



MARKET ACTION REPORT

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

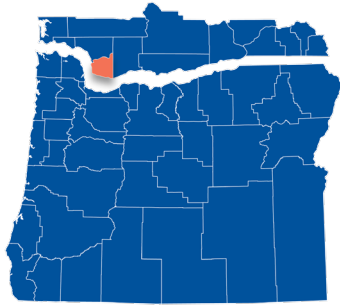
SW Washington October 2024 Reporting Period

SW Washington

October 2024 Reporting Period

MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8-9.



Residential Highlights

New Listings

New listings (680) increased 13.1% from the 601 listed in October 2023, and decreased 0.3% from the 682 listed in September 2024.

Pending Sales

Pending sales (579) increased 33.7% from the 433 offers accepted in October 2023, and decreased 2.4% from the 593 offers accepted in September 2024.

Closed Sales

Closed sales (551) increased 23.8% from the 445 closings in October 2023, and increased 11.3% from the 495 closings in September 2024.

Inventory and Time on Market

Inventory decreased to 2.9 months in October. Total market time increased to 63 days.

Year-to-Date Summary

Comparing the first ten months of 2024 to the same period in 2023, new listings (7,528) increased 9.3%, pending sales (5,596) increased 6.8%, and closed sales (5,292) increased 5.3%.

Average and Median Sale Prices

Comparing 2024 to 2023 through October, the average sale price has increased 5.1% from \$583,900 to \$613,800. In the same comparison, the median sale price has increased 2.9% from \$525,000 to \$540,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.9% (\$609,900 v. \$581,500)

Median Sale Price % Change: +2.7% (\$536,100 v. \$522,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2022	2023	2024
January	0.6	2.5	3.2
February	0.7	1.8	2.5
March	0.5	1.4	2.1
April	0.6	1.5	2.5
May	1.0	1.7	2.6
June	1.5	1.8	2.8
July	1.9	1.9	2.6
August	1.8	1.9	3.0
September	1.9	2.5	3.3
October	2.3	2.8	2.9
November	2.4	3.7	
December	1.9	2.7	

Residential Trends

October 2024 vs. September 2024

New Listings **-0.3%** ↓

Pending Sales **-2.4%** ↓

Closed Sales **+11.3%** ↑

Average Sale Price **+4.8%** ↑

Median Sale Price **+1.8%** ↑

Inventory **-0.4** ↓

Total Market Time **+10** ↑

October 2024 vs. October 2023

New Listings **+13.1%** ↑

Pending Sales **+33.7%** ↑

Closed Sales **+23.8%** ↑

Average Sale Price **+7.1%** ↑

Median Sale Price **+5.7%** ↑

Inventory **+0.1** ↑

Total Market Time **+22** ↑

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Residential Sales by Price Range						
Price Range	Oct 2022		Oct 2023		Oct 2024	
0K-100K	5	0.9%	2	0.4%	3	0.5%
100K-200K	11	1.9%	15	3.1%	24	4.3%
200K-300K	15	2.6%	14	2.9%	17	3.0%
300K-400K	76	13.3%	40	8.3%	43	7.7%
400K-500K	140	24.6%	147	30.5%	106	19.0%
500K-600K	119	20.9%	82	17.0%	133	23.8%
600K-700K	90	15.8%	58	12.0%	84	15.1%
700K-800K	50	8.8%	49	10.2%	46	8.2%
800K-900K	24	4.2%	28	5.8%	37	6.6%
900K-1M	12	2.1%	11	2.3%	24	4.3%
1MM-1.1MM	8	1.4%	10	2.1%	4	0.7%
1.1MM-1.2MM	4	0.7%	8	1.7%	7	1.3%
1.2MM-1.3MM	6	1.1%	5	1.0%	6	1.1%
1.3MM-1.4MM	3	0.5%	1	0.2%	3	0.5%
1.4MM-1.5MM	2	0.4%	2	0.4%	1	0.2%
1.5MM-1.6MM	1	0.2%	3	0.6%	4	0.7%
1.6MM-1.7MM	1	0.2%	1	0.2%	3	0.5%
1.7MM-1.8MM	0	0.0%	1	0.2%	3	0.5%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.2%
1.9MM-2MM	1	0.2%	0	0.0%	2	0.4%
2MM+	2	0.4%	5	1.0%	7	1.3%
Total Closed Sales	570		482		558	

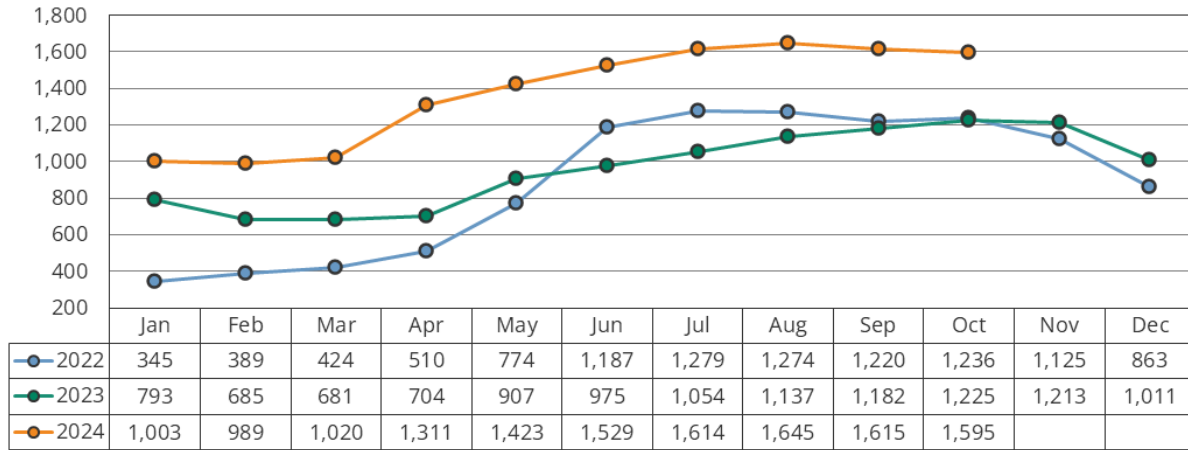
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	October	680	579	551	637,600	560,000	63
	September	682	593	495	608,200	550,000	53
	Year-To-Date	7,528	5,596	5,292	613,800	540,000	53
2023	October	601	433	445	595,600	530,000	41
	Year-To-Date	6,890	5,238	5,025	583,900	525,000	44
Change	October 2023	13.1%	33.7%	23.8%	7.1%	5.7%	53.3%
	Prev Mo 2024	-0.3%	-2.4%	11.3%	4.8%	1.8%	18.9%
	Year-To-Date	9.3%	6.8%	5.3%	5.1%	2.9%	20.1%

