

MARKET ACTION



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

Residential Review: Southwest Washington

December 2022 Reporting Period

Residential Highlights

New listings (367) decreased 27.5% from the 506 listed in December 2021, and decreased 25.7% from the 494 listed in November 2022.

Pending sales (373) decreased 35.5% from the 578 offers accepted in December 2021, and decreased 13.1% from the 429 offers accepted in November 2022.

Closed sales (451) decreased 46.1% from the 837 closings in December 2021, and decreased 2.0% from the 460 closings in November 2022.

Inventory and Total Market Time

Inventory decreased to 1.9 months in December. Total market time increased to 52 days.

Year-To-Date Summary

Comparing the twelve months of 2022 to the same period in 2021, new listings (10,010) decreased 12.8%, pending sales (7,584) decreased 25.8%, and closed sales (8,037) decreased 22.3%.

Average and Median Sale Prices

Comparing 2022 to 2021 through December, the average sale price has increased 11.3% from \$524,200 to \$583,400. In the same comparison, the median sale price has increased 12.6% from \$466,200 to \$525,000.

Inventory in Months*			
	2020	2021	2022
January	2.4	0.8	0.6
February	2.1	0.7	0.7
March	2.1	0.5	0.5
April	2.5	0.6	0.6
May	2.3	0.6	1.0
June	1.6	0.6	1.5
July	1.2	0.7	1.9
August	1.3	0.8	1.8
September	1.0	0.8	1.9
October	0.8	0.7	2.3
November	0.8	0.6	2.4
December	0.6	0.5	1.9

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

+11.3% (\$583,500 v. \$524,200)

Median Sale Price % Change:

+12.3% (\$525,000 v. \$467,500)

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

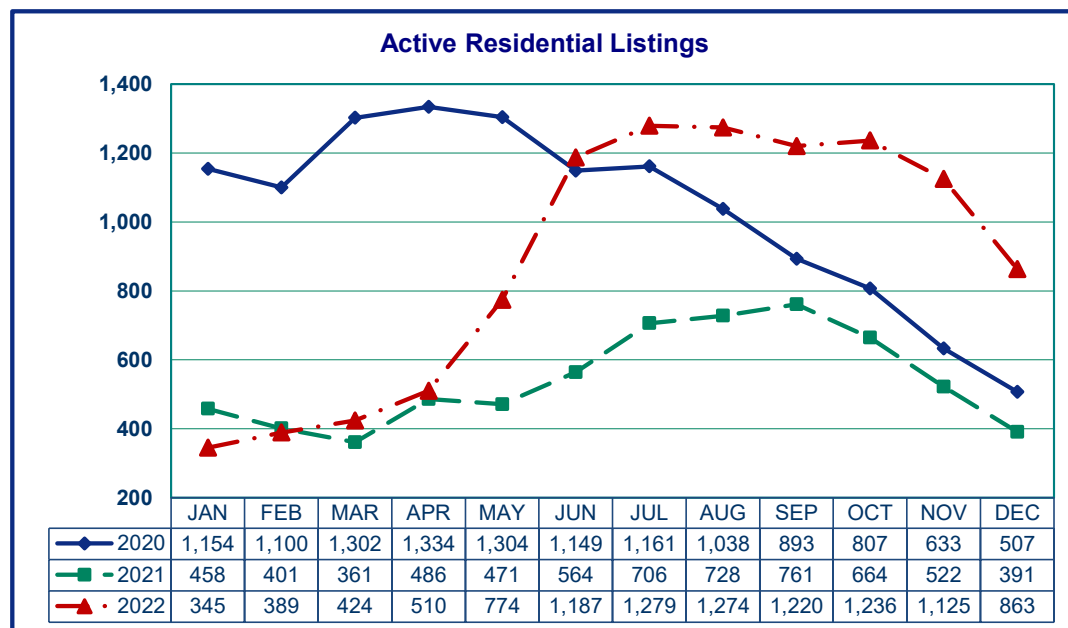
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 5 and page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	December	367	373	451	544,200	479,900	52
	November	494	429	460	577,000	514,000	46
	Year-To-Date	10,010	7,584	8,037	583,400	525,000	27
2021	December	506	578	837	549,900	490,000	24
	Year-To-Date	11,475	10,221	10,349	524,200	466,200	22
Change	December 2021	-27.5%	-35.5%	-46.1%	-1.0%	-2.1%	117.0%
	Prev Mo 2022	-25.7%	-13.1%	-2.0%	-5.7%	-6.6%	11.8%
	Year-To-Date	-12.8%	-25.8%	-22.3%	11.3%	12.6%	21.7%

