RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

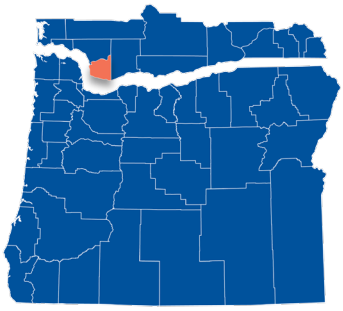
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

SW Washington October 2026 Reporting Period

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SW Washington
October 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 (613) decreased 6.4% from the 655 listed in October 2025, and decreased 5.8% from the 651 listed in September 2026.

Pending Sales
Pending sales (438) decreased 16.9% from the 527 offers accepted in October 2025, and decreased 15.9% from the 521 offers accepted in September 2026.

Closed Sales
Closed sales (480) decreased 9.4% from the 530 closings in October 2025, and decreased 6.3% from the 512 closings in September 2026.

Inventory and Total Market Time
Inventory increased to 4.4 months in October. Total market time increased to 74 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (8,013) increased 4.4%, pending sales (5,583) increased 1.7%, and closed sales (5,430) increased 1.1%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 1.6% from $624,200 to $634,000. In the same comparison, the median sale price has increased 0.9% from $549,900 to $555,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.9% ($631,900 v. $620,300)
Median Sale Price % Change: +1.1% ($555,000 v. $549,000)

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	3.3
June	2.8	3.3	3.2
July	2.6	3.5	3.9
August	3.0	3.6	4.2
September	3.3	3.6	4.3
October	2.9	3.6	4.4
November	3.0	4.1	
December	2.7	2.8	

Residential Trends

October 2026 vs. September 2026

- New Listings **-5.8%**
- Pending Sales **-15.9%**
- Closed Sales **-6.3%**
- Average Sale Price **+2.6%**
- Median Sale Price **+0.1%**
- Inventory **+0.1**
- Total Market Time **+4**

October 2026 vs. October 2025

- New Listings **-6.4%**
- Pending Sales **-16.9%**
- Closed Sales **-9.4%**
- Average Sale Price **+0.7%**
- Median Sale Price **+2.0%**
- Inventory **+0.8**
- Total Market Time **+6**

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SW Washington
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	4	0.7%	3	0.5%	7	1.5%
100K-200K	26	4.5%	14	2.6%	8	1.7%
200K-300K	18	3.1%	15	2.7%	19	4.0%
300K-400K	45	7.8%	47	8.6%	43	9.0%
400K-500K	110	19.0%	138	25.2%	104	21.7%
500K-600K	139	24.0%	118	21.6%	107	22.3%
600K-700K	84	14.5%	62	11.3%	63	13.1%
700K-800K	44	7.6%	50	9.1%	44	9.2%
800K-900K	37	6.4%	38	6.9%	27	5.6%
900K-1M	24	4.1%	18	3.3%	15	3.1%
1MM-1.1MM	4	0.7%	5	0.9%	4	0.8%
1.1MM-1.2MM	9	1.6%	8	1.5%	16	3.3%
1.2MM-1. 3MM	6	1.0%	6	1.1%	6	1.3%
1.3MM-1.4MM	5	0.9%	5	0.9%	2	0.4%
1.4MM-1.5MM	2	0.3%	3	0.5%	3	0.6%
1.5MM-1.6MM	6	1.0%	3	0.5%	1	0.2%
1.6MM-1.7MM	3	0.5%	4	0.7%	1	0.2%
1.7MM-1.8MM	3	0.5%	0	0.0%	2	0.4%
1.8MM-1.9MM	1	0.2%	3	0.5%	0	0.0%
1.9MM-2MM	2	0.3%	1	0.2%	2	0.4%
2MM+	8	1.4%	6	1.1%	6	1.3%
Total Closed Sales	**580**		**547**		**480**	

90th Percentile 50th Percentile 10th Percentile

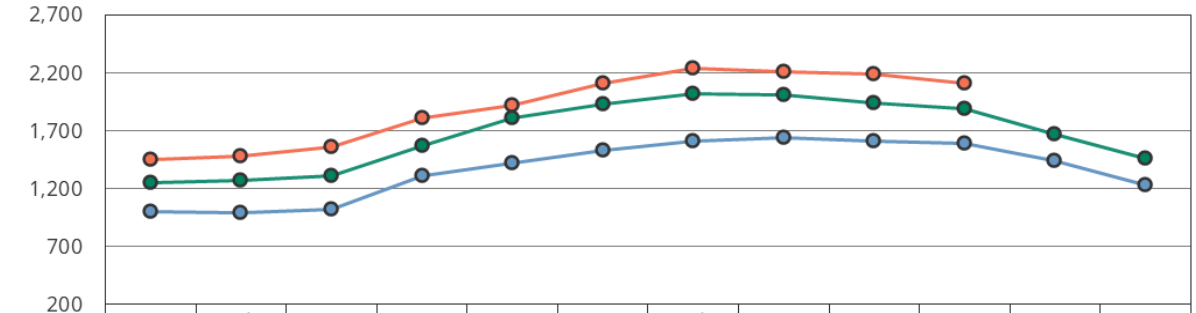
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	613	438	480	627,300	550,000	74
	September	651	521	512	611,500	549,500	70
	Year-To-Date	8,013	5,583	5,430	634,000	555,000	72
2025	October	655	527	530	622,900	539,300	68
	Year-To-Date	7,673	5,490	5,372	624,200	549,900	62
Change	October 2025	-6.4%	-16.9%	-9.4%	0.7%	2.0%	8.8%
	Prev Mo 2026	-5.8%	-15.9%	-6.3%	2.6%	0.1%	5.7%
	Year-To-Date	4.4%	1.7%	1.1%	1.6%	0.9%	16.1%

