567	439	0.5%	384	313,200	305,000	28	10.9%	1	380,000	1	325,000	3	426,500
23	E Heights	37	35	7	23	-14.8%	11	326,800	15	144	114	-1.7%	101	328,900	294,000	38	2.2%	-	-	1	165,000	-	-
24	Cascade Park	41	33	5	24	0.0%	36	360,500	42	213	167	3.1%	164	390,500	349,000	36	-4.3%	-	-	6	393,500	3	425,000
25	Five Corners	38	36	3	25	-19.4%	29	319,200	12	190	146	-8.2%	133	309,500	300,000	26	9.8%	-	-	4	1,253,800	-	-
26	E Orchards	60	38	6	26	-21.2%	28	413,500	43	293	218	32.9%	175	381,300	368,000	50	5.0%	-	-	4	334,000	1	365,000
27	Fisher's Landing	41	31	7	25	13.6%	25	349,100	22	188	154	-4.9%	133	374,100	360,000	35	10.0%	-	-	-	-	-	-
31	SE County	22	7	2	6	20.0%	5	435,500	74	53	35	34.6%	30	461,700	427,500	128	8.8%	-	-	7	223,100	-	-
32	Camas City	148	95	18	64	6.7%	69	583,300	55	590	427	6.8%	403	531,700	475,000	64	7.3%	-	-	34	295,300	7	504,600
33	Washougal	124	56	13	53	8.2%	33	434,300	32	397	278	-6.7%	244	423,200	409,000	65	10.3%	3	467,300	34	163,100	7	391,000
41	N Hazel Dell	47	27	4	27	-20.6%	26	377,500	53	230	184	-10.2%	190	378,300	343,000	45	2.3%	1	1,235,000	1	1,235,000	2	804,500
42	S Salmon Creek	53	35	2	24	-48.9%	30	370,400	20	256	203	-31.2%	212	344,300	335,700	41	9.4%	1	45,000	3	195,000	1	372,500
43	N Felida	96	43	10	33	-25.0%	36	468,200	42	304	210	-6.3%	205	474,100	460,000	52	5.1%	-	-	5	680,000	1	532,000
44	N Salmon Creek	144	59	11	50	19.0%	34	426,000	66	476	345	40.8%	295	430,700	424,500	59	10.0%	-	-	9	334,900	-	-
50	Ridgefield	106	55	12	28	-15.2%	23	485,100	43	361	228	-9.9%	184	420,800	393,900	47	13.8%	1	398,000	4	1,298,500	-	-
51	W of I-5 County	12	6	2	4	-20.0%	3	885,000	350	31	18	-21.7%	15	701,900	650,000	126	14.1%	-	-	9	364,800	-	-
52	NW E of I-5 County	28	10	3	13	8.3%	9	590,400	69	85	64	20.8%	51	540,800	538,200	93	7.0%	-	-	12	290,200	-	-
61	Battleground	133	85	18	62	21.6%	45	407,400	31	511	379	18.1%	333	384,600	355,000	39	14.9%	-	-	25	278,000	3	443,500
62	Brush Prairie	237	119	26	70	-7.9%	74	462,500	42	746	513	4.7%	491	432,000	393,000	63	10.9%	1	380,000	16	684,500	-	-
63	East County	-	1	0	1	-	0	-	-	2	3	-40.0%	1	428,000	428,000	4	-3.2%	-	-	-	-	-	-
64	Central County	14	4	2	3	-57.1%	3	491,700	6	28	17	-29.2%	13	511,700	493,000	58	8.6%	-	-	9	198,100	-	-
65	Mid-Central County	14	5	0	2	-33.3%	2	532,500	39	37	24	9.1%	22	502,200	482,500	85	13.3%	-	-	7	196,200	-	-
66	Yacolt	29	19	1	12	50.0%	9	391,100	79	81	60	20.0%	57	378,100	361,000	49	16.6%	-	-	6	201,700	1	300,000
70	La Center	27	9	3	7	-22.2%	12	413,200	34	74	53	3.9%	53	403,400	385,000	74	13.2%	-	-	7	192,300	-	-
71	N Central	13	4	-	-	-100.0%	2	535,500	7	34	23	9.5%	22	383,900	398,300	72	27.5%	-	-	5	262,500	-	-
72	NE Corner	6	3	0	0	-	1	400,000	25	9	3	-66.7%	3	483,300	500,000	15	26.8%	-	-	-	-	-	-
	Clark County Total	1,845	1,147	188	829	-4.8%	789	407,200	38	7,279	5,436	0.5%	4,976	390,700	352,400	47	10.3%	15	847,300	230	330,100	66	485,700
80	Woodland City	26	20	4	11	-15.4%	11	350,100	44	103	80	35.6%	68	297,600	289,000	47	1.7%	2	346,300	9	169,200	3	322,500
81	Woodland Area	28	13	4	5	-28.6%	5	380,800	143	66	46	2.2%	42	435,000	385,000	81	23.4%	-	-	44	173,600	-	-
82	Cowlitz County	197	131	18	95	61.0%	71	280,400	22	706	561	32.0%	483	268,000	249,000	54	11.1%	-	-	68	90,500	15	270,500
	Cowlitz County Total	251	164	26	111	40.5%	87	295,000	32	875	687	30.4%	593	283,200	255,000	55	10.2%	2	346,300	121	126,600	18	279,200
87	Pacific County Total	100	28	6	20	5.3%	23	211,700	80	186	120	-3.2%	104	228,100	219,000	113	19.3%	6	204,200	64	49,500	-	-



