



# MARKET ACTION REPORT

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

**SW Washington** October 2025 Reporting Period



## October 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 (655) decreased 3.7% from the 680 listed in October 2024, and increased 1.1% from the 648 listed in September 2025.

## **Pending Sales**

Pending sales (527) decreased 9.0% from the 579 offers accepted in October 2024, and decreased 12.2% from the 600 offers accepted in September 2025.

#### **Closed Sales**

Closed sales (530) decreased 3.8% from the 551 closings in October 2024, and decreased 2.2% from the 542 closings in September 2025.

## **Inventory and Time on Market**

Inventory held steady at 3.6 months in October. Total market time increased to 68 days.

## **Year-to-Date Summary**

Comparing the first ten months of 2025 to the same period in 2024, new listings (7,673) increased 1.9%, pending sales (5,490) decreased 1.9%, and closed sales (5,372) increased 1.5%.

## **Average and Median Sale Prices**

Comparing 2025 to 2024 through October, the average sale price has increased 1.7% from \$613,800 to \$624,200. In the same comparison, the median sale price has increased 1.8% from \$540,000 to \$549,900.

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

Average Sale Price % Change: +1.5% (\$619,900 v. \$610,700)

Median Sale Price % Change: +2.3% (\$549,000 v. \$536,900)

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).

Inven	tory in	Month	s				
	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	3.6				
September	2.5	3.3	3.6				
October	2.8	2.9	3.6				
November	3.7	3.0					
December	2.7	2.7					

