



MARKET ACTION REPORT

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

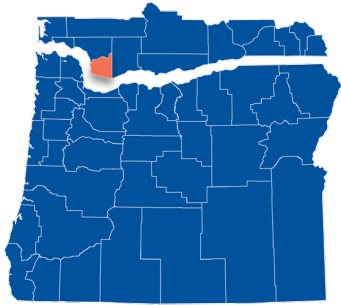
SW Washington March 2025 Reporting Period

SW Washington

March 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 (724) decreased 2.6% from the 743 listed in March 2024, and increased 36.1% from the 532 listed in February 2025.

Pending Sales

Pending sales (629) increased 0.5% from the 626 offers accepted in March 2024, and increased 32.4% from the 475 offers accepted in February 2025.

Closed Sales

Closed sales (443) decreased 10.3% from the 494 closings in March 2024, and increased 5.7% from the 419 closings in February 2025.

Inventory and Time on Market

Inventory held steady at 3.0 months in March. Total market time decreased to 64 days.

Year-to-Date Summary

Comparing the first three months of 2025 to the same period in 2024, new listings (1,867) decreased 2.0%, pending sales (1,550) decreased 3.3%, and closed sales (1,291) increased 5.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through March, the average sale price has increased 4.7% from \$567,100 to \$593,700. In the same comparison, the median sale price has increased 2.9% from \$515,000 to \$530,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.0% (\$616,800 v. \$587,200)

Median Sale Price % Change: +3.2% (\$543,500 v. \$526,500)

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	
May	1.7	2.6	
June	1.8	2.8	
July	1.9	2.6	
August	1.9	3.0	
September	2.5	3.3	
October	2.8	2.9	
November	3.7	3.0	
December	2.7	2.7	

Residential Trends

March 2025 vs. February 2025

New Listings	+36.1%	↑
Pending Sales	+32.4%	↑
Closed Sales	+5.7%	↑
Average Sale Price	+1.1%	↑
Median Sale Price	+0.5%	↑
Inventory	0.0	—
Total Market Time	-13	↓

March 2025 vs. March 2024

New Listings	-2.6%	↓
Pending Sales	+0.5%	↑
Closed Sales	-10.3%	↓
Average Sale Price	+5.0%	↑
Median Sale Price	+1.0%	↑
Inventory	+0.9	↑
Total Market Time	+3	↑

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Residential Sales by Price Range						
Price Range	Mar 2023		Mar 2024		Mar 2025	
0K-100K	4	0.8%	7	1.3%	3	0.7%
100K-200K	9	1.7%	11	2.1%	12	2.7%
200K-300K	15	2.9%	7	1.3%	13	2.9%
300K-400K	71	13.7%	64	12.1%	45	10.0%
400K-500K	144	27.7%	155	29.2%	114	25.3%
500K-600K	102	19.7%	102	19.2%	102	22.7%
600K-700K	68	13.1%	67	12.6%	56	12.4%
700K-800K	46	8.9%	47	8.9%	26	5.8%
800K-900K	23	4.4%	27	5.1%	25	5.6%
900K-1M	14	2.7%	13	2.5%	19	4.2%
1MM-1.1MM	6	1.2%	5	0.9%	9	2.0%
1.1MM-1.2MM	3	0.6%	10	1.9%	7	1.6%
1.2MM-1.3MM	4	0.8%	7	1.3%	7	1.6%
1.3MM-1.4MM	4	0.8%	3	0.6%	1	0.2%
1.4MM-1.5MM	1	0.2%	0	0.0%	2	0.4%
1.5MM-1.6MM	3	0.6%	1	0.2%	2	0.4%
1.6MM-1.7MM	0	0.0%	1	0.2%	1	0.2%
1.7MM-1.8MM	1	0.2%	3	0.6%	0	0.0%
1.8MM-1.9MM	1	0.2%	0	0.0%	1	0.2%
1.9MM-2MM	0	0.0%	0	0.0%	1	0.2%
2MM+	0	0.0%	0	0.0%	4	0.9%
Total Closed Sales	519		530		450	

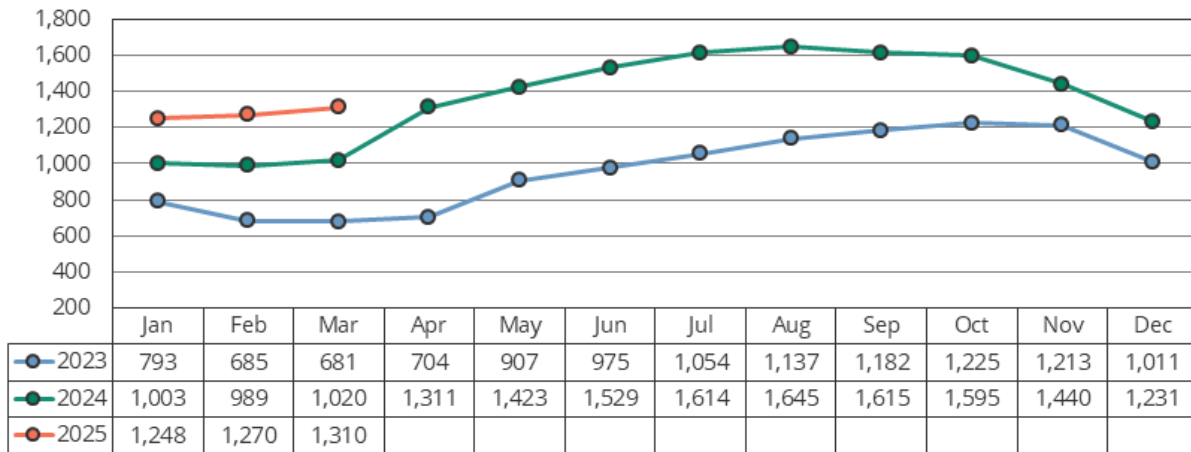
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	March	724	629	443	604,100	533,000	64
	February	532	475	419	597,800	530,300	77
	Year-To-Date	1,867	1,550	1,291	593,700	530,000	73
2024	March	743	626	494	575,600	527,600	61
	Year-To-Date	1,905	1,603	1,225	567,100	515,000	64
Change	March 2024	-2.6%	0.5%	-10.3%	5.0%	1.0%	5.1%
	Prev Mo 2025	36.1%	32.4%	5.7%	1.1%	0.5%	-16.8%
	Year-To-Date	-2.0%	-3.3%	5.4%	4.7%	2.9%	14.0%

