



MARKET ACTION REPORT

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

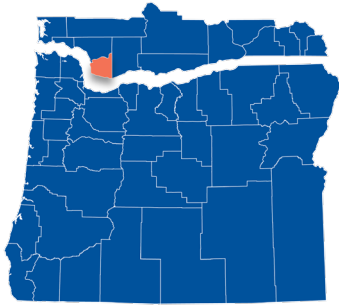
SW Washington July 2025 Reporting Period

SW Washington

July 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 (820) increased 2.9% from the 797 listed in July 2024, and decreased 9.6% from the 907 listed in June 2025.

Pending Sales

Pending sales (639) increased 4.8% from the 610 offers accepted in July 2024, and decreased 2.9% from the 658 offers accepted in June 2025.

Closed Sales

Closed sales (584) decreased 6.0% from the 621 closings in July 2024, and increased 0.9% from the 579 closings in June 2025.

Inventory and Time on Market

Inventory increased to 3.5 months in July. Total market time held steady at 49 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (5,537) increased 3.2%, pending sales (3,918) decreased 1.2%, and closed sales (3,634) increased 1.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 2.9% from \$608,300 to \$626,000. In the same comparison, the median sale price has increased 3.0% from \$534,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.2% (\$621,500 v. \$602,300)

Median Sale Price % Change: +3.9% (\$550,000 v. \$529,200)

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 | |
| September | 2.5 | 3.3 | |
| October | 2.8 | 2.9 | |
| November | 3.7 | 3.0 | |
| December | 2.7 | 2.7 | |

Residential Trends

July 2025 vs. June 2025

| | | |
|--------------------|-------|---|
| New Listings | -9.6% | ↓ |
| Pending Sales | -2.9% | ↓ |
| Closed Sales | +0.9% | ↑ |
| Average Sale Price | -1.1% | ↓ |
| Median Sale Price | -1.7% | ↓ |
| Inventory | +0.2 | ↑ |
| Total Market Time | 0 | → |

July 2025 vs. July 2024

| | | |
|--------------------|-------|---|
| New Listings | +2.9% | ↑ |
| Pending Sales | +4.8% | ↑ |
| Closed Sales | -6.0% | ↓ |
| Average Sale Price | -2.9% | ↓ |
| Median Sale Price | +1.4% | ↑ |
| Inventory | +0.9 | ↑ |
| Total Market Time | +4 | ↑ |

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| Residential Sales by Price Range | | | | | | |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range | Jul 2023 | | Jul 2024 | | Jul 2025 | |
| 0K-100K | 5 | 0.9% | 4 | 0.6% | 5 | 0.9% |
| 100K-200K | 11 | 1.9% | 9 | 1.4% | 11 | 1.9% |
| 200K-300K | 14 | 2.4% | 13 | 2.0% | 13 | 2.2% |
| 300K-400K | 47 | 8.1% | 59 | 9.1% | 45 | 7.7% |
| 400K-500K | 165 | 28.4% | 165 | 25.5% | 139 | 23.8% |
| 500K-600K | 116 | 20.0% | 126 | 19.5% | 117 | 20.0% |
| 600K-700K | 94 | 16.2% | 83 | 12.8% | 90 | 15.4% |
| 700K-800K | 43 | 7.4% | 56 | 8.7% | 57 | 9.8% |
| 800K-900K | 33 | 5.7% | 40 | 6.2% | 35 | 6.0% |
| 900K-1M | 17 | 2.9% | 23 | 3.6% | 21 | 3.6% |
| 1MM-1.1MM | 6 | 1.0% | 13 | 2.0% | 7 | 1.2% |
| 1.1MM-1.2MM | 12 | 2.1% | 14 | 2.2% | 11 | 1.9% |
| 1.2MM-1.3MM | 6 | 1.0% | 9 | 1.4% | 10 | 1.7% |
| 1.3MM-1.4MM | 5 | 0.9% | 10 | 1.5% | 7 | 1.2% |
| 1.4MM-1.5MM | 0 | 0.0% | 4 | 0.6% | 2 | 0.3% |
| 1.5MM-1.6MM | 1 | 0.2% | 5 | 0.8% | 3 | 0.5% |
| 1.6MM-1.7MM | 3 | 0.5% | 1 | 0.2% | 1 | 0.2% |
| 1.7MM-1.8MM | 0 | 0.0% | 3 | 0.5% | 0 | 0.0% |
| 1.8MM-1.9MM | 0 | 0.0% | 0 | 0.0% | 3 | 0.5% |
| 1.9MM-2MM | 1 | 0.2% | 1 | 0.2% | 1 | 0.2% |
| 2MM+ | 1 | 0.2% | 9 | 1.4% | 6 | 1.0% |
| Total Closed Sales | 580 | | 647 | | 584 | |

