



Clark County, Washington Market Action Addition

April 2016

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:	1,270
Less Listings with Purchase Contingencies*:	117
Readily Purchased Listings:	1,153
<i>Percent of Total Active Listings:</i>	90.8%
Less New Under Construction (not ready for occupancy):	111
Less New Proposed (not started):	193
Total Readily Purchased & Occupied Listing:	849
<i>Percent of Total Active Listings:</i>	66.9%
Inventory in Months of Readily Purchased & Occupied Listings:	1.2

* 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

April 2016 Reporting Period

April Residential Highlights

Southwest Washington saw gains nearly across the board this April. New listings (1,040) rose 4.0% compared to April 2015 (1,000) and 7.1% compared to last month in March 2016 (971). This was the strongest April for new listings in the area since 2008, when 1,222 new listings were offered. Pending sales (898) fared strongly as well, increasing 5.2% from April 2015 (854) and 2.7% from last month in March 2016. Closed sales, at 697, ended 3.9% ahead of April 2015 (671) but fell 0.3% short of last month in March 2016 (699). This was the strongest April for closings since 2005, when 851 were recorded for the month. Inventory increased very slightly in April, ending at 1.8 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$308,400) with the average price of homes sold in the twelve months ending April 2015 (\$279,100) shows an increase of 10.5%. The same comparison of the median shows an increase of 10.0% over that same period.

Inventory in Months*			
	2014	2015	2016
January	6.4	3.9	2.6
February	5.7	3.7	2.7
March	4.6	2.6	1.7
April	4.1	2.4	1.8
May	3.9	2.6	
June	3.9	2.1	
July	3.9	2.4	
August	3.8	2.6	
September	3.7	2.7	
October	3.4	2.2	
November	4.2	2.7	
December	3.4	1.9	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+10.5% (\$308,400 v. \$279,100)
Median Sale Price % Change:	+10.0% (\$274,800 v. \$249,800)

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

*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.

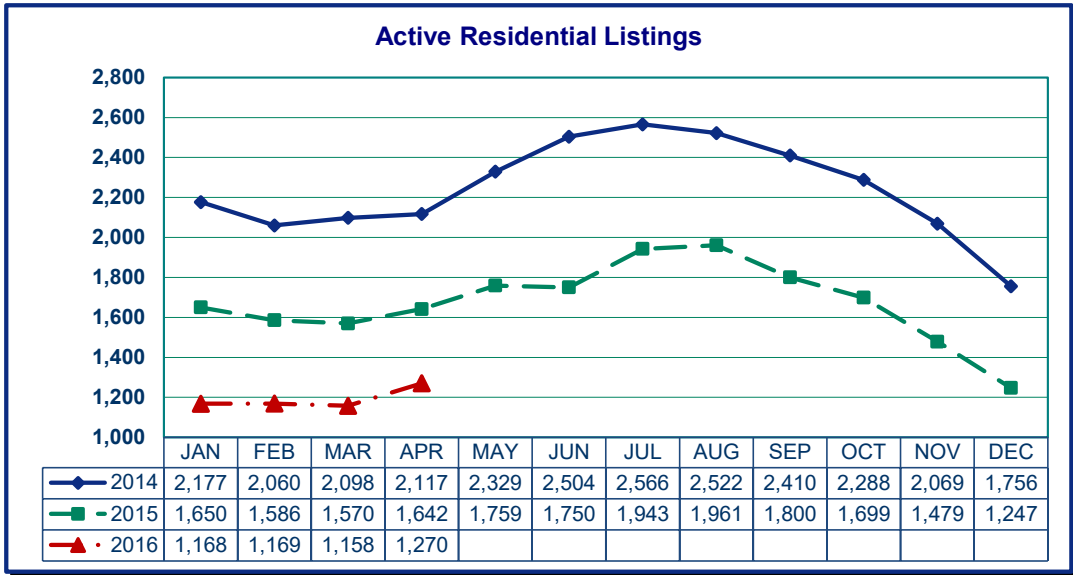
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	April	1,040	898	697	325,400	290,000	50
	March	971	874	699	321,200	285,000	66
	Year-to-date	3,607	5,189	2,399	315,500	277,900	64
2015	April	1,000	854	671	275,400	251,300	84
	Year-to-date	3,490	2,928	2,227	276,800	249,900	96
Change	April	4.0%	5.2%	3.9%	18.2%	15.4%	-39.8%
	Prev Mo 2016	7.1%	2.7%	-0.3%	1.3%	1.8%	-24.2%
	Year-to-date	3.4%	77.2%	7.7%	14.0%	11.2%	-32.9%