#### **Residential Trends**

October 2025 vs. September 2025

New Listings +1.1%

Pending Sales -12.2%

Closed Sales -2.2% 🕕

Average Sale Price +1.0% (

Median Sale Price -1.0%

Inventory **0.0** 

Total Market Time +3

#### October 2025 vs. October 2024

New Listings -3.7% 🔱

Pending Sales -9.0% 🕕

Closed Sales -3.8%

Average Sale Price -2.3% 🕕

Median Sale Price -3.7% 🕕

Inventory **+0.7** 

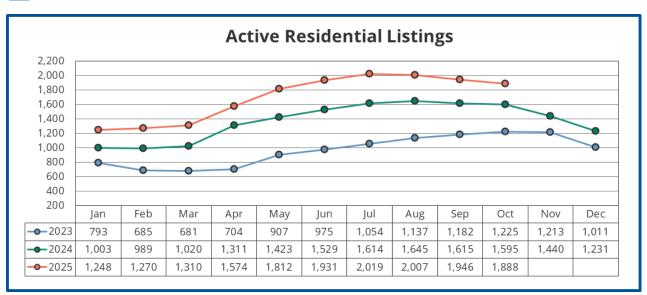
Total Market Time +5 🚹

## **SW Washington** October 2025 Reporting Period

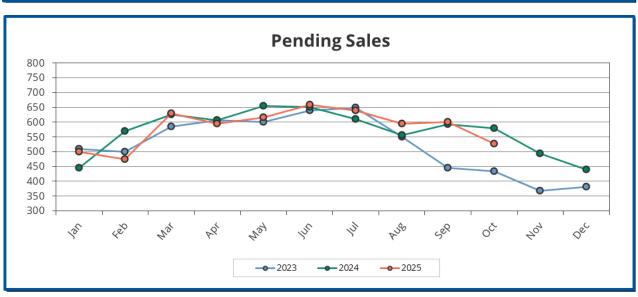
Residential Sales by Price Range													
Price Range	Oct 2023		Oct 2024		Oct 2025								
0K-100K	2	0.4%	4	0.7%	3	0.6%							
100K-200K	15	3.2%	26	4.5%	13	2.5%							
200K-300K	14	3.0%	18	3.1%	14	2.6%							
300K-400K	36	7.7%	45	7.8%	46	8.7%							
400K-500K	143	30.8%	110	19.0%	133	25.1%							
500K-600K	80	17.2%	139	24.0%	114	21.5%							
600K-700K	56	12.0%	84	14.5%	62	11.7%							
700K-800K	47	10.1%	44	7.6%	48	9.1%							
800K-900K	27	5.8%	37	6.4%	38	7.2%							
900K-1M	11	2.4%	24	4.1%	18	3.4%							
1MM-1.1MM	9	1.9%	4	0.7%	5	0.9%							
1.1MM-1.2MM	8	1.7%	9	1.6%	7	1.3%							
1.2MM-1. 3MM	5	1.1%	6	1.0%	6	1.1%							
1.3MM-1.4MM	1	0.2%	5	0.9%	5	0.9%							
1.4MM-1.5MM	1	0.2%	2	0.3%	2	0.4%							
1.5MM-1.6MM	3	0.6%	6	1.0%	3	0.6%							
1.6MM-1.7MM	1	0.2%	3	0.5%	4	0.8%							
1.7MM-1.8MM	1	0.2%	3	0.5%	0	0.0%							
1.8MM-1.9MM	0	0.0%	1	0.2%	3	0.6%							
1.9MM-2MM	0	0.0%	2	0.3%	1	0.2%							
2MM+	5	1.1%	8	1.4%	5	0.9%							
Total Closed Sales	465		580		530								

90th Percentile	50th Percentile	10th Percentile
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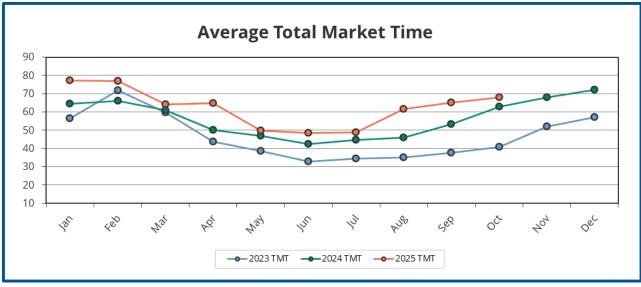
	ark County esidential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	
	October	655	527	530	622,900	539,300	68	
2025	September	648	600	542	616,500	545,000	65	
	Year-To-Date	7,673	5,490	5,372	624,200	549,900	62	
October  Vear-To-Date		680	579	551	637,600	560,000	63	
20	Year-To-Date	7,528	5,596	5,292	613,800	540,000	53	
e e	October 2024	-3.7%	-9.0%	-3.8%	-2.3%	-3.7%	7.9%	
Change	Prev Mo 2025	1.1%	-12.2%	-2.2%	1.0%	-1.0%	4.6%	
<del>-</del> D	Year-To-Date	1.9%	-1.9%	1.5%	1.7%	1.8%	17.0%	