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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2018 with July 2017. The Year-To-Date section compares 2018 year-to-date statistics through July with 2017 year-to-date statistics through July.

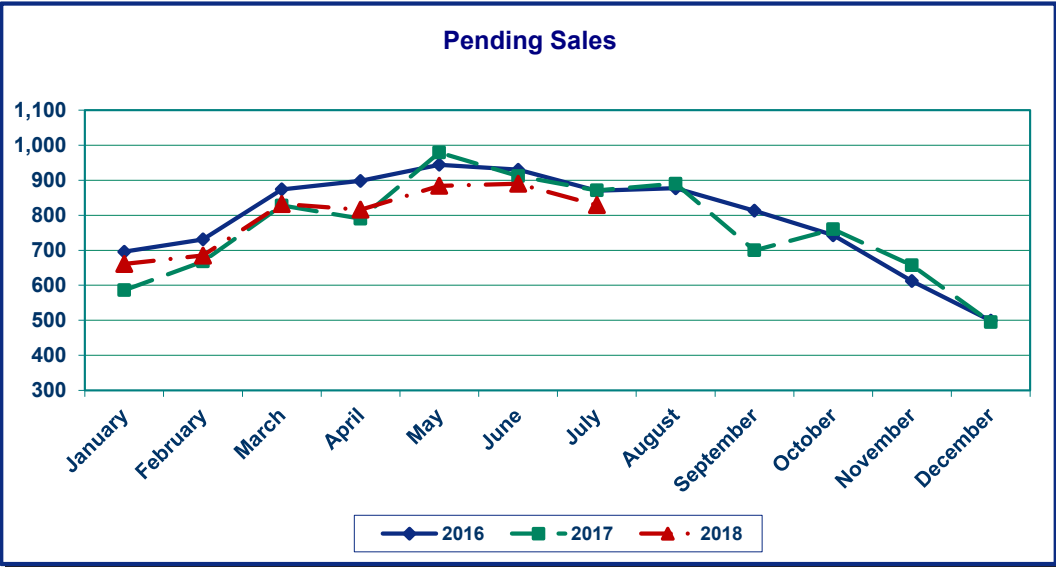
² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