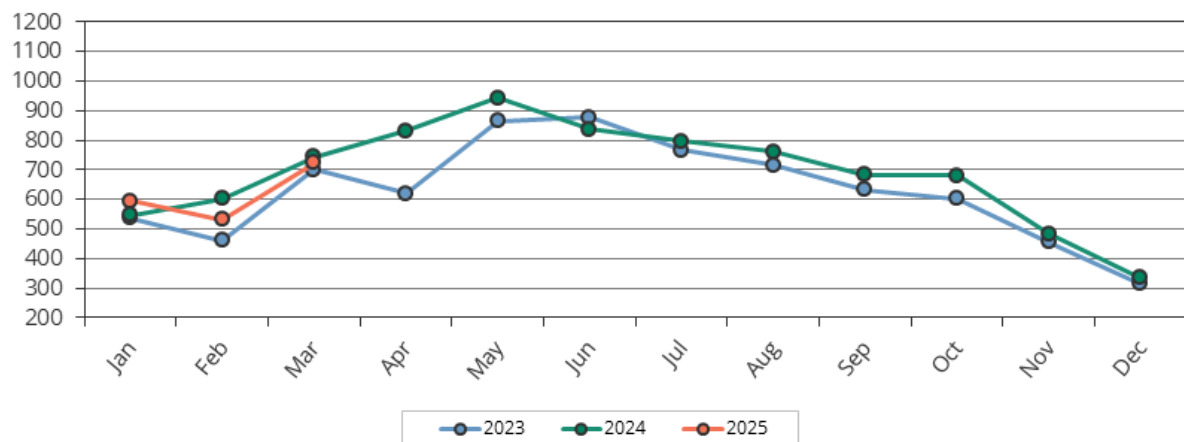
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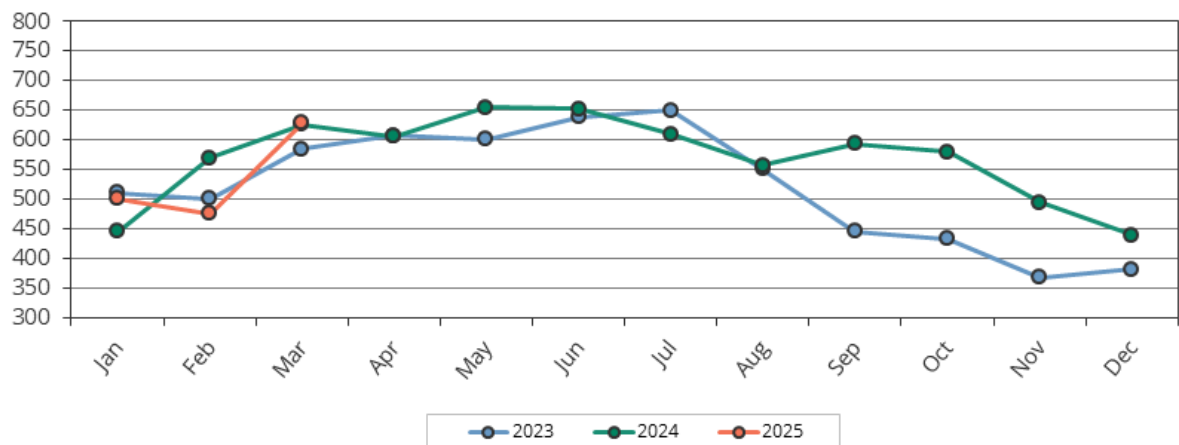
Active Residential Listings



