



MARKET ACTION REPORT

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

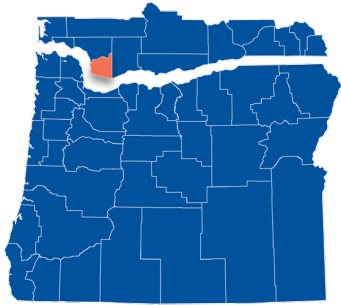
SW Washington December 2025 Reporting Period

SW Washington

December 2025 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 (353) increased 5.7% from the 334 listed in December 2024, and decreased 19.2% from the 437 listed in November 2025.

Pending Sales

Pending sales (382) decreased 13.0% from the 439 offers accepted in December 2024, and decreased 23.3% from the 498 offers accepted in November 2025.

Closed Sales

Closed sales (518) increased 13.1% from the 458 closings in December 2024, and increased 27.6% from the 406 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 2.8 months in December. Total market time increased to 83 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (8,486) increased 1.3%, pending sales (6,305) decreased 2.5%, and closed sales (6,338) increased 1.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 2.0% from \$611,400 to \$623,900. In the same comparison, the median sale price has increased 1.9% from \$540,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.0% (\$623,900 v. \$611,800)

Median Sale Price % Change: +1.9% (\$550,000 v. \$540,000)

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

	2023	2024	2025
January	2.5	3.2	3.1
February	1.8	2.5	3.0
March	1.4	2.1	3.0
April	1.5	2.5	2.9
May	1.7	2.6	3.4
June	1.8	2.8	3.3
July	1.9	2.6	3.5
August	1.9	3.0	3.6
September	2.5	3.3	3.6
October	2.8	2.9	3.6
November	3.7	3.0	4.1
December	2.7	2.7	2.8

Residential Trends

December 2025 vs. November 2025

New Listings **-19.2%** ↓

Pending Sales **-23.3%** ↓

Closed Sales **+27.6%** ↑

Average Sale Price **-3.1%** ↓

Median Sale Price **-5.3%** ↓

Inventory **-1.3** ↓

Total Market Time **+12** ↑

December 2025 vs. December 2024

New Listings **+5.7%** ↑

Pending Sales **-13.0%** ↓

Closed Sales **+13.1%** ↑

Average Sale Price **+4.3%** ↑

Median Sale Price **+3.3%** ↑

Inventory **+0.1** ↑

Total Market Time **+11** ↑

SW Washington

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	4	1.0%	4	0.8%	5	1.0%
100K-200K	8	2.0%	7	1.4%	11	2.1%
200K-300K	9	2.2%	12	2.4%	12	2.3%
300K-400K	58	14.3%	49	9.8%	35	6.8%
400K-500K	108	26.5%	138	27.5%	135	26.1%
500K-600K	94	23.1%	112	22.4%	120	23.2%
600K-700K	44	10.8%	70	14.0%	65	12.5%
700K-800K	38	9.3%	39	7.8%	42	8.1%
800K-900K	12	2.9%	19	3.8%	38	7.3%
900K-1M	7	1.7%	16	3.2%	16	3.1%
1MM-1.1MM	9	2.2%	12	2.4%	8	1.5%
1.1MM-1.2MM	5	1.2%	8	1.6%	8	1.5%
1.2MM-1.3MM	2	0.5%	5	1.0%	6	1.2%
1.3MM-1.4MM	5	1.2%	2	0.4%	5	1.0%
1.4MM-1.5MM	1	0.2%	1	0.2%	5	1.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	0.2%
1.6MM-1.7MM	0	0.0%	0	0.0%	3	0.6%
1.7MM-1.8MM	1	0.2%	1	0.2%	2	0.4%
1.8MM-1.9MM	0	0.0%	3	0.6%	0	0.0%
1.9MM-2MM	0	0.0%	3	0.6%	0	0.0%
2MM+	2	0.5%	0	0.0%	1	0.2%
Total Closed Sales	407		501		518	

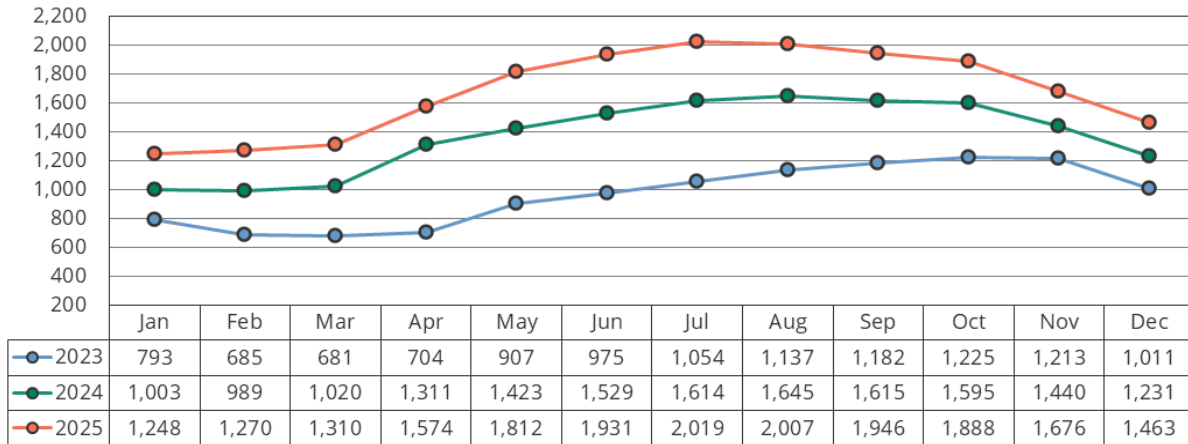
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	353	382	518	610,600	550,000	83
	November	437	498	406	630,000	581,000	71
	Year-To-Date	8,486	6,305	6,338	623,900	550,000	65
2024	December	334	439	458	585,500	532,500	72
	Year-To-Date	8,381	6,465	6,273	611,400	540,000	55
Change	December 2024	5.7%	-13.0%	13.1%	4.3%	3.3%	15.1%
	Prev Mo 2025	-19.2%	-23.3%	27.6%	-3.1%	-5.3%	16.9%
	Year-To-Date	1.3%	-2.5%	1.0%	2.0%	1.9%	17.6%