AREA REPORT • DECEMBER 2022

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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2022 v. 2021	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	17	7	2	8	-46.7%	13	567,200	30	196	139	-44.2%	146	498,300	445,000	24	13.9%	1	725,000	2	183,000	17	638,300
12	NW Heights	11	5	7	7	-36.4%	17	337,800	29	266	216	2.4%	215	363,100	365,000	21	5.3%	-	-	2	210,000	27	574,800
13	SW Heights	12	4	2	2	-33.3%	5	389,200	59	143	112	-20.6%	111	726,200	542,500	27	13.8%	-	-	2	950,000	2	776,000
14	Lincoln/Hazel Dell	5	1	4	4	-76.5%	11	452,600	33	187	169	-7.7%	191	479,100	456,000	21	8.5%	-	-	1	180,000	2	1,032,500
15	E Hazel Dell	47	27	11	32	0.0%	27	456,100	58	517	389	-13.6%	385	469,200	479,000	23	13.6%	2	582,500	7	281,500	3	906,600
20	NE Heights	9	1	2	6	-68.4%	10	351,000	38	199	172	-32.0%	186	444,000	446,000	17	5.6%	1	48,000	1	699,000	6	503,900
21	Orchards	20	9	5	15	-62.5%	25	374,000	33	440	383	-22.9%	431	434,700	421,400	18	3.0%	3	1,465,000	1	199,800	3	745,000
22	Evergreen	42	18	15	24	-53.8%	41	405,100	39	834	723	-27.8%	749	450,500	441,500	18	11.4%	3	1,733,300	1	175,000	18	640,800
23	E Heights	14	6	5	5	-37.5%	9	545,900	49	203	160	-16.2%	162	546,400	464,000	23	3.5%	-	-	3	393,300	1	520,000
24	Cascade Park	25	12	7	13	44.4%	12	476,500	21	278	222	-15.3%	221	554,500	520,000	20	13.6%	-	-	1	189,000	11	892,600
25	Five Corners	17	5	1	8	-27.3%	6	431,300	11	196	162	-32.2%	166	464,400	452,000	14	10.8%	-	-	-	-	1	530,000
26	E Orchards	34	22	18	12	-7.7%	15	594,300	59	475	269	-38.4%	269	564,300	539,000	43	11.6%	-	-	3	977,300	1	610,000
27	Fisher's Landing	16	7	0	12	20.0%	14	612,400	29	262	215	-2.7%	213	576,000	540,000	17	11.4%	-	-	3	323,300	-	-
31	SE County	3	1	1	2	0.0%	2	766,300	42	45	37	-5.1%	39	930,200	838,000	35	12.5%	-	-	7	366,600	-	-
32	Camas City	61	30	27	19	-44.1%	21	803,000	52	744	554	-27.5%	601	829,700	731,000	30	15.4%	1	4,133,000	23	402,800	11	766,200
33	Washougal	54	15	13	28	55.6%	31	623,800	73	504	373	-20.8%	379	686,300	630,000	43	19.6%	1	950,000	40	430,400	3	583,300
41	N Hazel Dell	24	20	6	24	4.3%	23	523,000	64	357	281	-18.1%	287	560,700	525,000	23	9.5%	-	-	1	115,000	1	699,000
42	S Salmon Creek	23	22	13	22	69.2%	16	478,400	63	522	314	-14.4%	306	512,400	500,000	27	14.5%	3	606,700	3	316,600	2	614,500
