



# MARKET ACTION REPORT

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

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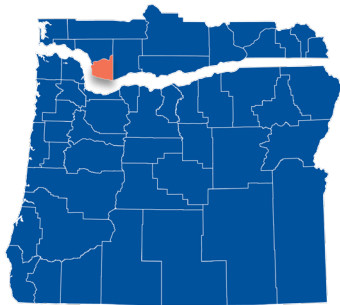
**SW Washington** April 2026 Reporting Period

# SW Washington

## April 2026 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 (935) increased 5.2% from the 889 listed in April 2025, and increased 17.8% from the 794 listed in March 2026.

### Pending Sales

Pending sales (660) increased 10.9% from the 595 offers accepted in April 2025, and decreased 1.0% from the 667 offers accepted in March 2026.

### Closed Sales

Closed sales (547) increased 2.2% from the 535 closings in April 2025, and increased 6.6% from the 513 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 3.3 months in April. Total market time decreased to 72 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (3,131) increased 13.1%, pending sales (2,348) increased 11.5%, and closed sales (1,923) increased 3.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 2.1% from \$610,200 to \$623,200. In the same comparison, the median sale price has increased 2.4% from \$536,000 to \$549,000.

#### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.0% (\$627,300 v. \$621,300)

Median Sale Price % Change: +1.3% (\$552,000 v. \$545,000)

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

	2024	2025	2026
January	3.2	3.1	4.1
February	2.5	3.0	3.2
March	2.1	3.0	3.0
April	2.5	2.9	3.3
May	2.6	3.4	
June	2.8	3.3	
July	2.6	3.5	
August	3.0	3.6	
September	3.3	3.6	
October	2.9	3.6	
November	3.0	4.1	
December	2.7	2.8	

## Residential Trends

### April 2026 vs. March 2026

New Listings	+17.8%	↑
Pending Sales	-1.0%	↓
Closed Sales	+6.6%	↑
Average Sale Price	-6.9%	↓
Median Sale Price	-3.5%	↓
Inventory	+0.3	↑
Total Market Time	-4	↓

### April 2026 vs. April 2025

New Listings	+5.2%	↑
Pending Sales	+10.9%	↑
Closed Sales	+2.2%	↑
Average Sale Price	-6.7%	↓
Median Sale Price	-1.9%	↓
Inventory	+0.4	↑
Total Market Time	+7	↑

# SW Washington

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	3	0.5%	3	0.5%	4	0.7%
100K-200K	8	1.4%	6	1.1%	5	0.9%
200K-300K	14	2.5%	25	4.4%	17	3.1%
300K-400K	44	7.9%	35	6.1%	38	6.9%
400K-500K	153	27.4%	137	24.0%	146	26.7%
500K-600K	121	21.6%	128	22.5%	135	24.7%
600K-700K	86	15.4%	70	12.3%	85	15.5%
700K-800K	47	8.4%	53	9.3%	42	7.7%
800K-900K	31	5.5%	40	7.0%	22	4.0%
900K-1M	16	2.9%	13	2.3%	18	3.3%
1MM-1.1MM	4	0.7%	17	3.0%	8	1.5%
1.1MM-1.2MM	9	1.6%	13	2.3%	11	2.0%
1.2MM-1.3MM	9	1.6%	5	0.9%	3	0.5%
1.3MM-1.4MM	4	0.7%	7	1.2%	1	0.2%
1.4MM-1.5MM	4	0.7%	7	1.2%	2	0.4%
1.5MM-1.6MM	1	0.2%	1	0.2%	4	0.7%
1.6MM-1.7MM	0	0.0%	2	0.4%	1	0.2%
1.7MM-1.8MM	2	0.4%	2	0.4%	0	0.0%
1.8MM-1.9MM	1	0.2%	0	0.0%	3	0.5%
1.9MM-2MM	1	0.2%	1	0.2%	1	0.2%
2MM+	1	0.2%	5	0.9%	1	0.2%
<b>Total Closed Sales</b>	<b>559</b>		<b>570</b>		<b>547</b>	

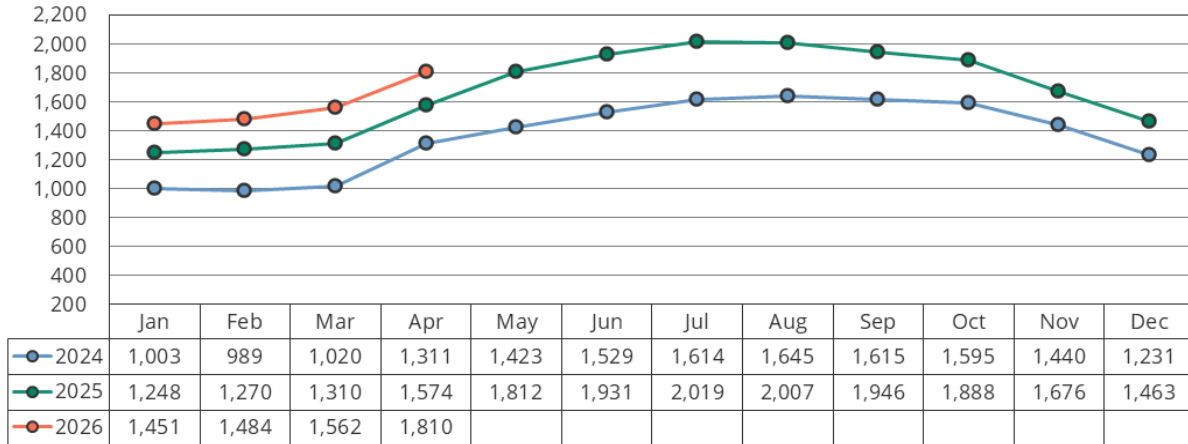
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	935	660	547	600,700	545,000	72
	March	794	667	513	645,200	564,900	76
	Year-To-Date	3,131	2,348	1,923	623,200	549,000	83
2025	April	889	595	535	644,000	555,700	65
	Year-To-Date	2,768	2,106	1,853	610,200	536,000	70
Change	April 2025	5.2%	10.9%	2.2%	-6.7%	-1.9%	10.8%
	Prev Mo 2025	17.8%	-1.0%	6.6%	-6.9%	-3.5%	-5.3%
	Year-To-Date	13.1%	11.5%	3.8%	2.1%	2.4%	18.6%