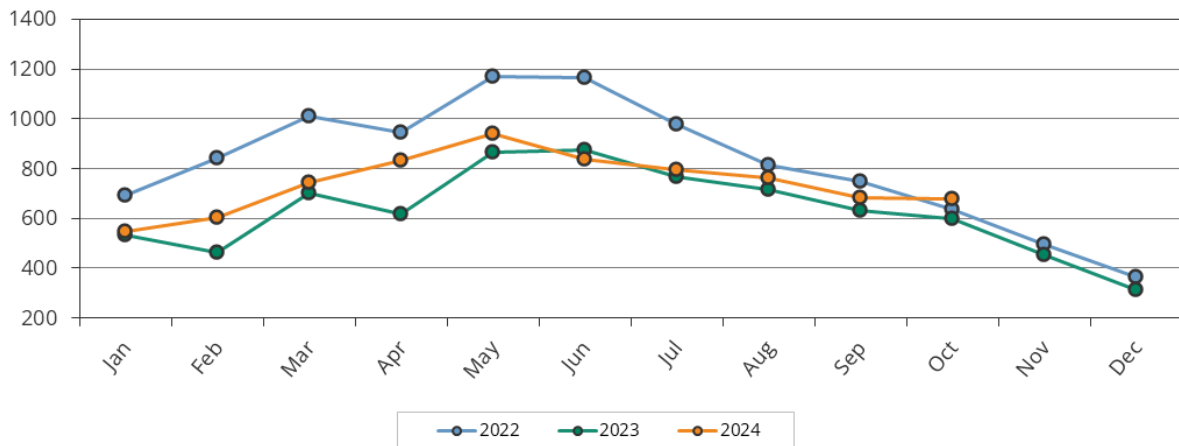
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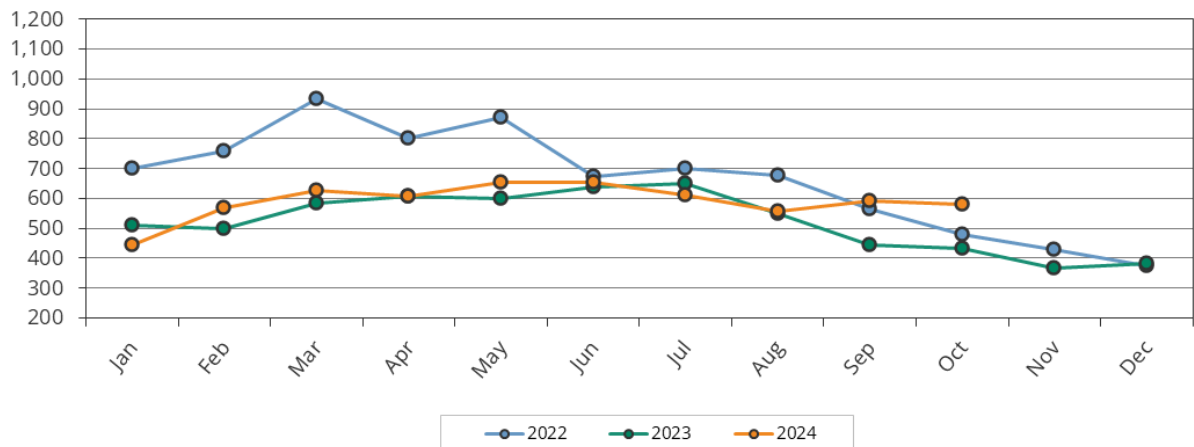
Active Residential Listings