43	N Felida	51	11	17	9	-35.7%	16	821,500	64	379	262	-19.6%	256	655,300	599,500	22	7.4%	-	-	12	2,116,100	-	-
44	N Salmon Creek	25	10	10	14	-30.0%	10	589,000	46	402	316	-18.3%	322	590,300	566,500	23	5.8%	-	-	3	21,985,000	-	-
50	Ridgefield	70	45	25	33	-34.0%	39	602,400	51	641	457	-40.6%	561	640,000	607,000	32	18.3%	1	150,000	13	448,100	1	400,000
51	W of I-5 County	15	5	3	1	0.0%	4	692,100	55	86	25	-54.5%	28	935,400	848,200	25	0.0%	-	-	6	462,500	-	-
52	NW E of I-5 County	28	10	9	4	-69.2%	6	902,300	47	156	99	-47.1%	102	885,400	760,000	49	28.3%	-	-	9	726,700	-	-
61	Battleground	100	35	21	20	-72.6%	34	579,300	58	712	542	-30.2%	616	590,300	548,800	34	10.0%	2	1,047,600	12	225,900	6	1,222,700
62	Brush Prairie	92	27	13	38	-39.7%	29	609,500	84	886	713	-28.6%	797	646,300	590,000	31	13.4%	-	-	15	422,300	3	633,300
63	East County	1	0	0	1	-	1	724,500	103	7	7	0.0%	7	732,200	724,500	58	9.0%	-	-	1	290,000	-	-
64	Central County	-	0	1	0	-100.0%	0	-	-	28	19	-52.5%	21	786,000	795,000	20	10.8%	-	-	6	333,200	-	-
65	Mid-Central County	9	3	1	2	-	3	665,000	74	54	37	-36.2%	36	861,700	767,500	38	12.5%	-	-	7	462,500	-	-
66	Yacolt	9	3	6	3	-40.0%	7	445,700	69	108	83	-27.8%	86	599,500	525,000	39	15.0%	-	-	11	241,000	-	-
70	La Center	19	2	3	3	-50.0%	3	358,200	56	119	86	-27.7%	100	592,500	584,600	31	8.9%	-	-	2	235,000	-	-
71	N Central	10	3	-	1	0.0%	0	-	-	52	39	-17.0%	40	567,100	582,500	39	-10.2%	-	-	6	313,600	-	-
72	NE Corner	-	1	1	1	-	1	485,000	75	12	9	-40.0%	8	568,100	462,500	38	5.0%	-	-	1	370,000	-	-
	Clark County Total	863	367	249	373	-35.5%	451	544,200	52	10,010	7,584	-25.8%	8,037	583,400	525,000	27	11.3%	18	1,149,000	205	818,200	119	695,100
80	Woodland City	8	2	1	6	-25.0%	5	300,900	36	115	89	-20.5%	88	443,100	432,500	26	2.5%	2	610,000	3	847,300	1	379,000
81	Woodland Area	21	3	2	7	0.0%	-	-	-	101	53	3.5%	52	645,600	620,000	31	7.4%	-	-	20	251,300	-	-
82	Cowlitz County	167	68	34	51	-26.1%	52	373,000	55	1,353	1,015	-10.3%	1,021	409,500	384,900	31	5.3%	6	414,000	137	188,600	30	452,800
	Cowlitz County Total	196	73	37	64	-23.8%	57	366,700	54	1,569	1,157	-13.3%	1,161	422,600	399,000	31	3.8%	8	463,000	160	208,800	31	450,400
87	Pacific County Total	31	4	9	11	-38.9%	8	344,000	87	235	167	-33.7%	170	354,900	338,500	43	3.3%	1	400,000	93	96,800	-	-