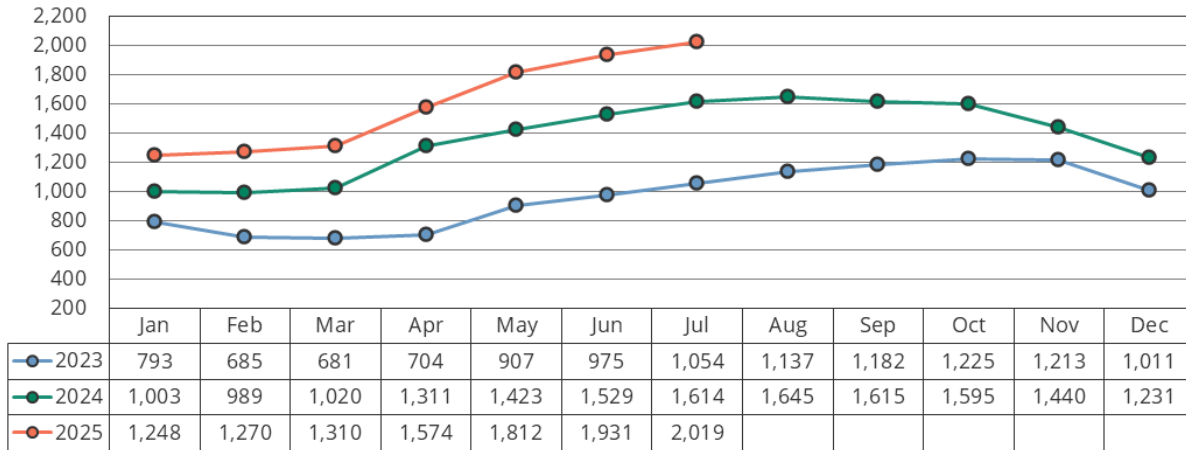
90th Percentile
 50th Percentile
 10th Percentile

| Clark County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2025 | July | 820 | 639 | 584 | 640,300 | 564,900 | 49 |
| | June | 907 | 658 | 579 | 647,300 | 574,900 | 49 |
| | Year-To-Date | 5,537 | 3,918 | 3,634 | 626,000 | 550,000 | 60 |
| 2024 | July | 797 | 610 | 621 | 659,700 | 557,300 | 45 |
| | Year-To-Date | 5,363 | 3,966 | 3,595 | 608,300 | 534,000 | 52 |
| Change | July 2024 | 2.9% | 4.8% | -6.0% | -2.9% | 1.4% | 9.2% |
| | Prev Mo 2025 | -9.6% | -2.9% | 0.9% | -1.1% | -1.7% | 0.0% |
| | Year-To-Date | 3.2% | -1.2% | 1.1% | 2.9% | 3.0% | 14.9% |

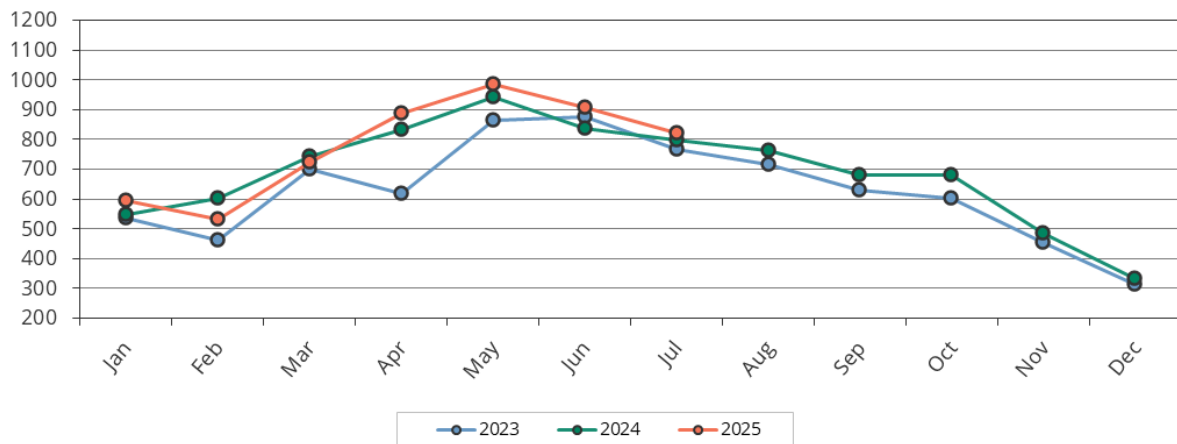
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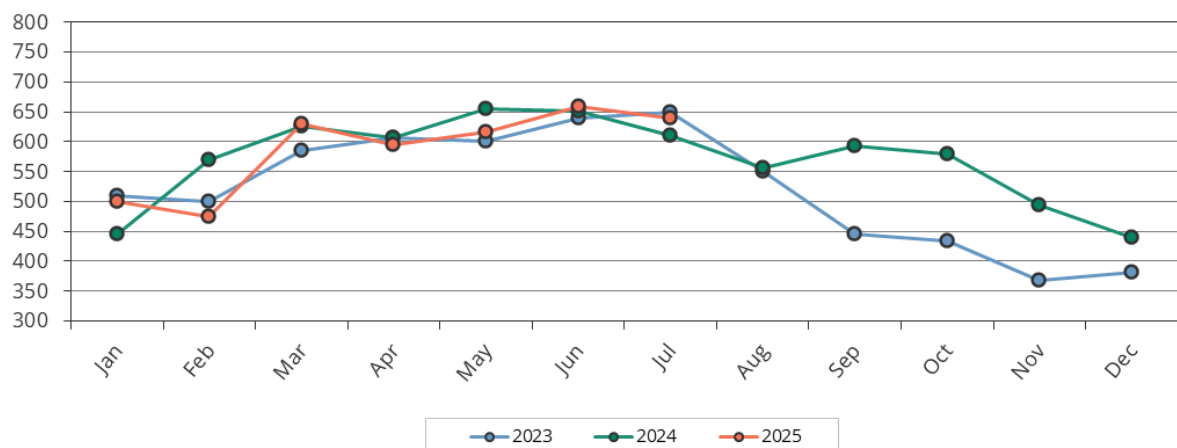
Active Residential Listings