New Listings

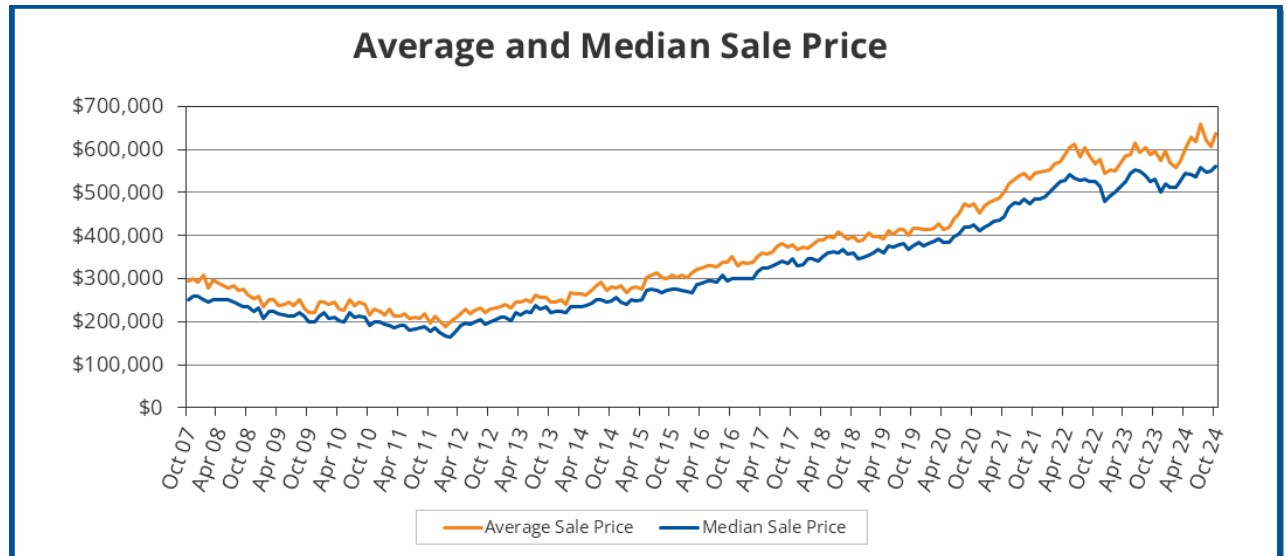
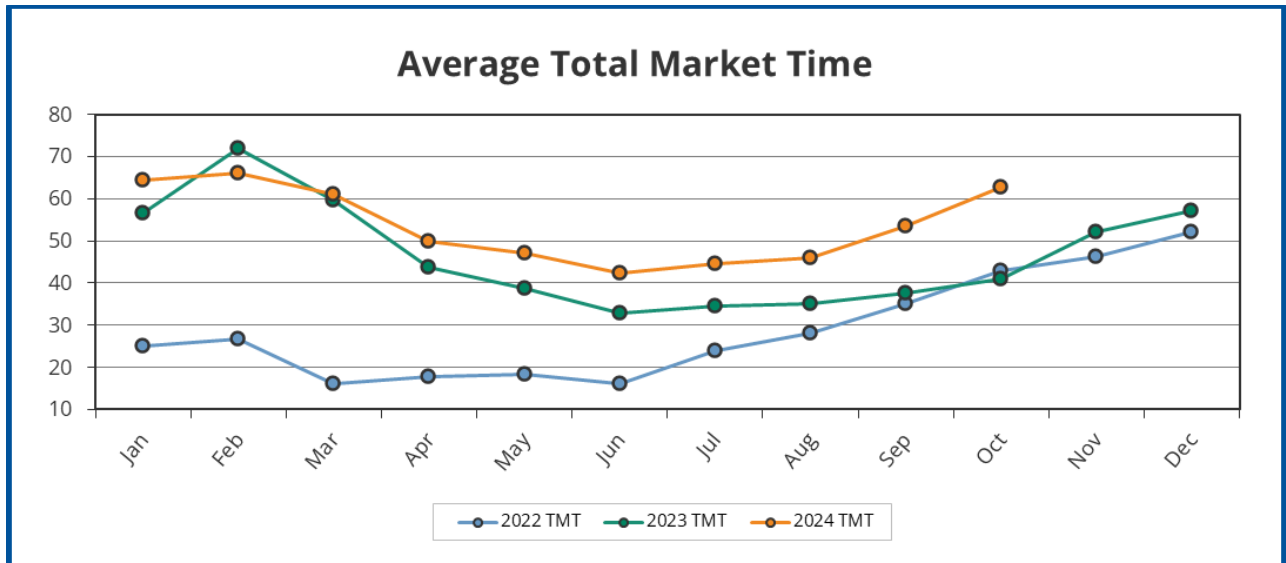
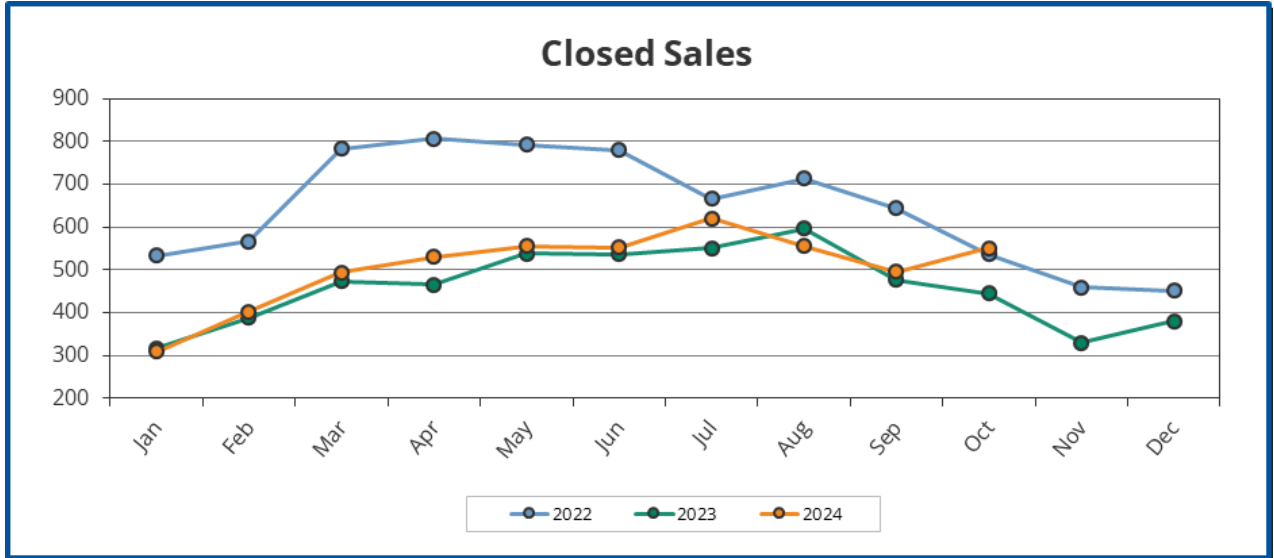