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 December 2022 with December 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through December with 2021 Year-To-Date statistics through December.

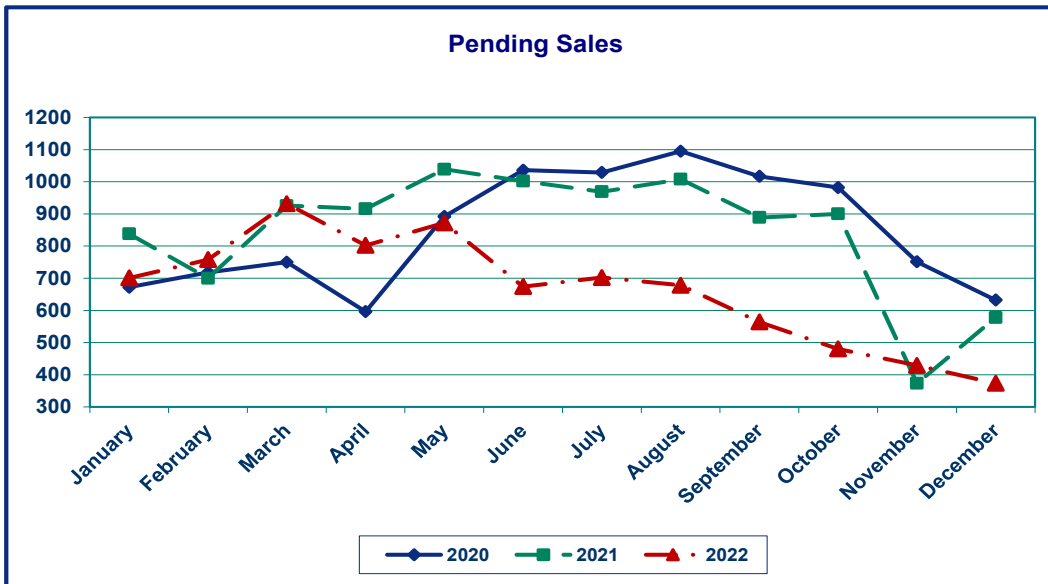
² % Change is based on a comparison of the rolling average sale price for the last 12 months (01/1/22-12/31/22) with 12 months before (01/01/21-12/31/21).

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

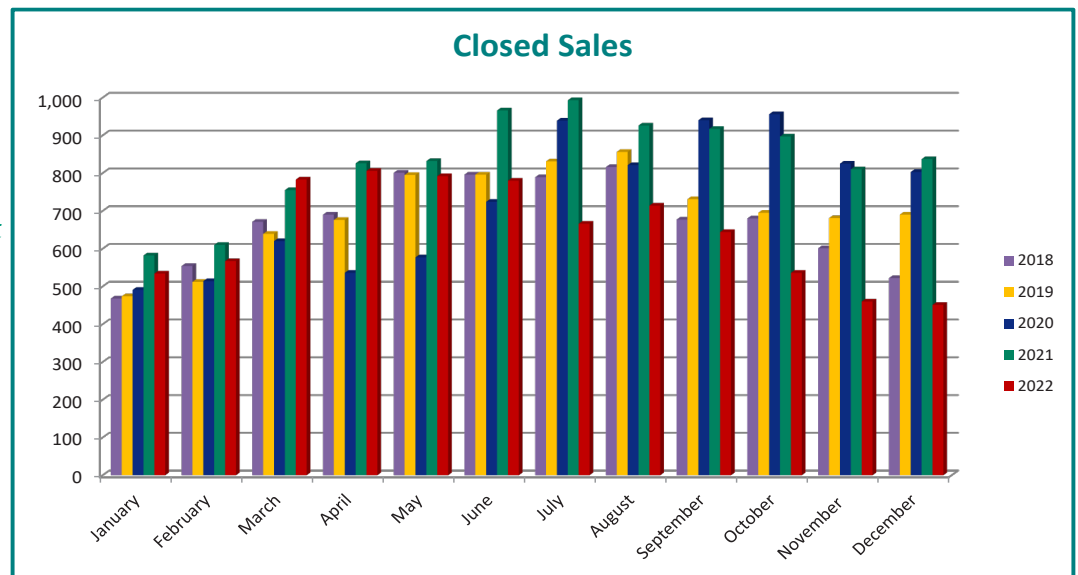
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