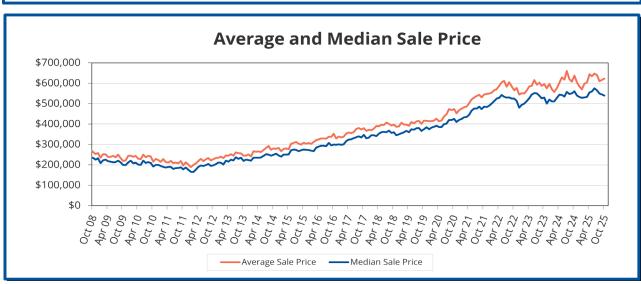


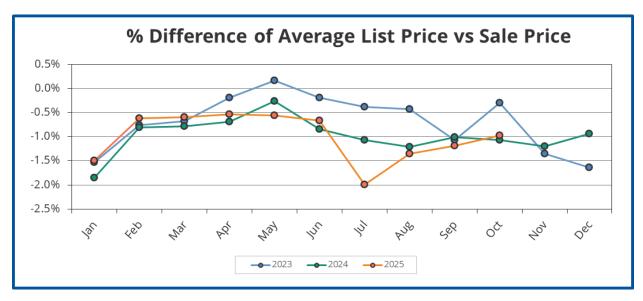


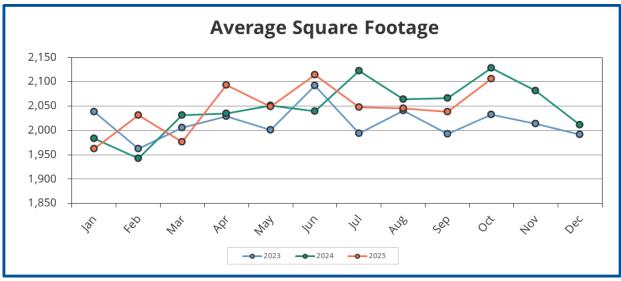


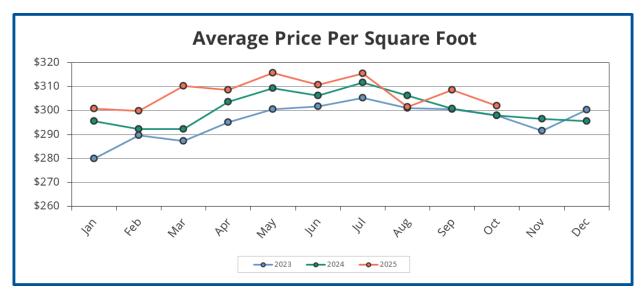


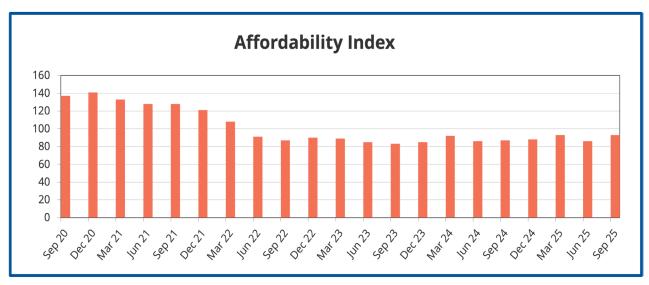












AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 93% of a monthly mortgage payment on a median priced home (\$545,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.6% (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

1,543

Percent of Total Active Listings

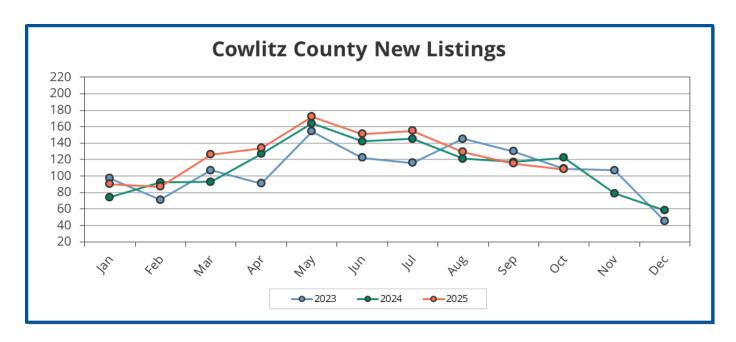
81.7%

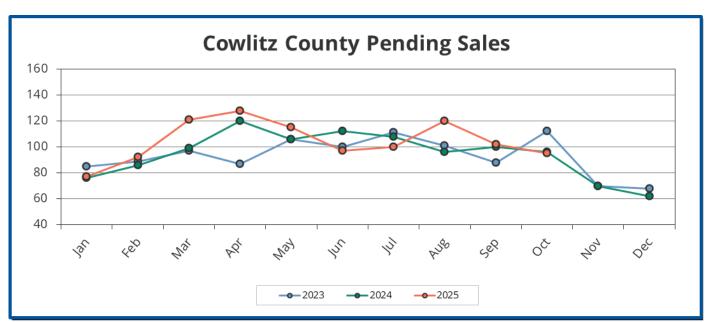
Purchase- and Occupancy-Ready Inventory in Months