Pending Sales



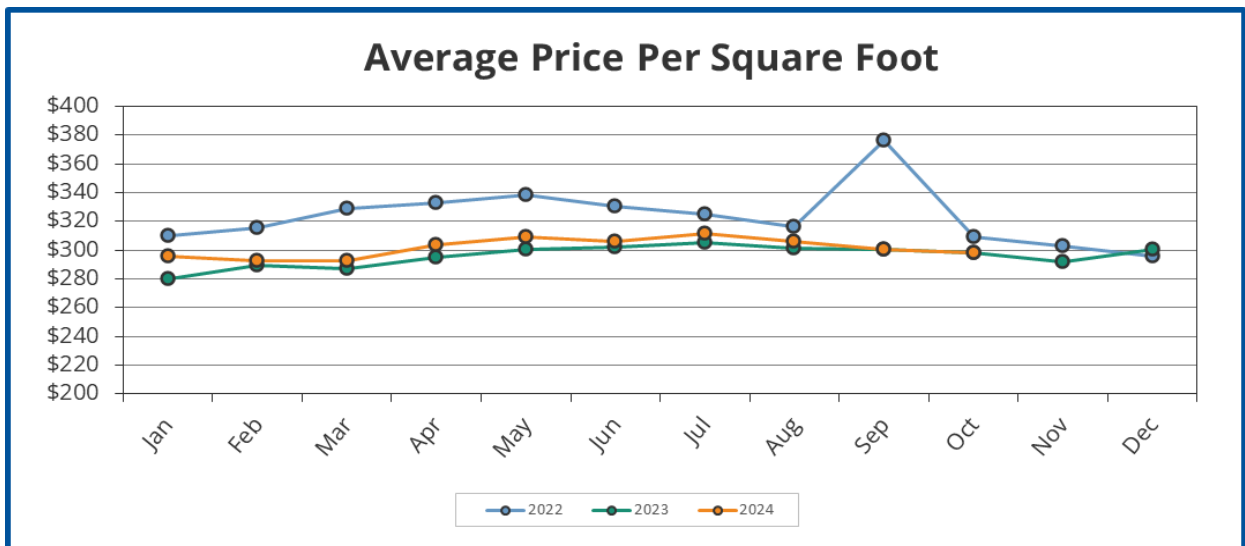
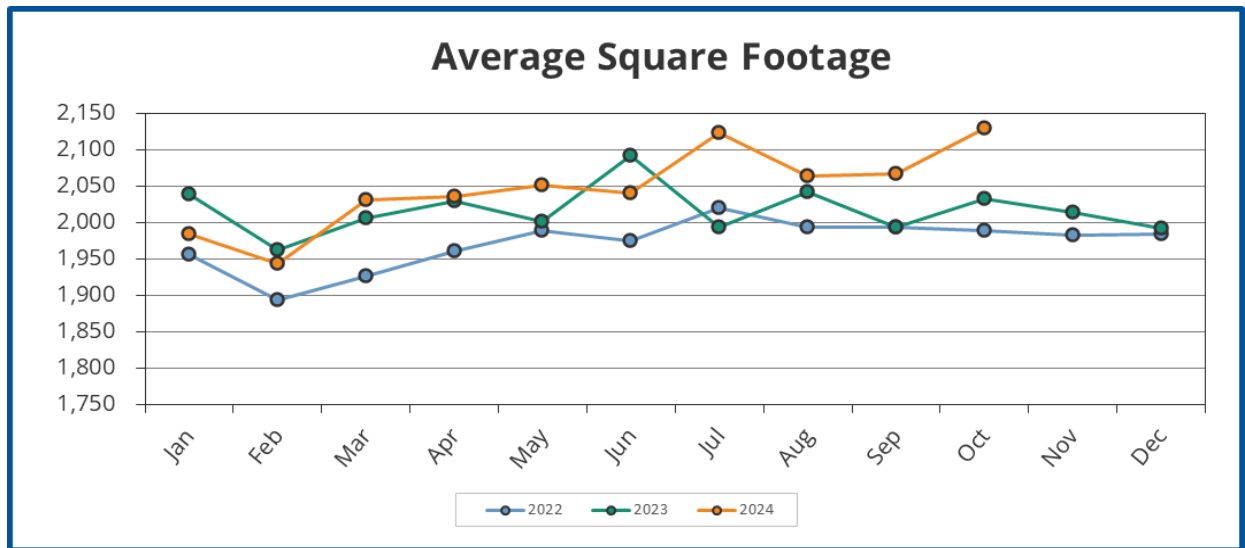
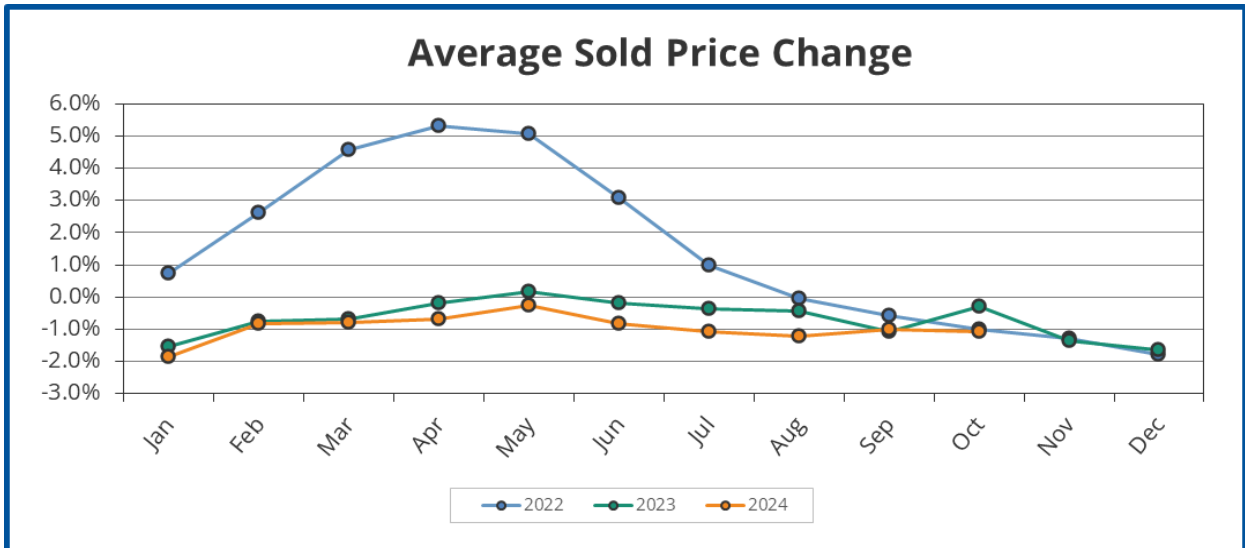
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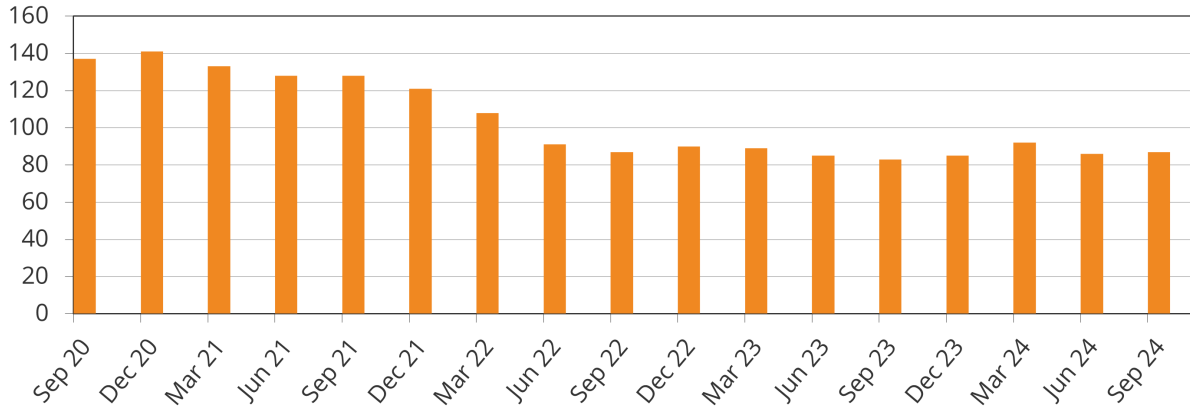
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Affordability Index