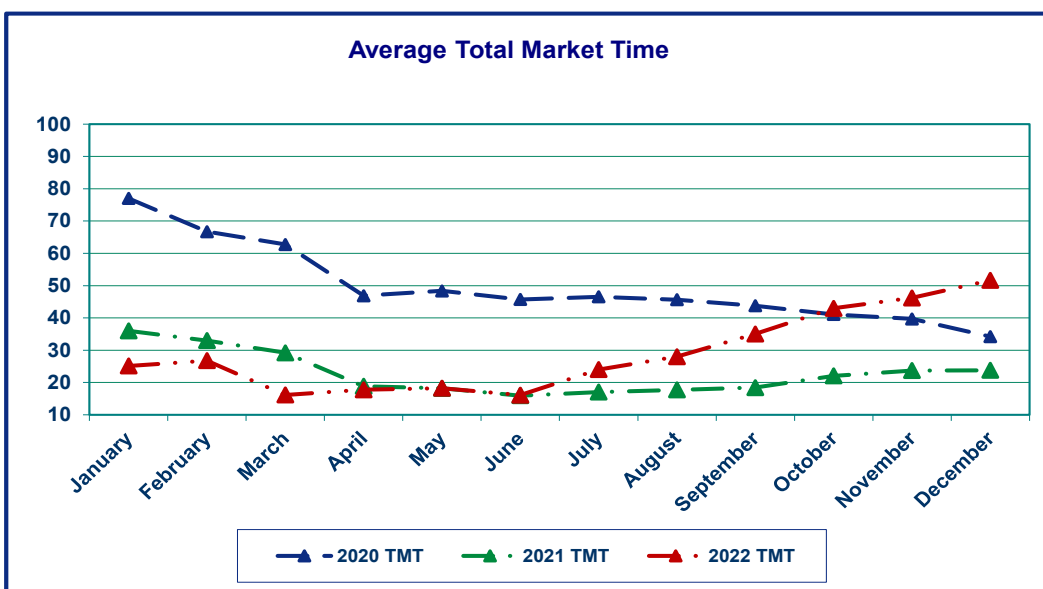
CLOSED SALES

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

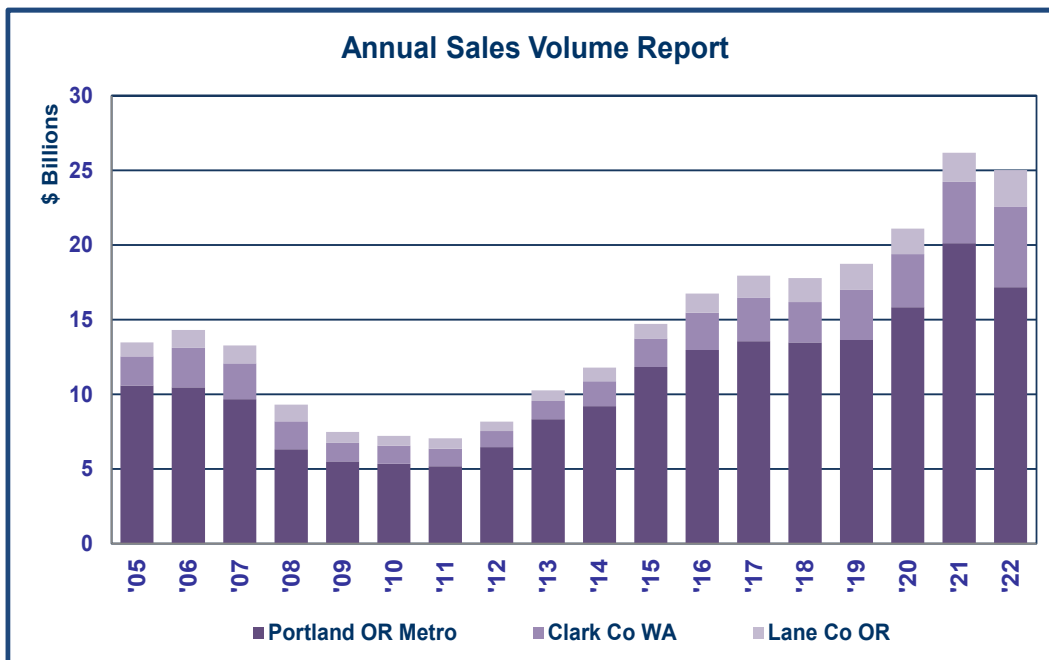
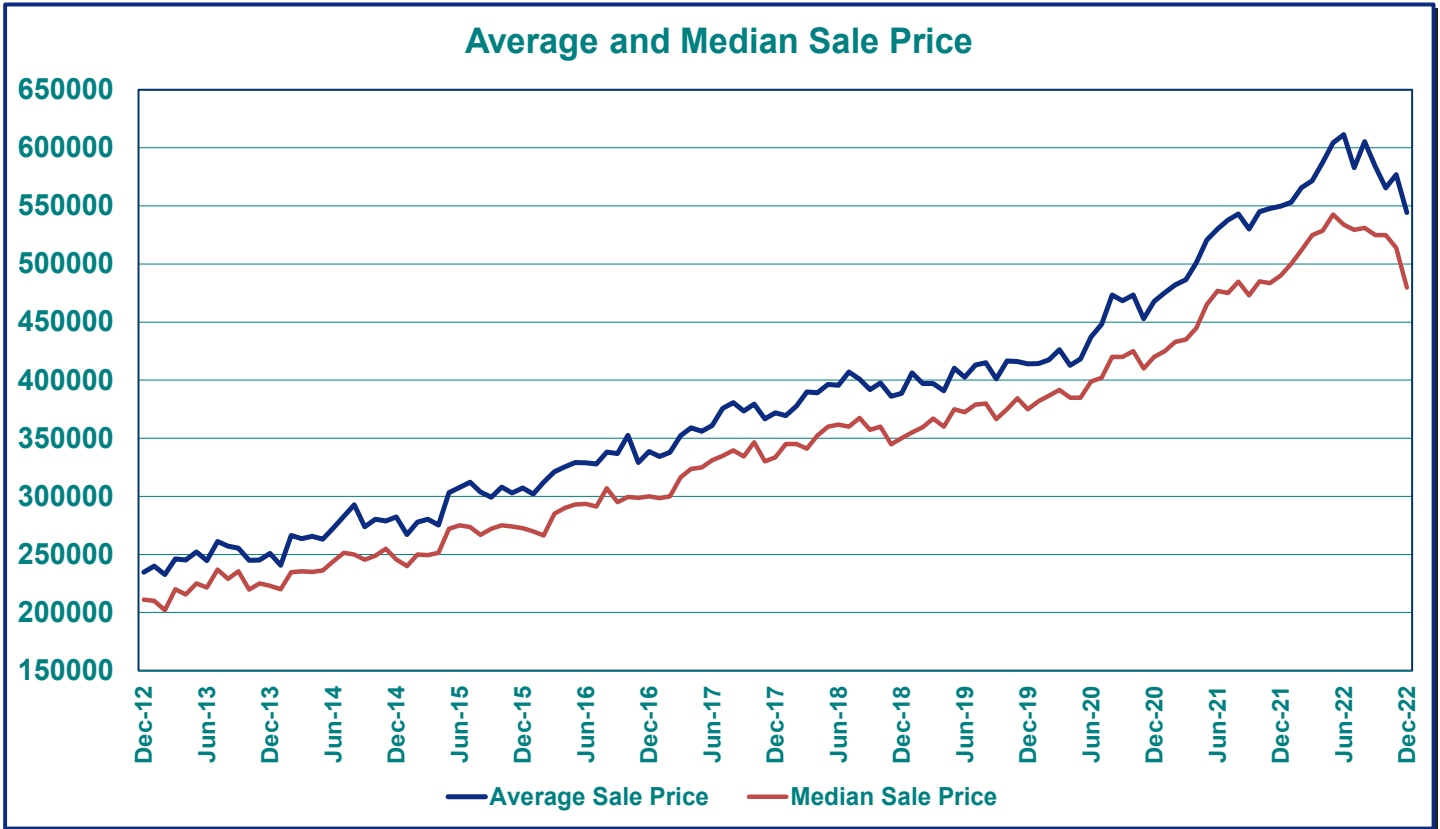
CLARK COUNTY, WA