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SW Washington

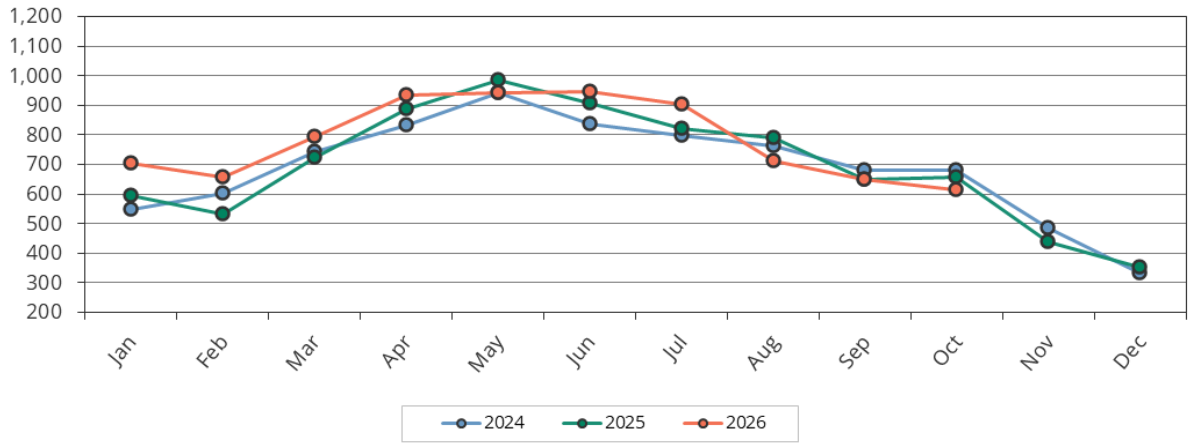
October 2026 Reporting Period

Active Residential Listings

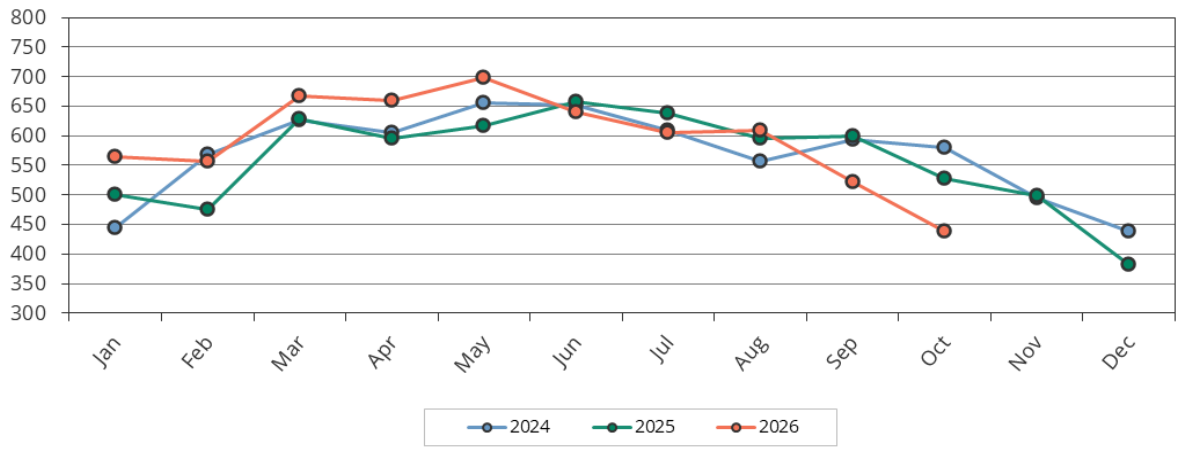


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888	1,676	1,463
2026	1,451	1,484	1,562	1,810	1,923	2,113	2,244	2,211	2,192	2,114		