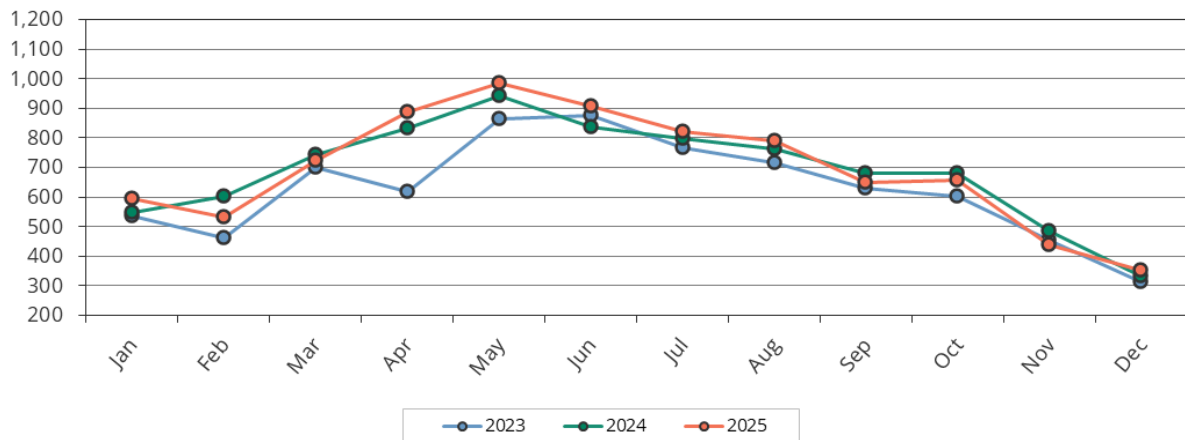
SW Washington

December 2025 Reporting Period

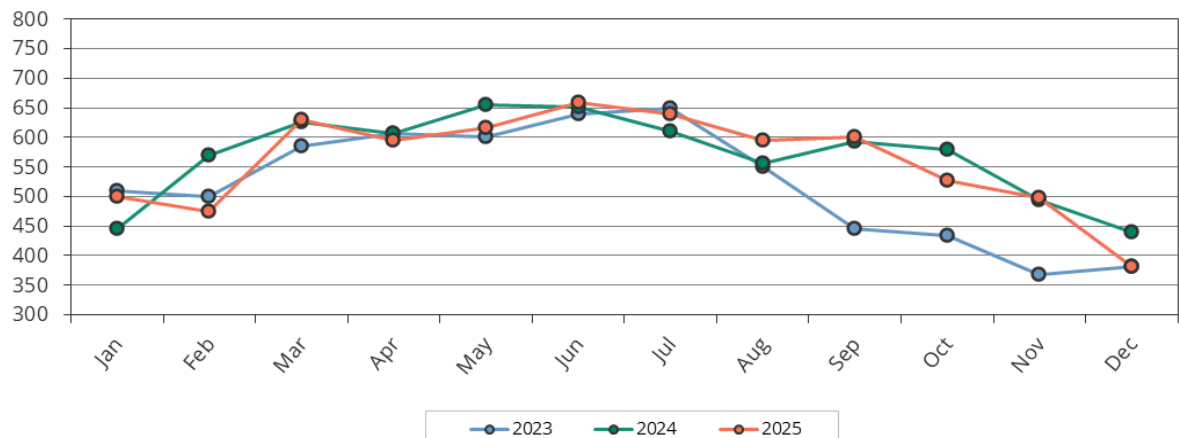
Active Residential Listings



New Listings



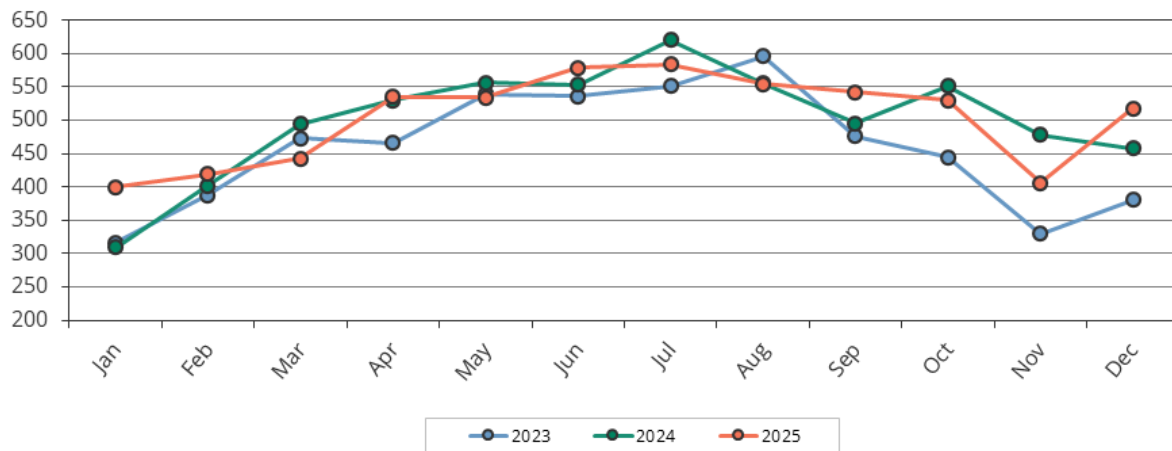
Pending Sales



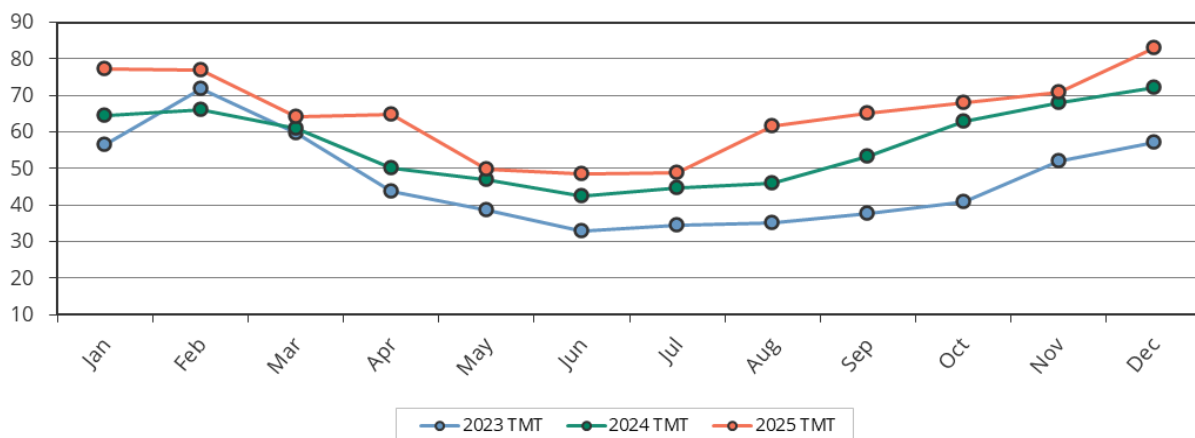
SW Washington

December 2025 Reporting Period

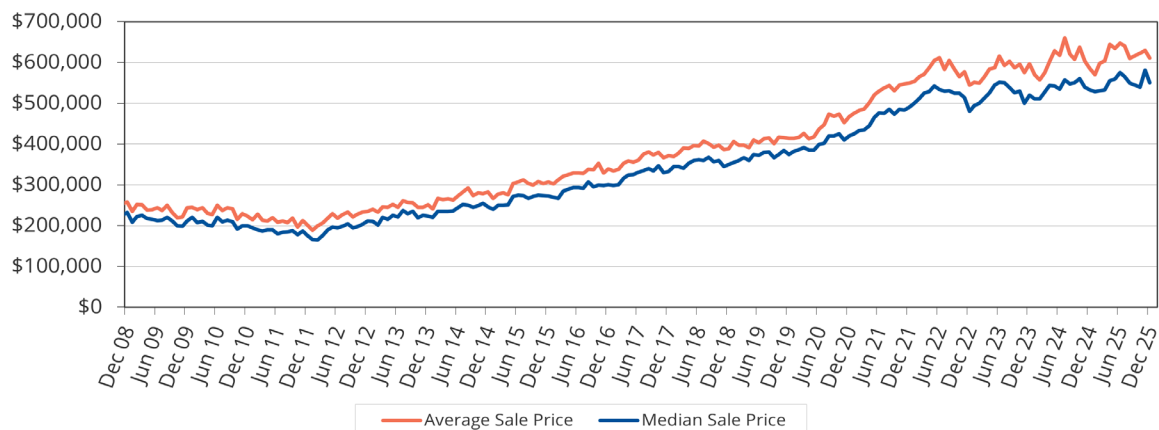