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.



SALES VOLUME

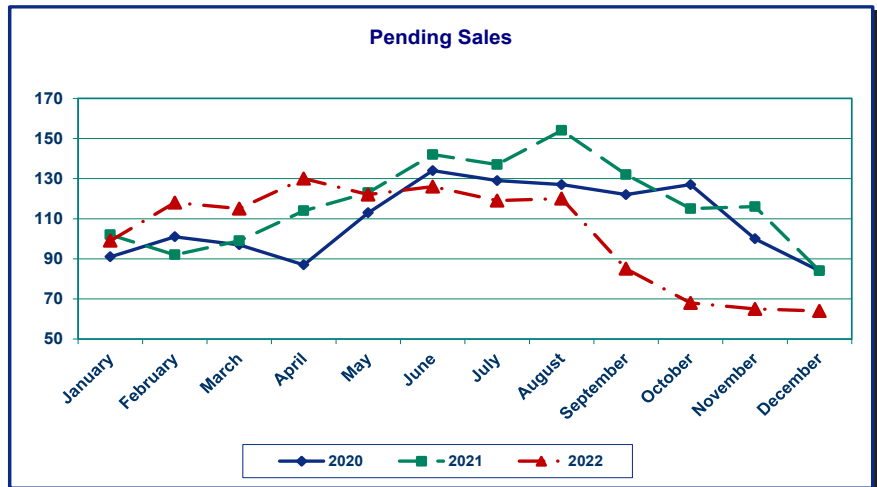
RESIDENTIAL

This graph shows annual residential sales volume for Lane County, OR, Clark County, WA, and Portland, OR.