New Listings



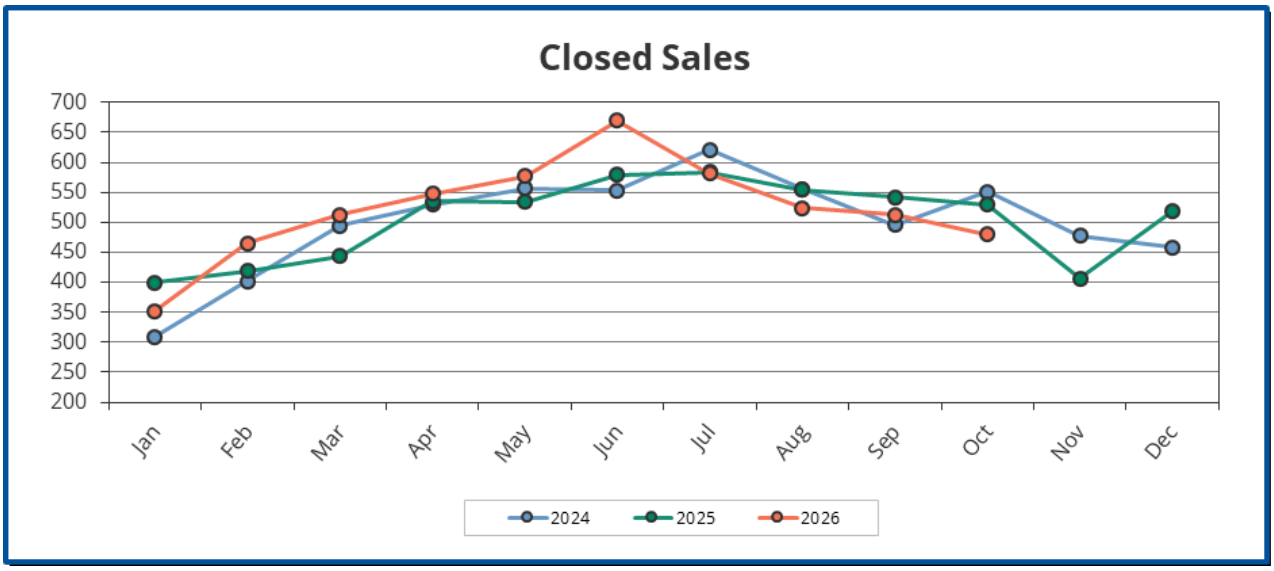
Pending Sales

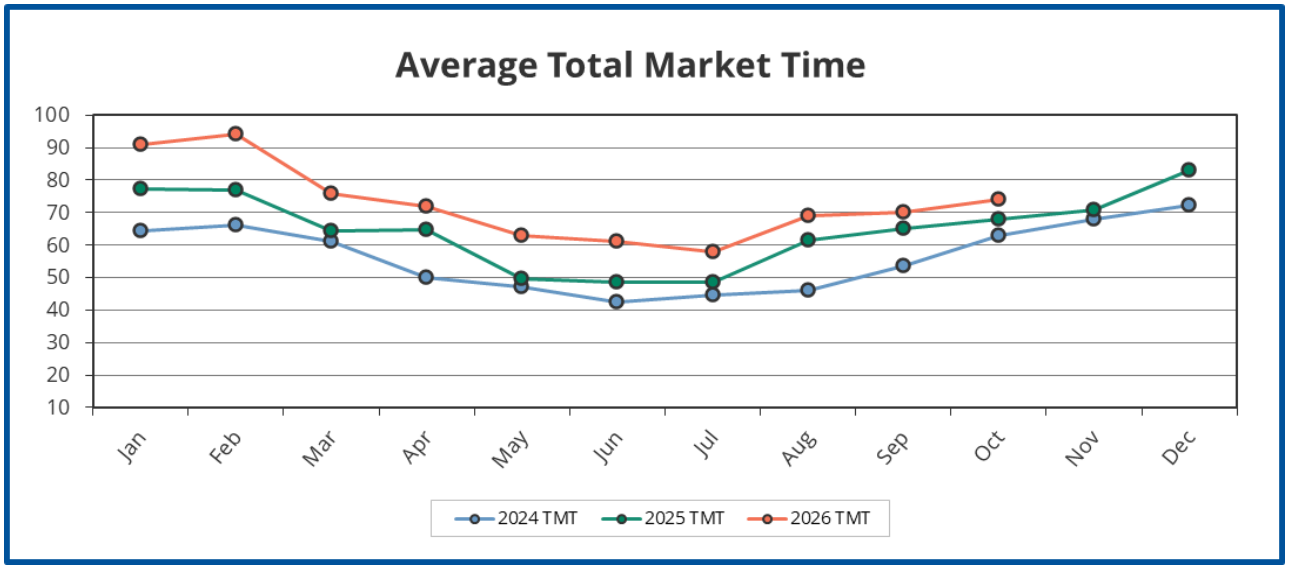


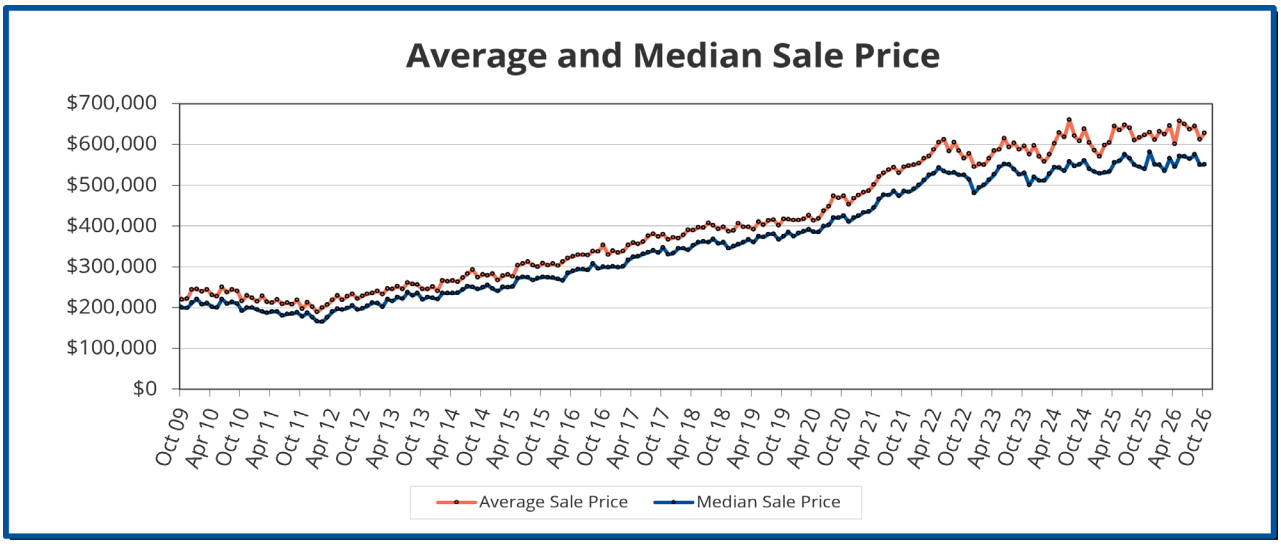
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October 2026 Reporting Period