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

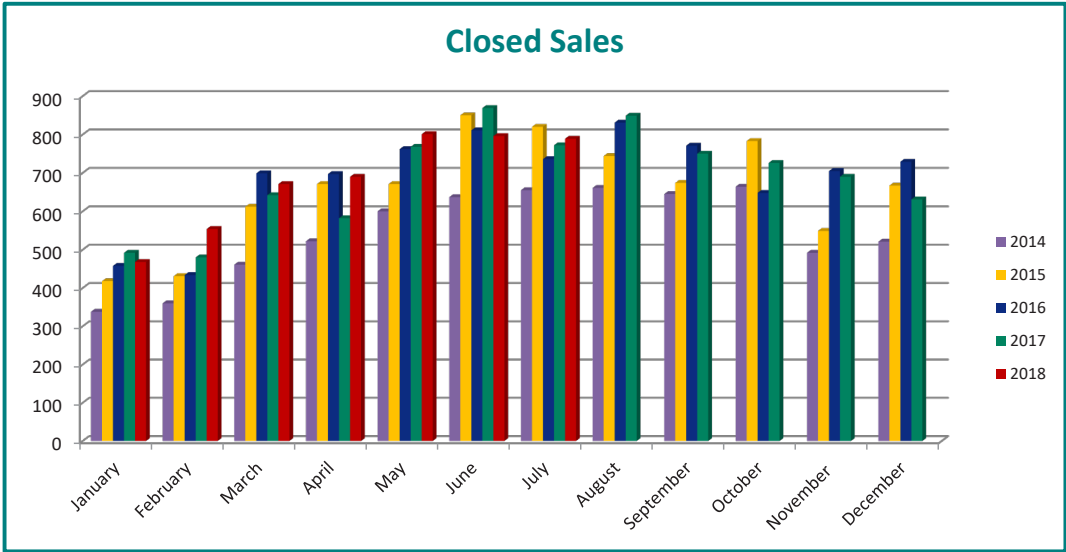
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