2.9



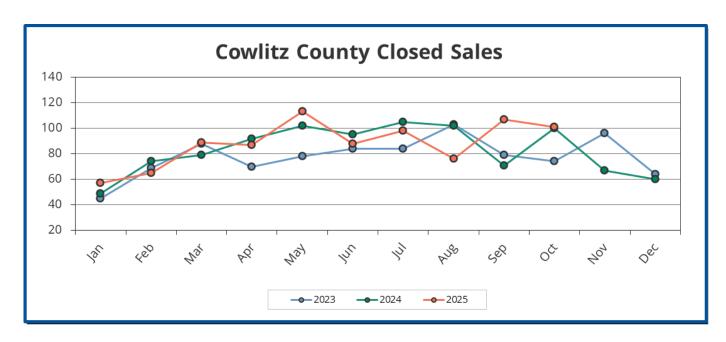
## **Cowlitz County - SW Washington**

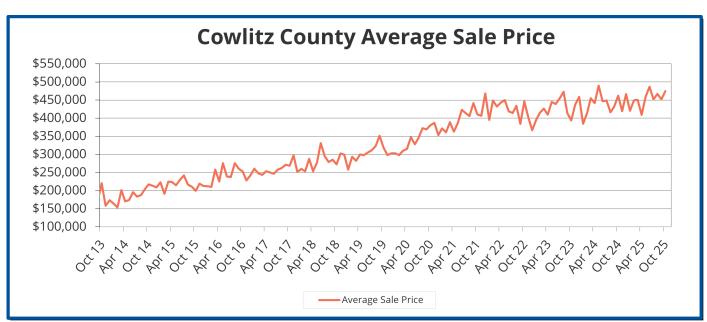






## **Cowlitz County - SW Washington**





October 2025 Reporting Period

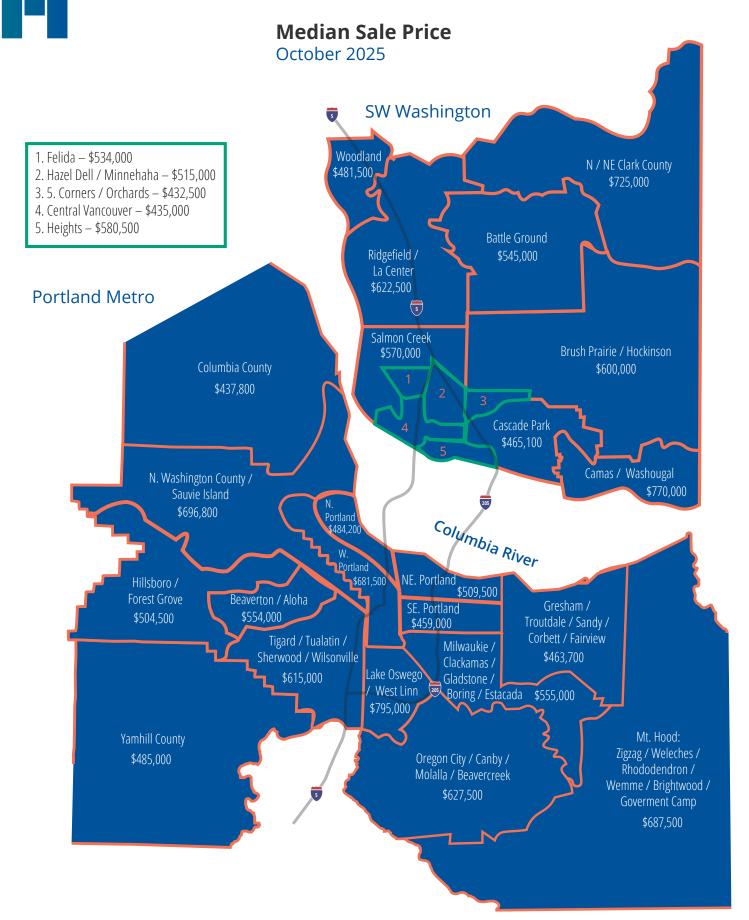
**Area Report**This report includes both Clark and Cowlitz County.