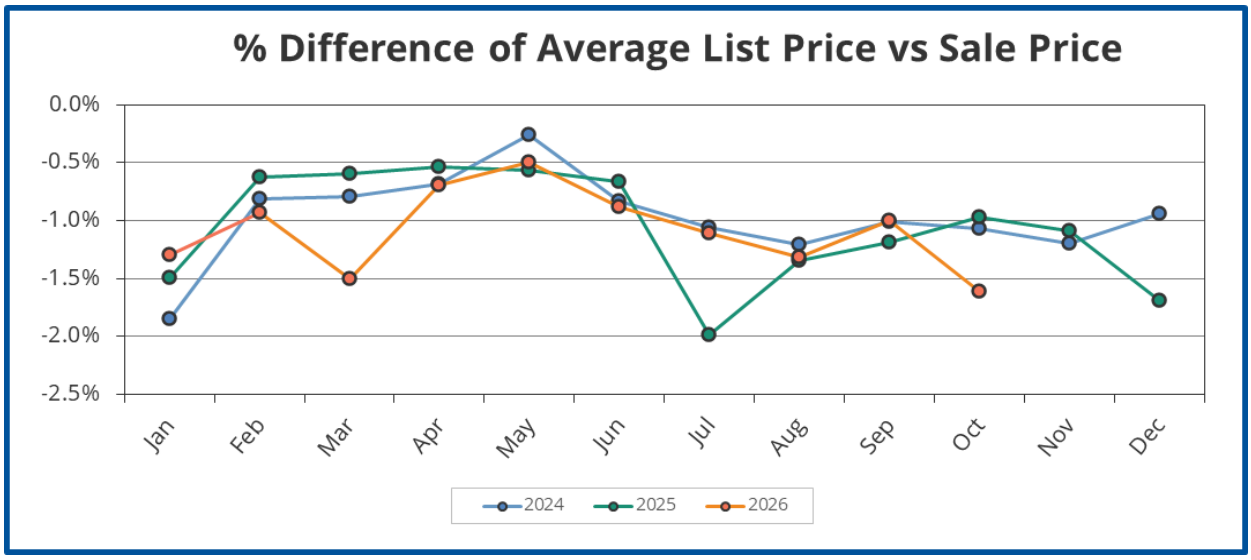


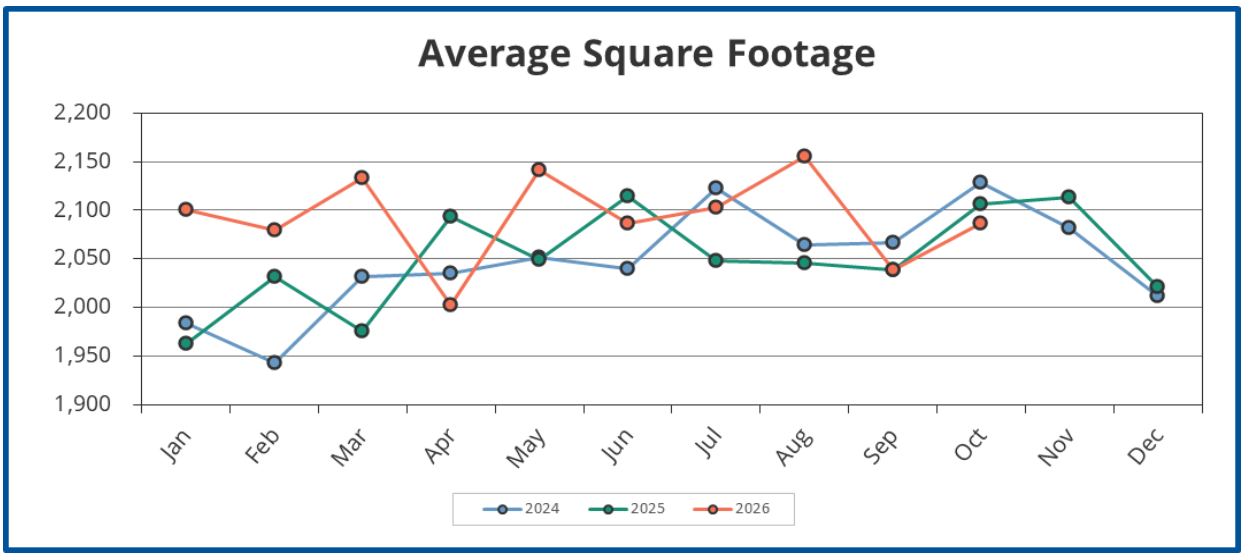


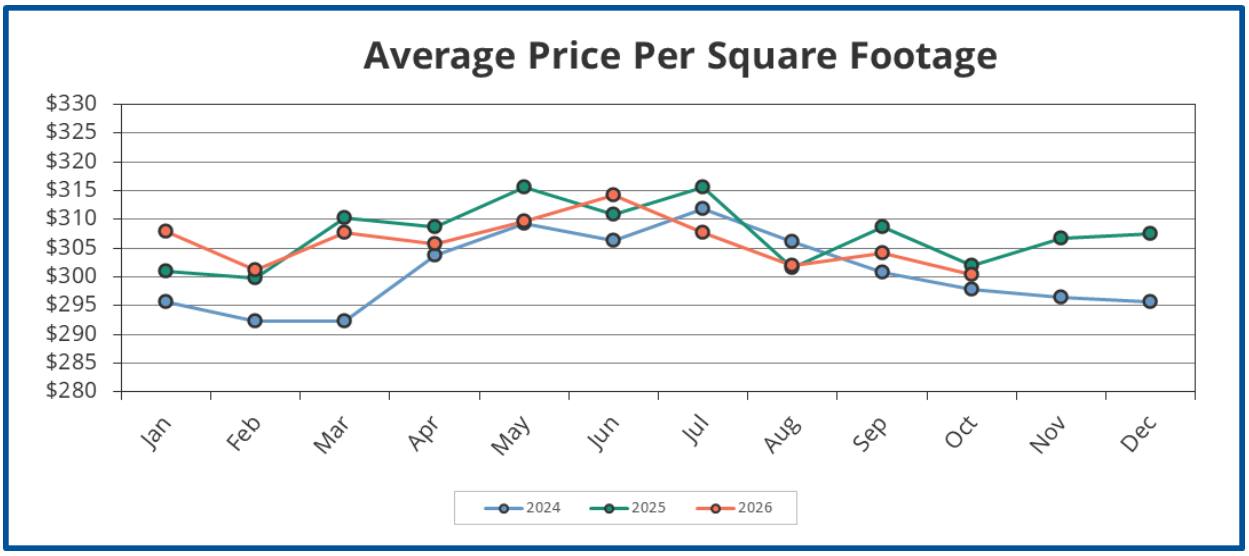


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SW Washington
October 2026 Reporting Period