New Listings



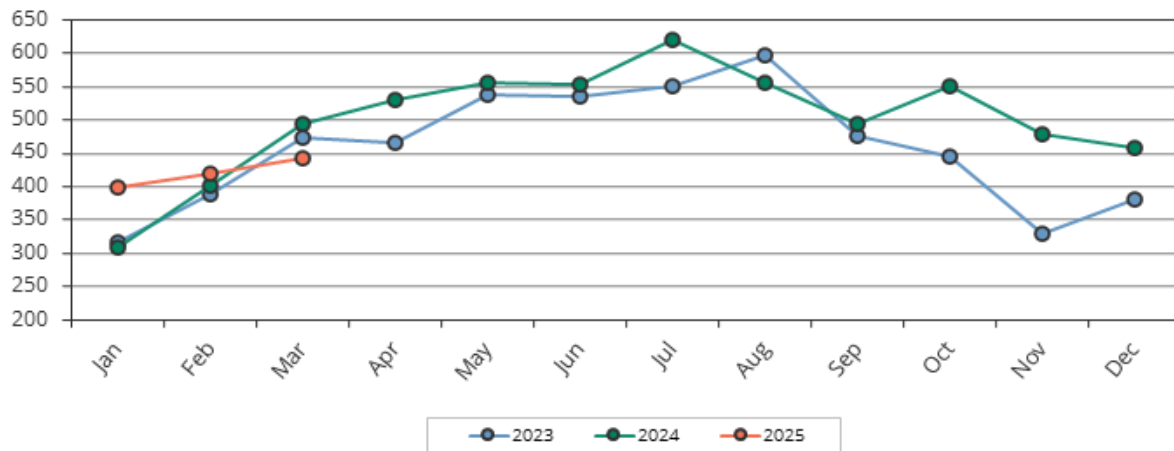
Pending Sales



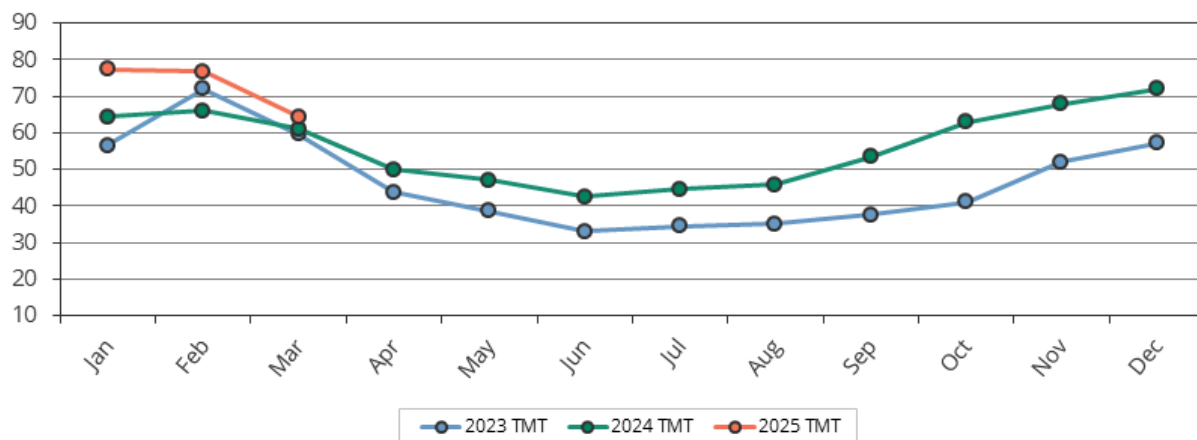
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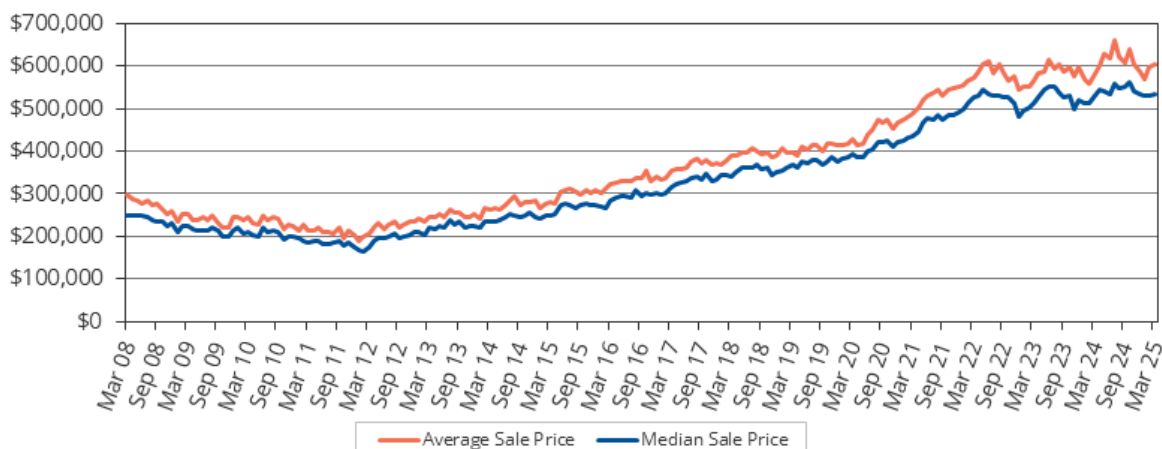
Closed Sales