AREA REPORT • 4/2016

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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 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	19	20	6	21	-27.6%	22	236,800	54	90	256	166.7%	66	249,400	225,500	57	12.8%	-	-	-	-	3	286,700
12	NW Heights	20	28	2	26	-3.7%	16	200,400	30	91	155	66.7%	62	186,800	185,000	38	18.2%	-	-	1	45,000	14	329,200
13	SW Heights	28	16	-	13	0.0%	9	303,800	40	65	135	181.3%	38	343,300	248,000	67	4.3%	-	-	1	325,000	1	217,500
14	Lincoln/Hazel Dell	16	21	3	18	125.0%	11	266,600	22	67	115	76.9%	50	265,300	251,500	48	22.6%	-	-	3	105,000	-	-
15	E Hazel Dell	53	56	11	51	18.6%	32	247,900	46	213	148	-2.0%	133	244,700	244,000	41	15.3%	-	-	8	132,500	-	-
20	NE Heights	27	31	2	20	-20.0%	11	248,500	13	85	121	47.6%	64	248,600	245,000	36	7.8%	1	900,000	4	500,000	1	200,000
21	Orchards	41	44	13	49	8.9%	35	253,900	21	191	93	-35.9%	126	249,100	235,000	42	15.0%	-	-	2	184,000	2	2,935,000
22	Evergreen	70	92	3	87	42.6%	63	240,700	21	317	15	-94.2%	236	242,800	239,300	36	15.0%	-	-	3	249,000	5	324,200
23	E Heights	22	12	1	17	-5.6%	17	292,000	45	72	26	-56.7%	55	330,200	265,000	59	3.7%	-	-	1	144,500	2	321,000
24	Cascade Park	34	39	2	33	-21.4%	19	269,400	53	100	194	96.0%	66	298,900	273,500	66	-1.2%	-	-	-	-	5	367,800
25	Five Corners	15	24	3	26	-3.7%	27	227,700	31	91	221	121.0%	73	231,000	233,000	51	3.9%	-	-	1	210,000	-	-
26	E Orchards	21	26	-	19	-13.6%	20	340,800	37	78	2	-97.2%	67	320,200	295,000	59	12.8%	-	-	1	175,000	-	-
27	Fisher's Landing	13	31	2	33	-8.3%	21	328,000	70	102	7	-92.4%	88	322,700	315,000	78	6.8%	-	-	-	-	-	-
31	SE County	17	10	2	5	25.0%	1	365,000	30	28	8	-27.3%	8	336,300	367,500	176	13.3%	-	-	5	127,800	-	-
32	Camas City	141	92	14	65	-18.8%	66	499,800	77	313	25	-90.2%	184	450,300	424,400	109	11.3%	-	-	15	243,300	1	409,900
33	Washougal	106	55	13	43	-4.4%	35	376,700	76	205	27	-82.6%	118	361,500	322,000	87	12.7%	-	-	32	144,500	3	240,300
41	N Hazel Dell	50	38	1	38	-13.6%	34	346,700	37	135	5	-96.3%	111	318,100	285,000	41	-2.6%	-	-	1	75,000	1	301,700
42	S Salmon Creek	55	42	3	41	46.4%	17	243,800	34	126	4	-96.5%	79	264,300	261,400	46	11.5%	-	-	4	60,000	1	310,000