AFFORDABILITY - The Affordability Index is updated quarterly. 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 (\$116,900 in 2024, per HUD) can afford 87% of a monthly mortgage payment on a median priced home (\$550,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.51% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy- Ready
Active Listings

1,215

Percent of Total
Active Listings

76.2%

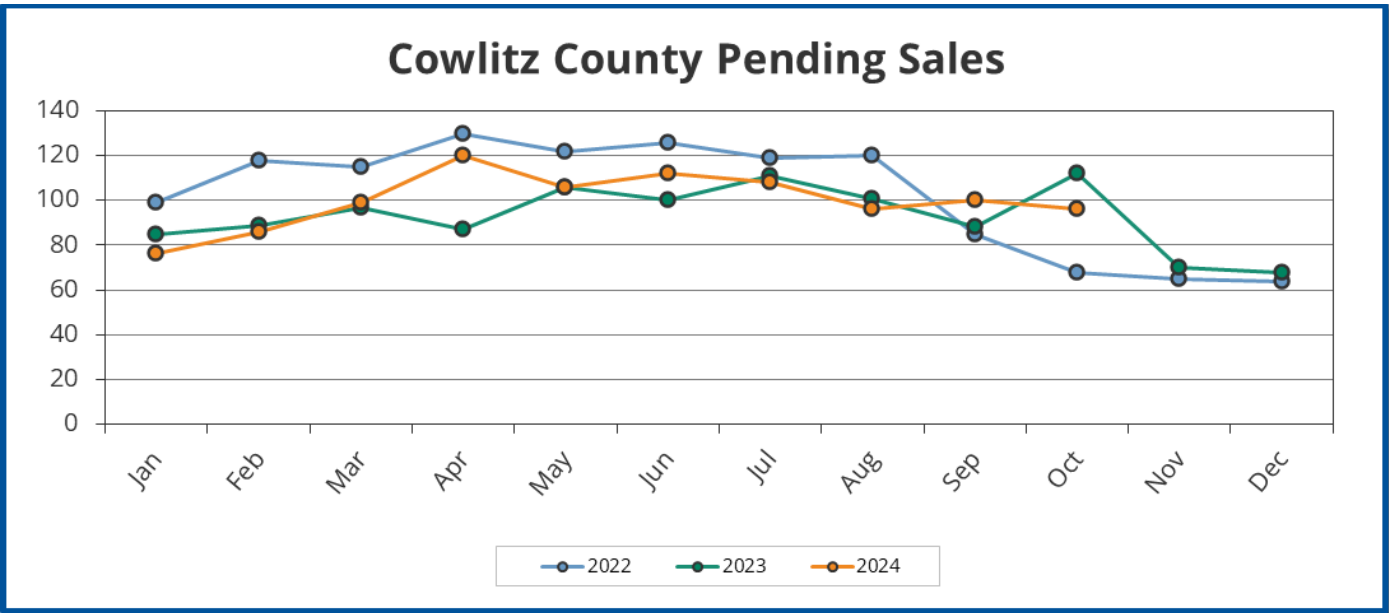
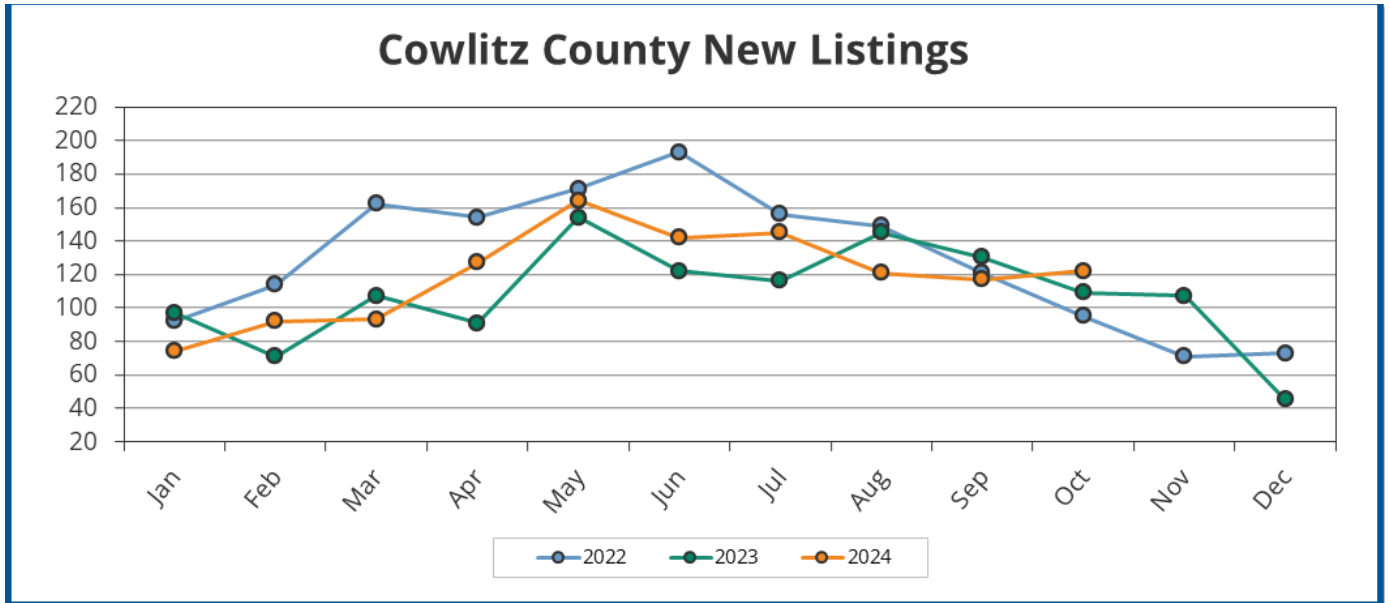
Purchase- and
Occupancy-Ready
Inventory in Months

