



MARKET ACTION REPORT

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

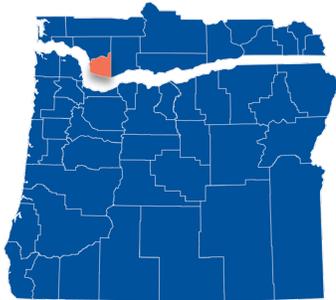
SW Washington January 2026 Reporting Period

SW Washington

January 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 (704) increased 18.5% from the 594 listed in January 2025, and increased 99.4% from the 353 listed in December 2025.

Pending Sales

Pending sales (565) increased 13.0% from the 500 offers accepted in January 2025, and increased 47.9% from the 382 offers accepted in December 2025.

Closed Sales

Closed sales (352) decreased 12.0% from the 400 closings in January 2025, and decreased 32.0% from the 518 closings in December 2025.

Inventory and Time on Market

Inventory increased to 4.1 months in January. Total market time increased to 91 days.

Year-to-Date Summary

Comparing the first month of 2026 to the same period in 2025, new listings (704) increased 18.5%, pending sales (565) increased 13.0%, and closed sales (352) decreased 12.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through January, the average sale price has increased 10.7% from \$570,000 to \$631,100. In the same comparison, the median sale price has increased 3.8% from \$529,000 to \$549,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.4% (\$626,800 v. \$612,100)

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

	2024	2025	2026
January	3.2	3.1	4.1
February	2.5	3.0	
March	2.1	3.0	
April	2.5	2.9	
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

January 2026 vs. December 2025

New Listings	+99.4%	↑
Pending Sales	+47.9%	↑
Closed Sales	-32.0%	↓
Average Sale Price	+3.4%	↑
Median Sale Price	-0.2%	↓
Inventory	+1.3	↑
Total Market Time	+8	↑

January 2026 vs. January 2025

New Listings	+18.5%	↑
Pending Sales	+13.0%	↑
Closed Sales	-12.0%	↓
Average Sale Price	+10.7%	↑
Median Sale Price	+3.8%	↑
Inventory	+1.0	↑
Total Market Time	+14	↑

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Residential Sales by Price Range						
Price Range	Jan 2024		Jan 2025		Jan 2026	
0K-100K	5	1.6%	6	1.4%	6	1.7%
100K-200K	5	1.6%	8	1.9%	6	1.7%
200K-300K	5	1.6%	15	3.6%	7	2.0%
300K-400K	32	10.0%	33	7.9%	40	11.4%
400K-500K	105	32.9%	110	26.3%	78	22.2%
500K-600K	61	19.1%	110	26.3%	69	19.6%
600K-700K	43	13.5%	55	13.2%	51	14.5%
700K-800K	18	5.6%	21	5.0%	36	10.2%
800K-900K	21	6.6%	23	5.5%	15	4.3%
900K-1M	7	2.2%	13	3.1%	11	3.1%
1MM-1.1MM	4	1.3%	3	0.7%	7	2.0%
1.1MM-1.2MM	4	1.3%	6	1.4%	8	2.3%
1.2MM-1.3MM	2	0.6%	4	1.0%	2	0.6%
1.3MM-1.4MM	1	0.3%	2	0.5%	2	0.6%
1.4MM-1.5MM	2	0.6%	2	0.5%	4	1.1%
1.5MM-1.6MM	2	0.6%	1	0.2%	3	0.9%
1.6MM-1.7MM	0	0.0%	3	0.7%	1	0.3%
1.7MM-1.8MM	1	0.3%	2	0.5%	1	0.3%
1.8MM-1.9MM	1	0.3%	0	0.0%	1	0.3%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	0.2%	4	1.1%
Total Closed Sales	319		418		352	

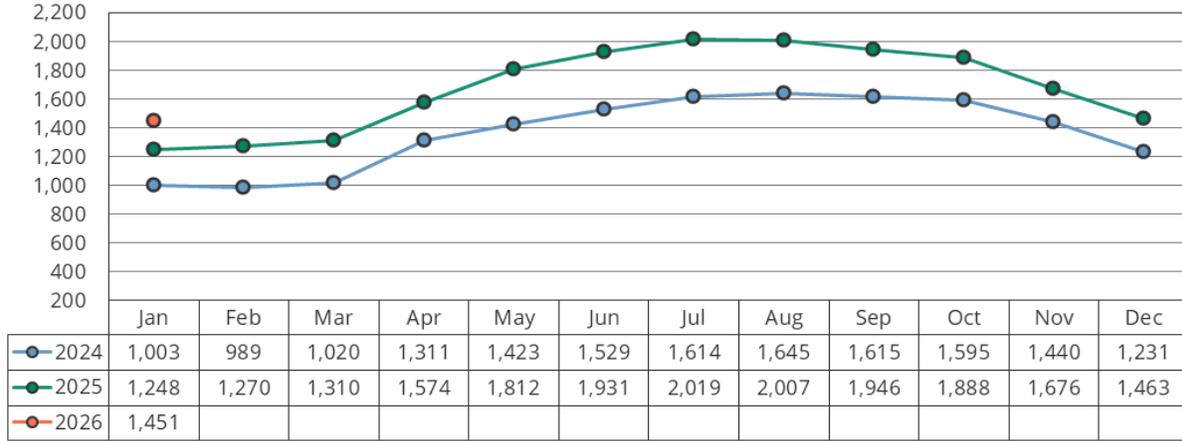
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	January	704	565	352	631,100	549,000	91
	Year-To-Date	704	565	352	631,100	549,000	91
2025	January	594	500	400	570,000	529,000	77
	December	353	382	518	610,600	550,000	83
	Year-To-Date	594	500	400	570,000	529,000	77
Change	January 2024	18.5%	13.0%	-12.0%	10.7%	3.8%	17.7%
	Prev Mo 2024	99.4%	47.9%	-32.0%	3.4%	-0.2%	9.6%
	Year-To-Date	18.5%	13.0%	-12.0%	10.7%	3.8%	17.7%