43	N Felida	43	40	1	37	-14.0%	25	373,300	28	121	2,928	1878.4%	91	385,500	348,200	56	11.0%	-	-	1	100,000	-	-
44	N Salmon Creek	61	48	5	48	108.7%	34	363,100	83	155	-	-100.0%	115	373,300	369,900	94	7.3%	-	-	7	200,400	-	-
50	Ridgefield	66	37	3	36	33.3%	25	327,400	75	167	35	-62.4%	92	331,600	319,500	73	8.4%	1	57,000	5	452,200	-	-
51	W of I-5 County	14	8	0	6	-14.3%	6	441,300	33	25	26	73.3%	17	536,300	520,000	88	23.8%	-	-	2	189,000	-	-
52	NW E of I-5 County	33	19	1	12	100.0%	4	702,500	178	43	202	676.9%	15	516,800	435,000	141	17.5%	-	-	5	155,300	-	-
61	Battleground	74	57	7	36	-41.9%	44	285,200	74	216	263	35.6%	144	290,400	260,000	82	6.1%	-	-	10	130,100	2	282,500
62	Brush Prairie	161	107	20	74	12.1%	71	364,200	42	355	-	-100.0%	212	364,600	336,100	70	7.7%	1	976,300	15	443,500	-	-
63	East County	0	1	0	1	-	1	410,000	201	1	58	2800.0%	2	458,500	458,500	138	29.9%	-	-	-	-	-	-
64	Central County	8	10	1	8	100.0%	3	463,300	64	24	20	185.7%	10	445,200	417,500	73	21.0%	-	-	2	192,500	-	-
65	Mid-Central County	5	6	-	8	700.0%	5	410,100	59	18	18	125.0%	10	435,300	426,500	93	22.4%	-	-	2	33,000	-	-
66	Yacolt	18	13	6	10	11.1%	7	321,400	44	44	32	28.0%	24	309,100	268,000	53	18.0%	-	-	4	78,600	-	-
70	La Center	23	11	1	9	28.6%	11	375,900	77	38	28	3.7%	28	351,400	334,000	83	11.2%	-	-	2	270,000	-	-
71	N Central	12	3	1	7	600.0%	2	310,500	117	24	17	240.0%	12	320,700	309,100	126	12.6%	-	-	4	381,300	-	-
72	NE Corner	4	3	-	1	0.0%	3	328,000	48	7	5	25.0%	3	328,000	294,000	48	32.4%	-	-	-	-	-	-
77	Clark County Total	1,270	1,040	127	898	5.2%	697	325,400	50	3,607	5,189	77.2%	2,399	315,500	277,900	64	10.5%	3	644,400	141	215,000	41	443,100
80	Woodland City	15	13	0	9	-10.0%	5	258,000	16	43	36	2.9%	29	254,800	272,100	73	22.2%	-	-	5	88,000	-	-
81	Woodland Area	16	5	1	3	-70.0%	6	314,200	117	25	23	3.7%	21	301,200	310,000	86	2.2%	-	-	13	117,600	-	-
82	Cowlitz County	140	86	12	80	45.5%	46	210,300	78	264	231	14.4%	174	214,300	188,500	99	7.1%	2	410,000	24	88,600	9	200,400
87	Cowlitz County Total	171	104	13	92	22.7%	57	225,400	77	332	290	10.3%	224	227,700	219,100	95	8.3%	2	410,000	42	97,500	9	200,400
87	Pacific County Total	106	24	10	13	-35.0%	12	168,400	185	81	49	-15.5%	42	180,500	145,500	190	7.6%	-	-	15	27,700	-	-



