



MARKET ACTION REPORT

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

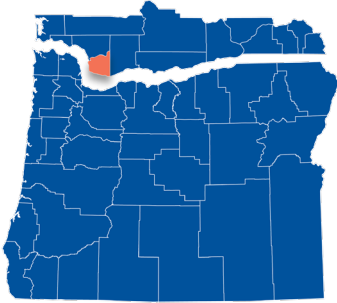
SW Washington January 2025 Reporting Period

SW Washington

January 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 (594) increased 8.6% from the 547 listed in January 2024, and increased 77.8% from the 334 listed in December 2024.

Pending Sales

Pending sales (500) increased 12.4% from the 445 offers accepted in January 2024, and increased 13.9% from the 439 offers accepted in December 2024.

Closed Sales

Closed sales (400) increased 29.4% from the 309 closings in January 2024, and decreased 12.7% from the 458 closings in December 2024.

Inventory and Time on Market

Inventory increased to 3.1 months in January. Total market time increased to 77 days.

Year-to-Date Summary

Comparing the first month of 2025 to the same period in 2024, new listings (594) increased 8.6%, pending sales (500) increased 12.4%, and closed sales (400) increased 29.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through January, the average sale price has decreased 0.0% from \$570,200 to \$570,000. In the same comparison, the median sale price has increased 3.6% from \$510,800 to \$529,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.4% (\$611,100 v. \$585,400)

Median Sale Price % Change: +2.9% (\$540,000 v. \$525,000)

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

	2023	2024	2025
January	2.5	3.2	3.1
February	1.8	2.5	
March	1.4	2.1	
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

January 2025 vs. December 2024

New Listings **+77.8%** ↑

Pending Sales **+13.9%** ↑

Closed Sales **-12.7%** ↓

Average Sale Price **-2.6%** ↓

Median Sale Price **-0.7%** ↓

Inventory **+0.4** ↑

Total Market Time **+5** ↑

January 2025 vs. January 2024

New Listings **+8.6%** ↑

Pending Sales **+12.4%** ↑

Closed Sales **+29.4%** ↑

Average Sale Price **0.0%** —

Median Sale Price **+3.6%** ↑

Inventory **-0.1** ↓

Total Market Time **+13** ↑

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Residential Sales by Price Range						
Price Range	Jan 2023		Jan 2024		Jan 2025	
0K-100K	3	0.9%	5	1.6%	4	1.0%
100K-200K	9	2.6%	5	1.6%	7	1.7%
200K-300K	12	3.5%	5	1.6%	15	3.7%
300K-400K	50	14.7%	32	10.0%	32	7.8%
400K-500K	102	29.9%	107	33.3%	111	27.1%
500K-600K	61	17.9%	61	19.0%	108	26.4%
600K-700K	44	12.9%	43	13.4%	57	13.9%
700K-800K	17	5.0%	18	5.6%	22	5.4%
800K-900K	12	3.5%	21	6.5%	23	5.6%
900K-1M	5	1.5%	7	2.2%	11	2.7%
1MM-1.1MM	4	1.2%	4	1.2%	4	1.0%
1.1MM-1.2MM	7	2.1%	4	1.2%	4	1.0%
1.2MM-1.3MM	4	1.2%	2	0.6%	5	1.2%
1.3MM-1.4MM	2	0.6%	1	0.3%	1	0.2%
1.4MM-1.5MM	1	0.3%	2	0.6%	1	0.2%
1.5MM-1.6MM	1	0.3%	2	0.6%	1	0.2%
1.6MM-1.7MM	1	0.3%	0	0.0%	1	0.2%
1.7MM-1.8MM	0	0.0%	1	0.3%	2	0.5%
1.8MM-1.9MM	2	0.6%	1	0.3%	0	0.0%
1.9MM-2MM	1	0.3%	0	0.0%	0	0.0%
2MM+	3	0.9%	0	0.0%	0	0.0%
Total Closed Sales	341		321		409	