New Listings



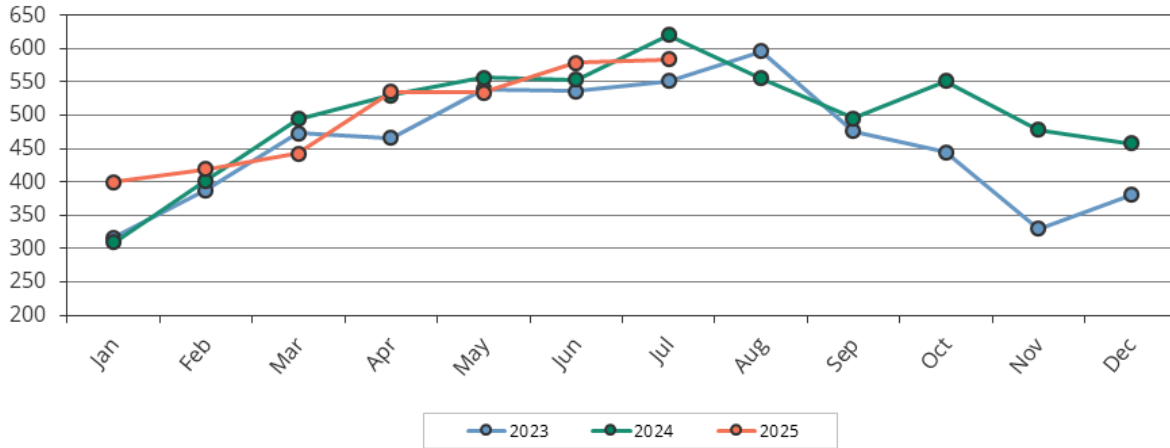
Pending Sales



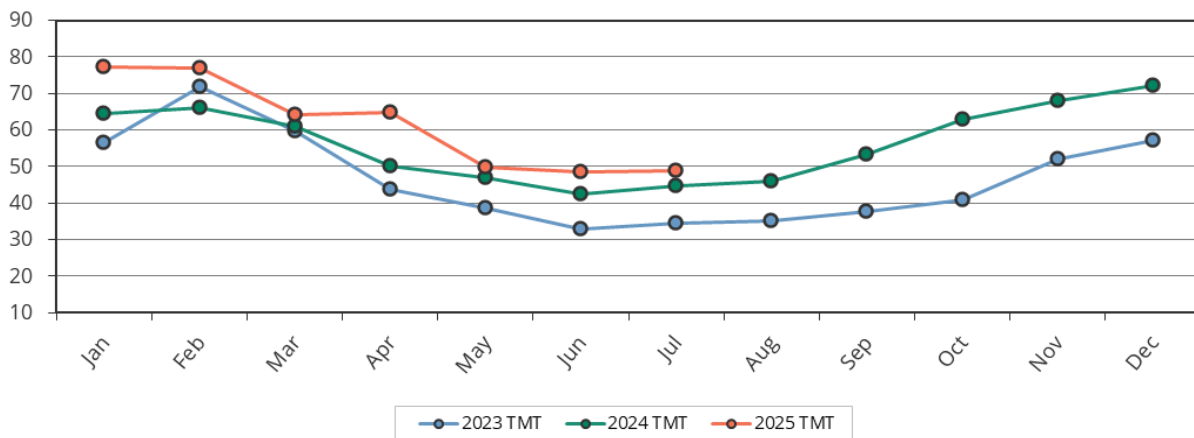
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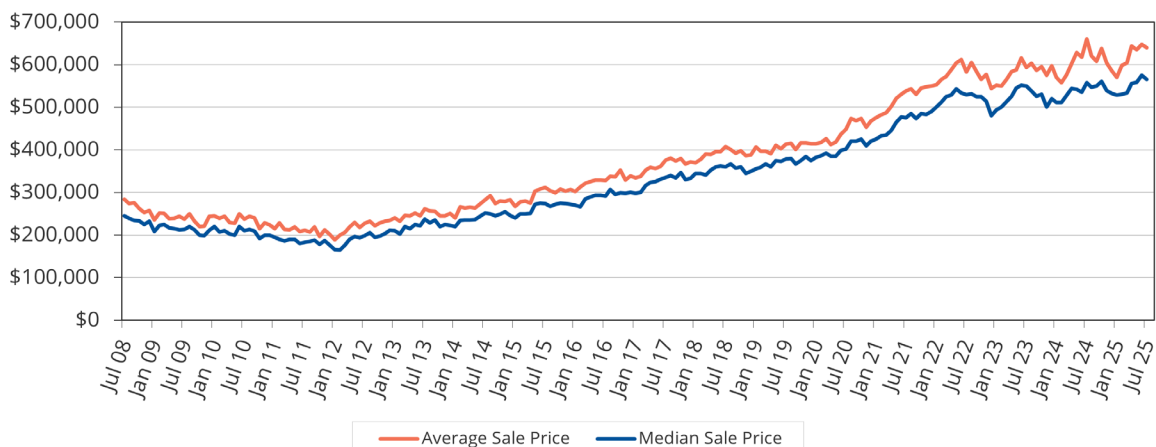
Closed Sales