ACTIVE RESIDENTIAL LISTINGS

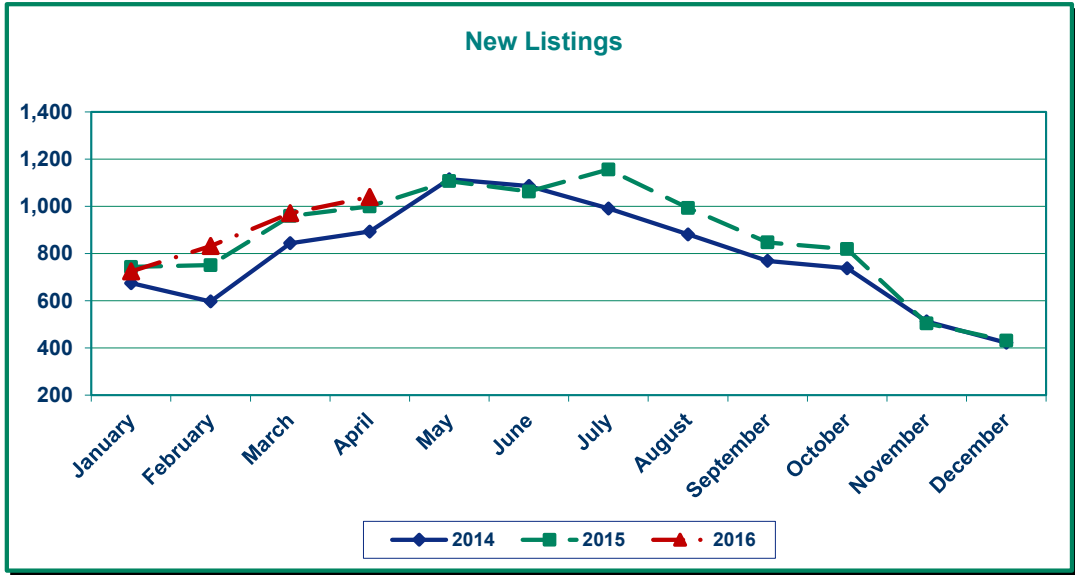
CLARK COUNTY, WA

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 April 2016 with April 2015. The Year-To-Date section compares 2016 year-to-date statistics through April with 2015 year-to-date statistics through April.

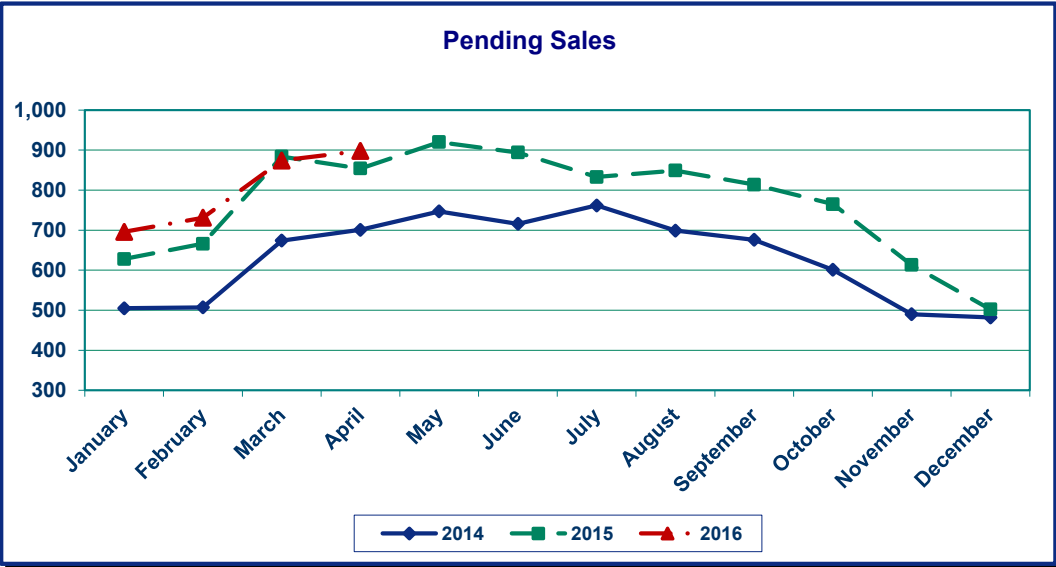
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/15-4/30/16) with 12 months before (5/1/14-4/30/15).

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

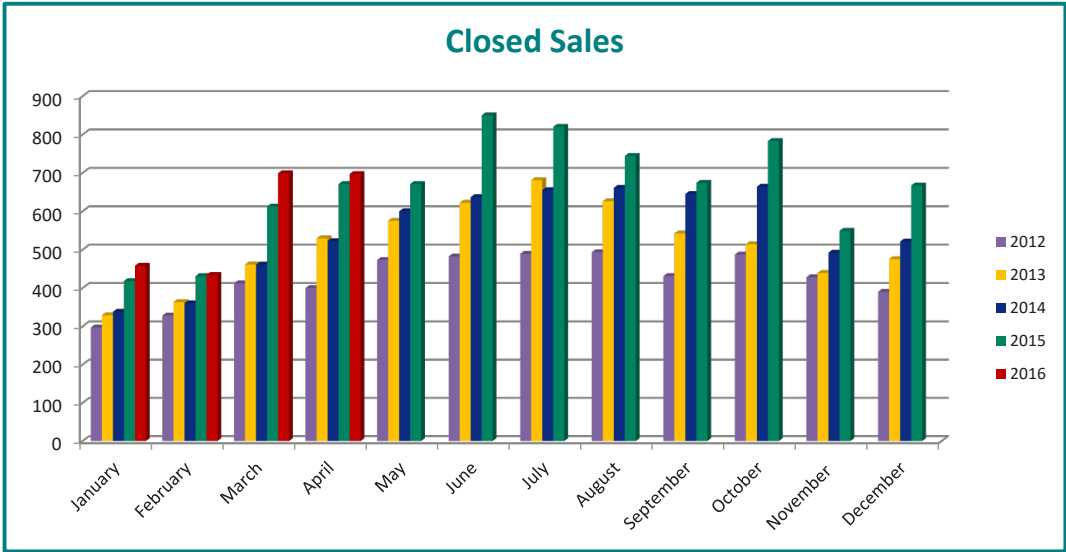
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