Average Total Market Time



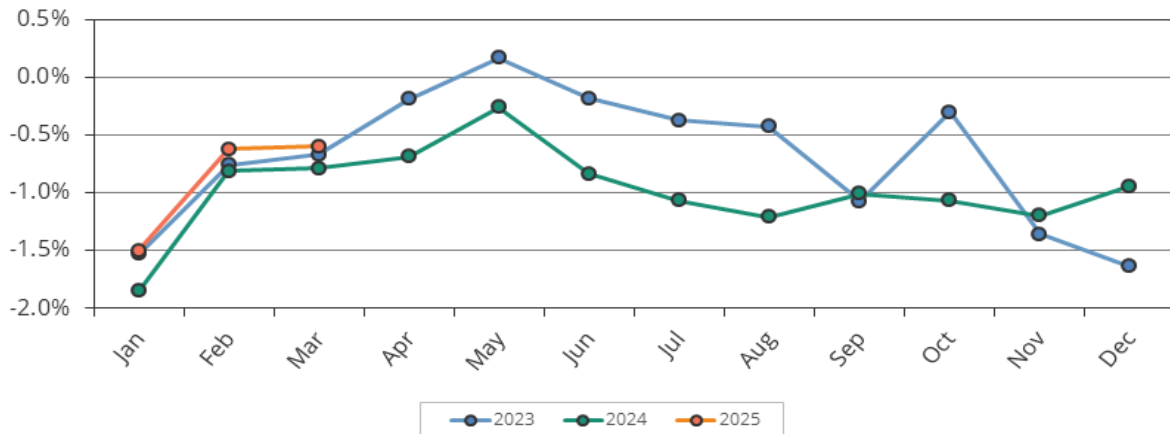
Average and Median Sale Price



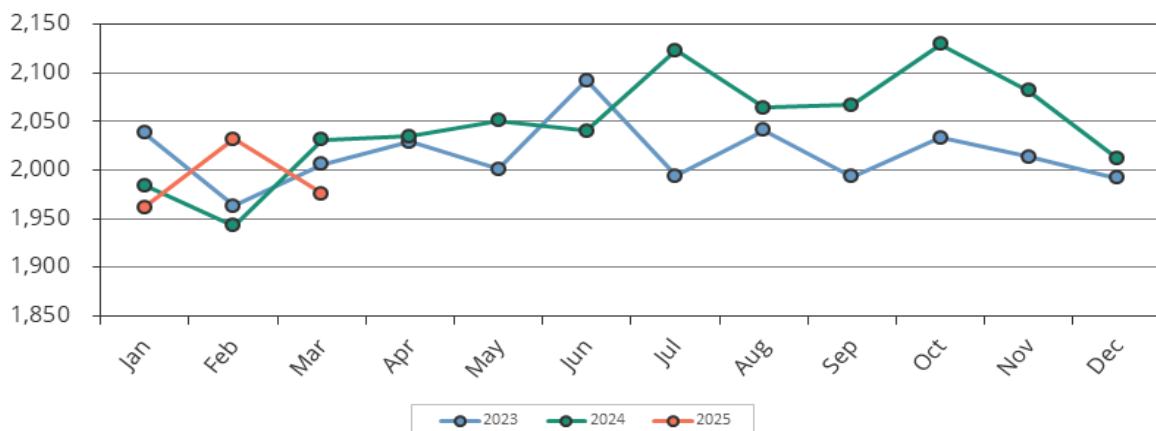
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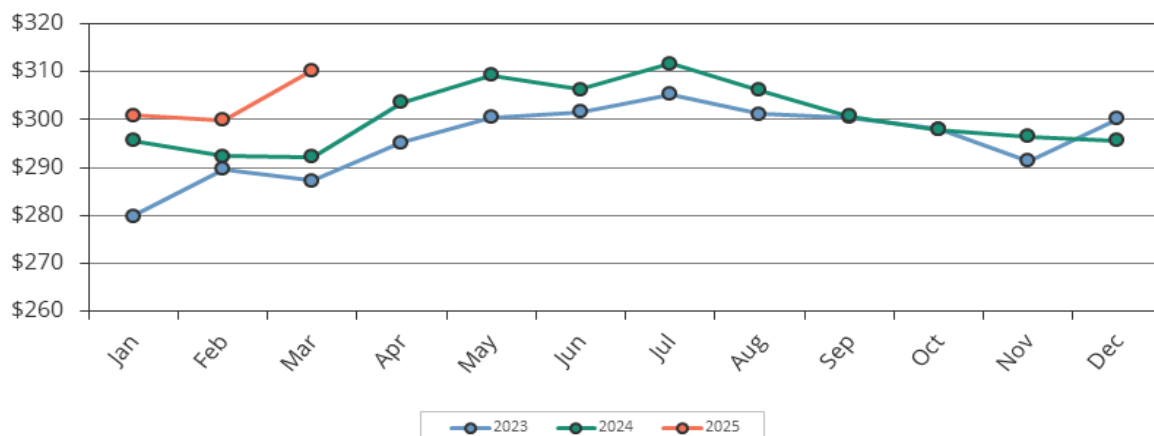
Average Sold Price Change