Average Total Market Time



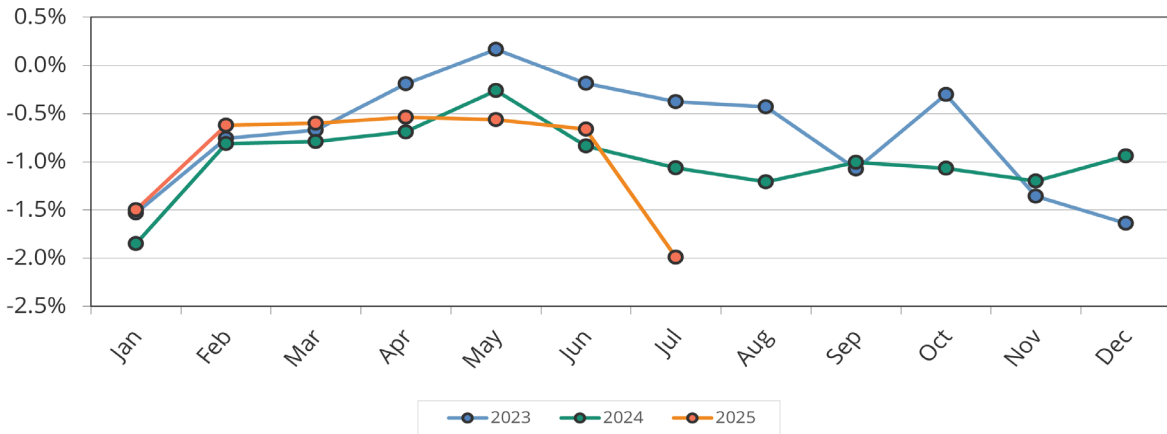
Average and Median Sale Price



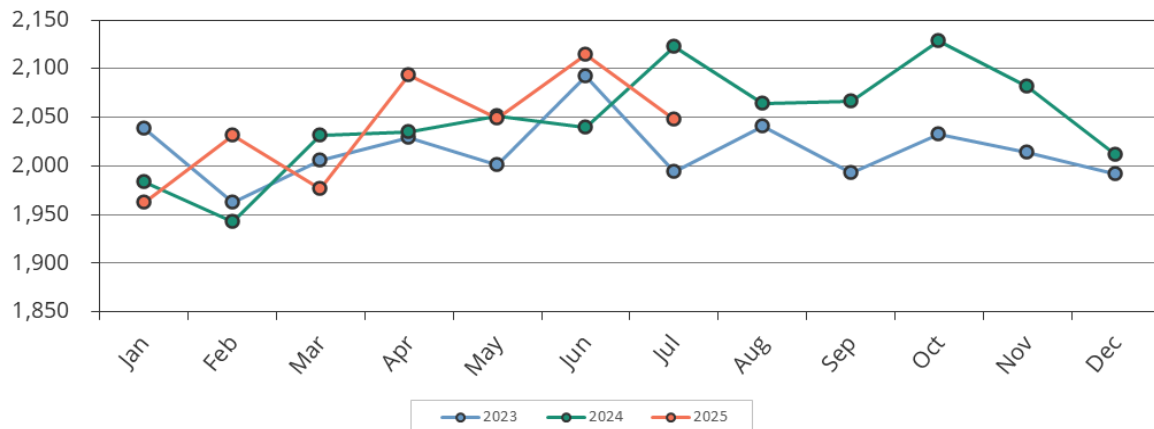
SW Washington

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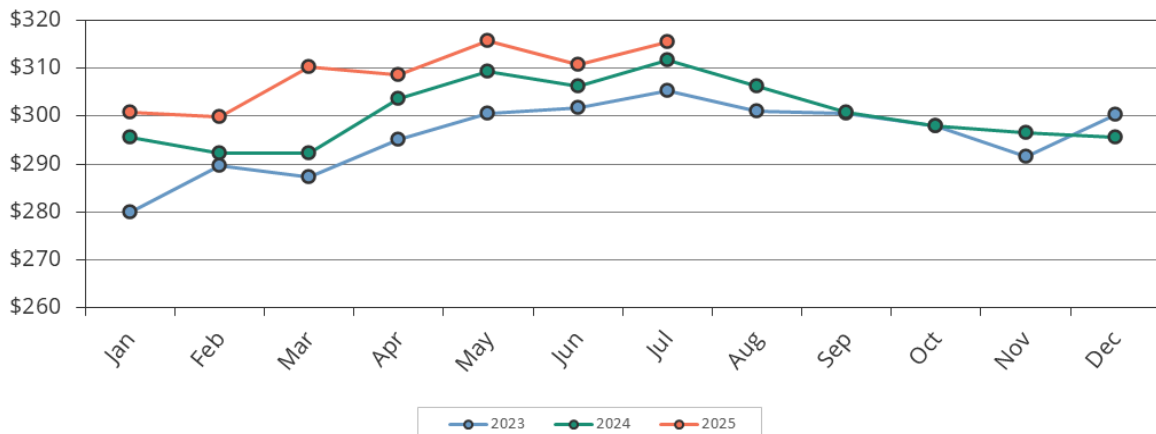
Average Sold Price Change



Average Square Footage



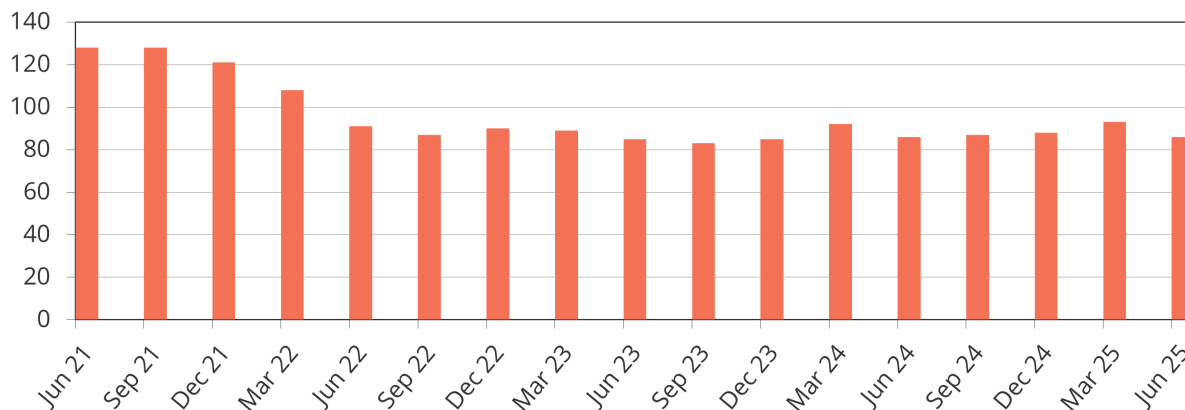
Average Price Per Square Foot



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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 2025, per HUD) can afford 86% of a monthly mortgage payment on a median priced home (\$574,900 in June). 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