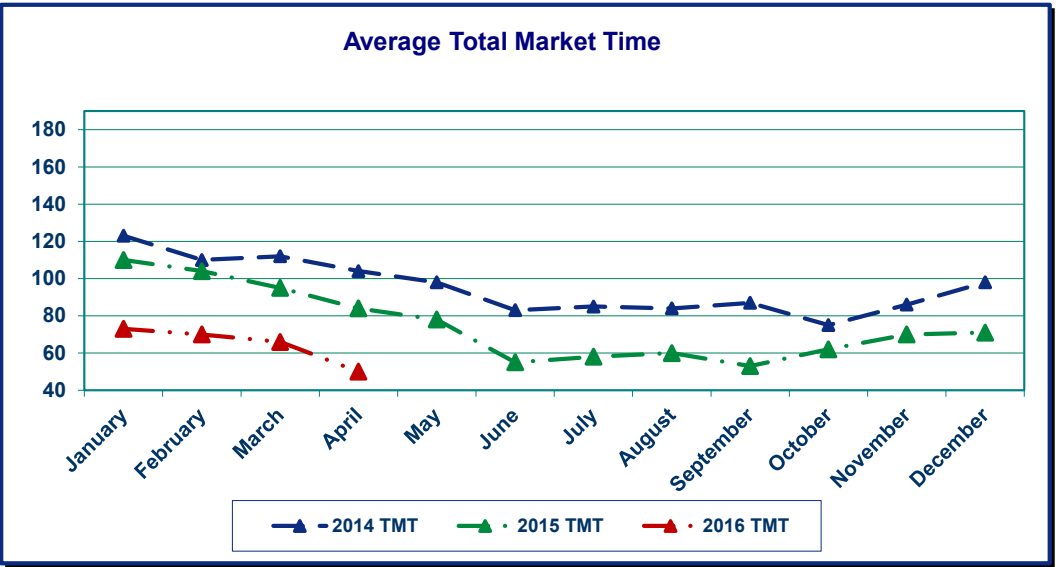


Average Total Market Time

DAYS ON MARKET