Average Square Footage



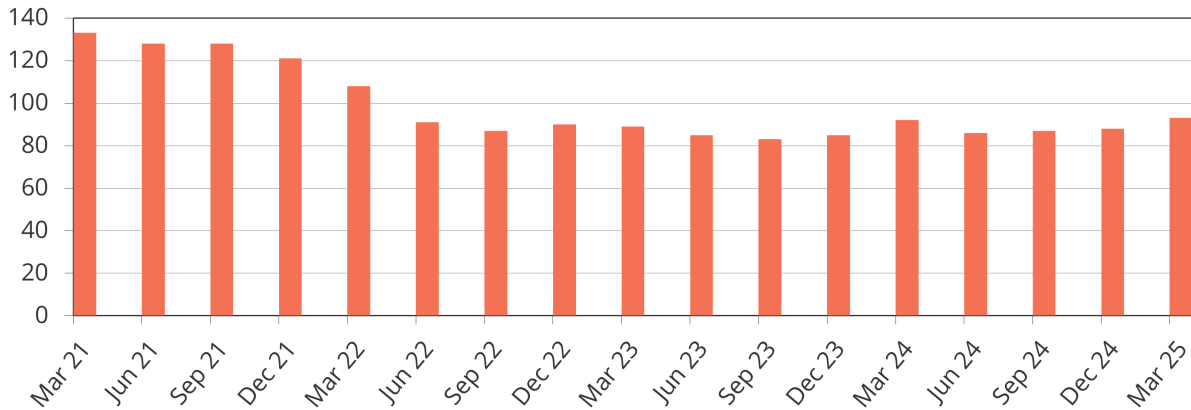
Average Price Per Square Foot



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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 (\$124,100 in 2024, per HUD) can afford 93% of a monthly mortgage payment on a median priced home (\$533,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (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