1,601

Percent of Total
Active Listings

79.3%

Purchase- and
Occupancy-Ready
Inventory in Months

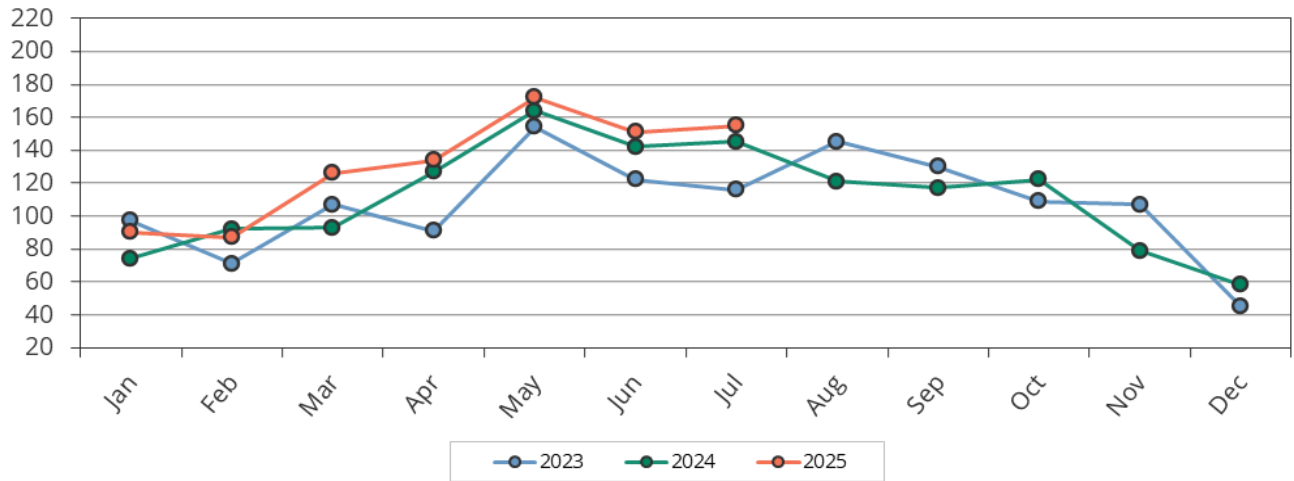
2.7



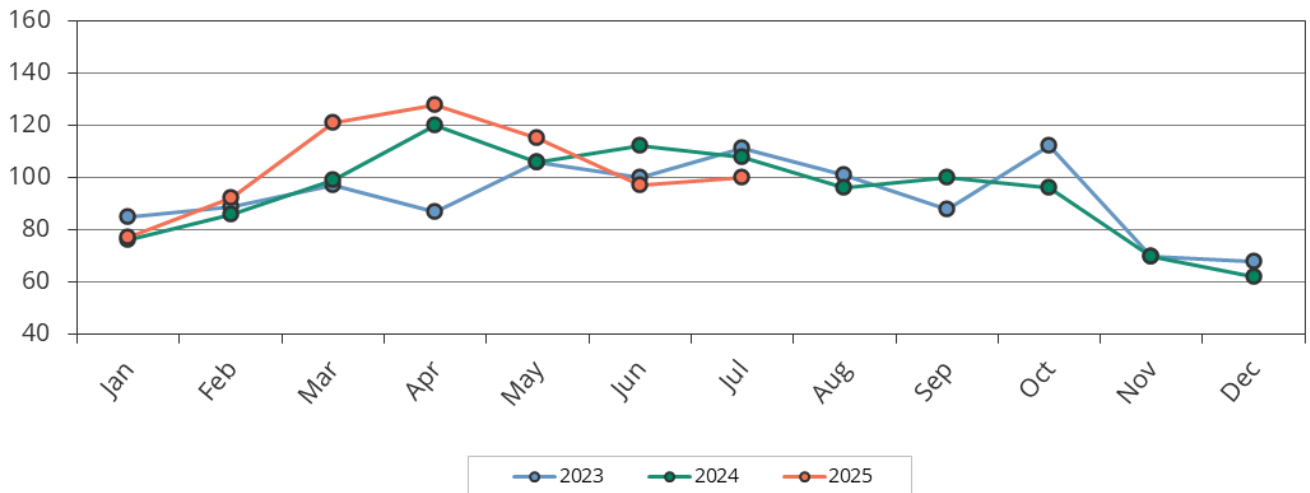
Cowlitz County – SW Washington

July 2025 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

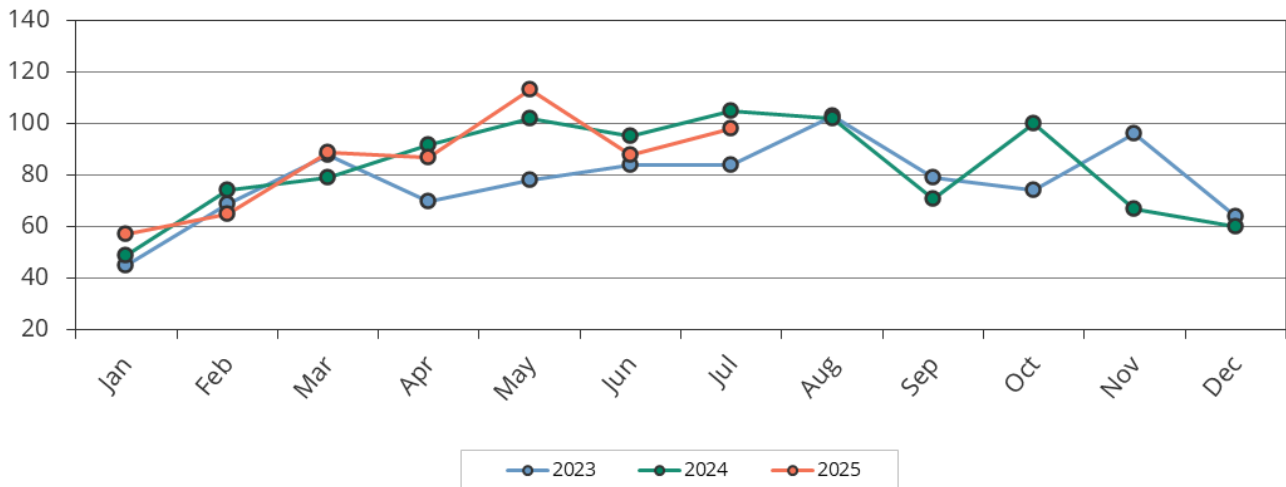




Cowlitz County – SW Washington

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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/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 | 43 | 11 | 5 | 15 | -31.8% | 15 | 514,100 | 63 | 127 | 80 | -14.9% | 82 | 522,800 | 501,800 | 42 | -9.7% | 1 | 1,250,000 | 1 | 270,000 | 7 | 699,500 |
| 12 | NW Heights | 32 | 17 | 6 | 12 | 0.0% | 14 | 345,000 | 36 | 131 | 92 | 15.0% | 89 | 382,400 | 380,000 | 44 | -1.0% | 2 | 1,290,000 | 1 | 250,000 | 14 | 708,900 |
| 13 | SW Heights | 31 | 3 | 1 | 3 | -66.7% | 7 | 504,600 | 34 | 67 | 44 | -34.3% | 43 | 634,000 | 488,000 | 76 | -12.1% | - | - | 1 | 410,000 | 1 | 384,000 |
| 14 | Lincoln/Hazel Dell | 24 | 12 | 3 | 7 | 0.0% | 11 | 547,500 | 30 | 76 | 50 | -15.3% | 46 | 559,500 | 522,500 | 31 | 14.5% | - | - | 4 | 269,500 | - | - |
| 15 | E Hazel Dell | 80 | 41 | 11 | 38 | 153.3% | 26 | 458,300 | 32 | 269 | 173 | 6.1% | 147 | 457,000 | 462,700 | 40 | 0.1% | - | - | 2 | 285,000 | 5 | 875,700 |
| 20 | NE Heights | 30 | 10 | 2 | 9 | -35.7% | 11 | 506,600 | 17 | 108 | 86 | -8.5% | 86 | 481,800 | 467,500 | 41 | 2.0% | - | - | - | - | 3 | 761,700 |
| 21 | Orchards | 62 | 31 | 6 | 24 | 14.3% | 25 | 428,600 | 30 | 197 | 150 | 7.1% | 135 | 458,500 | 452,000 | 49 | 5.2% | - | - | - | - | - | - |
| 22 | Evergreen | 100 | 57 | 10 | 47 | 0.0% | 38 | 493,600 | 40 | 370 | 290 | 0.7% | 269 | 460,900 | 455,000 | 45 | 0.7% | - | - | 2 | 215,000 | 3 | 684,800 |
| 23 | E Heights | 33 | 14 | 3 | 9 | -30.8% | 11 | 646,100 | 32 | 109 | 79 | 0.0% | 78 | 558,200 | 477,500 | 47 | -10.1% | - | - | - | - | - | - |
| 24 | Cascade Park | 50 | 28 | 6 | 17 | 13.3% | 17 | 529,400 | 23 | 149 | 103 | -8.8% | 98 | 598,100 | 537,500 | 48 | 1.1% | - | - | - | - | 3 | 577,700 |
| 25 | Five Corners | 18 | 16 | 2 | 18 | 20.0% | 17 | 475,100 | 15 | 97 | 76 | 4.1% | 71 | 491,400 | 470,000 | 26 | 3.7% | - | - | - | - | 1 | 819,000 |