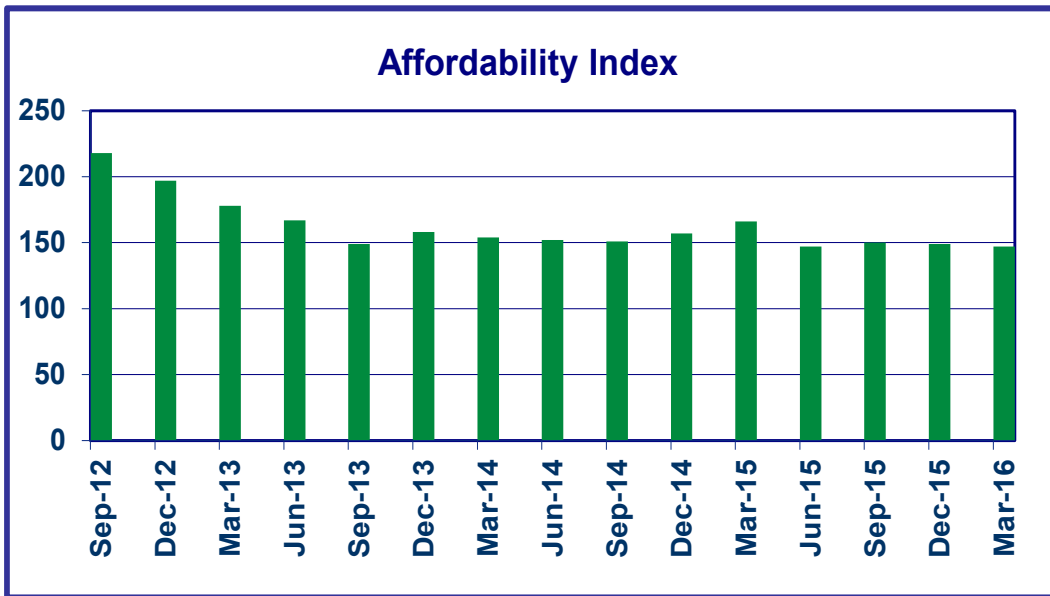
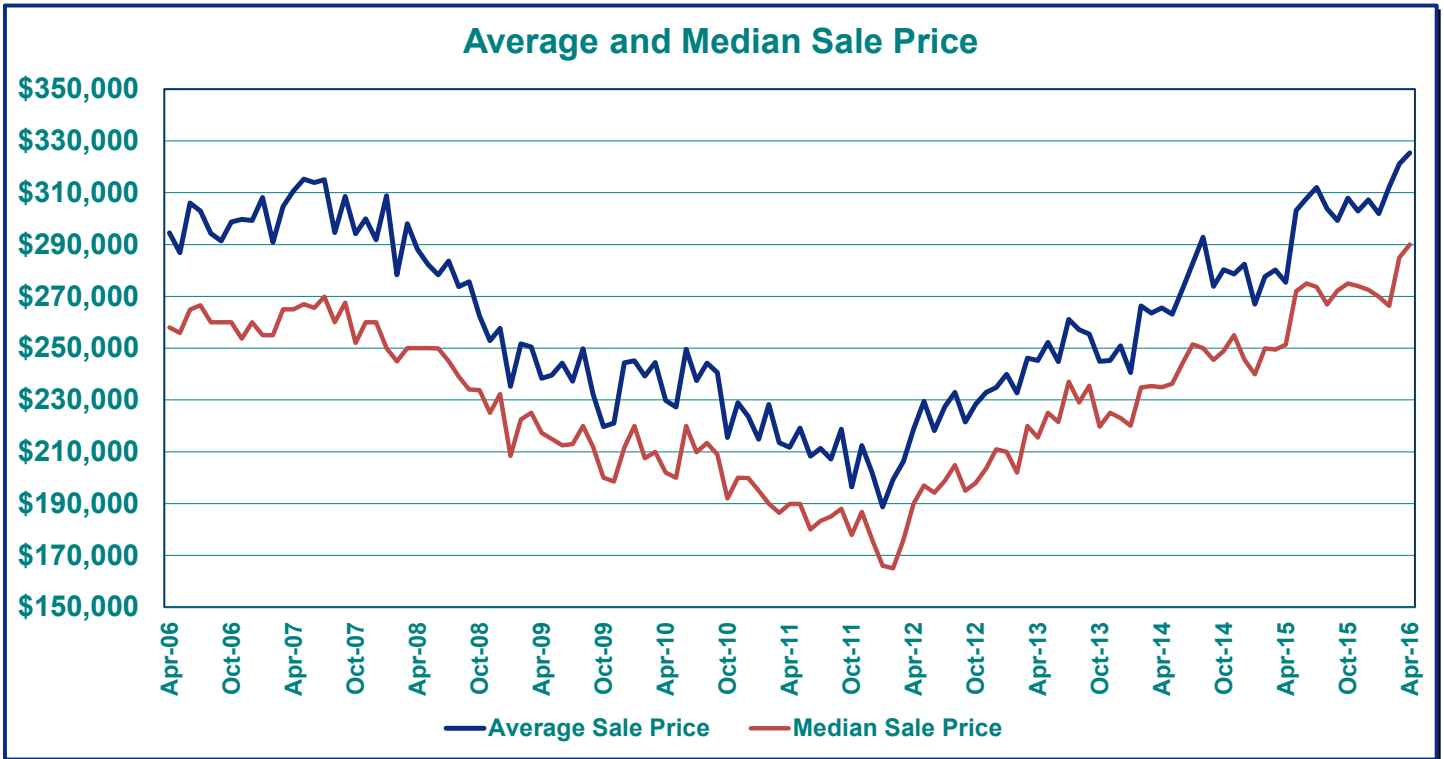
CLARK COUNTY, WA