Closed Sales



Average Total Market Time



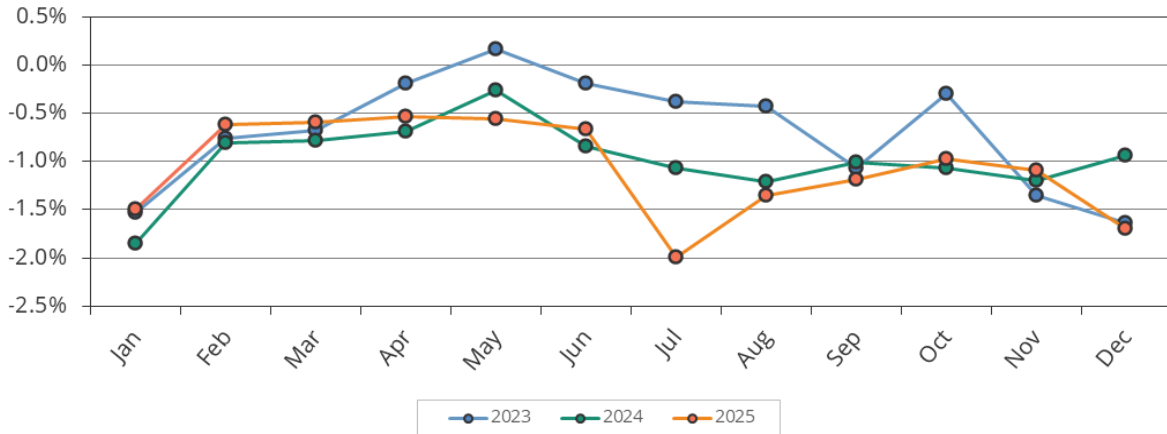
Average and Median Sale Price



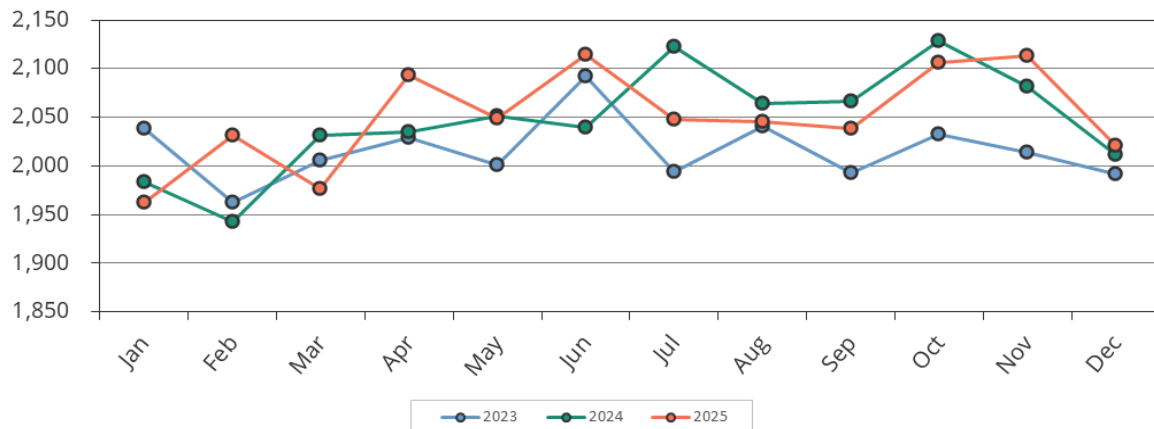
SW Washington

December 2025 Reporting Period

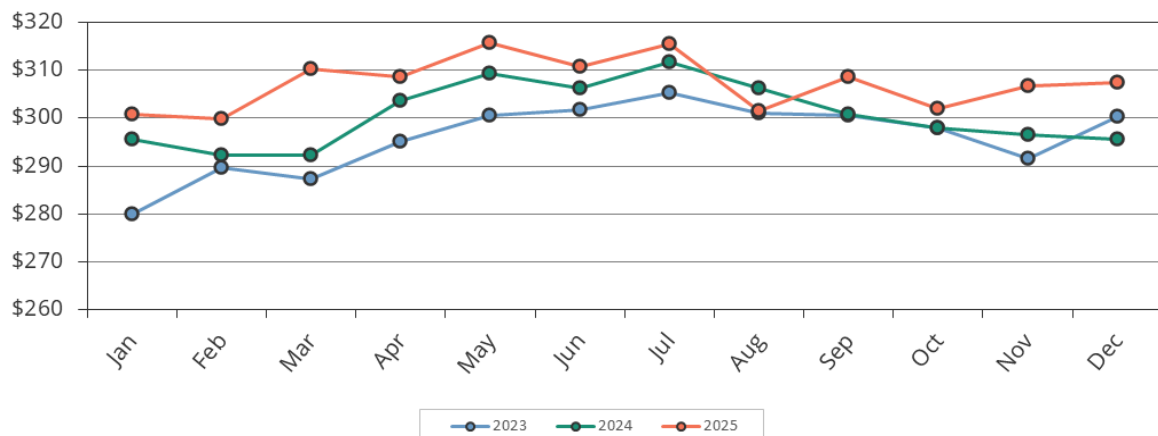
% Difference of Average List Price vs Sale Price



Average Square Footage



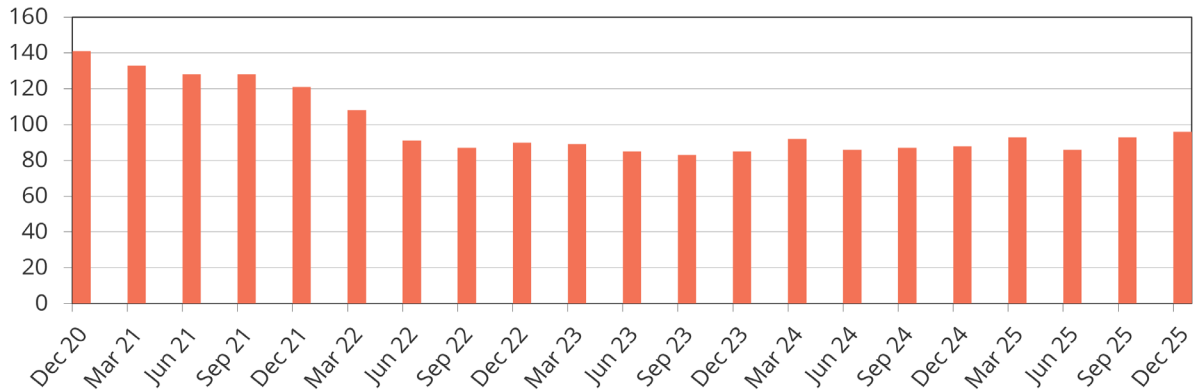
Average Price Per Square Footage



SW Washington

December 2025 Reporting Period

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 (\$124,100 in 2025, per HUD) can afford 96% of a monthly mortgage payment on a median priced home (\$555,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (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