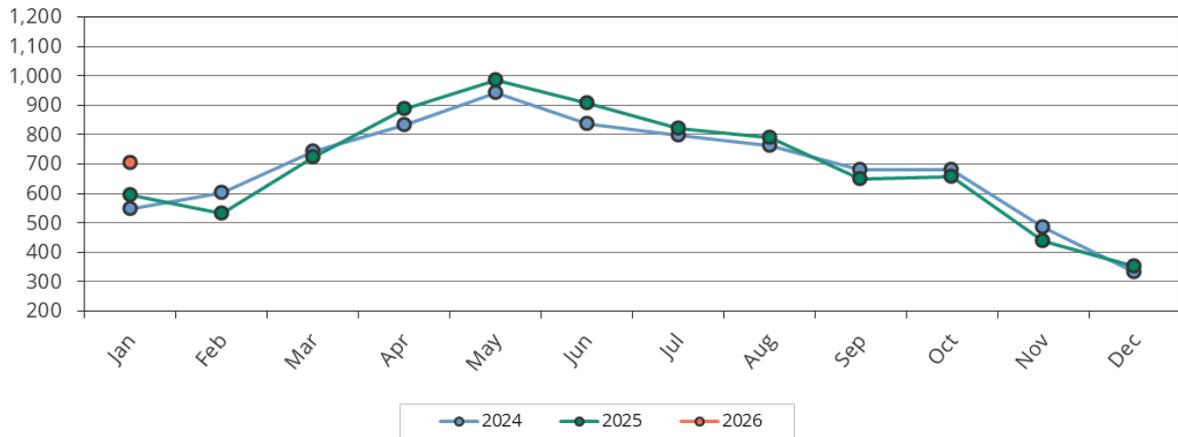
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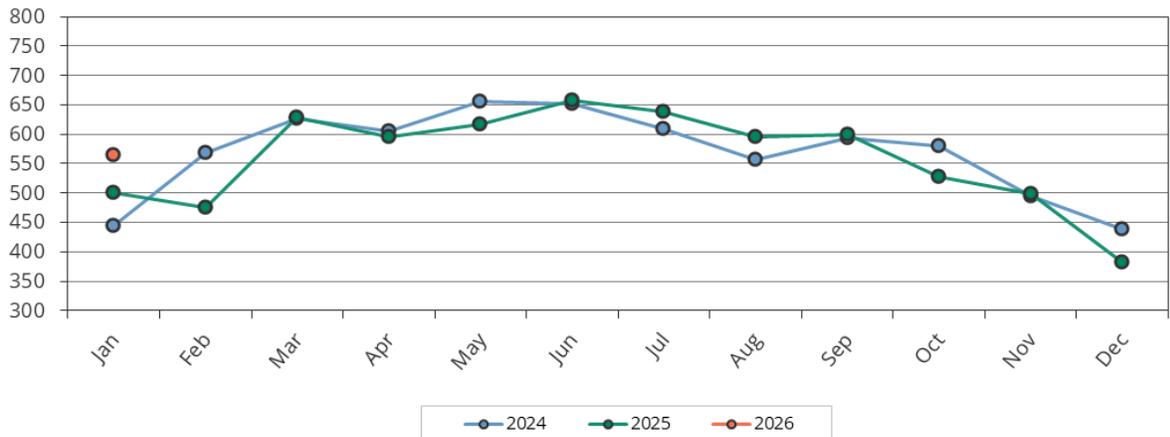
Active Residential Listings