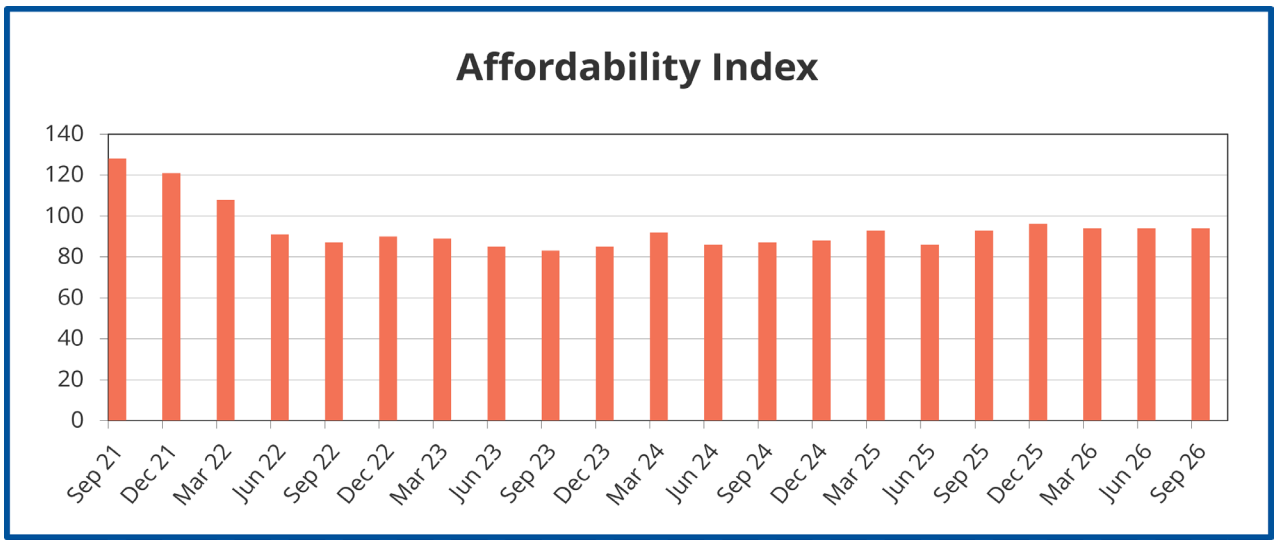






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SW Washington
October 2026 Reporting Period



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 ($128,300 in 2026, per HUD) can afford 94% of a monthly mortgage payment on a median priced home ($549,500 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.7% (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.

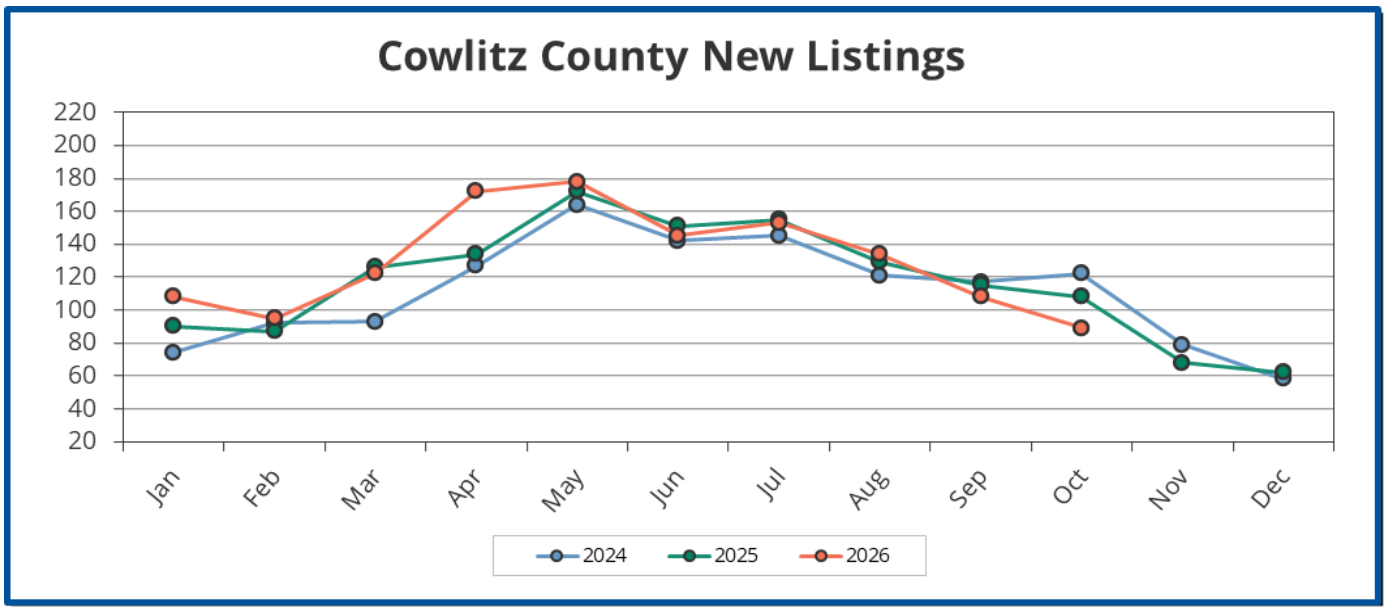
Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
1,769	**83.7%**	**3.7**

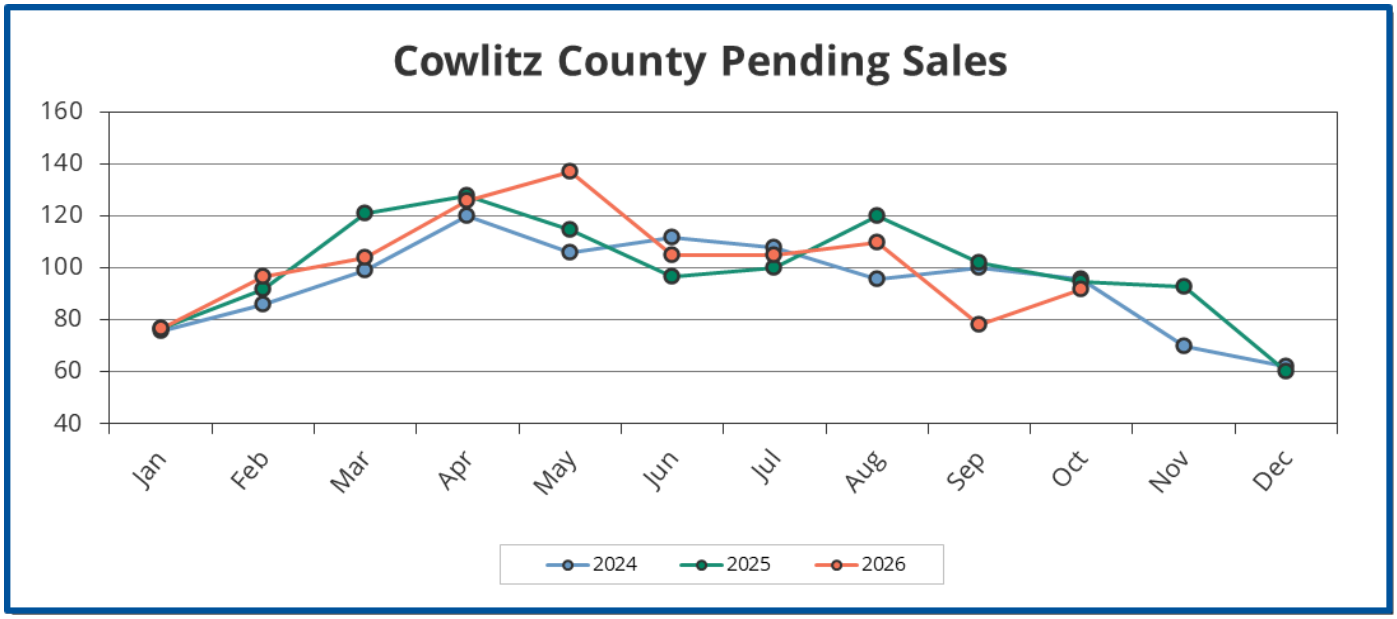
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Cowlitz County – SW Washington