2.2



Cowlitz County – SW Washington

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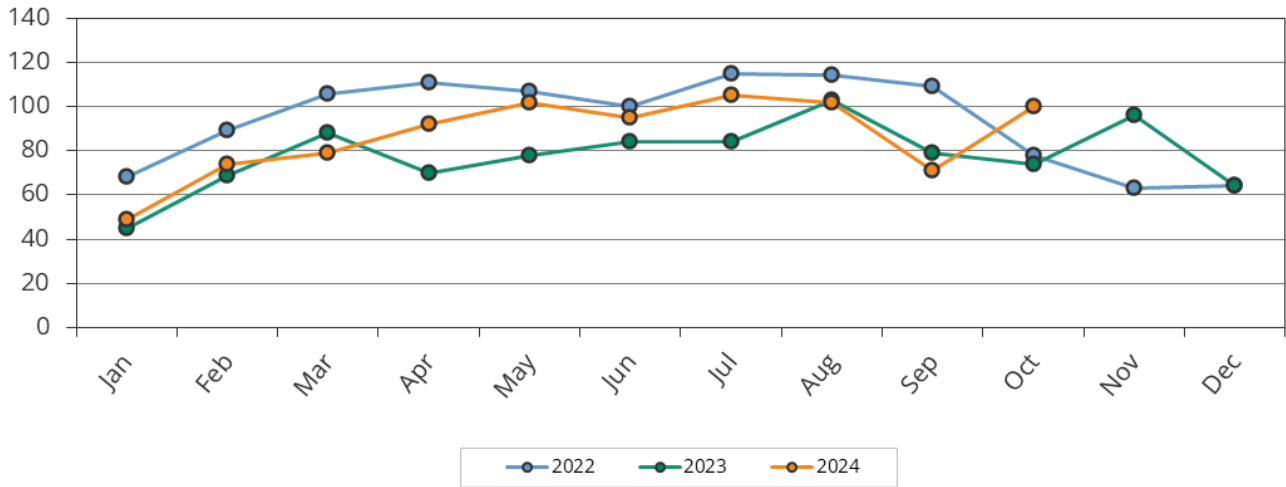




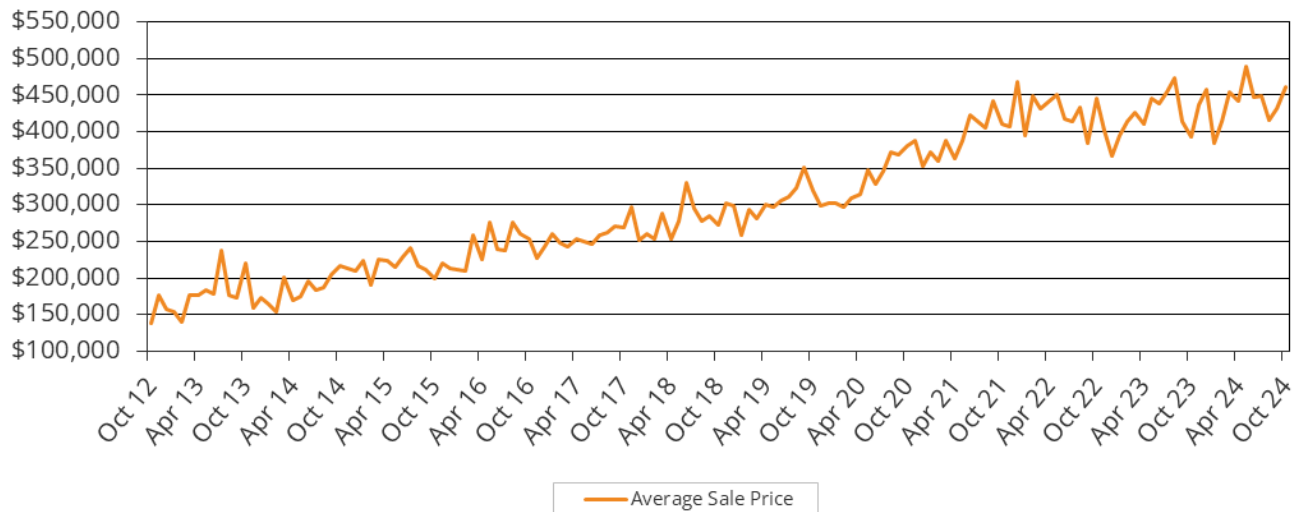
Cowlitz County – SW Washington

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Cowlitz County Closed Sales



Cowlitz County Average Sale Price



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Area Report

This report includes both Clark and Cowlitz County.