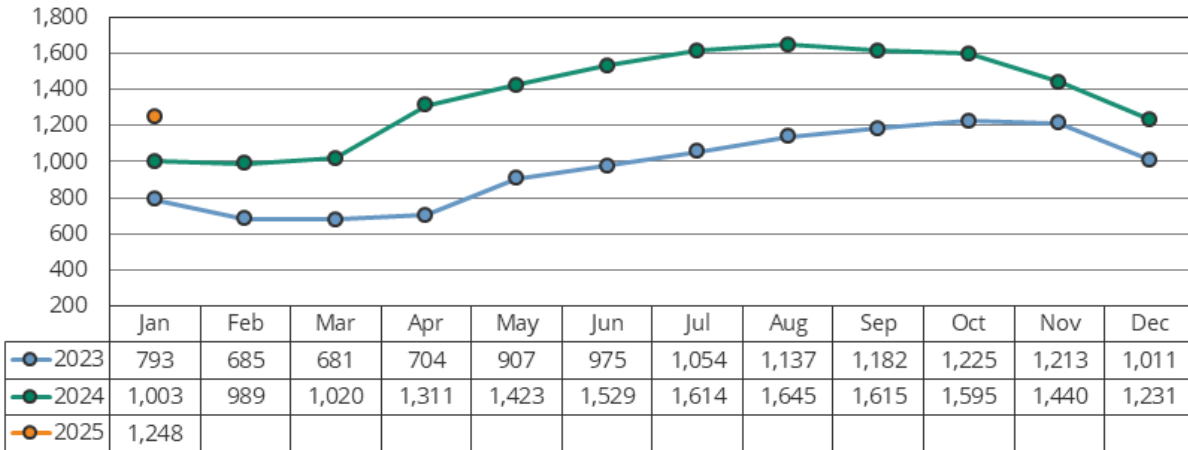
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	January	594	500	400	570,000	529,000	77
	December	334	439	458	585,500	532,500	72
	Year-To-Date	594	500	400	570,000	529,000	77
2024	January	547	445	309	570,200	510,800	64
	Year-To-Date	547	445	309	570,200	510,800	64
Change	January 2024	8.6%	12.4%	29.4%	0.0%	3.6%	19.9%
	Prev Mo 2024	77.8%	13.9%	-12.7%	-2.6%	-0.7%	7.2%
	Year-To-Date	8.6%	12.4%	29.4%	0.0%	3.6%	19.9%

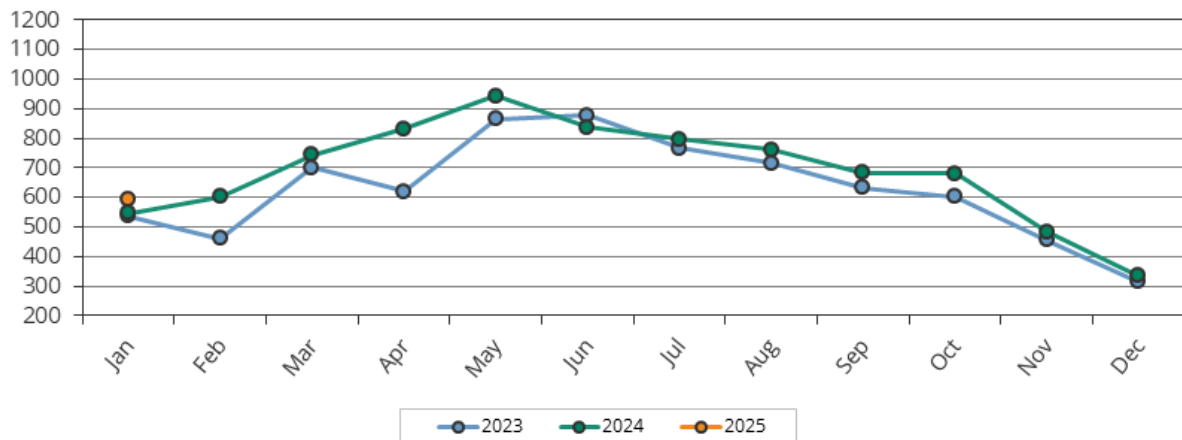
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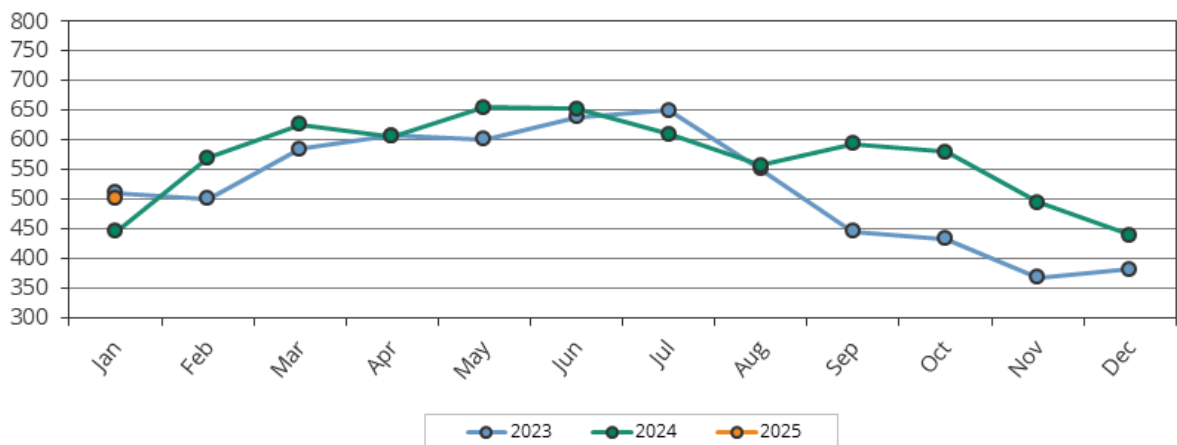
Active Residential Listings