New Listings

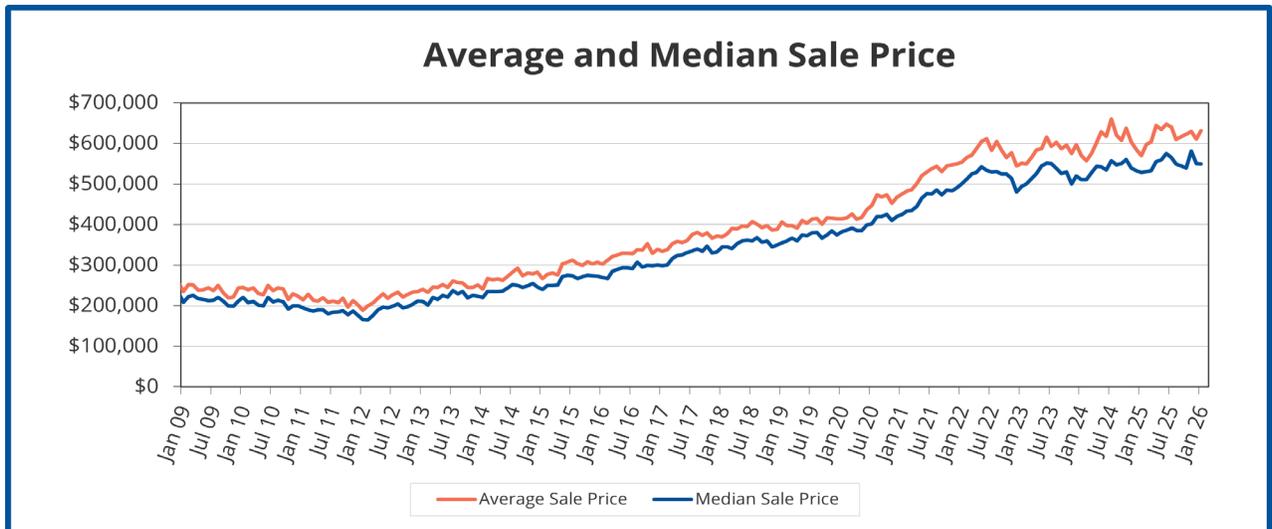
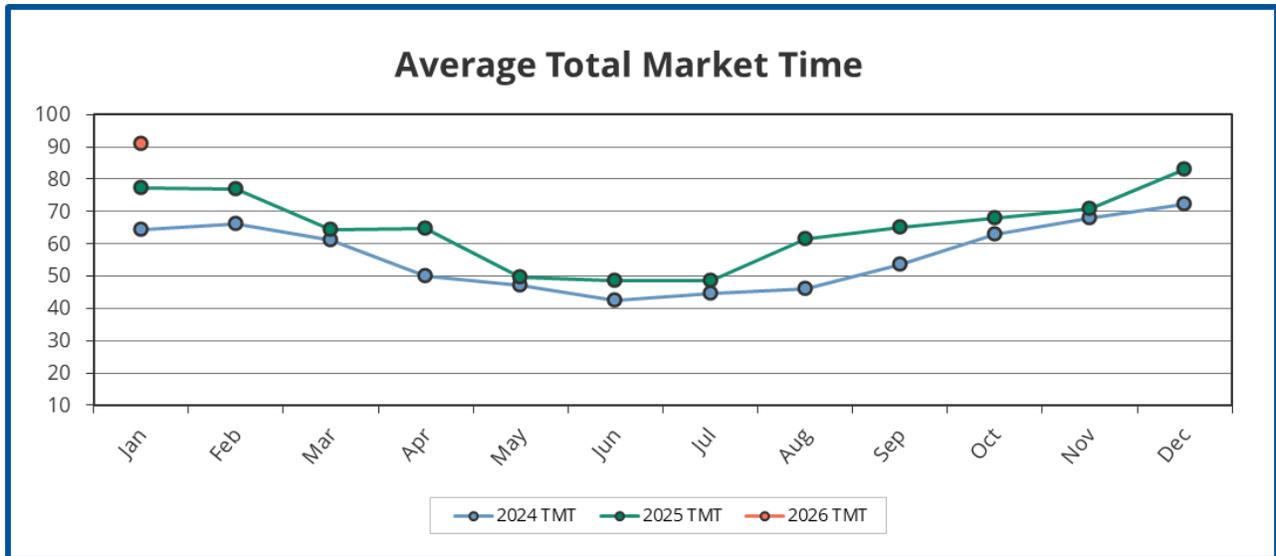
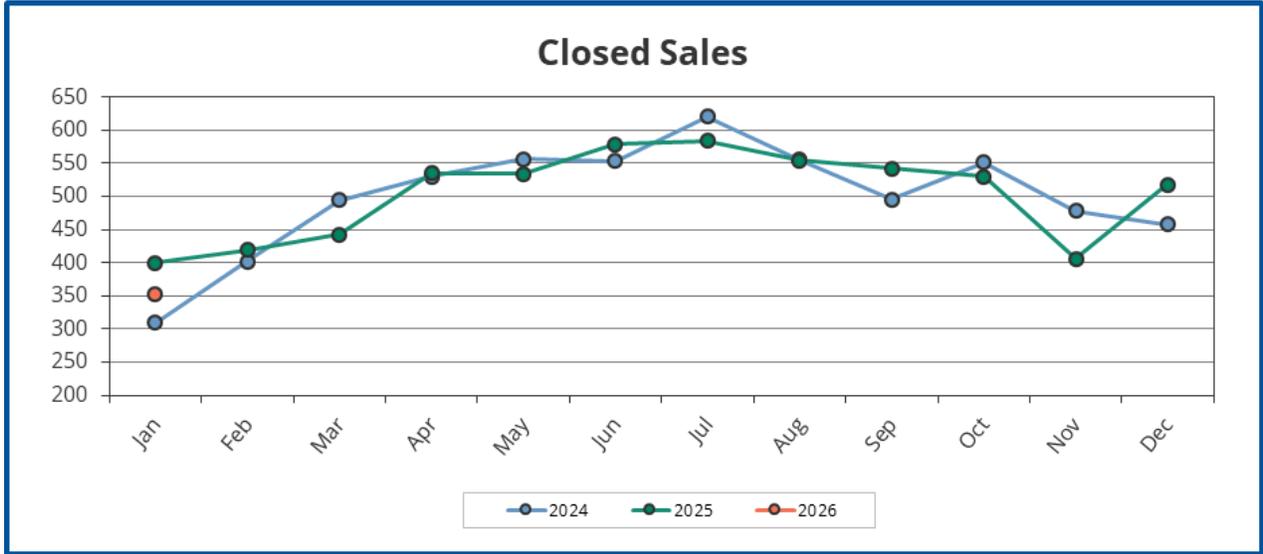