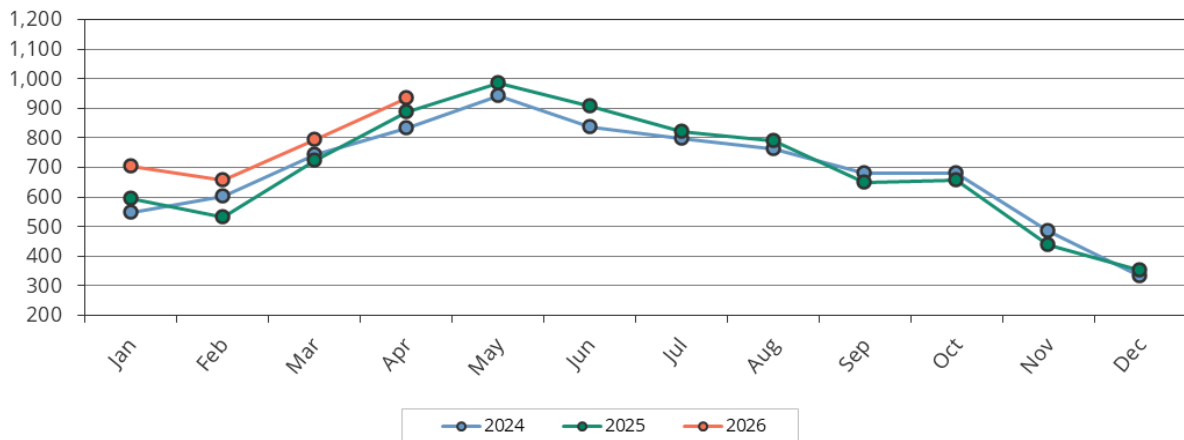
# SW Washington

## April 2026 Reporting Period

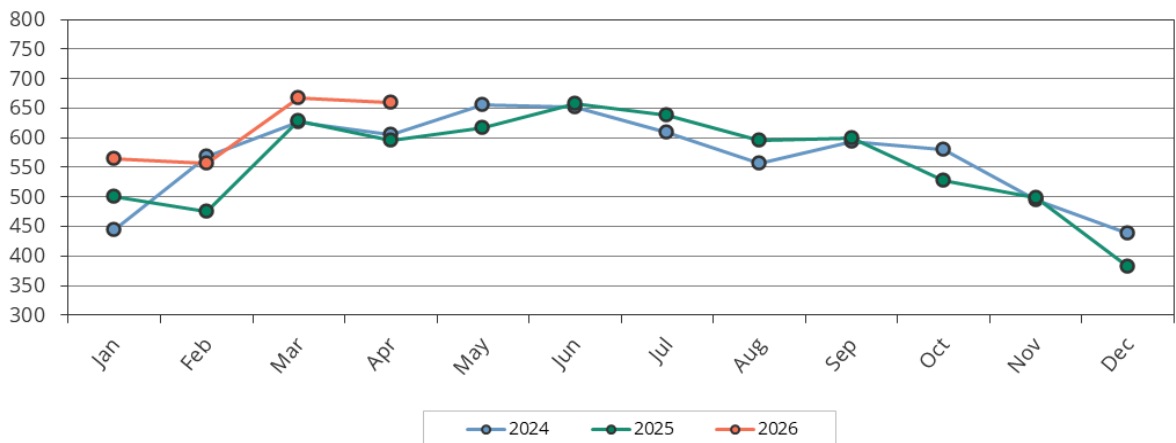
### Active Residential