October 2026 Reporting Period



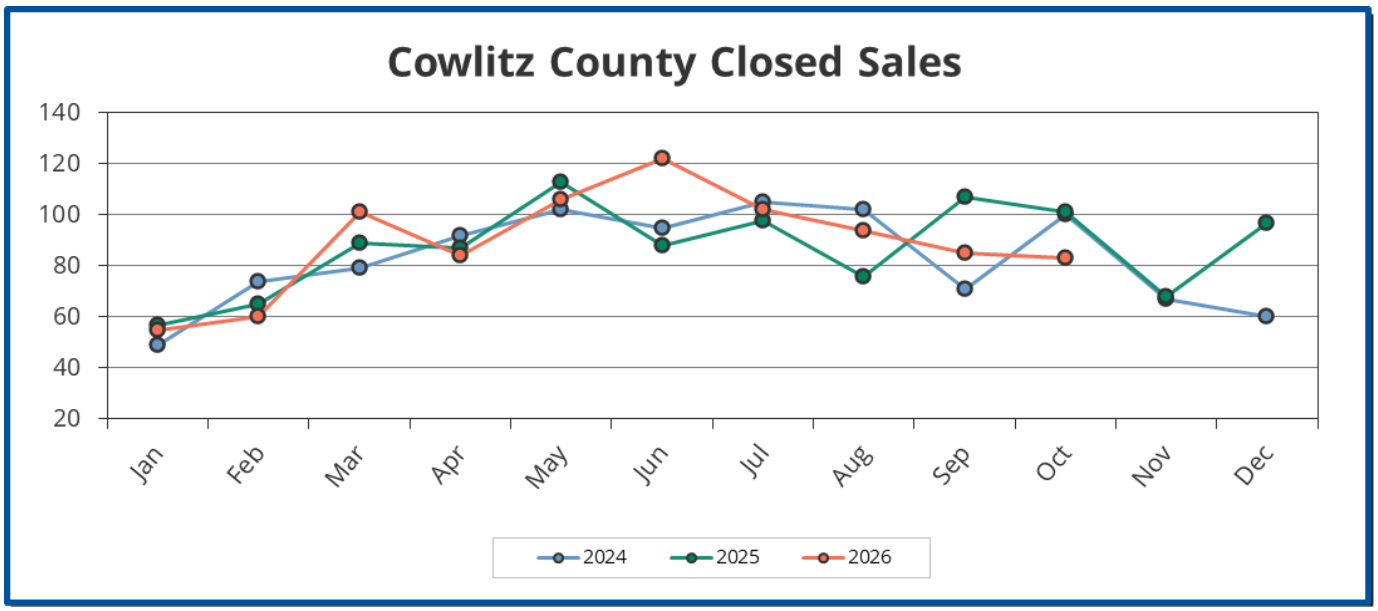


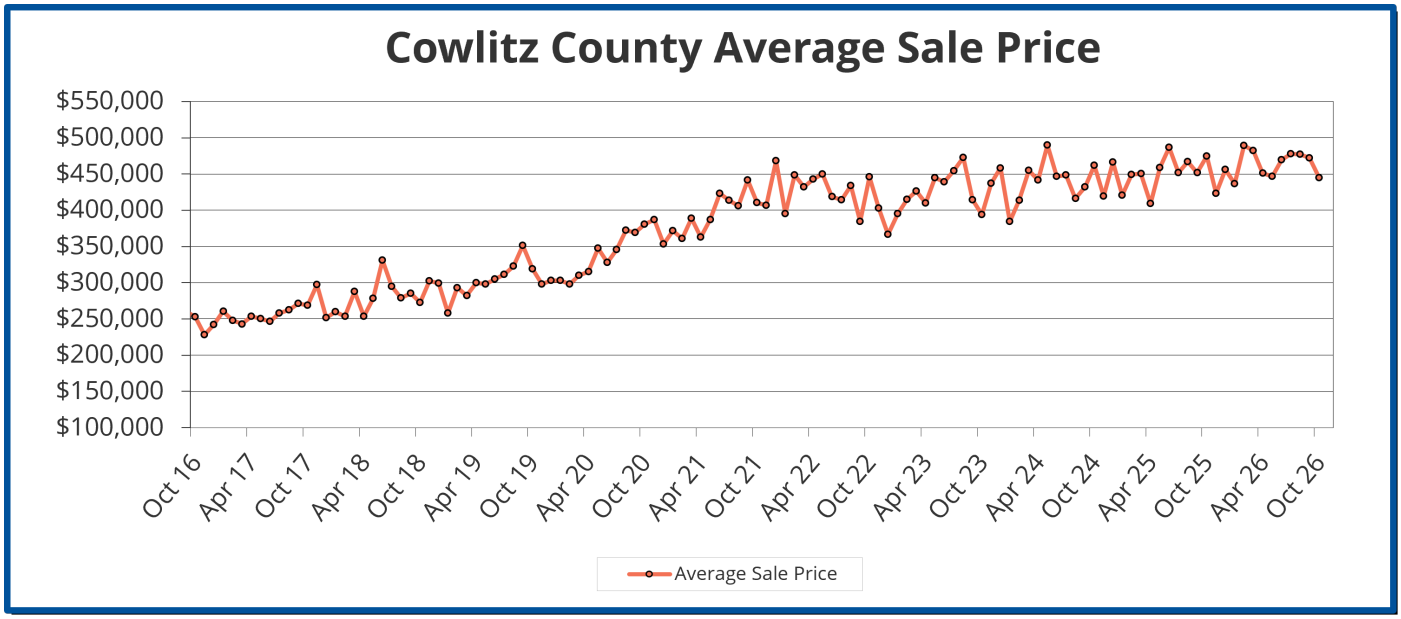
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Cowlitz County – SW Washington