	RESIDENTIAL											COI	MMERCIAL		LAND	MU	LTIFAMILY					
				(	Current Mo	onth						Year-T	o-Date				Yea	ar-To-Date	Yea	ar-To-Date	Yea	ar-To-Date
	Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 25 v. 24¹	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
Downtown Vancouver	38	16	5	13	0.0%	17	478,900	112	174	117	-7.9%	116	536,400	505,000	56	-9.5%	2	972,500	2	297,500	7	699,500
NW Heights	34	15	4	13	8.3%	11	363,000	30	186	127	3.3%	125	390,000	385,000	44	1.4%	3	1,310,000	1	250,000	19	718,200
SW Heights	36	12	2	5	400.0%	8	1,030,400	66	102	63	-20.3%	61	719,600	575,000	79	-3.5%	-	-	1	410,000	1	384,000
Lincoln/Hazel Dell	22	6	3	6	20.0%	8	540,400	65	109	78	2.6%	73	559,500	520,000	39	9.8%	-	-	5	274,600	-	-
£ E Hazel Dell	83	22	7	18	-40.0%	20	462,100	46	349	228	-2.6%	229	460,600	465,000	43	1.8%	-	-	4	358,800	5	875,700
R NE Heights	25	13	3	8	-60.0%	18	423,200	55	153	123	-11.5%	126	473,100	450,000	50	0.1%	-	-	-	-	3	761,700
No Orchards	59	23	4	14	-30.0%	16	440,600	62	258	200	0.0%	196	449,200	450,000	53	2.0%	-	-	-	-	-	-
R Evergreen	117	54	9	46	17.9%	39	450,600	52	535	409	0.0%	391	462,300	455,000	44	2.1%	-	-	2	215,000	3	684,800
€ E Heights	32	17	5	12	-29.4%	10	650,700	46	158	113	-3.4%	109	582,700	494,000	47	-17.4%	-	-	-	-	1	470,000
Cascade Park	37	20	7	13	-56.7%	17	570,600	35	205	153	-18.2%	150	593,300	553,500	45	-2.5%	-	-	-	-	5	579,400
গু Five Corners	9	8	2	12	0.0%	10	428,800	21	123	104	3.0%	105	484,300	468,100	30	4.9%	-	-	-	-	2	697,000
% E Orchards	63	20	5	16	0.0%	27	634,800	46	255	165	5.1%	153	577,400	540,000	52	-4.1%	-	-	1	350,000	1	597,800
Fisher's Landing	54	24	7	18	20.0%	15	492,300	68	229	158	12.1%	149	566,600	549,000	50	5.2%	-	-	2	445,000	-	-
SE County	10	2	1	2	100.0%	1	2,250,000	121	34	26	85.7%	24	1,087,000	867,000	78	39.9%	-	_	6	418,300	-	_
Camas City	199	55	23	49	-7.5%	58	875,000	88	725	479	4.6%	471	883,600	817,100	58	-0.9%	2	161,500	10	522,000	3	896,500
₩ Washougal	113	33	15	29	-17.1%	15	688,100	68	424	282	-3.1%	283	751,800	690,000	78	-2.9%	1	470,000	20	346,700	3	440,000
W Hazel Dell	58	23	5	16	-38.5%	19	598,700	64	251	173	-3.4%	172	573,000	553,500	47	4.3%	-	-	3	315,300	-	-
S Salmon Creek	58	21	14	17	-15.0%	13	550,500	56	280	187	7.5%	180	533,700	529,300	44	-0.4%	-	_	-	-	-	_
₩ N Felida	73	22	4	26	18.2%	19	684,800	122	308	255	-19.0%	266	763,500	633,000	100	8.5%	-	_	5	956,000	-	_
N Salmon Creek	96	21	4	23	-11.5%	24	600,100	80	364	263	-1.9%	255	636,900	574,000	54	3.7%	-	-	2	395,000	-	_
Ridgefield	166	52	18	36	5.9%	31	654,300	85	489	350	-13.2%	330	686,700	630,000	85	8.5%	2	962,500	4	326,900	3	605,800