Listings



### New Listings

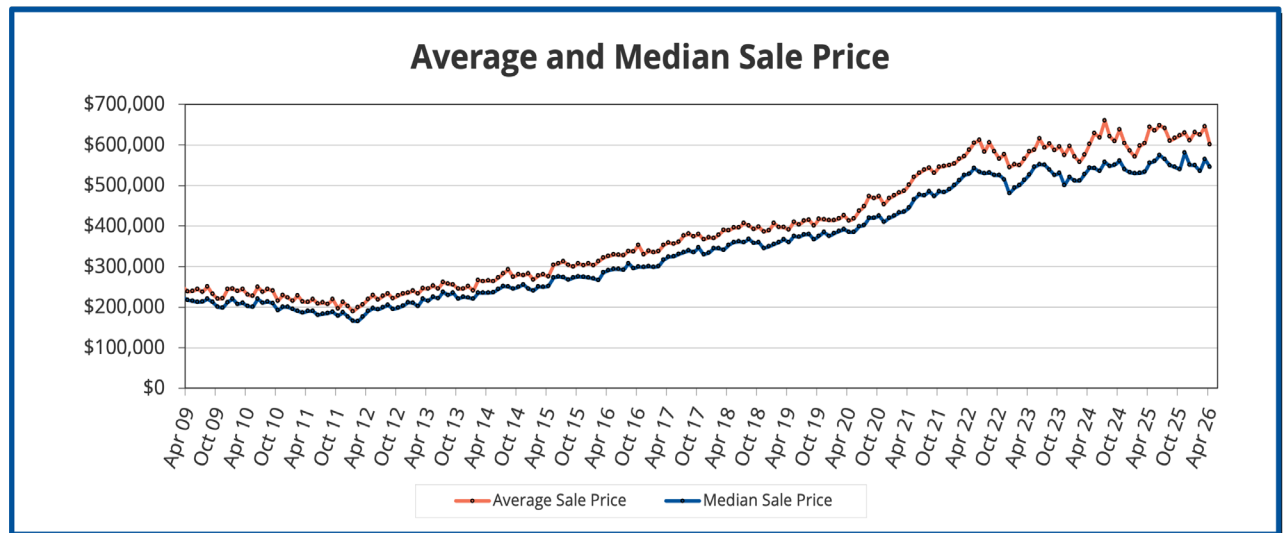
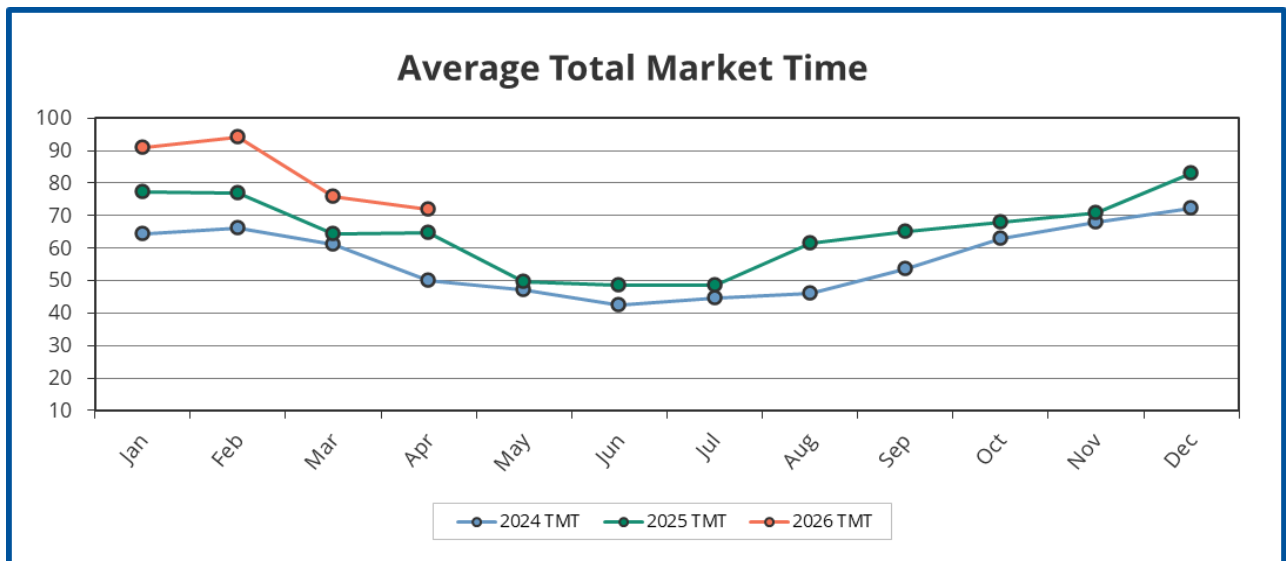
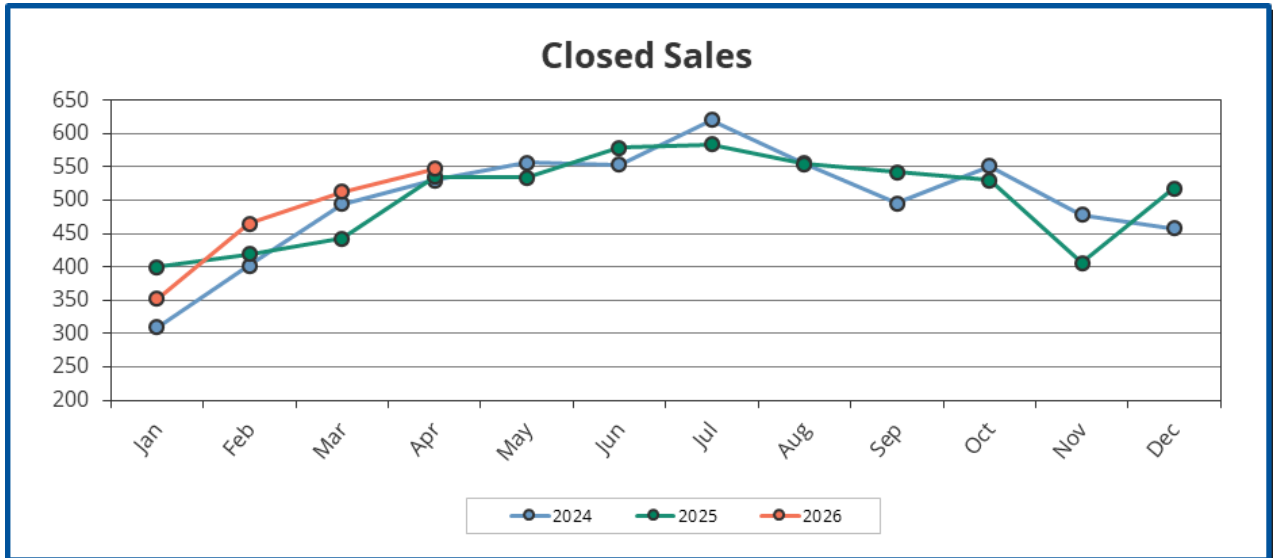