	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 24 v. 23 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 24 v. 23 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	38	14	2	13	85.7%	15	529,100	61	180	127	11.4%	126	579,500	503,300	35	1.3%	2	1,550,000	-	-	7	583,400
12	NW Heights	30	11	5	12	-14.3%	18	344,500	44	168	123	12.8%	114	393,500	391,000	31	7.6%	-	-	-	-	17	567,500
13	SW Heights	33	12	6	1	-85.7%	2	2,170,000	226	124	79	9.7%	81	742,000	535,000	64	-0.1%	-	-	5	401,000	2	675,000
14	Lincoln/Hazel Dell	19	7	3	5	-28.6%	4	390,300	37	104	76	4.1%	78	514,800	499,000	30	0.5%	-	-	2	358,800	1	607,500
15	E Hazel Dell	68	34	4	30	25.0%	24	453,600	44	324	234	-14.0%	232	457,000	458,700	42	0.3%	3	586,300	2	568,800	4	1,025,700
20	NE Heights	24	21	-	20	66.7%	7	419,700	45	154	139	19.8%	126	473,000	474,500	52	7.4%	-	-	1	321,800	4	1,998,800
21	Orchards	59	35	5	20	42.9%	22	460,400	43	285	200	9.3%	192	448,600	450,000	41	5.3%	-	-	1	150,000	2	722,500
22	Evergreen	82	42	9	39	30.0%	41	440,500	36	514	409	5.4%	384	455,500	446,500	33	0.0%	-	-	1	290,000	10	599,700
23	E Heights	33	18	3	17	112.5%	8	781,600	16	159	117	15.8%	105	631,400	515,000	41	25.4%	-	-	7	357,100	3	488,700
24	Cascade Park	31	16	4	30	114.3%	21	664,100	48	227	187	12.0%	164	613,300	565,000	45	2.9%	1	1,326,100	1	265,000	1	644,700
25	Five Corners	16	13	3	12	-20.0%	6	489,200	26	120	101	-12.2%	100	467,600	452,500	31	-1.2%	-	-	1	215,000	2	525,000
26	E Orchards	38	18	9	16	0.0%	12	408,600	94	214	157	-24.9%	155	584,200	540,000	50	-0.5%	-	-	-	-	-	-
27	Fisher's Landing	27	17	3	15	-6.3%	14	476,700	78	182	141	-0.7%	136	536,400	548,300	37	0.4%	-	-	1	300,000	-	-
31	SE County	10	1	2	1	-	2	787,500	46	33	14	16.7%	13	760,000	725,000	45	-3.5%	-	-	3	411,700	-	-
32	Camas City	120	51	17	53	51.4%	47	935,300	54	632	458	16.5%	412	902,600	816,800	55	7.8%	-	-	9	428,600	8	641,600
33	Washougal	117	40	17	35	84.2%	20	798,900	64	412	291	9.4%	275	782,200	699,700	69	15.6%	1	400,000	20	424,500	3	675,300
41	N Hazel Dell	36	21	5	26	62.5%	15	476,100	46	224	179	-15.6%	172	553,600	535,600	34	3.1%	-	-	2	337,500	1	689,000
42	S Salmon Creek	38	25	2	20	17.6%	18	568,700	76	219	174	-26.3%	159	532,600	529,900	60	10.0%	-	-	1	785,000	-	-
43	N Felida	115	37	8	22	-26.7%	30	838,000	69	458	315	41.9%	313	688,400	581,000	57	-6.9%	-	-	3	748,300	-	-
44	N Salmon Creek	83	30	5	26	30.0%	30	654,000	44	375	268	16.5%	247	606,900	555,000	42	6.7%	1	850,000	6	1,243,500	-	-
50	Ridgefield	127	52	5	34	9.7%	40	689,200	87	507	403	3.9%	394	635,200	600,000	67	5.1%	-	-	3	418,300	-	-
51	W of I-5 County	20	2	2	0	-100.0%	4	925,300	57	45	24	0.0%	26	1,112,100	1,100,000	84	7.1%	-	-	4	704,900	-	-
52	NW E of I-5 County	33	16	5	18	38.5%	15	703,600	57	139	103	-22.0%	95	688,300	560,600	68	-7.3%	1	1,950,000	11	498,300	-	-
61	Battleground	135	61	13	38	40.7%	43	634,200	63	559	420	11.4%	395	614,300	546,000	66	2.9%	-	-	14	401,600	2	3,190,000
62	Brush Prairie	159	60	10	58	93.3%	72	659,000	76	798	612	31.6%	560	624,800	570,000	63	-0.3%	1	995,000	17	319,700	2	882,500
63	East County	3	1	0	0	-100.0%	0	-	-	6	5	66.7%	5	702,600	675,000	163	21.1%	-	-	-	-	-	-
64	Central County	6	1	-	1	-	0	-	-	22	17	112.5%	15	762,200	713,000	42	7.2%	-	-	3	245,000	-	-
65	Mid-Central County	9	2	1	3	200.0%	1	1,180,000	1,424	41	27	8.0%	23	767,200	745,000	114	3.1%	-	-	5	363,000	-	-
66	Yacolt	16	6	2	5	150.0%	6	620,500	93	79	58	18.4%	54	580,300	525,500	51	0.5%	-	-	3	220,300	-	-
70	La Center	58	13	5	8	166.7%	10	645,600	81	181	115	23.7%	119	582,800	580,000	67	2.9%	-	-	5	216,000	-	-
71	N Central	12	3	1	1	-50.0%	3	698,700	44	36	18	-48.6%	17	602,800	565,000	114	-2.6%	-	-	11	186,000	-	-
72	NE Corner	-	0	0	0	-	1	918,800	8	7	5	-28.6%	5	728,200	700,000	16	10.5%	-	-	1	225,000	-	-
77	Clark County Total	1,595	680	156	579	33.7%	551	637,600	63	7,528	5,596	6.8%	5,292	613,800	540,000	53	4.9%	10	1,038,000	143	418,400	69	788,100
80	Woodland City	27	15	1	6	-45.5%	10	653,700	39	103	78	18.2%	79	474,200	450,000	55	10.5%	1	490,000	3	278,300	-	-
81	Woodland Area	25	7	5	3	-57.1%	5	713,700	72	72	44	25.4%	46	733,200	686,500	97	7.9%	-	-	12	340,300	-	-
82	Cowlitz County	241	100	22	87	-7.4%	85	424,500	55	1,034	815	4.0%	777	422,100	400,000	53	4.2%	3	453,000	88	188,600	15	420,100
83	Cowlitz County Total	293	122	28	96	-14.3%	100	461,900	54	1,209	937	2.3%	902	442,500	414,800	56	4.5%	4	462,300	103	208,900	15	420,100
87	Pacific County Total	36	3	6	2	-83.3%	8	308,900	133	111	65	-49.2%	61	392,400	365,000	90	5.5%	1	995,000	21	146,400	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2024 with October 2023. The year-to-date section compares 2024 year-to-date statistics through October with 2023 year-to-date statistics through October.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/23-10/31/24) with 12 months before (11/1/22-10/31/23).