Pending Sales



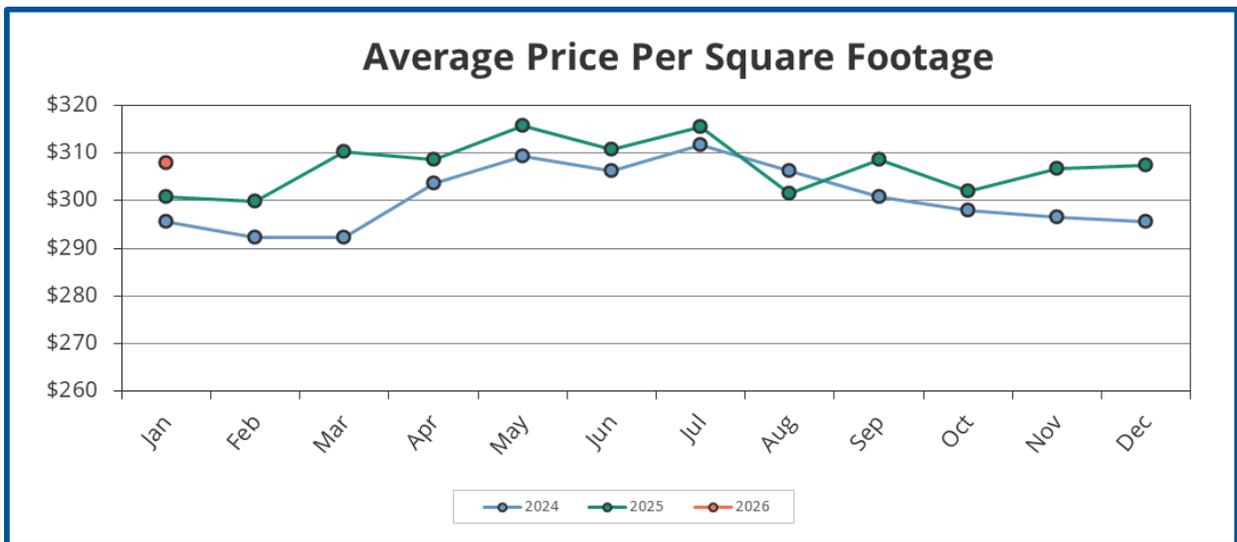
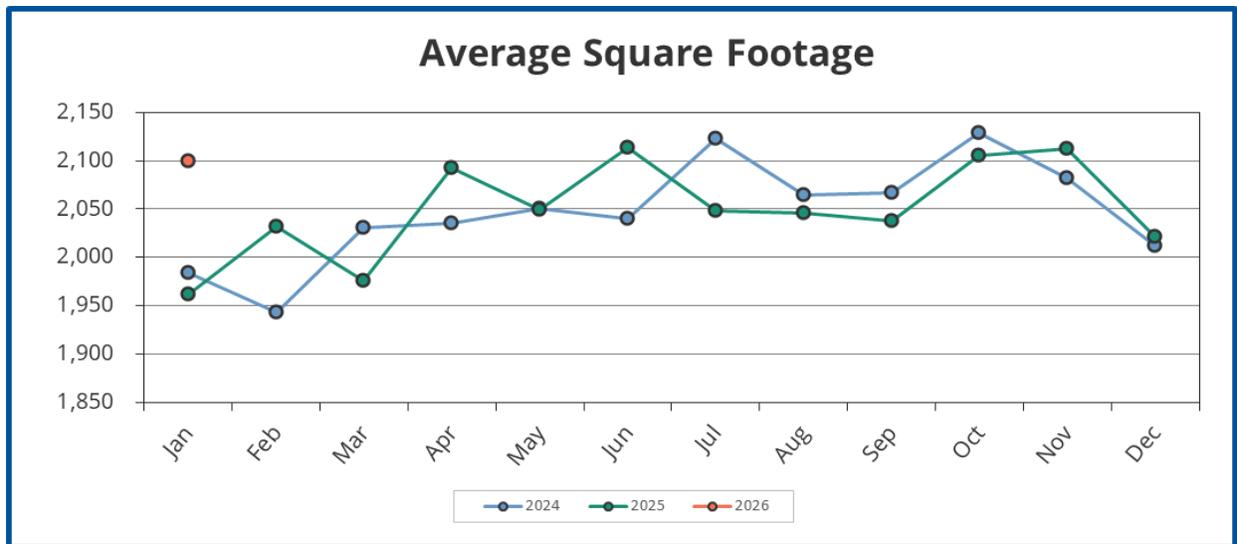
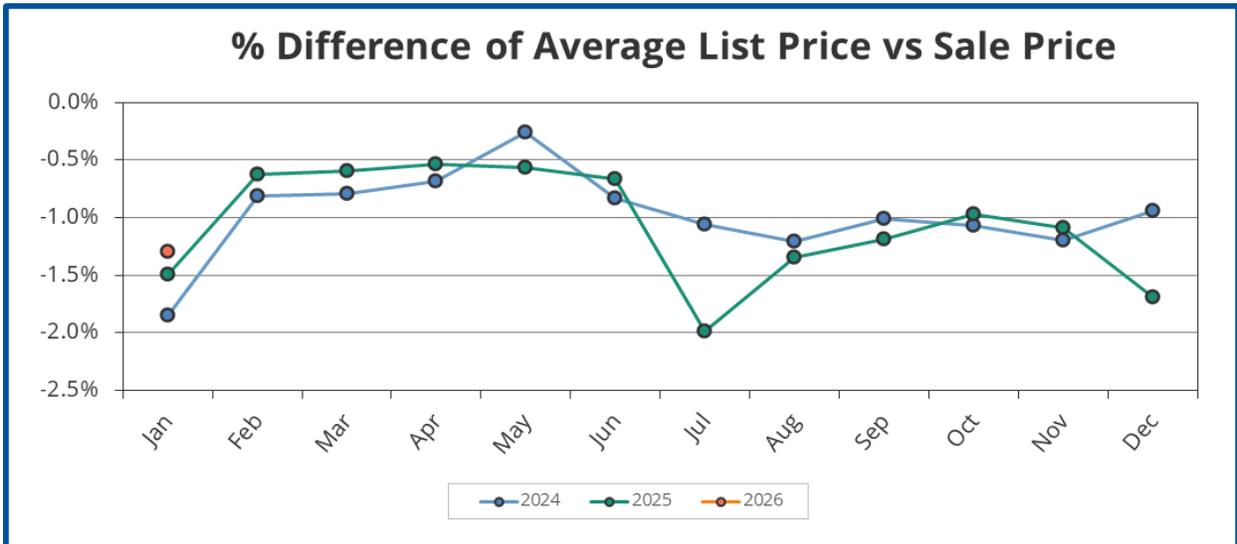
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