### Pending Sales



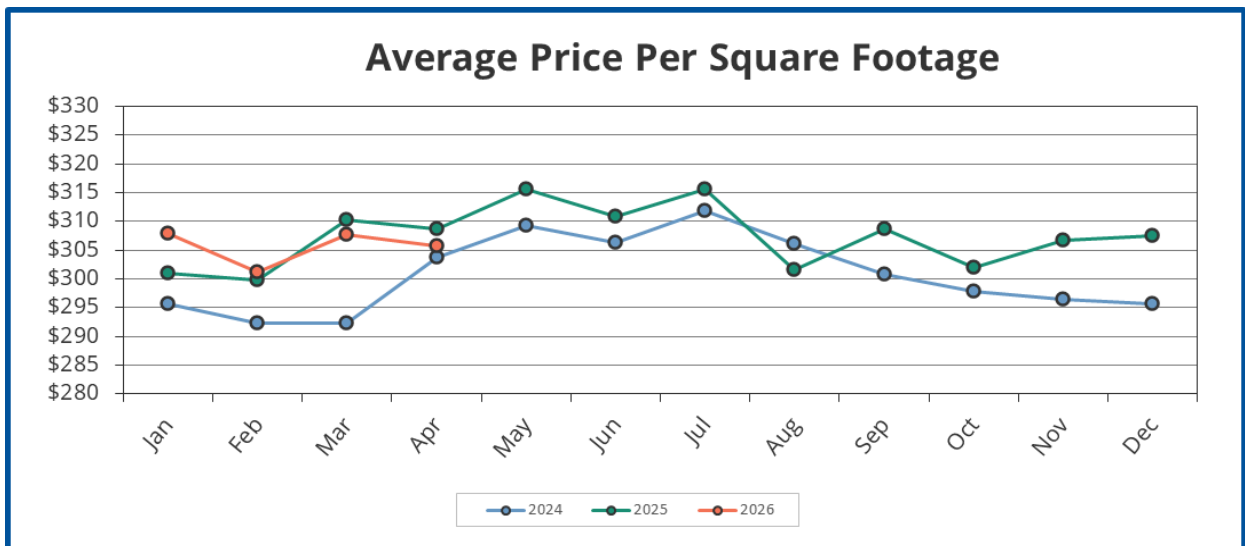
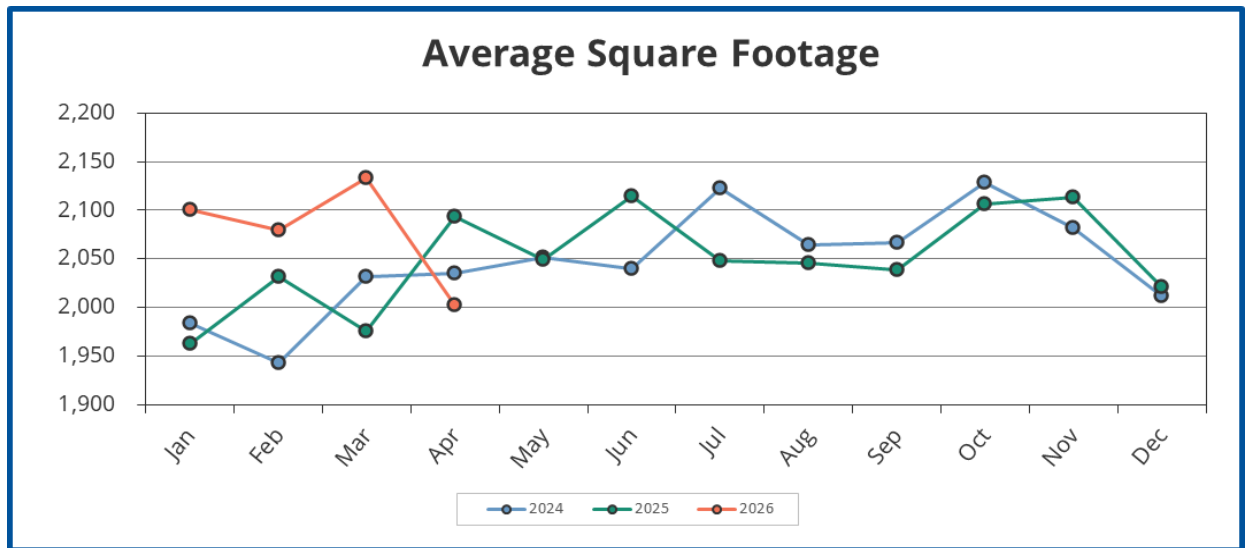
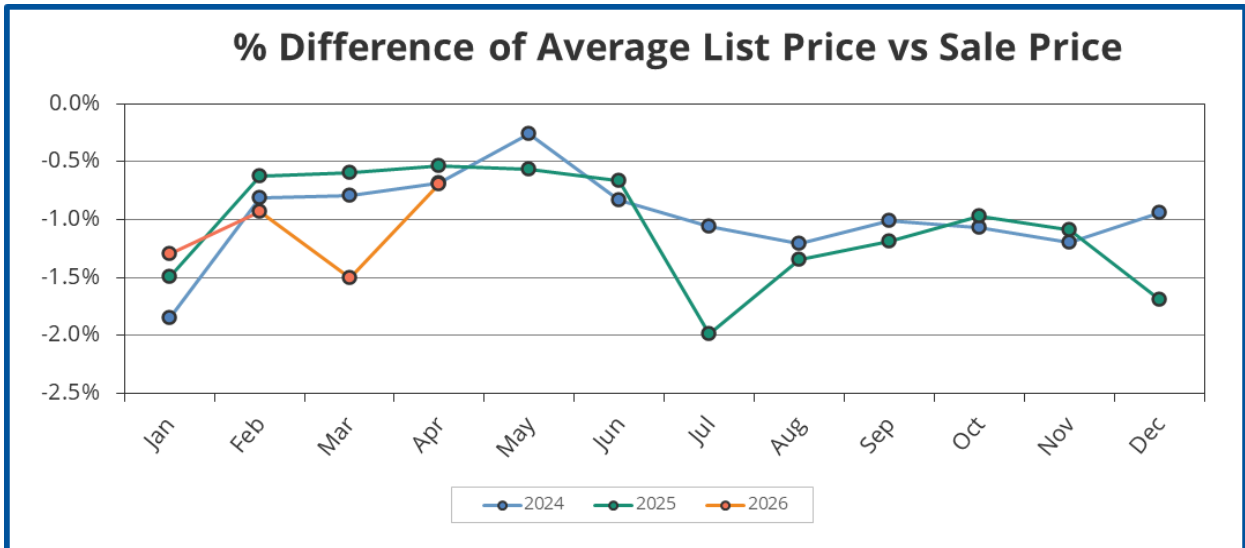
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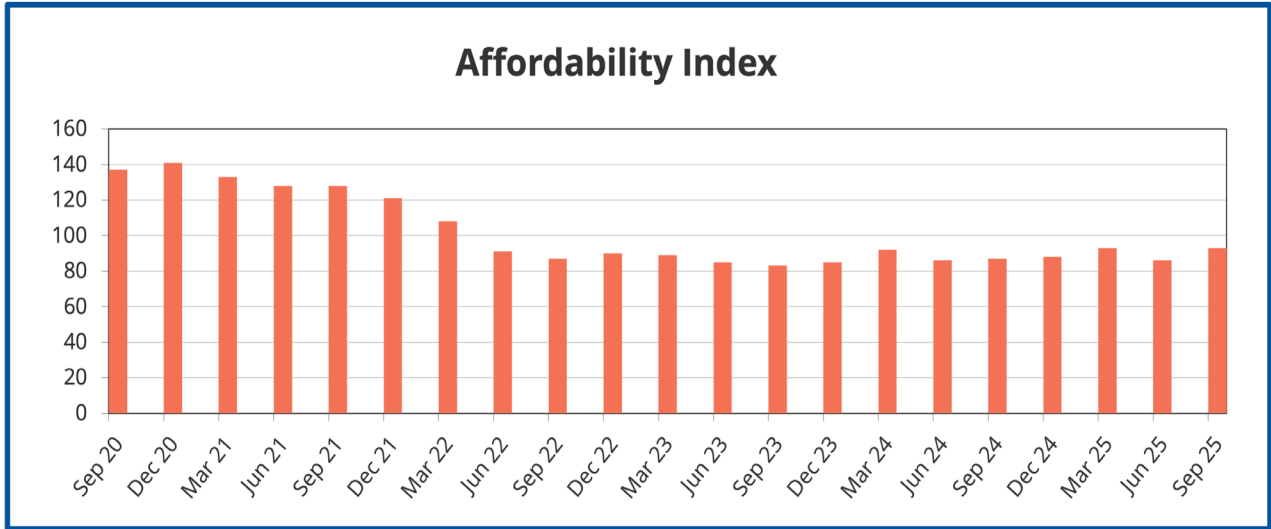
# SW Washington