1,134

Percent of Total
Active Listings

77.5%

Purchase- and
Occupancy-Ready
Inventory in Months

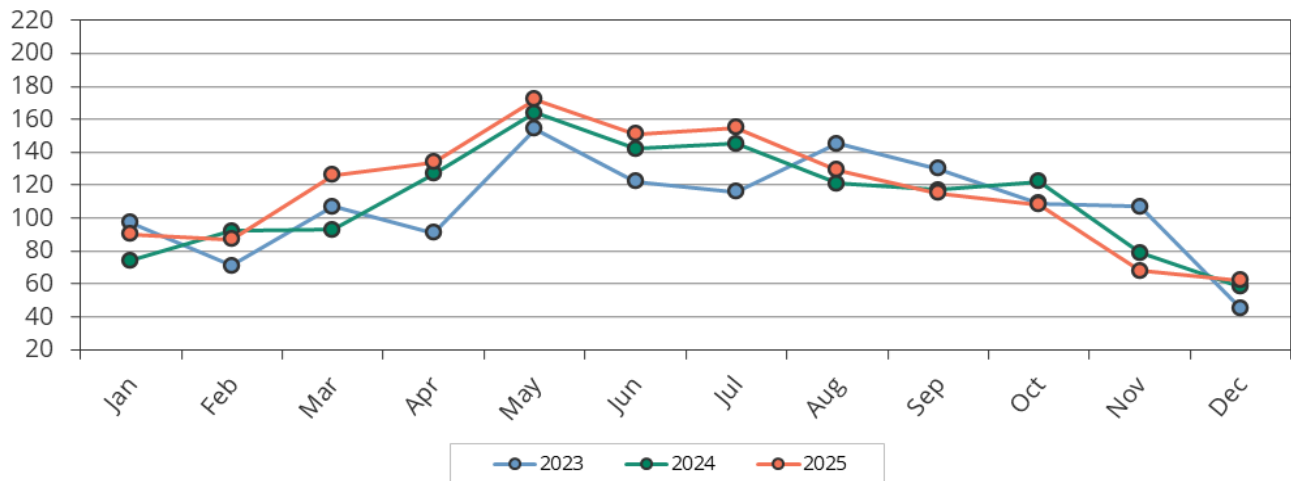
2.2



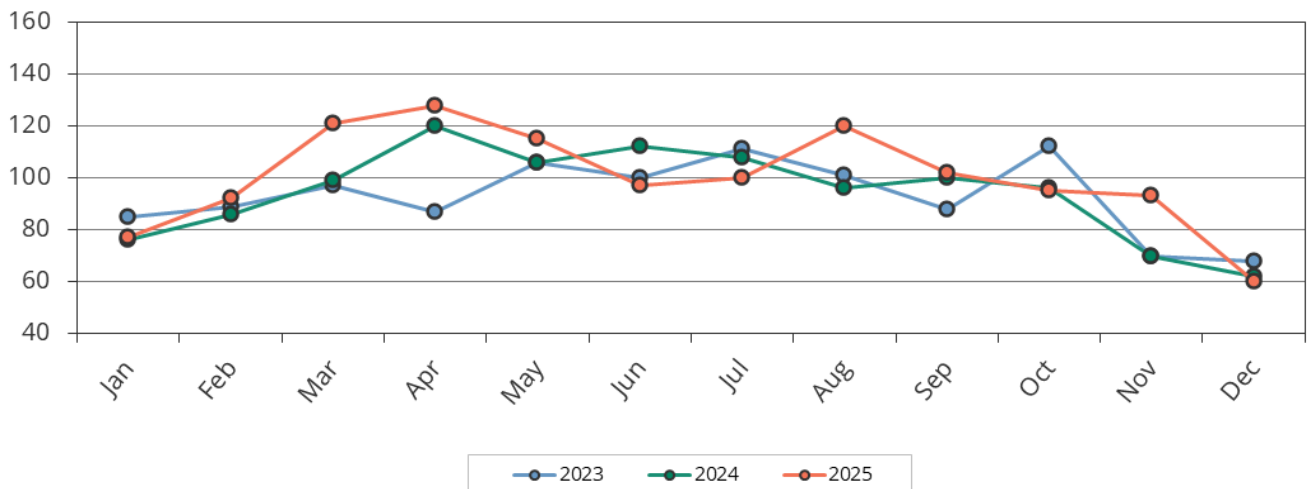
Cowlitz County – SW Washington

December 2025 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

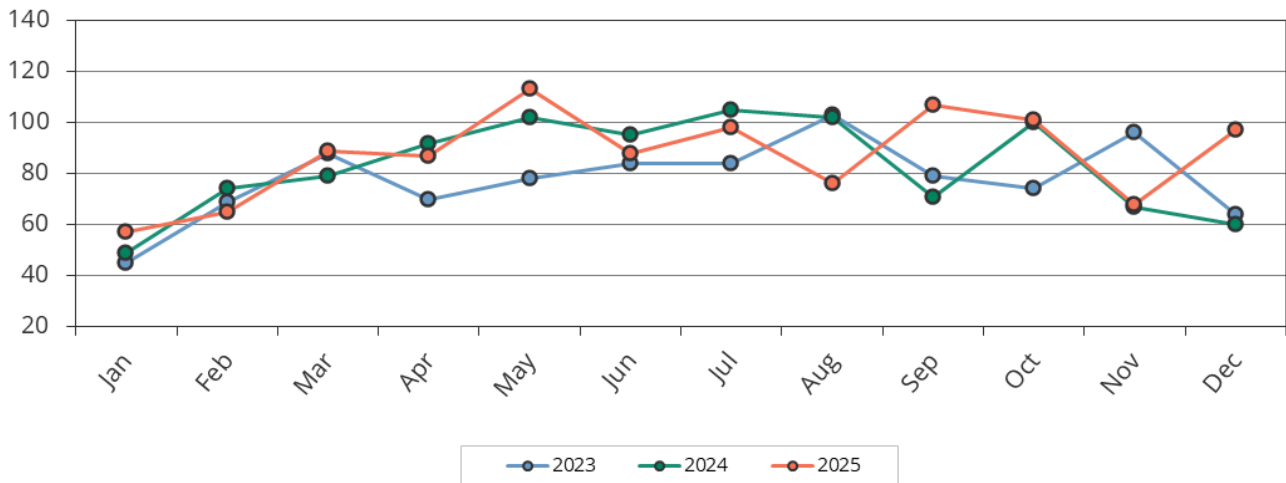




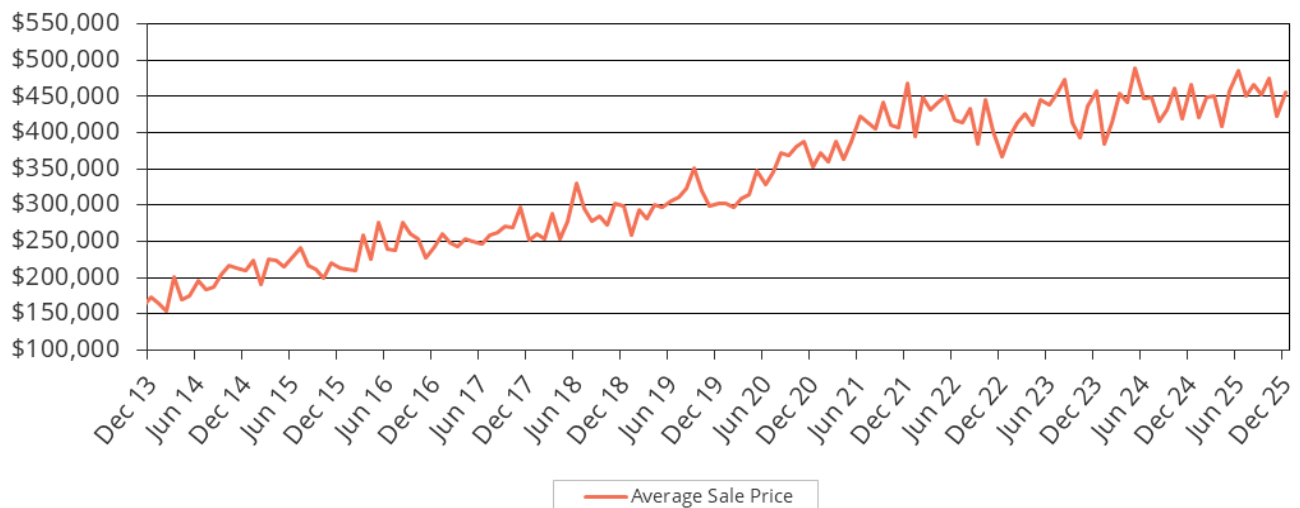
Cowlitz County – SW Washington

December 2025 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

December 2025 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	28	8	4	6	-60.0%	11	597,800	88	188	135	-11.8%	140	556,000	512,000	60	-0.4%	2	972,500	3	301,300	7	699,500	
12	NW Heights	31	9	6	8	-27.3%	12	361,500	84	207	147	6.5%	148	385,100	385,000	47	-1.6%	3	1,310,000	1	250,000	22	686,800	
13	SW Heights	29	3	7	3	-40.0%	6	857,000	161	114	73	-18.0%	71	725,600	550,000	89	0.7%	-	-	1	410,000	1	384,000	
14	Lincoln/Hazel Dell	19	6	4	2	-60.0%	8	534,000	46	121	90	-2.2%	89	553,100	525,000	39	6.2%	-	-	5	274,600	-	-	
15	E Hazel Dell	60	14	13	24	14.3%	34	445,100	79	399	283	-0.4%	274	458,000	463,800	48	-0.3%	-	-	5	334,000	6	854,800	
20	NE Heights	22	6	3	7	-36.4%	6	491,700	44	163	133	-19.4%	139	473,000	450,000	49	0.5%	-	-	-	-	5	669,000	
21	Orchards	39	18	18	17	21.4%	15	433,200	95	294	228	1.8%	221	451,400	450,000	57	-1.2%	-	-	1	375,000	-	-	
22	Evergreen	86	29	18	27	-25.0%	35	480,900	54	589	468	-1.9%	461	463,400	456,000	46	1.3%	-	-	3	568,300	5	620,900	
23	E Heights	36	13	9	6	-33.3%	9	639,300	57	184	127	-5.9%	128	581,800	484,300	47	-8.8%	-	-	-	-	2	499,800	
24	Cascade Park	25	5	7	11	-15.4%	20	477,400	75	225	178	-18.0%	179	590,500	550,000	47	-1.6%	-	-	-	-	5	579,400	
25	Five Corners	13	9	3	6	-40.0%	2	462,500	7	138	113	-7.4%	117	482,500	465,000	31	1.7%	-	-	-	-	2	697,000	