W of I-5 County	13	3	2	2	-	2	1,775,000	20	33	25	4.2%	19	1,281,600	998,500	74	19.6%	-	-	3	691,700	-	-
NW E of I-5 County	41	16	3	10	-44.4%	21	851,400	78	188	146	41.7%	153	684,700	556,600	55	-2.3%	-	_	1	2,250,000	-	_
Battleground	179	63	18	49	28.9%	35	602,700	106	631	469	11.7%	438	609,300	545,900	92	-1.8%	-	-	16	684,900	3	696,700
8 Brush Prairie	181	63	17	47	-19.0%	49	626,900	54	733	540	-11.8%	548	631,600	577,300	62	-0.3%	-	_	9	758,000	2	1,278,000
Brush Fruite  Bast County	-	0	0	1	. 3.0.0	1	750,000	91	4	3	-40.0%	1	750,000	750,000	91	-8.6%	-	-	Ĺ	730,000		-
3 Central County	9	4	2	3	200.0%	0		-	29	15	-11.8%	16	873,100	819,300	94	13.2%	-	-	2	326,500		-
Mid-Central County	11	2	1	3	0.0%	4	737,400	60	39	20	-25.9%	22	737,800	654,000	108	-6.2%	-	-	5	322,600	-	-
% Yacolt	19	10	2	6	20.0%	11	566,000	48	82	62	6.9%	60	650,200	536,500	61	11.3%	-	-	6	461,400	-	-
ار La Center	35	11	9	12	50.0%	10	551,100	55	175	129	12.2%	125	603,100	600,000	84	6.7%	-	-	1	230,000	1	765,000
N Central	17	3	1	2	100.0%	1	725,000	4	39	22	22.2%	20	737,900	697,000	55	31.9%	-	-	1	385,000		
NE Corner	1	1	1	-		-	-,		9	6	20.0%	6	621,100	672,000	41	-14.7%	-	-	2	165,000		-
Clark County Total	1,888	655	203	527	-9.0%	530	622,900	68	7,673	5,490	-1.9%	5,372	624,200	549,900	62	1.5%	10	859,300	114	493,900	62	713,600
2 200.1.9 10.001	, ,						, 3		,,,,,	-,		-,	1	,						,		-,
<b>⊗</b> Woodland City	35	5	4	11	83.3%	10	477,200	34	111	87	11.5%	80	484,000	475,000	56	-0.7%	2	445,000	5	236,000	1	720,400
₩ Woodland Area	24	2	2	5	66.7%	8	678,100	56	77	59	-17.4%	58	748,700	617,500	87	1.1%	1	4,300,000	9	307,500		
Cowlitz County	276	101	39	79	-9.2%	83	454,800	76	1,096	817	0.2%	785	431,000	405,000	66	2.3%	2	367,500	98	209,000	15	600,200
Cowlitz County Total	335	108	45	95	-1.0%	101	474,700	70	1,284	963	2.8%	923	455,600	425,000	66	2.3%	5	1,185,000	112	218,100	16	607,700
Pacific County Total	51	8	5	5	150.0%	5	367,000	40	110	60	-7.7%	57	428,700	371,900	90	4.0%	1	635,000	15	123,200	1	225,000

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

<sup>&</sup>lt;sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

<sup>&</sup>lt;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.





## **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

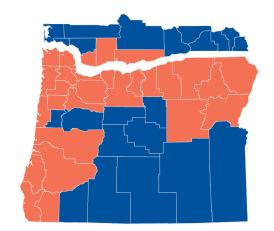
- Market Statistical Reports
- Market Trends
- Statistical Summaries

## **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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