## April 2026 Reporting Period



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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 94% of a monthly mortgage payment on a median priced home (\$564,900 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (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

**1,450**

Percent of Total  
Active Listings

**80.1%**

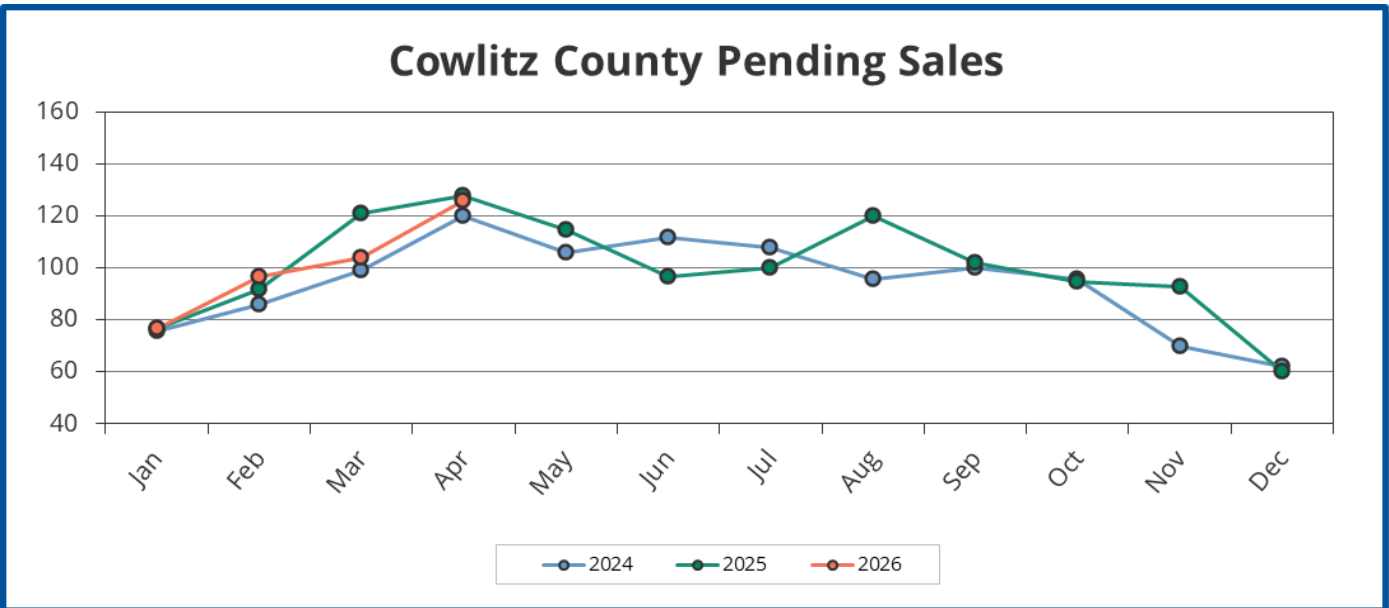
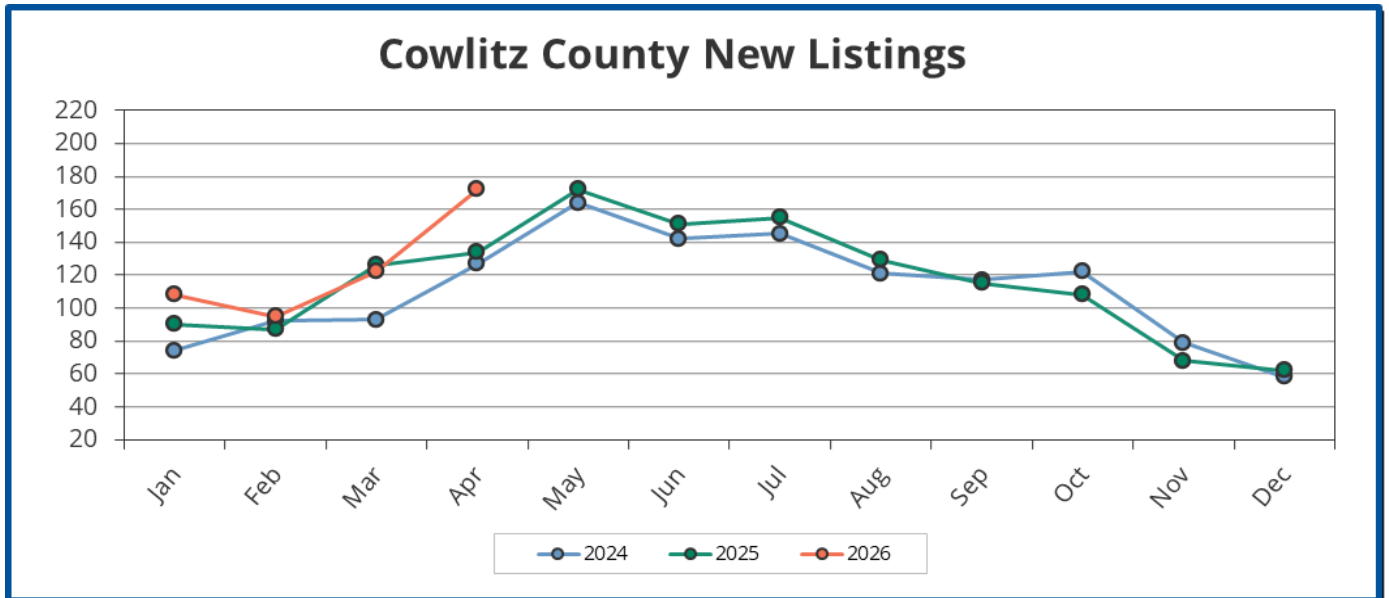
Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.7**