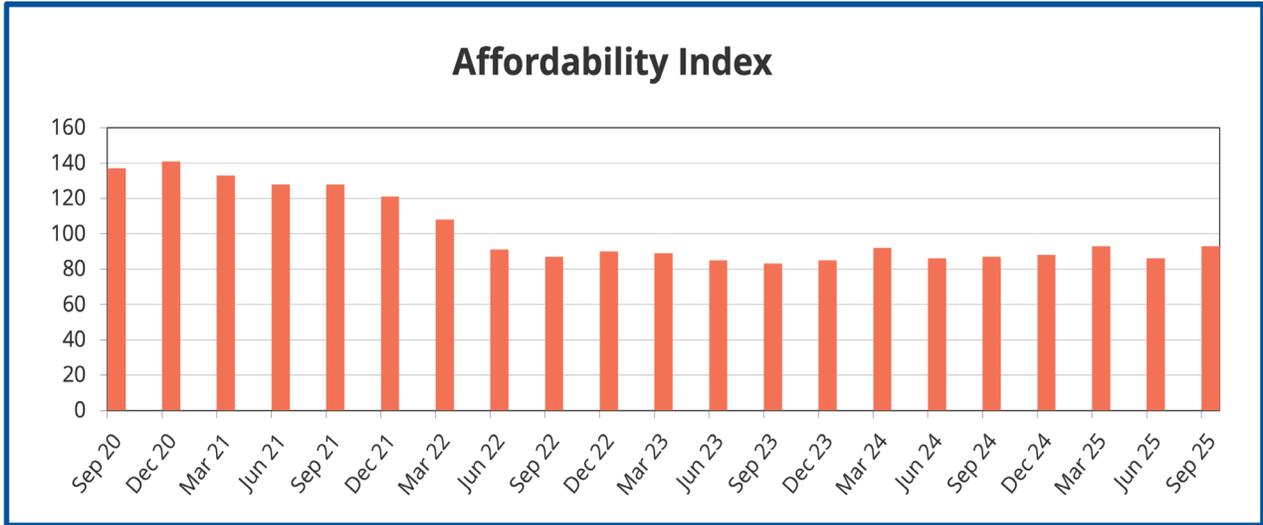
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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 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