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

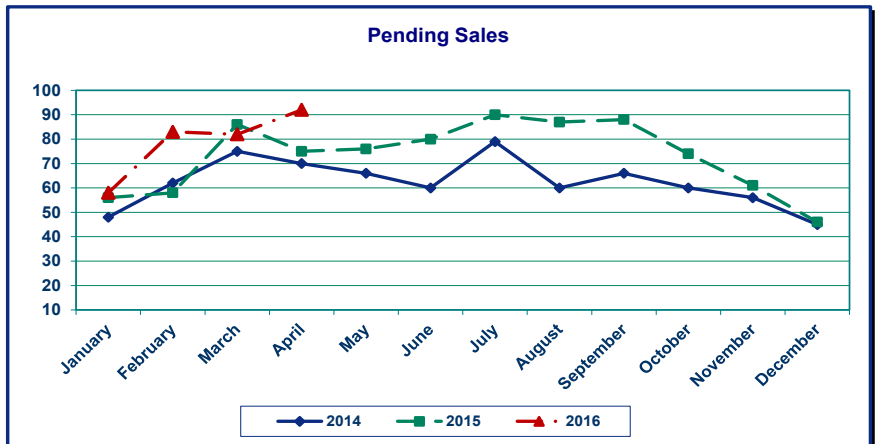
This graph shows affordability for housing in Clark County, Washington, in March 2015.

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 (\$73,300 in 2015, per HUD) can afford 146% of a monthly mortgage payment on a median priced home (\$285,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.69% (per Freddie Mac).

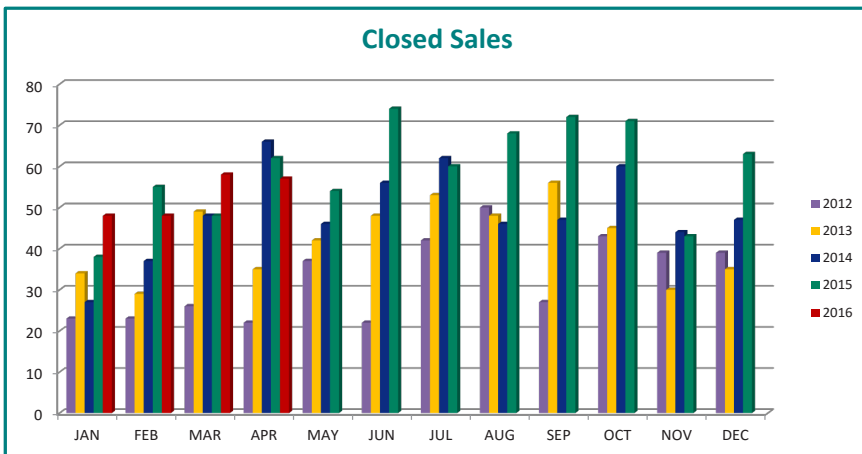
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