876

Percent of Total
Active Listings

66.9%

Purchase- and
Occupancy-Ready
Inventory in Months

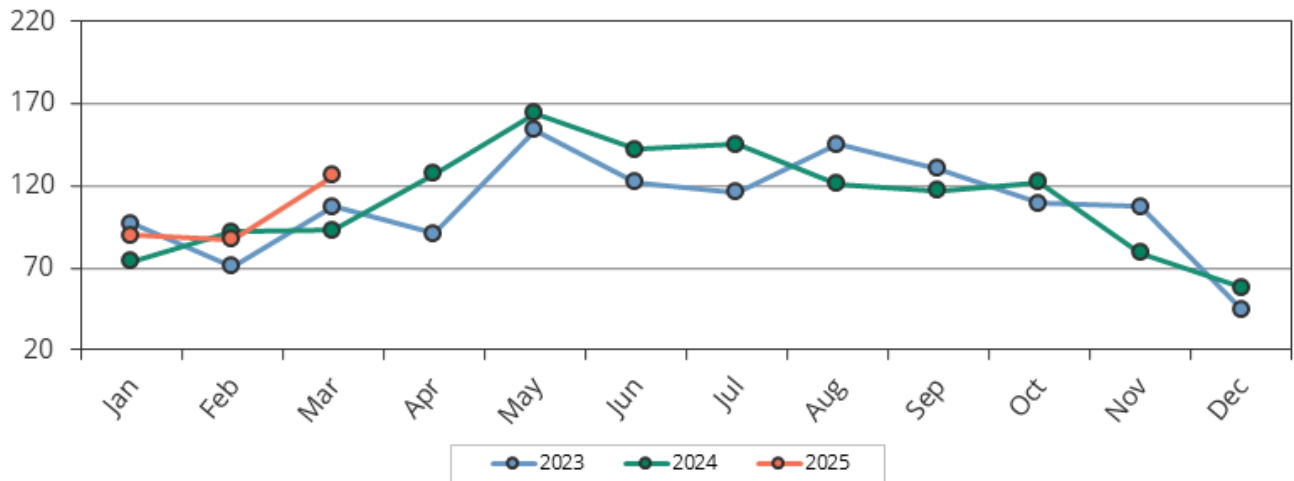
2.0



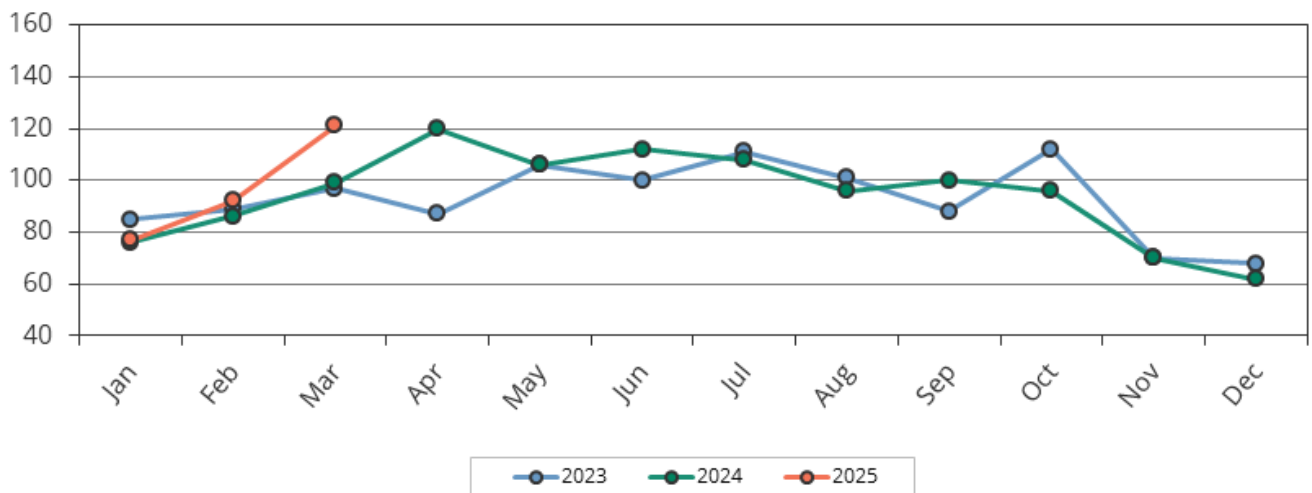
Cowlitz County – SW Washington

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Cowlitz County New Listings



Cowlitz County Pending Sales

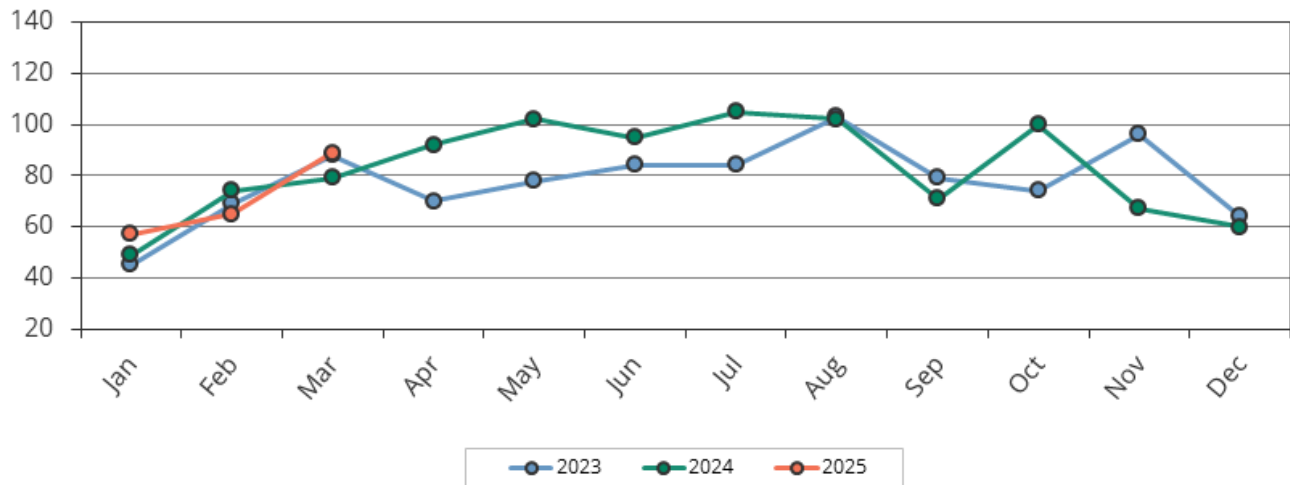




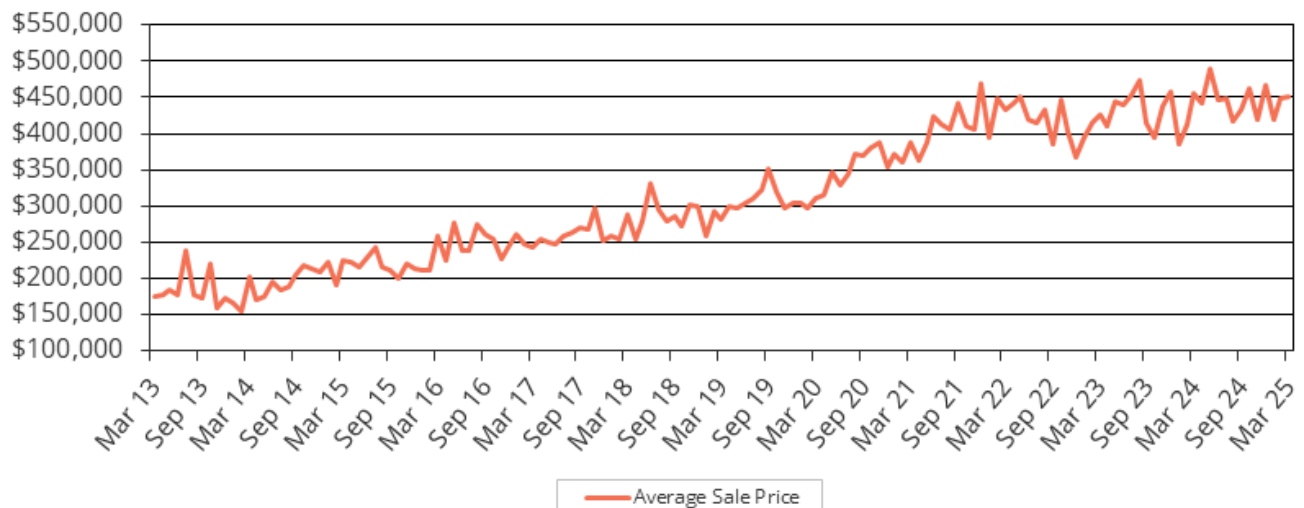
Cowlitz County – SW Washington

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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							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired, Canceled 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	35	14	3	7	-46.2%	10	429,700	40	40	25	-30.6%	31	492,200	405,000	52	1.5%	-	-	-	-	5	726,800
12	NW Heights	26	22	5	20	66.7%	11	465,500	44	56	44	76.0%	34	397,000	378,500	49	6.8%	1	650,000	-	-	7	775,400
13	SW Heights	23	8	3	11	175.0%	8	650,600	25	32	26	36.8%	19	657,600	500,000	54	-2.3%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	8	11	1	11	10.0%	6	410,700	14	24	22	-8.3%	16	497,300	491,800	35	4.5%	-	-	3	263,300	-	-
15	E Hazel Dell	37	30	7	18	-18.2%	21	456,900	41	69	57	-18.6%	52	450,600	462,000	49	-0.6%	-	-	-	-	1	615,000
20	NE Heights	15	17	3	17	21.4%	10	458,100	40	41	38	-15.6%	32	438,000	433,500	36	1.3%	-	-	-	-	1	535,000
21	Orchards	37	28	2	22	-15.4%	15	468,300	46	63	59	-4.8%	48	473,800	464,500	73	5.3%	-	-	-	-	-	-
22	Evergreen	62	44	5	40	-13.0%	34	447,700	49	128	124	8.8%	108	442,500	455,000	61	-0.9%	-	-	1	220,000	2	707,300
23	E Heights	22	17	3	16	23.1%	13	564,100	43	41	34	0.0%	32	543,500	451,000	50	-4.1%	-	-	-	-	-	-
24	Cascade Park	20	15	3	15	7.1%	12	820,800	34	38	36	-7.7%	35	641,600	530,000	72	9.3%	-	-	-	-	2	599,000
25	Five Corners	12	17	0	13	-18.8%	6	525,700	51	30	25	-16.7%	23	510,300	472,000	43	3.5%	-	-	-	-	-	-
26	E Orchards	28	14	0	13	-18.8%	7	440,000	34	47	29	-23.7%	30	525,800	522,500	77	-9.3%	-	-	-	-	-	-
27	Fisher's Landing	25	15	2	21	23.5%	11	609,100	112	51	40	0.0%	30	608,100	571,000	79	4.8%	-	-	-	-	-	-
31	SE County	8	4	1	2	0.0%	1	2,163,500	-	6	7	0.0%	5	1,065,500	735,000	118	11.0%	-	-	-	-	-	-
32	Camas City	156	92	10	43	-8.5%	24	909,000	71	179	114	5.6%	79	863,700	845,000	69	10.8%	-	-	6	464,300	1	460,000
33	Washougal	94	43	9	29	-31.0%	15	726,800	70	102	74	-19.6%	75	716,500	675,000	100	14.7%	-	-	6	332,700	-	-