| 26 | E Orchards | 58 | 26 | 2 | 16 | -20.0% | 21 | 625,300 | 33 | 158 | 98 | -9.3% | 95 | 577,700 | 550,000 | 48 | -5.8% | - | - | 1 | 350,000 | 1 | 597,800 |
| 27 | Fisher's Landing | 58 | 26 | 2 | 18 | -14.3% | 18 | 538,500 | 37 | 163 | 110 | 14.6% | 99 | 588,500 | 570,000 | 43 | 2.0% | - | - | 2 | 445,000 | - | - |
| 31 | SE County | 15 | 5 | 0 | 1 | 0.0% | 6 | 793,300 | 33 | 27 | 18 | 63.6% | 18 | 988,400 | 835,000 | 87 | 20.4% | - | - | 2 | 467,500 | - | - |
| 32 | Camas City | 218 | 87 | 26 | 59 | 7.3% | 47 | 880,200 | 49 | 548 | 353 | 13.1% | 289 | 882,100 | 831,800 | 55 | 1.7% | 2 | 161,500 | 6 | 464,300 | 2 | 784,700 |
| 33 | Washougal | 121 | 41 | 9 | 25 | -13.8% | 37 | 701,500 | 66 | 307 | 203 | -7.7% | 210 | 767,500 | 710,000 | 80 | 4.4% | 1 | 470,000 | 12 | 368,500 | - | - |
| 41 | N Hazel Dell | 55 | 41 | 9 | 21 | 10.5% | 17 | 596,300 | 56 | 182 | 124 | -5.3% | 112 | 570,300 | 558,900 | 47 | -0.2% | - | - | 2 | 275,000 | - | - |
| 42 | S Salmon Creek | 72 | 34 | 5 | 21 | 5.0% | 19 | 545,100 | 49 | 211 | 139 | 12.1% | 130 | 537,100 | 531,300 | 41 | 1.8% | - | - | - | - | - | - |
| 43 | N Felida | 85 | 27 | 8 | 25 | -28.6% | 28 | 873,500 | 75 | 224 | 189 | -18.5% | 193 | 782,400 | 645,000 | 101 | 11.7% | - | - | 4 | 1,027,500 | - | - |
| 44 | N Salmon Creek | 115 | 33 | 7 | 29 | 11.5% | 23 | 656,500 | 49 | 275 | 188 | -1.1% | 180 | 627,900 | 567,500 | 47 | 7.0% | - | - | 1 | 300,000 | - | - |
| 50 | Ridgefield | 168 | 44 | 5 | 47 | 95.8% | 34 | 777,900 | 73 | 352 | 254 | -16.7% | 226 | 695,500 | 630,000 | 79 | 15.3% | 2 | 962,500 | 3 | 341,700 | 2 | 545,000 |
| 51 | W of I-5 County | 12 | 4 | 1 | 2 | - | 1 | 1,870,000 | 28 | 20 | 18 | 5.9% | 12 | 1,279,200 | 895,000 | 51 | -0.9% | - | - | 3 | 691,700 | - | - |
| 52 | NW E of I-5 County | 49 | 21 | 0 | 17 | 54.5% | 16 | 840,000 | 34 | 143 | 108 | 52.1% | 103 | 650,400 | 550,000 | 53 | -7.7% | - | - | 1 | 2,250,000 | - | - |
| 61 | Battleground | 195 | 64 | 14 | 60 | -3.2% | 51 | 732,300 | 80 | 431 | 323 | 4.2% | 287 | 624,200 | 550,000 | 87 | 0.0% | - | - | 12 | 786,700 | 2 | 652,500 |
| 62 | Brush Prairie | 178 | 79 | 12 | 71 | 7.6% | 48 | 630,800 | 42 | 515 | 387 | -5.6% | 366 | 645,700 | 578,500 | 62 | -2.1% | - | - | 7 | 588,000 | 1 | 775,000 |