26	E Orchards	46	16	16	25	78.6%	18	525,700	54	293	210	15.4%	189	575,400	550,000	51	-0.4%	-	-	1	350,000	1	597,800	
27	Fisher's Landing	45	17	7	15	25.0%	10	589,600	70	253	178	9.2%	171	568,400	549,900	50	4.7%	-	-	2	445,000	-	-	
31	SE County	12	3	2	1	-	2	737,500	383	39	27	92.9%	27	1,064,400	884,000	106	43.5%	-	-	6	418,300	-	-	
32	Camas City	171	28	25	25	-13.8%	42	808,600	81	797	537	2.5%	550	871,700	815,100	61	-2.5%	2	161,500	12	529,000	4	847,100	
33	Washougal	74	16	22	25	-7.4%	25	602,700	74	468	328	-4.7%	342	744,700	675,000	82	-3.6%	2	690,000	22	341,500	6	541,700	
41	N Hazel Dell	40	12	9	17	70.0%	18	612,500	64	281	206	3.0%	201	575,300	557,800	48	2.0%	-	-	3	315,300	-	-	
42	S Salmon Creek	36	11	9	13	44.4%	24	480,600	67	304	216	8.5%	215	527,800	526,900	49	0.1%	-	-	-	-	-	-	
43	N Felida	56	12	10	10	-63.0%	21	877,100	108	337	282	-22.3%	307	769,700	634,000	99	10.8%	-	-	6	919,200	-	-	
44	N Salmon Creek	72	12	11	21	-19.2%	26	674,700	64	410	313	1.3%	309	649,000	585,000	59	7.3%	-	-	3	780,000	-	-	
50	Ridgefield	138	30	18	33	26.9%	44	674,400	97	538	410	-9.7%	398	684,000	631,200	88	6.8%	2	962,500	4	326,900	3	605,800	
51	W of I-5 County	9	1	1	0	-	7	990,800	289	36	31	24.0%	29	1,223,400	1,000,000	138	10.0%	-	-	3	691,700	-	-	
52	NW E of I-5 County	39	7	2	4	-75.0%	16	667,400	57	212	167	28.5%	178	677,400	557,000	55	-2.4%	-	-	2	1,162,500	-	-	
61	Battleground	133	34	22	37	8.8%	44	524,200	118	689	537	12.1%	530	600,500	541,500	93	-1.2%	-	-	17	660,800	3	696,700	
62	Brush Prairie	130	17	21	25	-35.9%	46	713,700	67	784	602	-12.9%	630	638,600	579,500	64	2.7%	-	-	12	651,600	2	1,278,000	
63	East County	3	0	0	0	-	0	-	-	7	3	-50.0%	3	608,300	580,000	111	-9.8%	-	-	-	-	-	-	