1,118

Percent of Total
Active Listings

77.1%

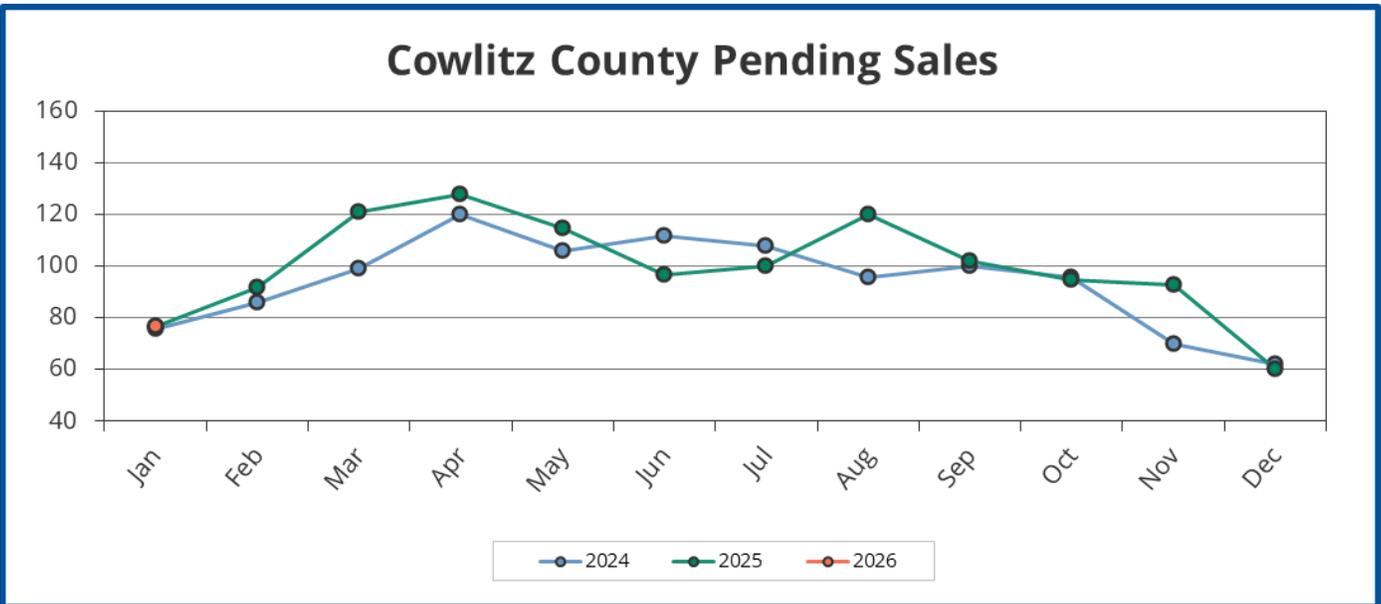
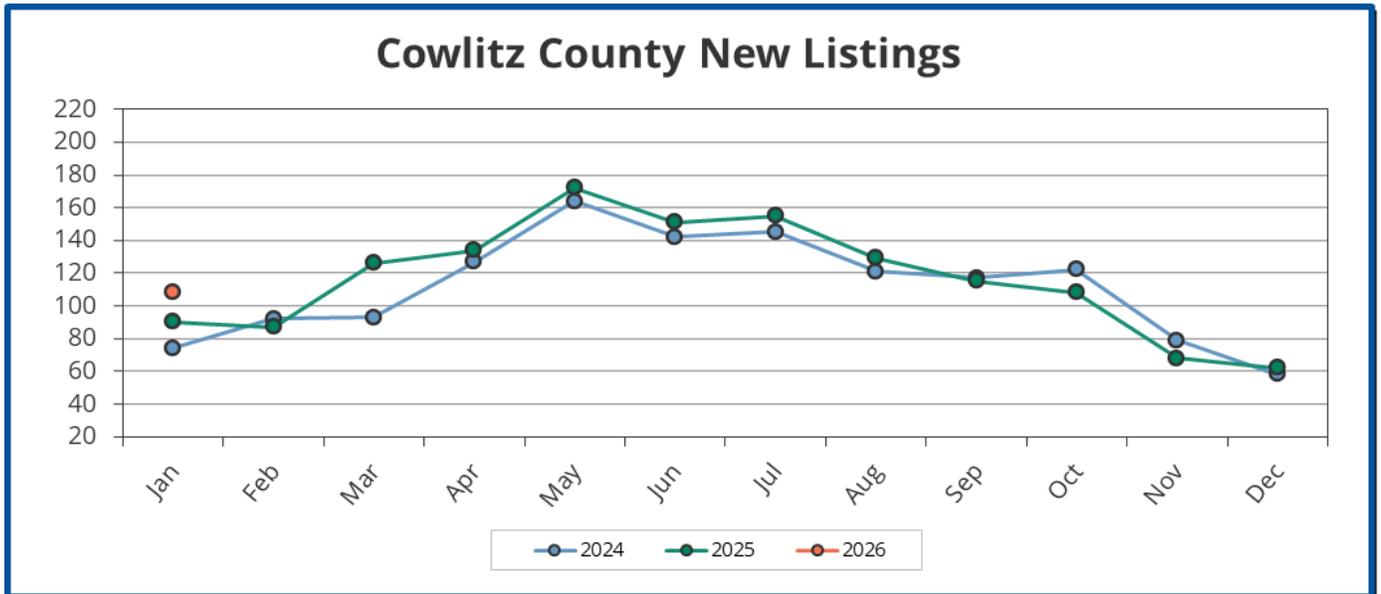
Purchase- and
Occupancy-Ready
Inventory in Months

3.2



Cowlitz County – SW Washington

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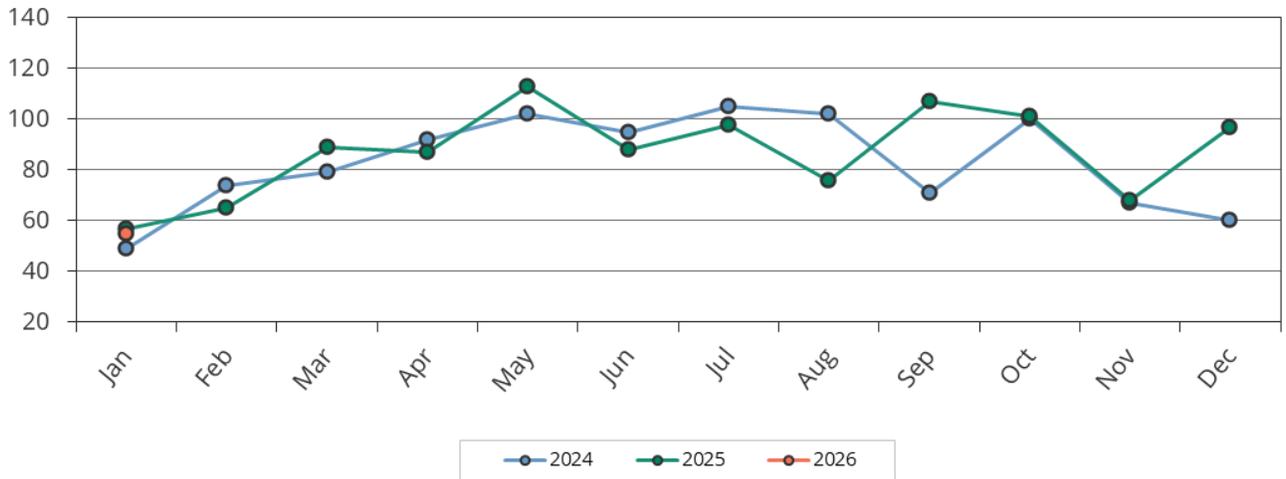