| 63 | East County | 3 | 0 | 0 | 0 | -100.0% | 0 | - | - | 3 | 0 | -100.0% | 0 | - | - | - | -40.9% | 0 | - | 0 | - | 0 | - |
| 64 | Central County | 9 | 2 | 0 | 0 | -100.0% | 1 | 675,000 | 38 | 20 | 11 | -21.4% | 15 | 849,600 | 788,500 | 96 | 24.9% | - | - | 2 | 326,500 | - | - |
| 65 | Mid-Central County | 13 | 5 | 3 | 3 | -25.0% | 2 | 631,000 | 215 | 27 | 13 | -27.8% | 12 | 734,200 | 654,000 | 140 | -11.9% | - | - | 3 | 268,300 | - | - |
| 66 | Yacolt | 28 | 11 | - | 7 | 0.0% | 11 | 570,800 | 47 | 63 | 41 | -6.8% | 38 | 663,100 | 536,500 | 66 | 18.8% | - | - | 3 | 632,800 | - | - |
| 70 | La Center | 46 | 21 | 9 | 15 | 36.4% | 8 | 669,600 | 54 | 133 | 97 | 16.9% | 87 | 611,900 | 591,200 | 94 | 12.0% | - | - | 1 | 230,000 | 1 | 765,000 |
| 71 | N Central | 17 | 8 | 0 | 2 | -33.3% | 3 | 683,300 | 33 | 30 | 16 | 45.5% | 14 | 793,300 | 697,000 | 72 | 30.9% | - | - | 1 | 385,000 | - | - |
| 72 | NE Corner | 1 | 1 | 0 | 1 | 0.0% | 1 | 713,500 | 51 | 5 | 5 | 25.0% | 4 | 659,200 | 703,800 | 58 | 3.3% | - | - | - | - | - | - |
| 72 | Clark County Total | 2,019 | 820 | 167 | 639 | 4.8% | 584 | 640,300 | 49 | 5,537 | 3,918 | -1.2% | 3,634 | 626,000 | 550,000 | 60 | 3.2% | 8 | 818,500 | 77 | 522,500 | 46 | 708,200 |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 80 | Woodland City | 37 | 16 | 1 | 7 | -30.0% | 10 | 452,600 | 29 | 81 | 63 | 5.0% | 49 | 496,100 | 505,000 | 50 | 10.7% | 2 | 445,000 | 4 | 167,000 | - | - |
| 81 | Woodland Area | 27 | 8 | 2 | 6 | 100.0% | 5 | 580,300 | 22 | 55 | 41 | -10.1% | 38 | 706,800 | 625,000 | 97 | -3.9% | - | - | 8 | 324,700 | - | - |
| 82 | Cowlitz County | 330 | 131 | 18 | 87 | -8.4% | 83 | 443,900 | 57 | 786 | 566 | -1.4% | 536 | 424,600 | 400,000 | 64 | 0.5% | 1 | 375,000 | 69 | 206,600 | 13 | 639,900 |
| 82 | Cowlitz County Total | 394 | 155 | 21 | 100 | -7.4% | 98 | 451,700 | 52 | 922 | 670 | 0.1% | 623 | 447,400 | 418,000 | 65 | 0.4% | 3 | 421,700 | 81 | 216,300 | 13 | 639,900 |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 87 | Pacific County Total | 50 | 20 | 2 | 6 | 0.0% | 11 | 380,800 | 69 | 79 | 40 | -7.0% | 37 | 434,000 | 385,000 | 95 | 8.4% | - | - | 10 | 95,500 | 1 | 225,000 |