64	Central County	4	0	0	2	100.0%	0	-	-	30	17	-19.0%	19	848,600	760,000	81	11.0%	-	-	2	326,500	-	-	
65	Mid-Central County	7	0	4	1	-66.7%	1	1,265,000	89	42	24	-17.2%	25	791,100	749,900	106	1.5%	-	-	5	322,600	-	-	
66	Yacolt	15	3	3	2	0.0%	5	491,800	57	87	67	0.0%	70	628,000	505,000	61	9.3%	-	-	6	461,400	-	-	
70	La Center	35	12	5	7	-50.0%	9	593,000	110	200	144	0.0%	148	606,600	600,000	83	0.8%	-	-	1	230,000	1	765,000	
71	N Central	8	2	4	2	-	2	848,500	104	47	25	25.0%	24	766,400	717,500	62	22.3%	-	-	1	385,000	-	-	
72	NE Corner	2	0	0	-	-	0	-	-	10	6	20.0%	6	621,100	672,000	41	-14.7%	-	-	3	156,700	-	-	
73	Clark County Total	1,463	353	283	382	-13.0%	518	610,600	83	8,486	6,305	-2.5%	6,338	623,900	550,000	65	2.0%	11	863,900	130	492,100	75	689,700	
80	Woodland City	29	7	0	10	150.0%	15	494,100	81	128	108	22.7%	101	491,300	492,500	61	6.7%	2	445,000	5	236,000	1	720,400	
81	Woodland Area	19	2	3	4	0.0%	4	835,000	78	86	66	-8.8%	65	752,800	620,000	86	0.4%	1	4,300,000	9	307,500	-	-	
82	Cowlitz County	205	53	36	46	-14.8%	78	429,200	84	1,202	931	2.0%	933	428,900	403,400	68	1.5%	3	505,000	116	200,700	18	561,100	
83	Cowlitz County Total	253	62	39	60	-3.2%	97	456,000	83	1,416	1,105	5.0%	1,099	453,800	420,000	68	2.6%	6	1,117,500	130	209,500	19	569,500	
87	Pacific County Total	32	2	7	6	100.0%	5	263,500	117	117	69	-8.0%	67	420,700	364,000	91	11.2%	1	635,000	17	120,300	1	225,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2025 with December 2024. The year-to-date section compares 2025 year-to-date statistics through December with 2024 year-to-date statistics through December.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/25-12/31/25) with 12 months before (1/1/24-12/31/24).