New Listings



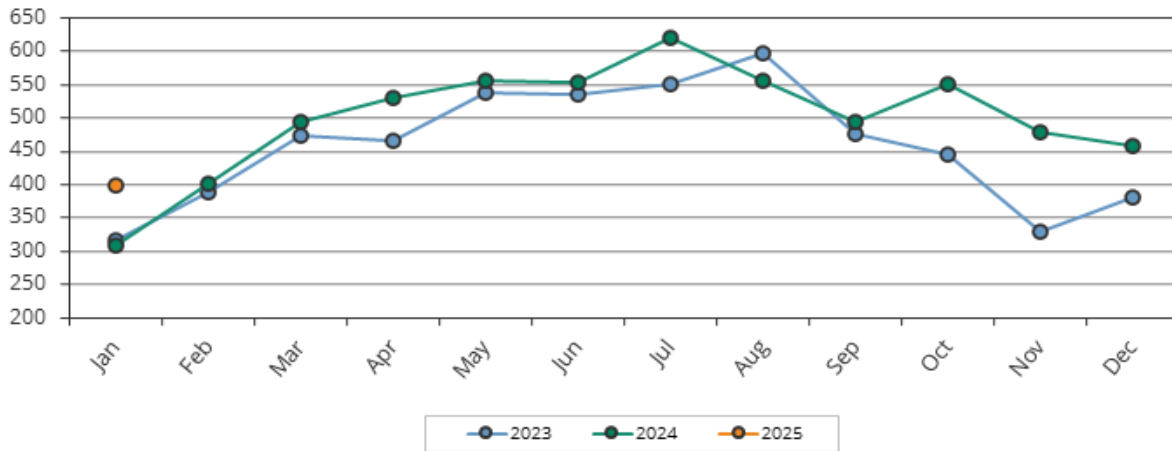
Pending Sales



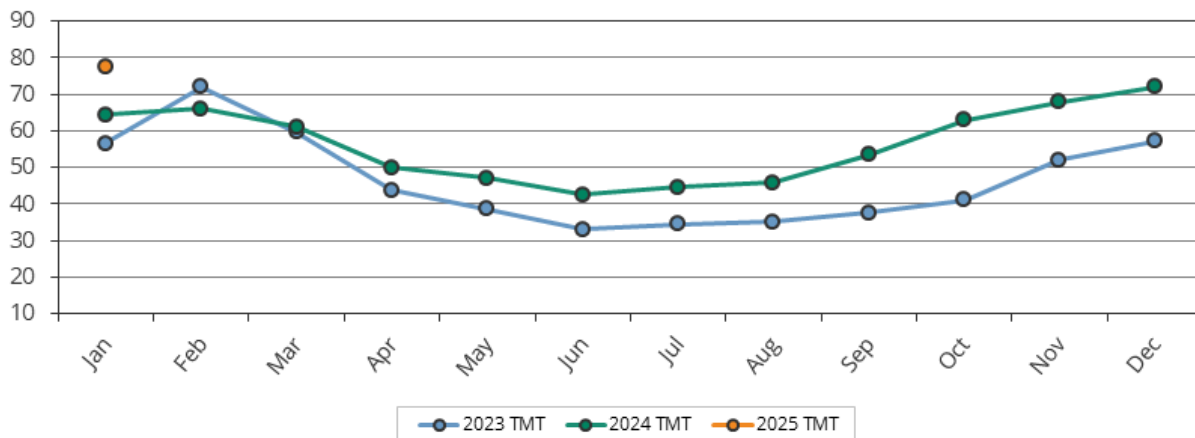
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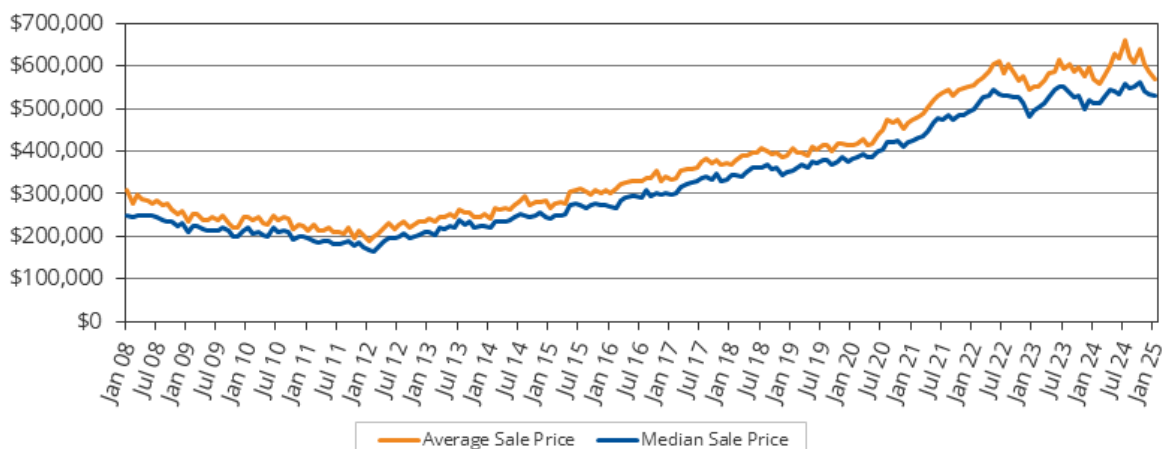
Closed Sales