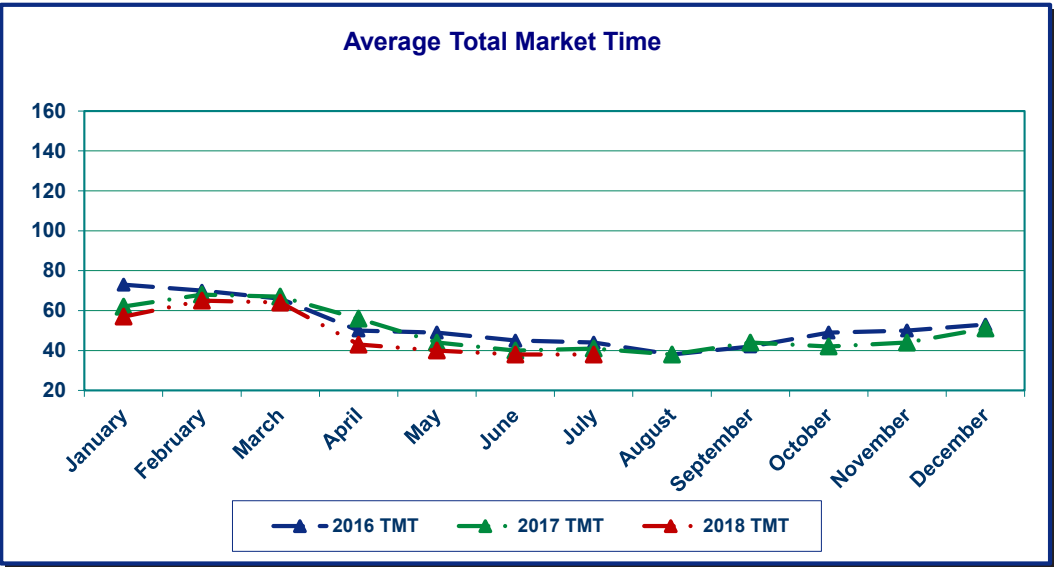


Average Total Market Time

DAYS ON MARKET

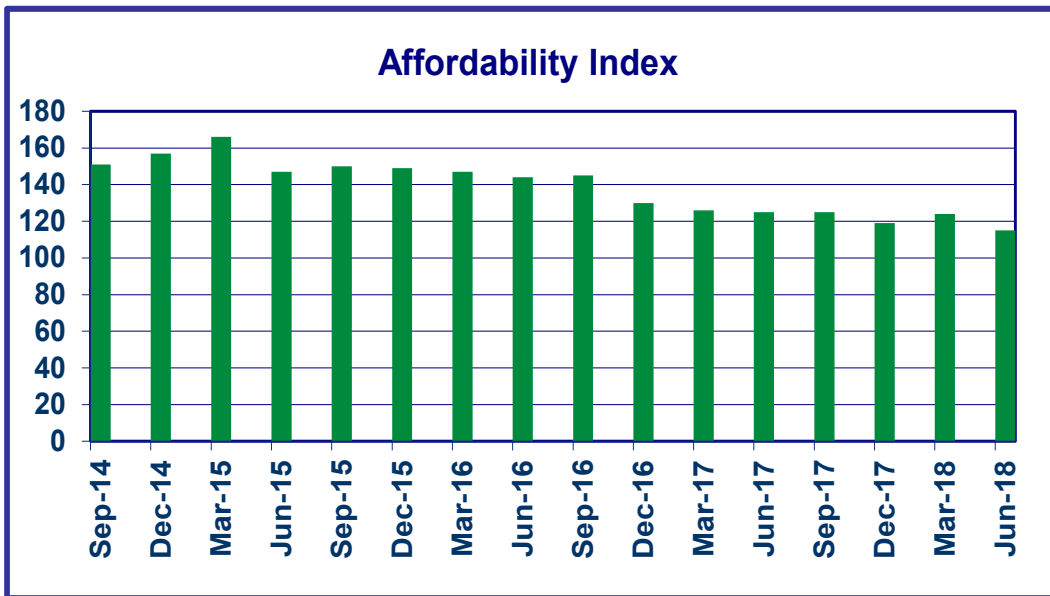
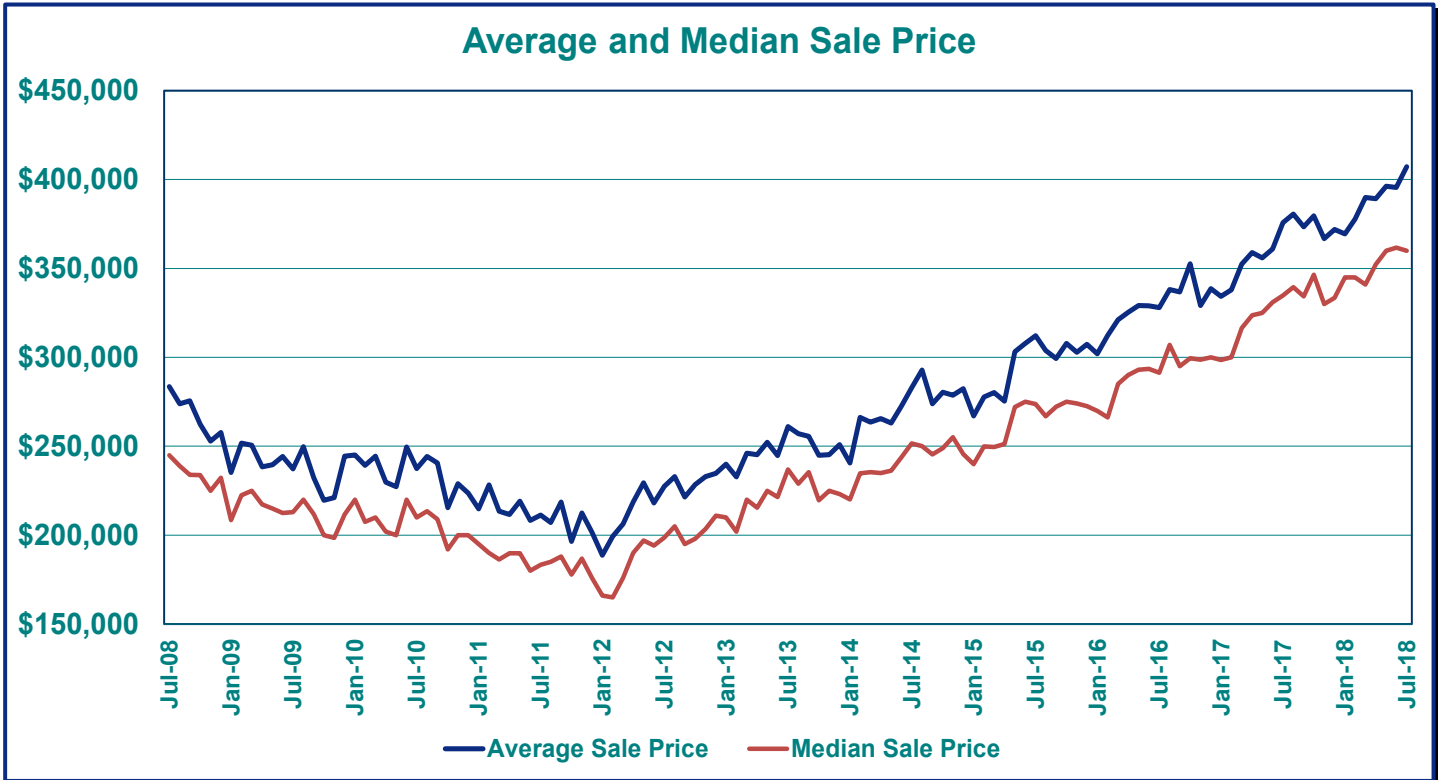
CLARK COUNTY, WA