Cowlitz County – SW Washington

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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 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	24	17	6	13	44.4%	9	546,500	73	17	13	44.4%	9	546,500	410,000	73	-0.9%	-	-	-	1	502,500	
12	NW Heights	33	18	-	15	15.4%	11	347,800	97	18	15	15.4%	11	347,800	355,000	97	-2.9%	-	2	225,000	3	892,700	
13	SW Heights	33	17	3	7	0.0%	5	1,137,500	58	17	7	0.0%	5	1,137,500	1,174,000	58	3.7%	1	345,000	-	-	-	
14	Lincoln/Hazel Dell	12	7	4	10	100.0%	5	656,300	37	7	10	100.0%	5	656,300	565,000	37	5.6%	-	-	-	-	-	
15	E Hazel Dell	56	27	7	26	18.2%	20	491,700	85	27	26	18.2%	20	491,700	498,500	85	0.3%	-	-	-	-	-	
20	NE Heights	20	12	3	11	-21.4%	8	534,300	116	12	11	-21.4%	8	534,300	521,000	116	-0.8%	-	-	-	-	-	
21	Orchards	45	35	8	23	0.0%	9	397,100	92	35	23	0.0%	9	397,100	445,000	92	-3.1%	-	-	-	1	765,000	
22	Evergreen	109	76	6	46	2.2%	28	462,400	71	76	46	2.2%	28	462,400	451,300	71	1.2%	-	-	-	1	730,000	
23	E Heights	43	28	11	11	0.0%	4	520,000	45	28	11	0.0%	4	520,000	410,000	45	-9.6%	-	-	-	1	510,000	
24	Cascade Park	23	17	2	18	38.5%	9	479,500	58	17	18	38.5%	9	479,500	372,500	58	-3.3%	-	-	-	-	-	
25	Five Corners	12	8	0	9	28.6%	7	444,700	19	8	9	28.6%	7	444,700	440,000	19	0.1%	-	-	-	-	-	
26	E Orchards	42	18	1	20	122.2%	20	635,800	71	18	20	122.2%	20	635,800	617,100	71	1.5%	-	-	-	-	-	
27	Fisher's Landing	38	19	9	19	137.5%	12	619,400	79	19	19	137.5%	12	619,400	536,300	79	4.5%	-	-	-	-	-	
28	SE County	12	2	1	1	-66.7%	1	570,000	19	2	1	-66.7%	1	570,000	570,000	19	41.2%	-	-	-	-	-	
31	Camas City	173	67	18	48	29.7%	30	887,700	99	67	48	29.7%	30	887,700	700,000	99	-2.5%	1	79,000	1	400,000	-	
32	Washougal	69	38	12	36	24.1%	20	654,800	95	38	36	24.1%	20	654,800	650,000	95	-2.9%	-	1	365,000	-	-	
41	N Hazel Dell	41	24	4	17	6.3%	11	514,900	88	24	17	6.3%	11	514,900	522,500	88	3.0%	-	-	-	-	-	
42	S Salmon Creek	35	19	7	20	-23.1%	5	570,400	110	19	20	-23.1%	5	570,400	548,900	110	0.1%	-	-	-	-	-	
43	N Felida	61	21	7	17	-39.3%	11	599,200	83	21	17	-39.3%	11	599,200	574,000	83	11.9%	-	-	-	-	-	
44	N Salmon Creek	78	44	20	18	-18.2%	20	601,900	121	44	18	-18.2%	20	601,900	602,500	121	9.5%	1	320,000	-	-	-	
50	Ridgefield	125	40	9	42	23.5%	22	686,000	103	40	42	23.5%	22	686,000	687,500	103	5.4%	-	-	-	-	-	
51	W of I-5 County	9	2	0	1	-50.0%	-	-	-	2	1	-50.0%	-	-	-	-	27.3%	-	-	1	565,000	-	
52	NW E of I-5 County	38	13	3	15	0.0%	6	1,256,000	32	13	15	0.0%	6	1,256,000	772,000	32	3.8%	-	-	-	-	-	
61	Battleground	135	57	10	49	63.3%	26	609,800	137	57	49	63.3%	26	609,800	546,500	137	-0.2%	-	-	1	185,000	-	
62	Brush Prairie	117	47	12	48	-7.7%	33	722,900	118	47	48	-7.7%	33	722,900	542,900	118	3.3%	1	1,500,000	-	-	-	
63	East County	4	1	1	0	-	0	-	-	1	0	-	0	-	-	-	-9.8%	0	-	0	-	0	
64	Central County	7	6	1	2	-	3	1,084,500	111	6	2	-	3	1,084,500	928,400	111	14.6%	-	-	-	-	-	
65	Mid-Central County	11	4	2	0	-100.0%	2	802,500	84	4	0	-100.0%	2	802,500	802,500	84	9.8%	-	-	-	-	-	
66	Yacolt	9	3	1	8	60.0%	4	503,000	54	3	8	60.0%	4	503,000	507,500	54	6.4%	-	-	-	-	-	
70	La Center	28	13	9	11	10.0%	9	659,900	77	13	11	10.0%	9	659,900	657,900	77	-2.0%	-	-	-	-	-	
71	N Central	8	4	1	3	50.0%	2	782,000	100	4	3	50.0%	2	782,000	782,000	100	15.3%	-	-	-	-	-	
72	NE Corner	1	0	0	1	-	0	-	-	0	1	-	0	-	-	-	-14.7%	0	-	0	-	0	
73	Clark County Total	1,451	704	178	565	13.0%	352	631,100	91	704	565	13.0%	352	631,100	549,000	91	2.4%	4	561,000	6	327,500	7	740,800
80	Woodland City	25	10	3	9	-10.0%	7	387,900	99	10	9	-10.0%	7	387,900	430,000	99	6.1%	-	-	-	-	-	
81	Woodland Area	15	5	1	4	-20.0%	4	675,200	43	5	4	-9.6%	4	675,200	545,500	43	1.9%	-	-	2	176,300	-	
82	Cowlitz County	216	93	28	64	3.2%	44	422,400	107	93	64	3.2%	44	422,400	398,000	107	1.5%	-	-	3	209,000	1	346,000
83	Cowlitz County Total	256	108	32	77	0.0%	55	436,400	102	108	77	0.0%	55	436,400	400,000	102	2.6%	-	-	5	195,900	1	346,000
87	Pacific County Total	28	3	4	1	-66.7%	1	496,600	55	3	1	-66.7%	1	496,600	496,600	55	13.2%	-	-	-	-	-	

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

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

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.