Average Total Market Time



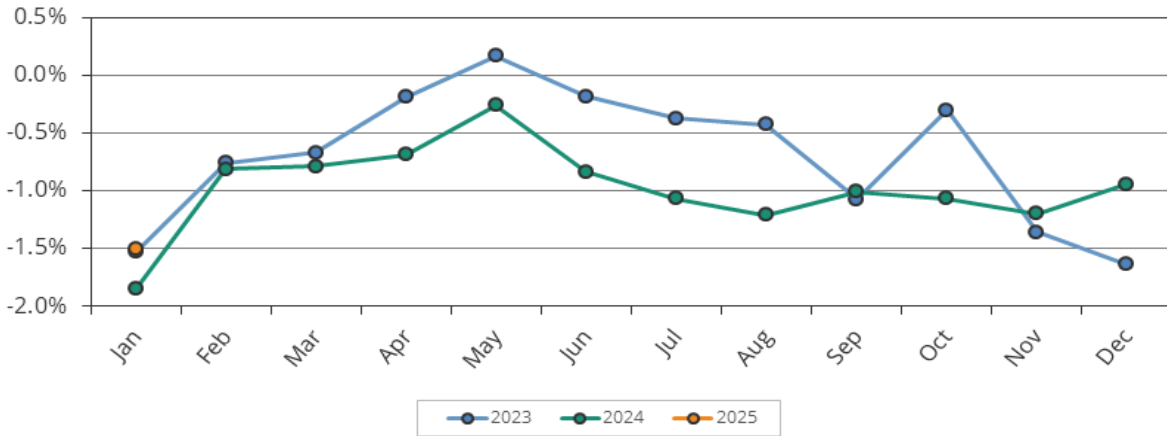
Average and Median Sale Price



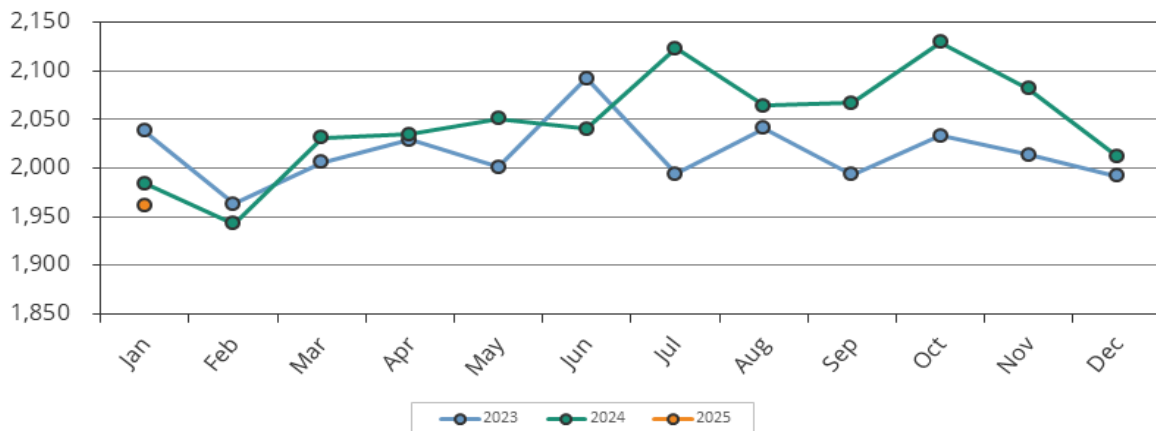
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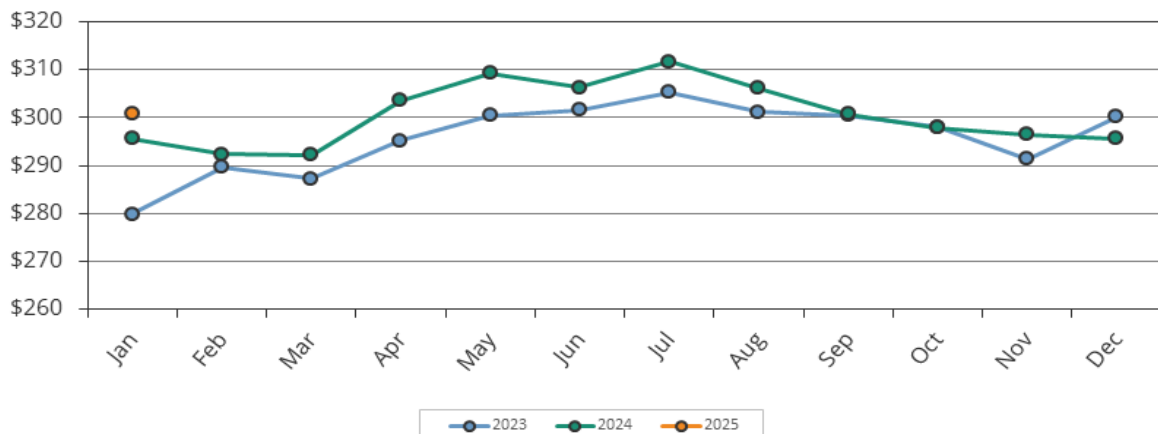
Average Sold Price Change