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.

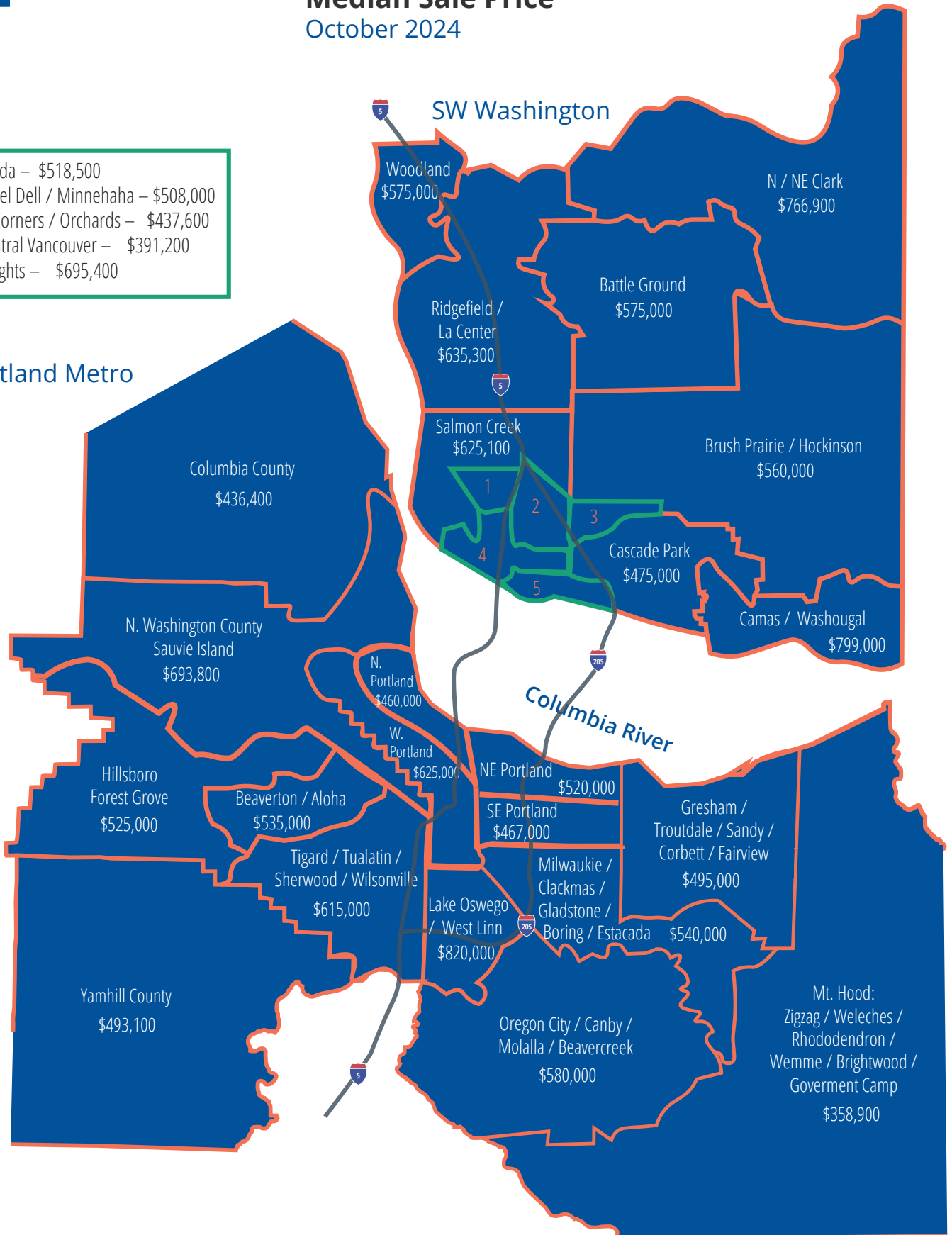
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Median Sale Price October 2024

1. Felida – \$518,500
2. Hazel Dell / Minnehaha – \$508,000
3. 5. Corners / Orchards – \$437,600
4. Central Vancouver – \$391,200
5. Heights – \$695,400

Portland Metro





Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: September 2022 vs September 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-September 2021 vs Jan 2022-September 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

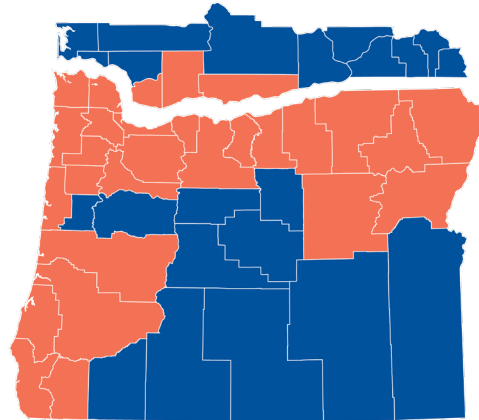
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- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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