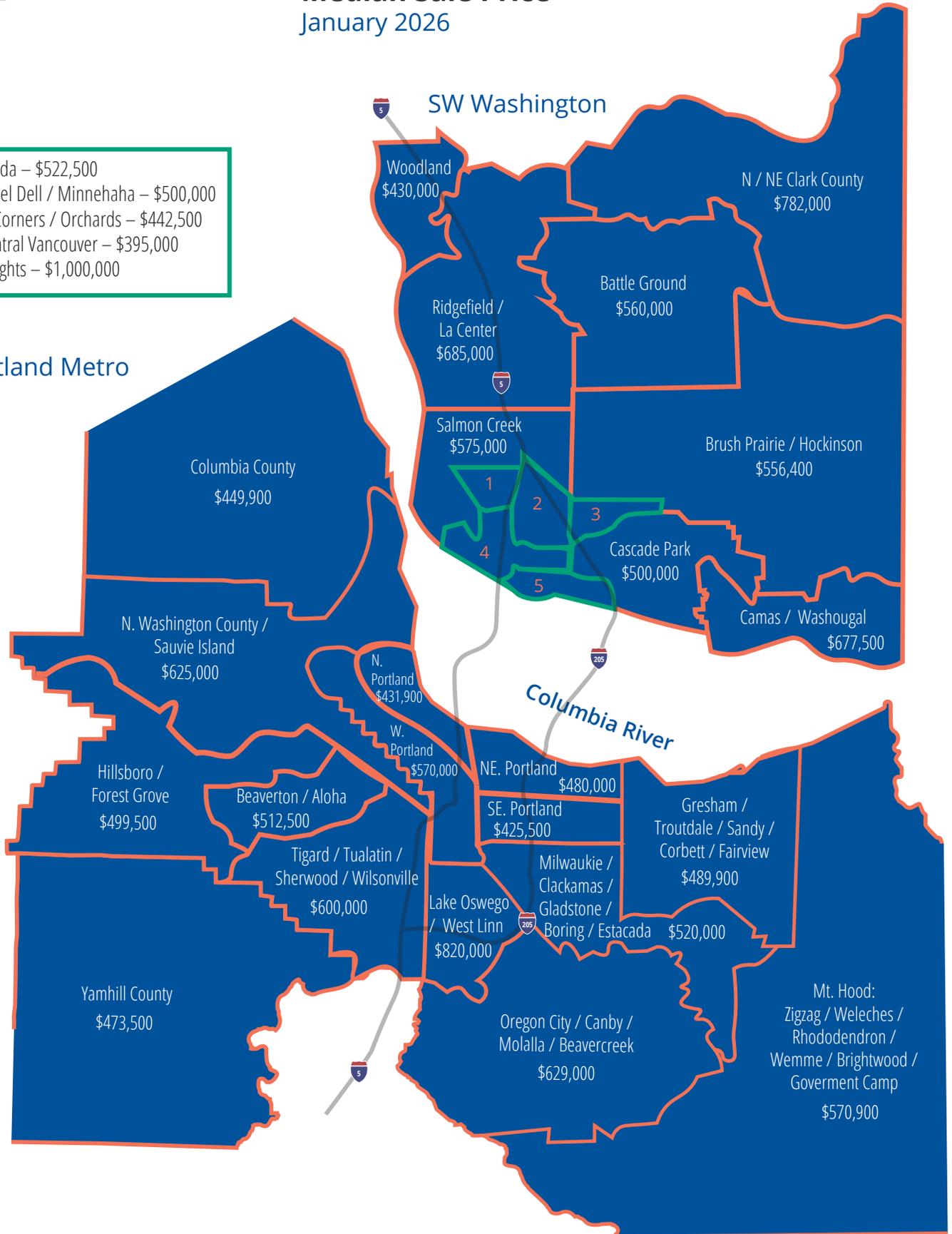
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Median Sale Price January 2026

- 1. Felida – \$522,500
- 2. Hazel Dell / Minnehaha – \$500,000
- 3. 5. Corners / Orchards – \$442,500
- 4. Central Vancouver – \$395,000
- 5. Heights – \$1,000,000

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.

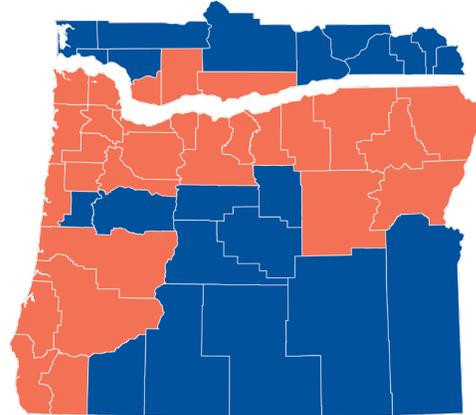
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Market Action Report

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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