PENDING LISTINGS

COWLITZ COUNTY, WA

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

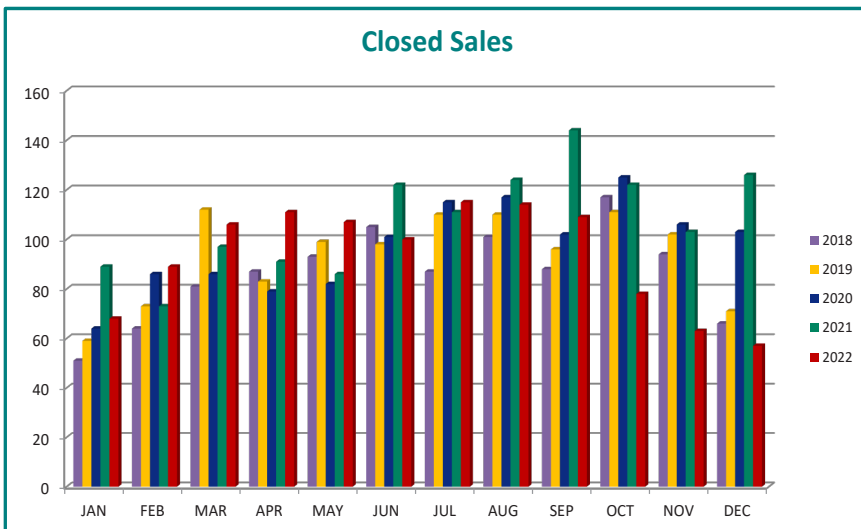


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

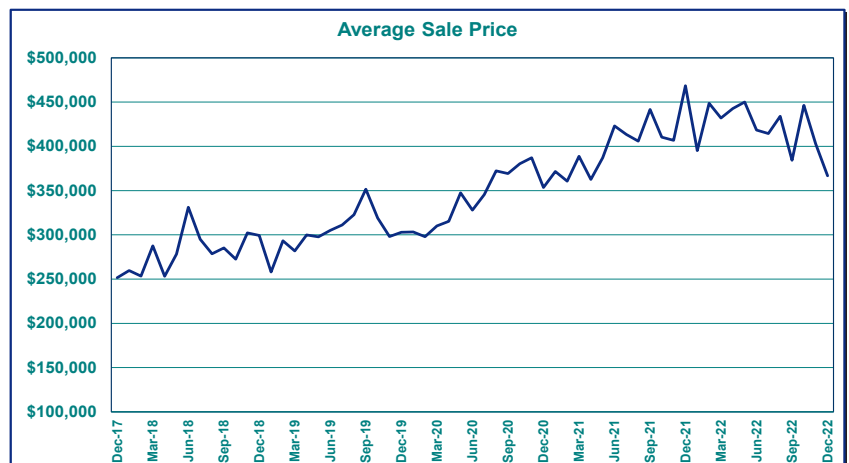
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 December 2022