# Cowlitz County – SW Washington

## April 2026 Reporting Period

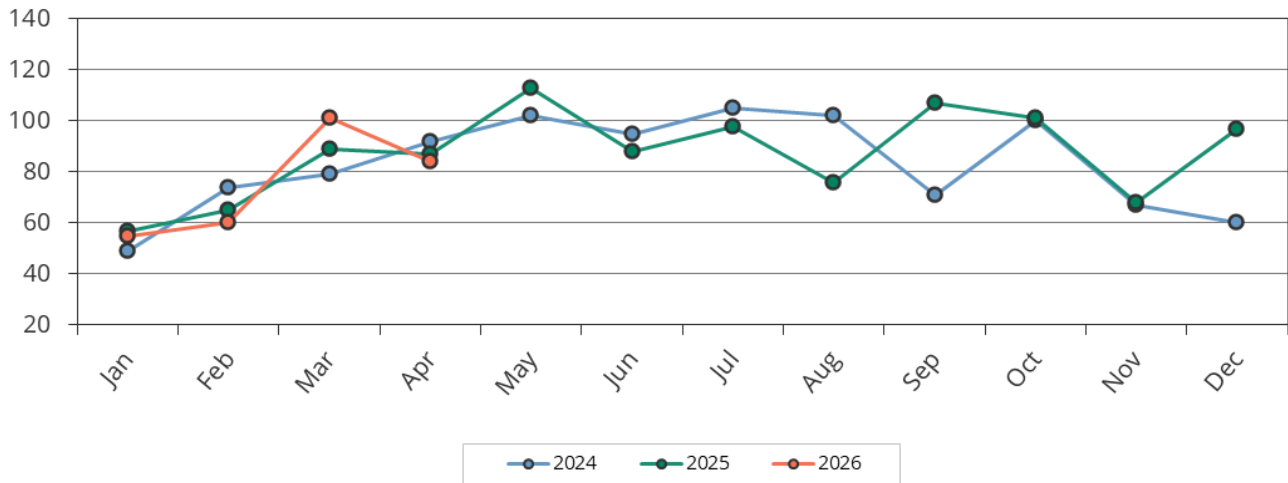




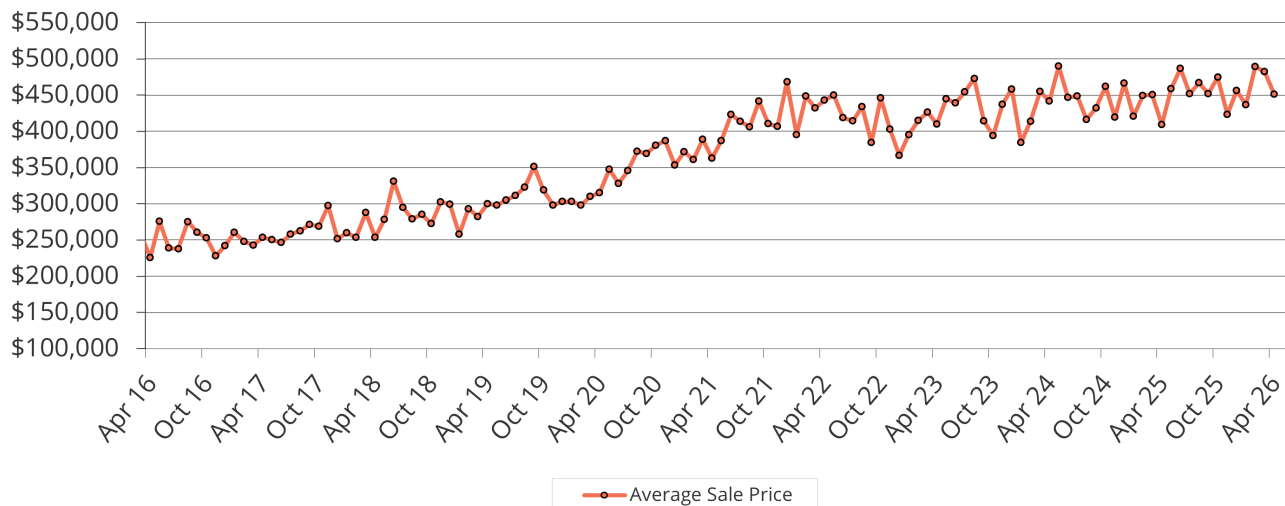
# Cowlitz County – SW Washington

## April 2026 Reporting Period

### Cowlitz County Closed Sales



### Cowlitz County Average Sale Price



# SW Washington

## April 2026 Reporting Period

### 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	46	22	1	14	0.0%	12	498,100	44	81	44	12.8%	39	582,800	495,000	36	3.4%	-	-	-	-	4	499,100
12	NW Heights	33	21	3	18	80.0%	11	416,700	71	67	61	10.9%	51	394,100	385,000	73	-0.4%	1	650,000	2	225,000	6	751,400
13	SW Heights	39	15	3	11	83.3%	12	846,600	138	56	37	19.4%	29	774,700	487,000	97	11.5%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	24	16	1	8	14.3%	6	506,700	65	43	31	10.7%	26	487,600	465,800	84	4.0%	-	-	2	340,000	3	430,000
15	E Hazel Dell	57	33	9	36	33.3%	26	422,400	30	134	112	36.6%	91	440,000	455,000	55	-1.2%	-	-	-	-	-	-
20	NE Heights	17	15	2	10	0.0%	17	442,800	37	52	52	8.3%	47	458,900	469,500	59	-3.5%	-	-	-	-	-	-
21	Orchards	54	37	2	27	-10.0%	21	476,700	100	129	104	19.5%	80	451,100	459,200	102	-5.4%	-	-	-	-	1	765,000
22	Evergreen	127	75	9	55	17.0%	57	445,000	48	280	212	26.2%	163	446,700	455,000	62	1.4%	-	-	-	-	5	595,300
23	E Heights	62	29	0	15	25.0%	8	464,100	93	89	47	4.4%	33	545,400	475,000	48	-7.2%	-	-	-	-	2	650,100
24	Cascade Park	46	29	4	19	-9.5%	14	545,400	35	81	55	-1.8%	47	540,900	525,000	54	-6.5%	-	-	-	-	3	567,500
25	Five Corners	18	14	1	10	-23.1%	13	500,800	32	47	41	13.9%	38	509,900	462,000	35	-1.0%	-	-	-	-	-	-
26	E Orchards	58	38	5	18	50.0%	13	648,900	61	98	70	70.7%	68	657,300	605,700	59	3.8%	-	-	2	120,000	3	1,018,000
27	Fisher's Landing	48	16	2	16	-5.9%	13	579,400	37	95	76	35.7%	70	588,800	544,000	59	0.5%	-	-	-	-	1	600,000
31	SE County	11	6	1	1	-66.7%	3	1,018,300	188	10	8	-20.0%	8	967,100	884,000	88	20.7%	-	-	3	391,300	-	-
32	Camas City	214	88	10	64	-4.5%	44	773,500	91	291	219	20.3%	173	866,500	789,000	99	-5.4%	1	79,000	5	497,000	-	-
33	Washougal	112	55	8	29	-12.1%	24	773,600	57	171	103	-3.7%	87	732,600	630,000	96	-5.3%	-	-	9	323,900	1	814,900
41	N Hazel Dell	48	28	6	29	38.1%	19	607,700	63	99	80	19.4%	58	540,500	527,200	68	0.8%	-	-	-	-	-	-