41	N Hazel Dell	24	17	4	19	35.7%	16	616,100	30	51	46	-6.1%	40	543,000	515,000	48	0.6%	-	-	2	275,000	-	-
42	S Salmon Creek	31	27	2	22	29.4%	13	540,100	48	66	60	13.2%	47	512,200	515,000	66	7.4%	-	-	-	-	-	-
43	N Felida	81	32	7	34	-2.9%	25	600,900	117	82	82	-17.2%	73	676,800	570,000	111	5.4%	-	-	1	775,000	-	-
44	N Salmon Creek	84	38	5	25	-26.5%	27	605,600	39	101	75	-9.6%	67	572,700	499,000	51	8.7%	-	-	-	-	-	-
50	Ridgefield	120	33	10	47	-9.6%	28	651,500	85	118	104	-26.2%	80	683,100	622,900	79	9.0%	2	962,500	-	-	1	510,000
51	W of I-5 County	11	2	1	3	-50.0%	2	1,162,000	13	7	8	-11.1%	6	876,900	686,300	63	-9.1%	-	-	2	437,500	-	-
52	NW E of I-5 County	29	23	3	19	11.8%	13	549,800	56	57	46	24.3%	39	570,000	525,000	67	-6.3%	-	-	-	-	-	-
61	Battleground	134	60	7	56	19.1%	42	619,100	75	150	129	5.7%	101	583,200	515,000	88	3.7%	-	-	6	483,700	2	652,500
62	Brush Prairie	120	66	9	76	33.3%	43	614,000	80	199	167	18.4%	121	621,900	570,000	77	-5.8%	-	-	4	797,500	1	775,000
63	East County	1	1	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-	0.7%	0	-	0	-	0	-
64	Central County	3	6	0	4	100.0%	4	945,100	154	9	6	0.0%	6	909,800	911,000	122	27.3%	-	-	1	308,000	-	-
65	Mid-Central County	7	4	2	1	-66.7%	3	810,000	81	10	8	-11.1%	9	694,200	633,000	118	-10.4%	-	-	1	140,000	-	-
66	Yacolt	15	9	1	7	-22.2%	0	-	-	14	12	-29.4%	10	725,800	657,500	132	5.7%	-	-	-	-	-	-
70	La Center	36	14	14	16	0.0%	20	608,100	112	49	47	0.0%	39	617,700	601,900	113	17.3%	-	-	1	230,000	-	-
71	N Central	4	1	2	2	0.0%	3	782,000	101	5	6	20.0%	4	869,000	907,000	89	21.0%	-	-	-	-	-	-
72	NE Corner	2	0	0	0	-	0	-	-	1	0	-	0	-	-	-	16.0%	0	-	0	-	0	-
72	Clark County Total	1,310	724	124	629	0.5%	443	604,100	64	1,867	1,550	-3.3%	1,291	593,700	530,000	73	5.0%	3	858,300	34	434,200	23	690,200
80	Woodland City	22	9	1	8	-27.3%	5	519,000	35	19	23	9.5%	17	457,100	465,000	37	2.5%	-	-	3	155,000	-	-
81	Woodland Area	21	12	1	5	-28.6%	4	891,900	147	16	12	-4.1%	10	744,200	832,000	136	3.2%	-	-	3	298,300	-	-
82	Cowlitz County	203	105	15	108	33.3%	80	424,100	65	270	242	12.0%	188	423,400	410,000	79	3.4%	-	-	25	204,100	3	898,000
82	Cowlitz County Total	246	126	17	121	22.2%	89	450,500	67	305	277	9.9%	215	441,000	425,000	78	2.6%	-	-	31	208,500	3	898,000
87	Pacific County Total	24	9	1	4	33.3%	5	376,000	137	16	12	-20.0%	12	427,400	364,000	124	-4.4%	-	-	5	82,800	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/24-3/31/25) with 12 months before (4/1/23-3/31/24).