October 2026 Reporting Period





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SW Washington
October 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.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[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	45	17	6	7	-46.2%	8	501,300	58	173	96	-17.9%	92	571,400	527,500	43	13.8%	-	-	-	-	9	566,400
12	NW Heights	40	12	3	13	0.0%	11	297,200	87	188	146	15.0%	141	397,900	385,000	55	0.5%	2	642,300	5	193,800	17	679,700
13	SW Heights	48	13	3	9	80.0%	2	810,900	62	135	79	25.4%	75	824,000	525,000	79	17.6%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	18	11	5	5	-16.7%	5	527,600	48	117	80	2.6%	78	552,800	527,500	51	-1.7%	-	-	2	340,000	3	430,000
15	E Hazel Dell	111	30	8	28	55.6%	26	467,200	77	404	259	13.6%	248	466,900	475,000	56	0.4%	2	286,800	2	232,500	4	747,500
20	NE Heights	33	12	2	8	0.0%	11	415,800	64	149	119	-3.3%	119	459,800	462,500	45	-1.9%	-	-	-	-	1	796,000
21	Orchards	70	23	14	15	7.1%	25	475,000	67	320	219	9.5%	216	460,000	450,000	66	0.7%	-	-	1	226,100	4	1,415,000
22	Evergreen	118	45	7	40	-13.0%	41	469,000	48	591	455	11.2%	435	460,500	455,000	57	-0.4%	1	545,000	3	338,500	10	579,300
23	E Heights	44	8	9	10	-16.7%	6	605,400	121	190	131	15.9%	123	634,700	450,300	73	5.4%	-	-	-	-	4	598,800
24	Cascade Park	45	21	7	17	30.8%	13	682,000	53	213	153	0.0%	143	564,300	535,000	59	-2.9%	-	-	-	-	7	609,200
25	Five Corners	28	11	5	10	-16.7%	5	650,400	30	136	101	-2.9%	98	497,800	464,500	35	1.2%	-	-	2	167,500	-	-
26	E Orchards	86	32	8	24	50.0%	23	678,400	42	342	240	45.5%	217	665,800	615,000	54	14.0%	-	-	3	263,300	3	1,018,000
27	Fisher's Landing	47	13	8	5	-72.2%	12	463,600	96	223	168	6.3%	176	563,200	541,500	61	-0.5%	-	-	3	810,000	1	600,000
31	SE County	15	2	1	0	-100.0%	0	-	-	29	20	-23.1%	21	926,900	963,000	79	-13.4%	-	-	4	396,000	-	-
32	Camas City	204	50	20	42	-14.3%	43	956,200	116	728	545	13.8%	518	870,200	799,900	91	-2.6%	1	79,000	20	462,700	2	784,500
33	Washougal	125	35	12	28	-3.4%	20	635,100	44	436	273	-3.2%	254	734,200	650,000	77	-2.5%	-	-	18	344,100	3	895,000
41	N Hazel Dell	65	21	6	15	-6.3%	11	525,200	56	251	181	4.6%	178	558,500	530,000	58	-3.3%	-	-	4	617,500	-	-
42	S Salmon Creek	68	12	15	8	-52.9%	27	545,000	62	273	187	0.0%	184	526,300	519,000	59	-1.4%	1	535,000	1	2,100,000	-	-
43	N Felida	88	15	10	28	7.7%	16	948,900	78	327	235	-7.8%	217	718,300	570,000	81	-1.7%	-	-	3	1,055,000	-	-
44	N Salmon Creek	99	25	12	14	-39.1%	23	625,400	61	390	248	-5.7%	260	686,200	672,500	75	9.5%	1	320,000	3	263,000	-	-
50	Ridgefield	179	36	14	15	-58.3%	29	694,600	62	508	351	0.3%	359	721,300	665,000	96	4.4%	-	-	11	405,100	1	600,000
51	W of I-5 County	13	2	1	1	-50.0%	6	924,000	105	43	27	8.0%	29	1,229,900	1,100,000	45	-6.4%	-	-	6	562,900	-	-
52	NW E of I-5 County	69	23	6	11	10.0%	11	648,300	94	220	154	5.5%	141	669,300	588,800	68	-3.7%	-	-	3	298,000	-	-
61	Battleground	190	54	21	34	-30.6%	45	640,400	87	637	443	-5.5%	440	624,500	559,500	82	1.3%	-	-	10	521,500	2	767,500
62	Brush Prairie	169	61	26	33	-29.8%	39	621,300	80	616	439	-18.7%	436	680,800	600,000	90	8.6%	1	1,500,000	10	558,100	-	-
63	East County	7	0	0	2	100.0%	1	727,500	99	16	9	200.0%	7	704,600	680,000	59	9.1%	-	-	1	240,000	-	-
64	Central County	4	3	0	1	-66.7%	3	762,000	101	26	19	26.7%	19	896,500	900,000	105	1.1%	-	-	1	229,000	-	-
65	Mid-Central County	4	2	2	3	0.0%	4	875,000	104	32	25	25.0%	25	891,700	875,000	69	22.5%	-	-	3	271,700	-	-
66	Yacolt	20	5	2	4	-33.3%	3	633,300	142	74	50	-19.4%	47	616,600	550,000	63	-5.9%	-	-	7	252,400	-	-
70	La Center	46	12	8	8	-33.3%	7	582,300	113	180	103	-20.2%	105	636,800	617,500	91	2.5%	-	-	-	-	1	719,900
71	N Central	10	5	1	0	-100.0%	4	641,300	92	38	26	18.2%	27	688,100	735,000	75	-4.7%	-	-	1	150,000	-	-
72	NE Corner	6	2	1	0	-	0	-	-	8	2	-66.7%	2	549,500	549,500	51	-11.5%	-	-	2	150,000	-	-
	Clark County Total	2,114	613	243	438	-16.9%	480	627,300	74	8,013	5,583	1.7%	5,430	634,000	555,000	72	1.9%	11	555,200	129	430,200	73	700,200
80	Woodland City	48	7	3	19	72.7%	15	477,500	70	176	127	46.0%	119	491,600	465,000	83	6.0%	-	-	3	196,800	1	401,500
81	Woodland Area	32	2	3	1	-80.0%	2	945,000	64	59	32	5.4%	33	866,500	815,000	117	12.3%	-	-	15	199,200	2	747,500
82	Cowlitz County	301	80	36	72	-8.9%	66	422,000	79	1,094	784	-4.0%	763	442,200	410,000	70	1.9%	2	575,000	99	165,000	14	521,100
	Cowlitz County Total	381	89	42	92	-3.2%	83	444,600	77	1,329	943	-2.1%	915	463,900	420,000	74	1.6%	2	575,000	117	170,200	17	540,700
87	Pacific County Total	51	7	7	5	0.0%	6	551,700	113	115	64	6.7%	65	412,800	400,000	81	1.1%	-	-	14	137,500	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2026 with October 2025. The year-to-date section compares 2026 year-to-date statistics through October with 2025 year-to-date statistics through October.