42	S Salmon Creek	51	38	4	29	61.1%	20	574,900	58	104	83	7.8%	60	530,000	511,500	68	-0.6%	-	-	-	-	-	-
43	N Felida	77	34	9	28	16.7%	22	592,400	59	120	80	-20.8%	60	681,000	572,000	87	2.9%	-	-	1	1,550,000	-	-
44	N Salmon Creek	96	46	5	29	-21.6%	25	663,400	38	172	108	-1.8%	97	638,000	609,900	71	5.9%	1	320,000	1	207,000	-	-
50	Ridgefield	120	50	6	44	25.7%	39	663,300	106	185	174	30.8%	145	710,900	675,000	120	4.6%	-	-	3	176,700	-	-
51	W of I-5 County	9	3	0	2	-	2	850,000	75	10	8	0.0%	8	1,373,100	1,183,000	64	7.0%	-	-	3	688,300	-	-
52	NW E of I-5 County	42	22	0	20	17.6%	12	657,200	118	78	67	6.3%	43	714,200	574,000	90	7.9%	-	-	1	340,000	-	-
61	Battleground	163	72	9	53	32.5%	48	591,900	85	255	194	18.3%	153	604,200	545,000	93	0.9%	-	-	5	633,000	-	-
62	Brush Prairie	138	80	10	50	2.0%	40	679,000	100	235	188	-10.5%	160	709,900	595,000	112	7.3%	1	1,500,000	4	656,300	-	-
63	East County	4	2	0	3	-	1	675,000	9	5	4	-	1	675,000	675,000	9	-2.5%	-	-	-	-	-	-
64	Central County	8	5	1	1	-50.0%	2	903,500	28	12	6	-25.0%	7	1,032,100	928,400	68	10.8%	-	-	-	-	-	-
65	Mid-Central County	11	6	1	4	300.0%	1	792,100	29	17	10	11.1%	8	892,700	817,000	89	9.1%	-	-	-	-	-	-
66	Yacolt	18	12	1	3	-66.7%	7	745,000	113	25	19	-5.0%	18	655,300	590,000	89	-9.0%	-	-	1	289,000	-	-
70	La Center	46	21	4	11	10.0%	13	632,100	112	73	43	-23.2%	44	648,700	632,500	115	-4.0%	-	-	-	-	-	-
71	N Central	12	7	1	3	0.0%	1	550,000	40	15	10	11.1%	9	731,100	756,000	114	-0.6%	-	-	-	-	-	-
72	NE Corner	1	0	0	0	-	1	499,000	18	2	2	-	2	549,500	549,500	51	-17.2%	-	-	1	140,000	-	-
73	Clark County Total	1,810	935	118	660	10.9%	547	600,700	72	3,131	2,348	11.5%	1,923	623,200	549,000	83	1.0%	6	636,500	43	438,500	30	650,600
80	Woodland City	46	29	-	15	25.0%	11	539,500	79	61	41	24.2%	39	509,100	511,800	101	10.2%	-	-	-	-	-	-
81	Woodland Area	21	11	0	6	-53.8%	1	694,000	137	20	14	-7.2%	11	886,300	671,000	67	2.7%	-	-	7	190,000	-	-
82	Cowlitz County	244	132	16	105	1.9%	72	433,900	80	421	320	-3.3%	257	442,300	407,500	83	3.0%	1	600,000	37	158,900	4	576,100
83	Cowlitz County Total	311	172	16	126	-1.6%	84	450,800	80	502	375	-3.4%	307	466,700	419,900	85	4.8%	1	600,000	44	163,800	4	576,100
87	Pacific County Total	42	14	0	7	40.0%	5	410,200	50	39	18	12.5%	14	338,900	411,500	81	5.3%	-	-	3	159,200	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