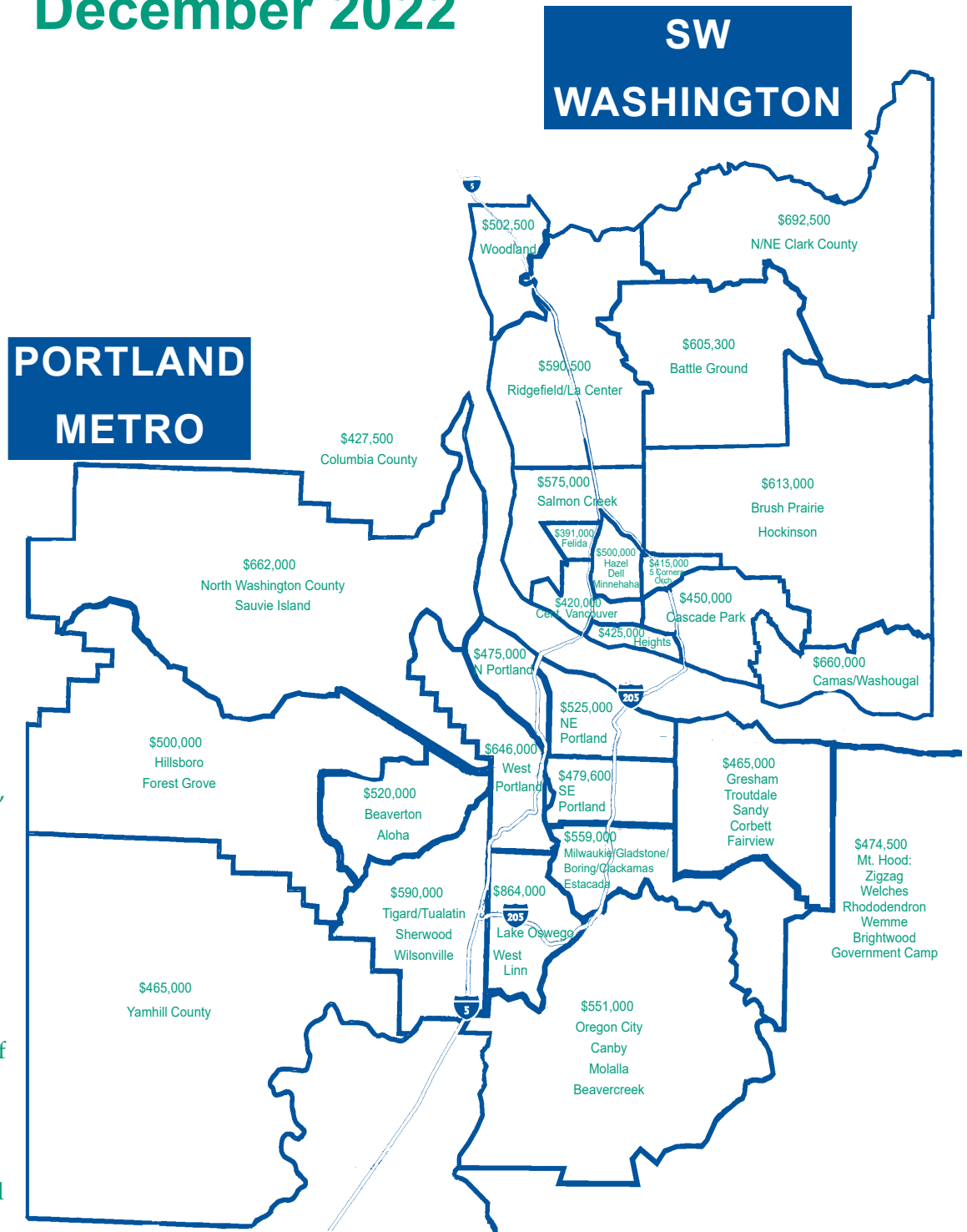
Contact RMLS
16101 SW 72nd Ave.
Suite 200
Portland, OR 97224
503.236.7657
communications@rmls.com

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.

Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.



Dale Chumbley, Chairman of the Board
Kurt von Wasmuth, President/CEO
Jorden Holland, Co-Editor

MARKET ACTION ADDITION



Some regions have a higher proportion of active residential listings that are not yet under construction (designated as “Proposed”), meaning there are fewer “Active” homes that are ready for an immediate move in.

RMLS is now offering additional statistics that delve more deeply into the inventory counts for the Portland Metro and SW Washington sections of the monthly Market Action report. These statistics are presented as insert pages at the end of each region’s section.

The following summary shows the number of homes available for immediate purchase and occupancy.

Clark County, Washington Market Action Addition: December 2022

Total Active Listings* Reported in Market Action:	863
Less Listings with Purchase Contingencies*:	25
Readily Purchased Listings:	838
Percent of Total Active Listings:	97.1%
Less New Under Construction (not ready for occupancy):	117
Less New Proposed (not started):	94
Total Readily Purchased & Occupied Listing:	627
Percent of Total Active Listings:	72.7%
Inventory in Months of Readily Purchased & Occupied Listings:	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.