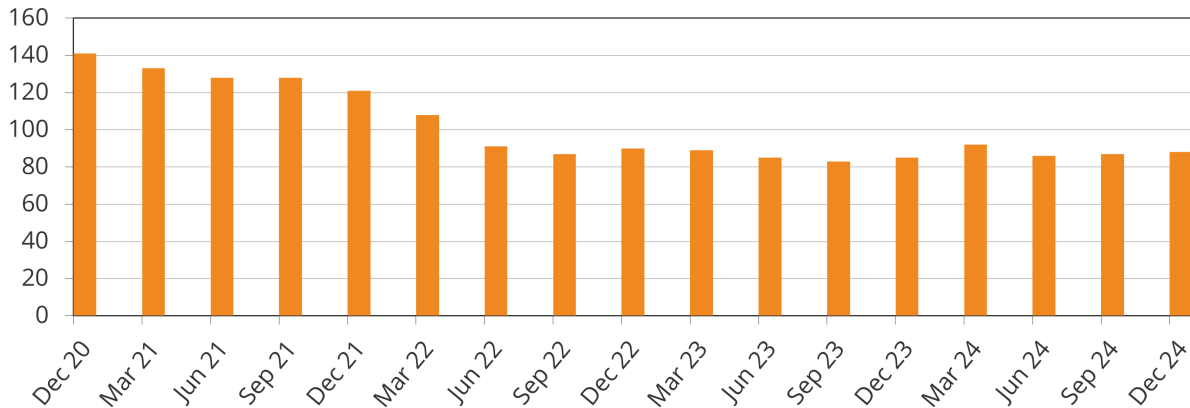
Average Square Footage



Average Price Per Square Foot



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 (\$116,900 in 2024, per HUD) can afford 88% of a monthly mortgage payment on a median priced home (\$539,200 in November). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.63% (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