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

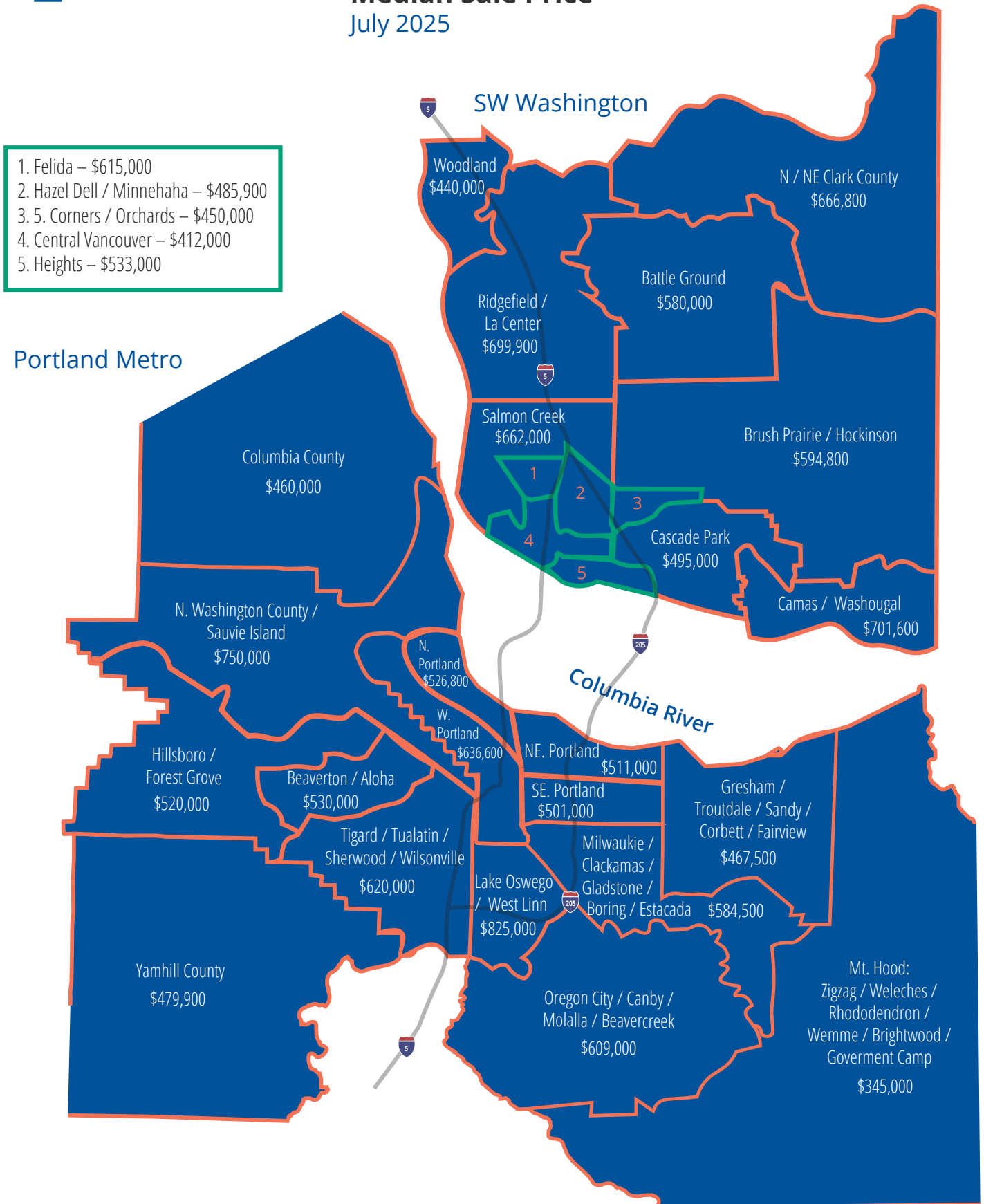
² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

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.

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Median Sale Price July 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.

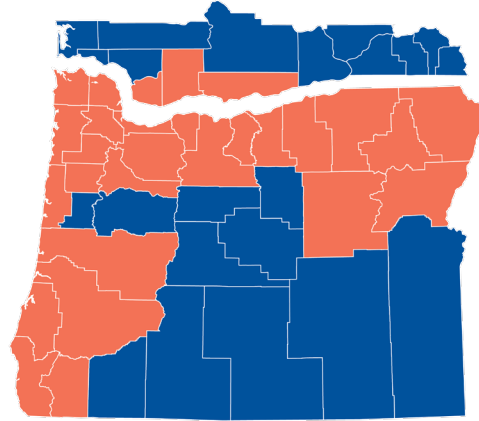
Additional Resources for RMLS Subscribers:

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