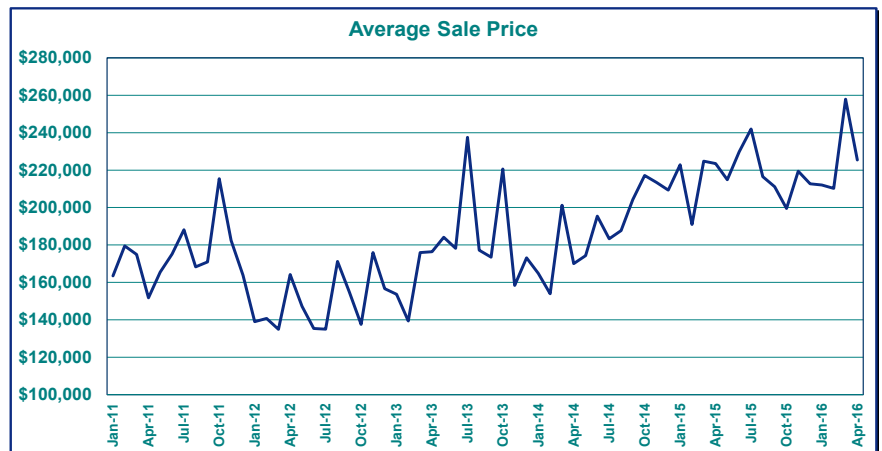
COWLITZ COUNTY, WA

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

AVERAGE SALE PRICE

COWLITZ COUNTY, WA

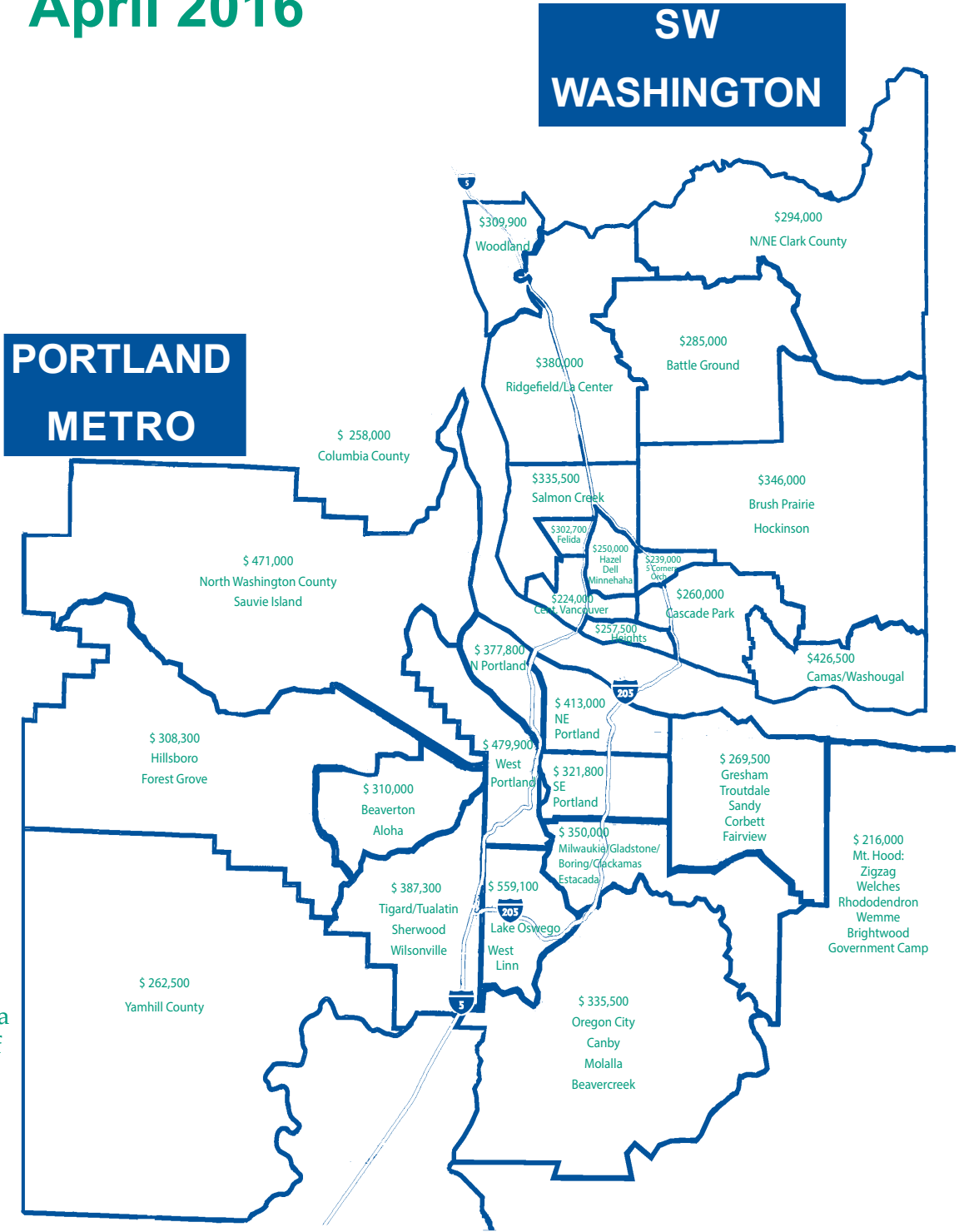
This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.



MEDIAN SALE PRICE

April 2016

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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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