827

Percent of Total
Active Listings

66.3%

Purchase- and
Occupancy-Ready
Inventory in Months

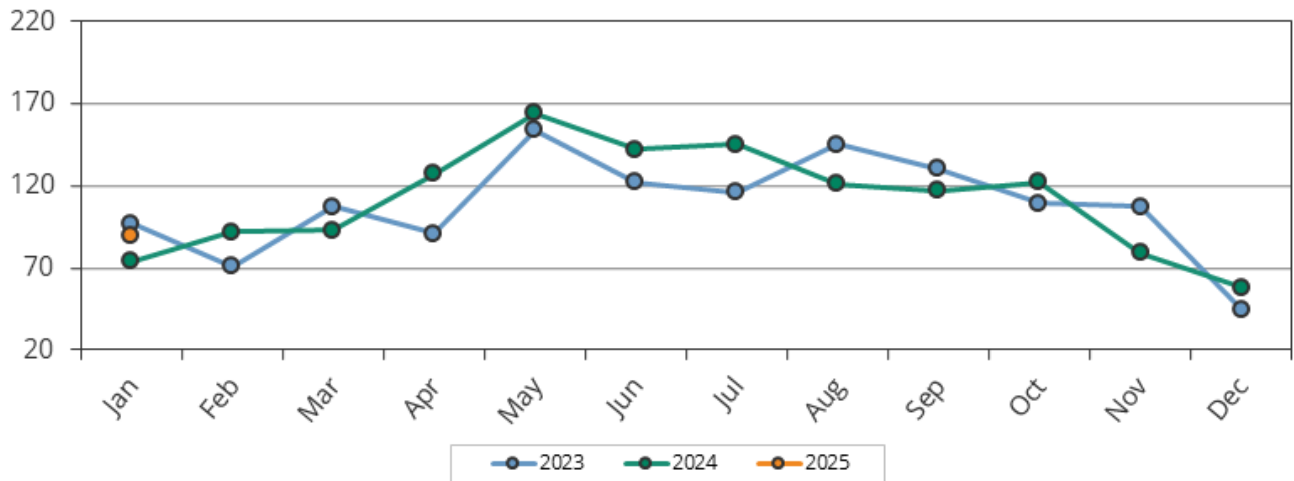
2.1



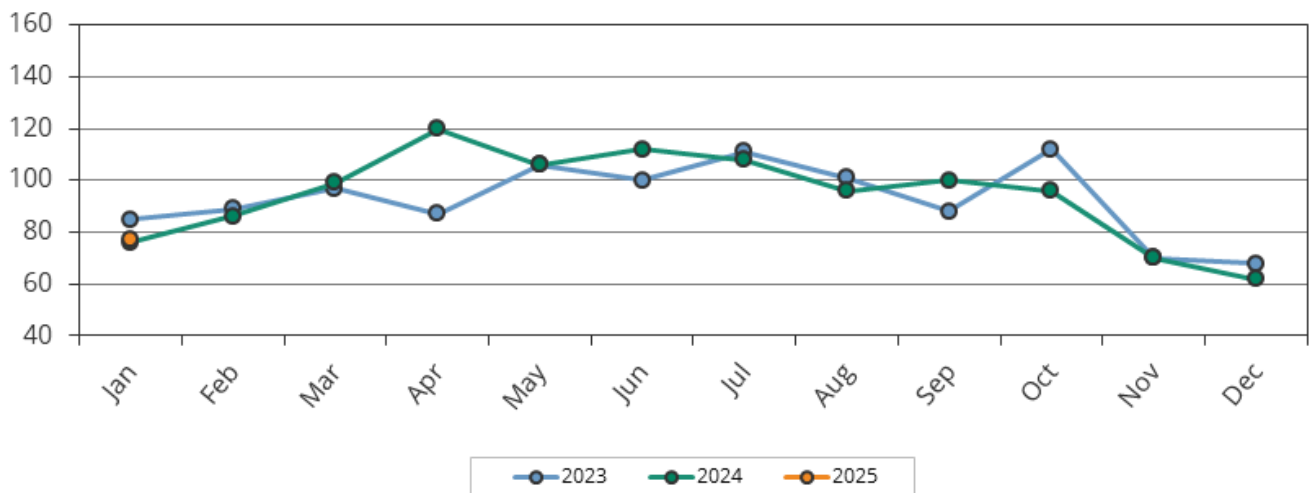
Cowlitz County – SW Washington

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Cowlitz County New Listings



Cowlitz County Pending Sales

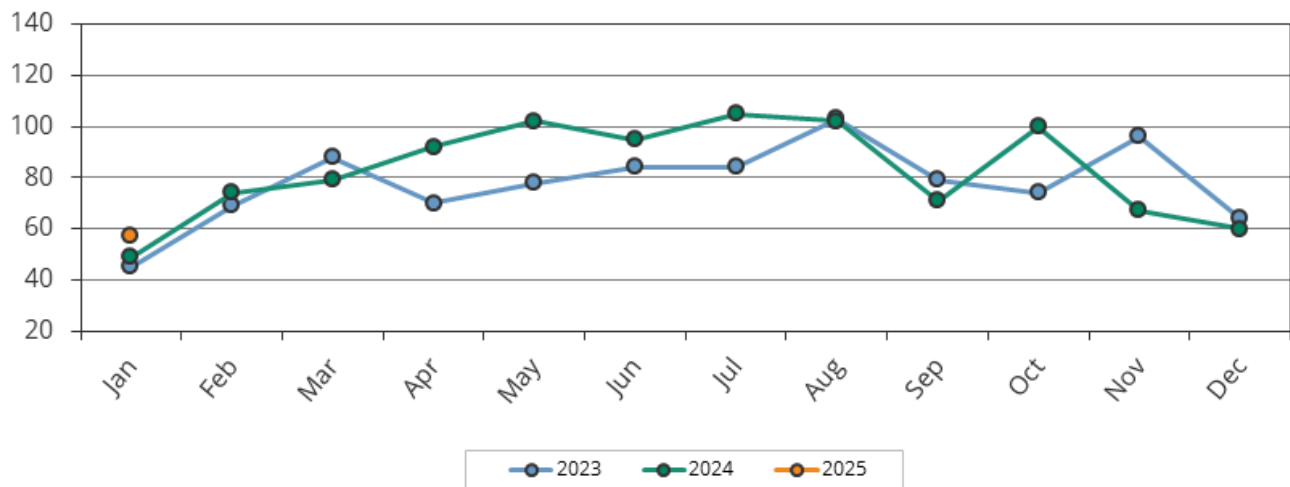




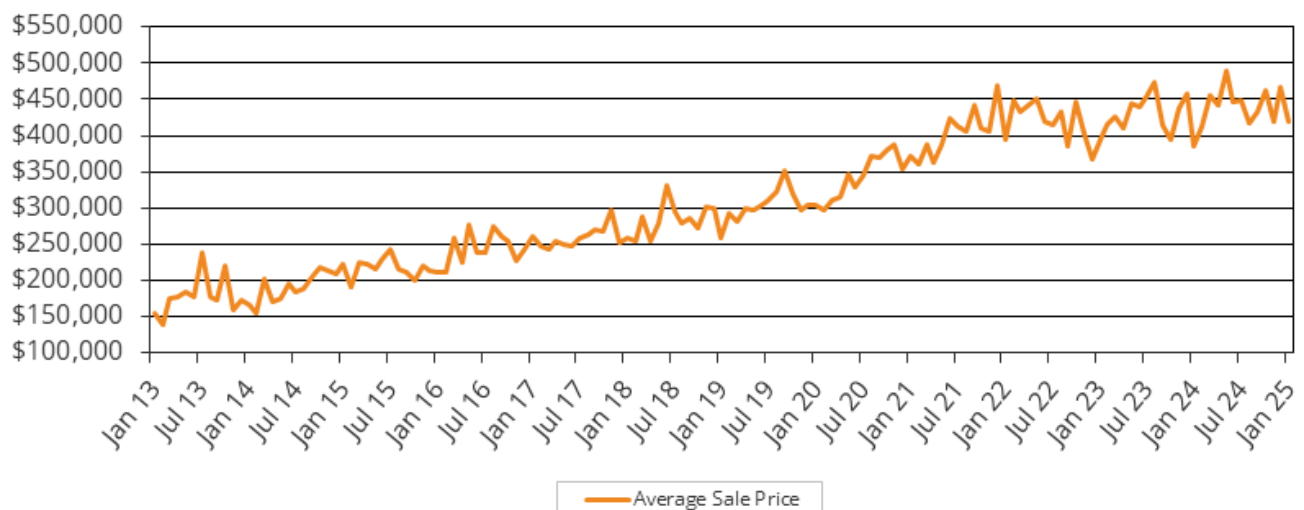
Cowlitz County – SW Washington

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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/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	25	11	1	9	-30.8%	11	598,200	76	11	9	-30.8%	11	598,200	485,000	76	1.4%	-	-	-	-	3	866,000