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

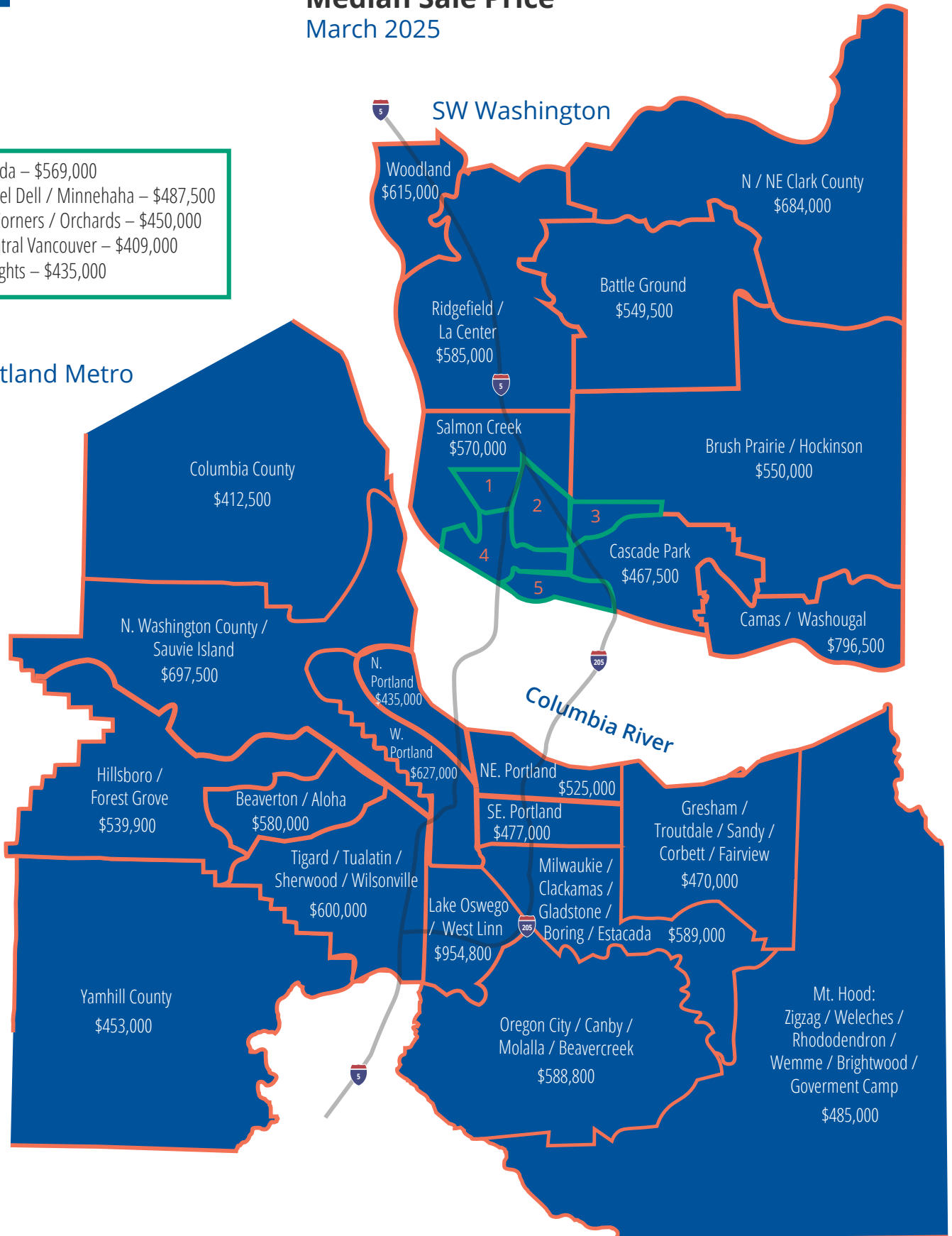
March 2025 Reporting Period

Median Sale Price

March 2025

1. Felida – \$569,000
2. Hazel Dell / Minnehaha – \$487,500
3. 5. Corners / Orchards – \$450,000
4. Central Vancouver – \$409,000
5. Heights – \$435,000

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.

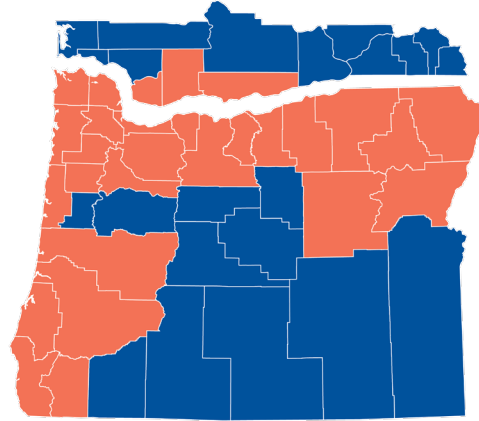
Additional Resources for RMLS Subscribers:

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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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