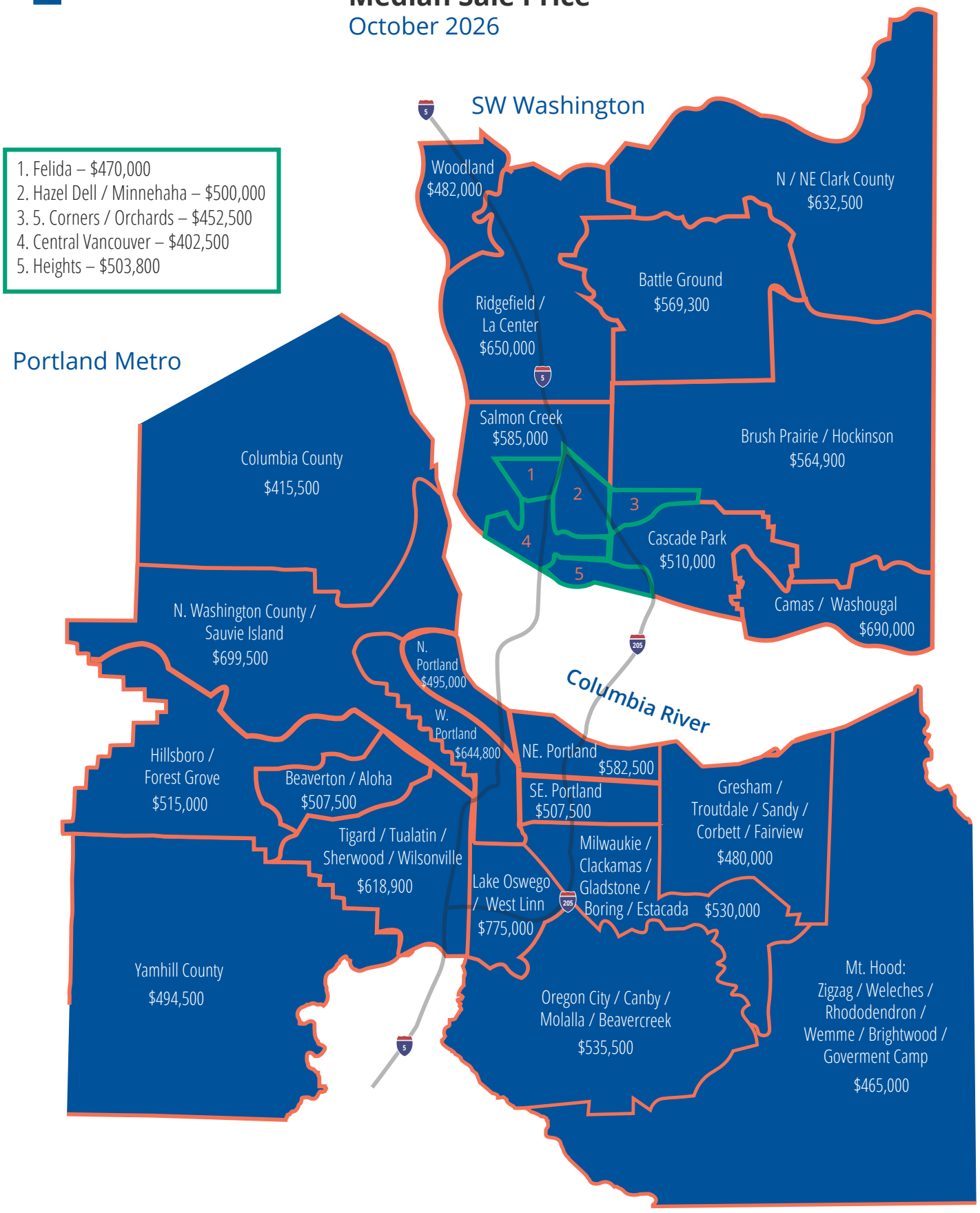
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

[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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SW Washington
October 2026 Reporting Period

Median Sale Price
October 2026



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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.

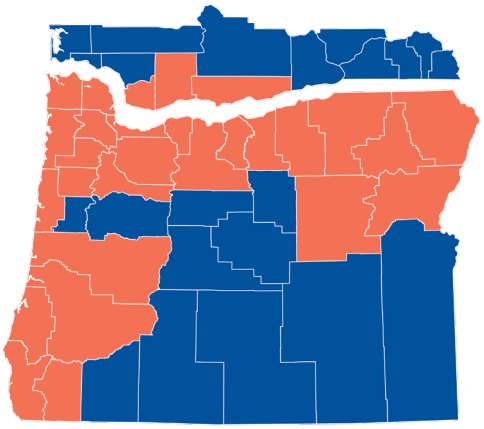
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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