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



AFFORDABILITY
CLARK COUNTY, WA

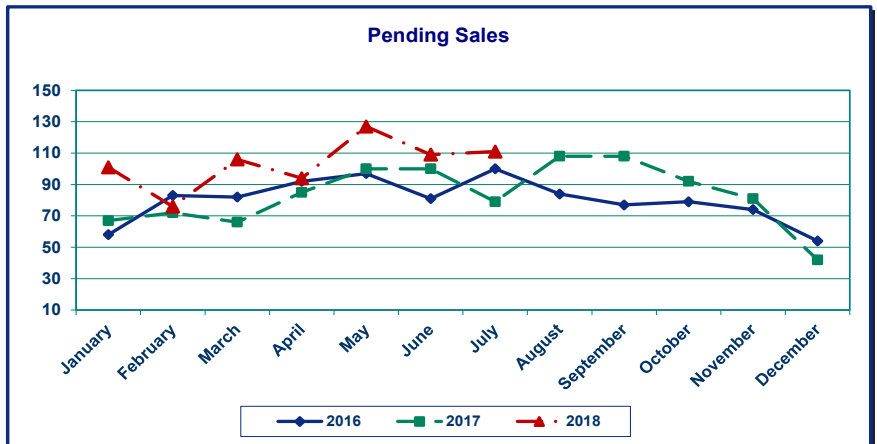
This graph shows affordability for housing in Clark County, Washington, in June 2018.

AFFORDABILITY - 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 (\$81,400 in 2018, per HUD) can afford 115% of a monthly mortgage payment on a median priced home (\$361,700 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.57% (per Freddie Mac).

PENDING LISTINGS

COWLITZ COUNTY, WA

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

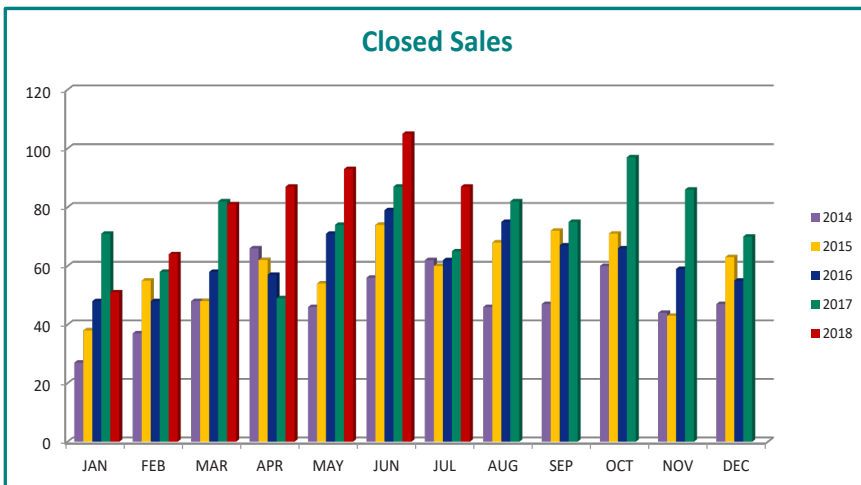


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

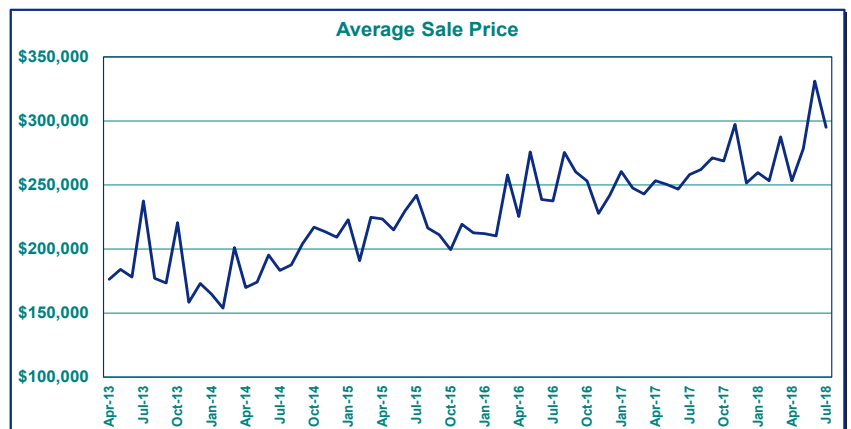
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



AVERAGE SALE PRICE

COWLITZ COUNTY, WA

This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.