<sup>3</sup> 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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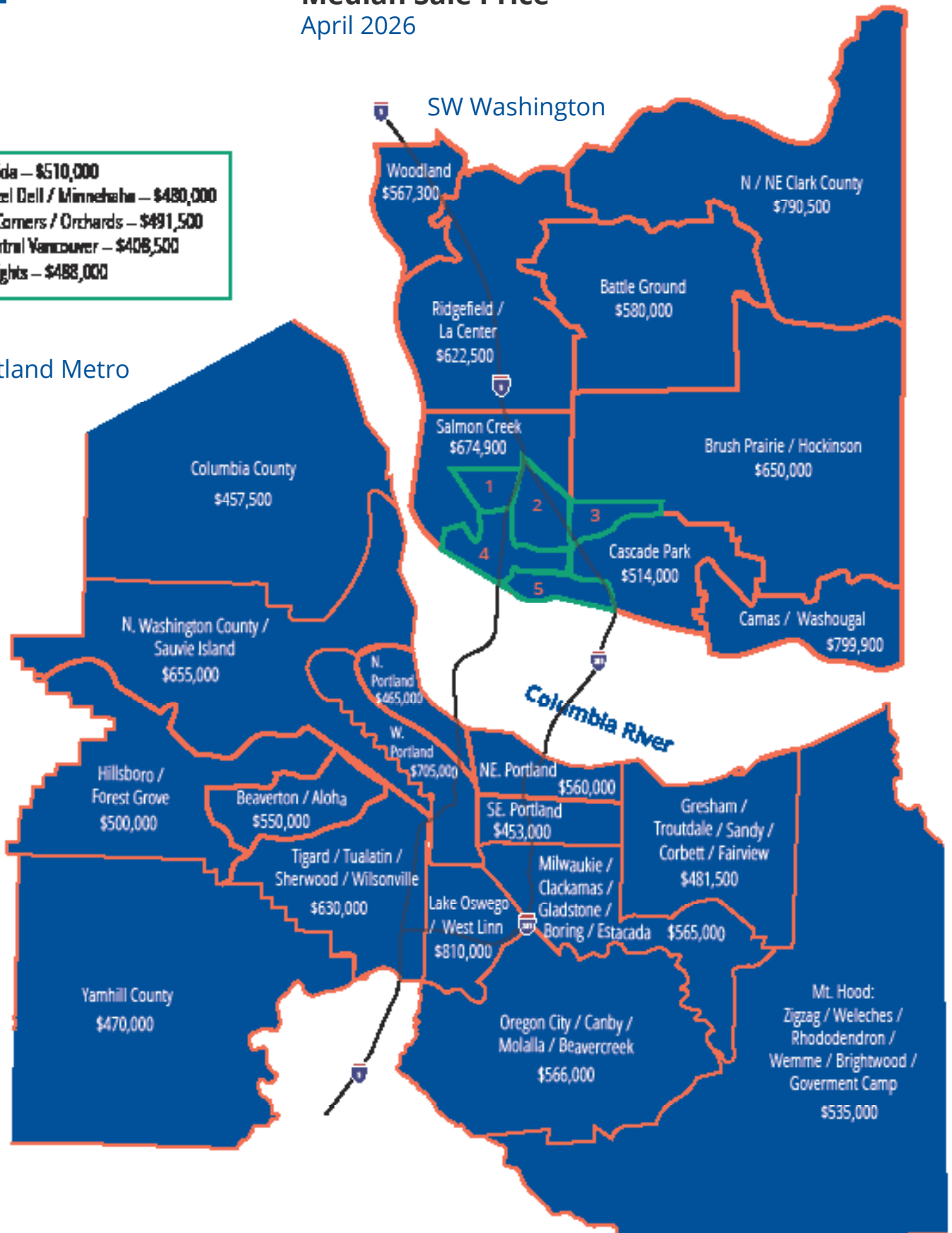
April 2026 Reporting Period

## Median Sale Price

April 2026

- 1. Felida – \$510,000
- 2. Hazel Dell / Minnehaha – \$480,000
- 3. 5. Corners / Orchards – \$491,500
- 4. Central Vancouver – \$408,500
- 5. Heights – \$488,000

Portland Metro





# Definitions and Formulas

## Additional Resources

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### 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.

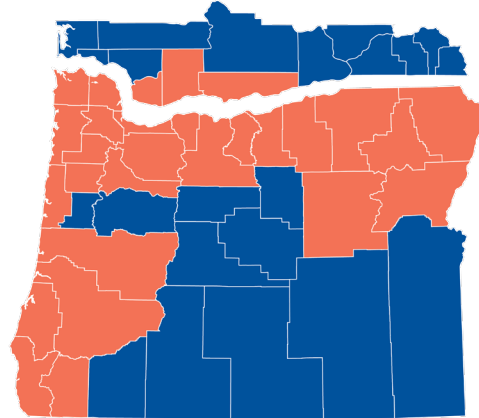
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [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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