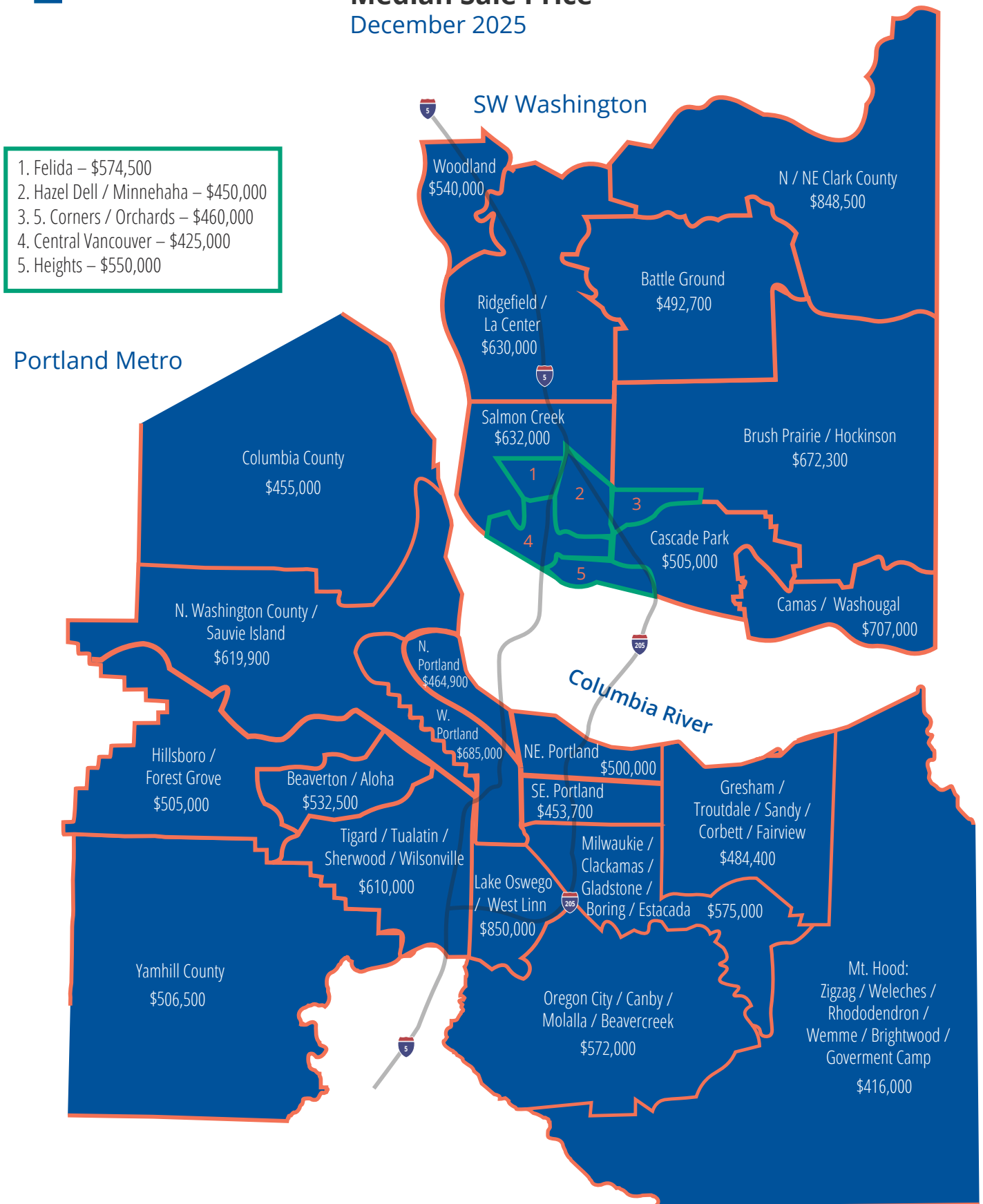
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

SW Washington

December 2025 Reporting Period

Median Sale Price

December 2025





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.

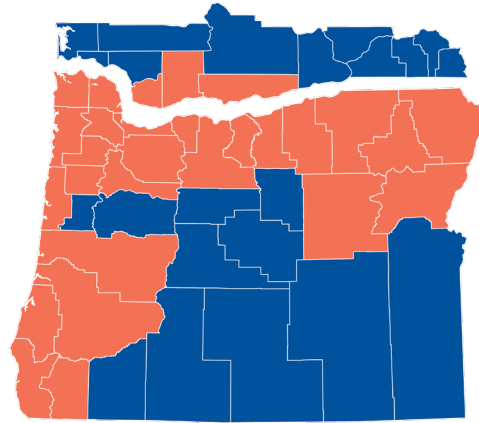
Additional Resources for RMLS Subscribers:

- | | |
|-----------------------------------------|----------------------------------------------|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Video Highlights | ▶ 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



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.

Credits:

Mickey Lindsay, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657