MEDIAN SALE PRICE July 2018

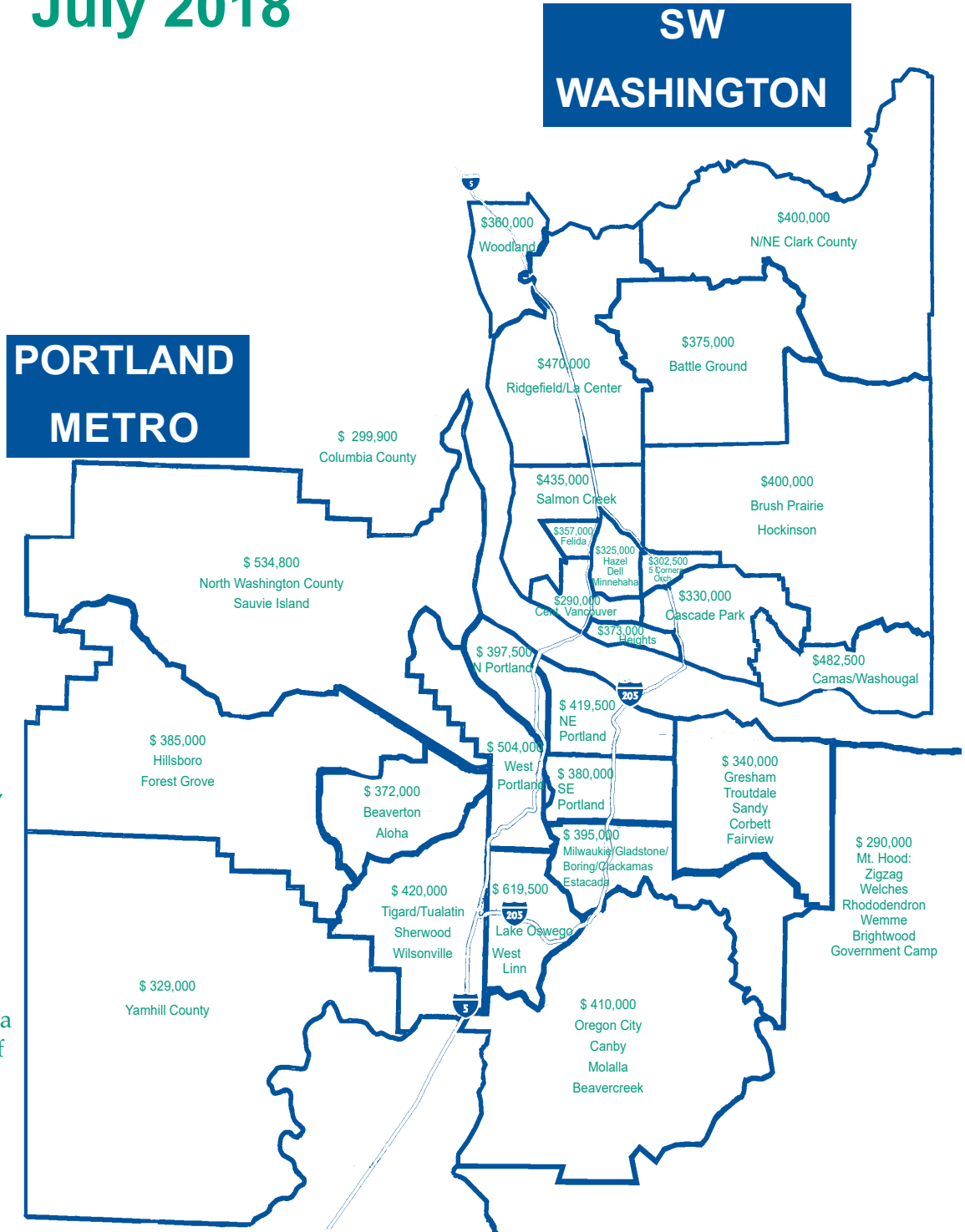
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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