12	NW Heights	21	19	7	13	116.7%	14	389,700	68	19	13	116.7%	14	389,700	356,000	68	9.4%	-	-	-	-	-	-
13	SW Heights	28	13	0	7	16.7%	3	891,600	134	13	7	16.7%	3	891,600	500,000	134	-1.9%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	8	7	4	5	-37.5%	5	609,500	59	7	5	-37.5%	5	609,500	545,000	59	3.3%	-	-	2	182,500	-	-
15	E Hazel Dell	30	19	5	22	37.5%	20	457,100	54	19	22	37.5%	20	457,100	518,900	54	0.1%	-	-	-	-	-	-
20	NE Heights	12	15	3	14	-17.6%	13	441,700	27	15	14	-17.6%	13	441,700	427,000	27	3.0%	-	-	-	-	1	535,000
21	Orchards	37	16	4	23	76.9%	14	485,800	110	16	23	76.9%	14	485,800	503,100	110	5.3%	-	-	-	-	-	-
22	Evergreen	61	50	9	45	55.2%	27	446,700	66	50	45	55.2%	27	446,700	460,000	66	-0.9%	-	-	-	-	-	-
23	E Heights	29	16	1	11	22.2%	8	576,000	54	16	11	22.2%	8	576,000	501,100	54	-5.4%	-	-	-	-	-	-
24	Cascade Park	18	13	3	13	8.3%	10	633,300	70	13	13	8.3%	10	633,300	571,000	70	5.4%	-	-	-	-	-	-
25	Five Corners	7	5	3	7	0.0%	15	494,700	33	5	7	0.0%	15	494,700	472,000	33	1.1%	-	-	-	-	-	-
26	E Orchards	26	20	7	9	0.0%	16	531,600	120	20	9	0.0%	16	531,600	545,000	120	-5.6%	-	-	-	-	-	-
27	Fisher's Landing	26	18	1	8	-11.1%	8	565,500	78	18	8	-11.1%	8	565,500	507,500	78	1.0%	-	-	-	-	-	-
31	SE County	7	1	1	3	200.0%	0	-	-	1	3	200.0%	0	-	-	-	-7.4%	0	-	0	-	0	-
32	Camas City	98	32	8	37	23.3%	22	745,400	59	32	37	23.3%	22	745,400	677,500	59	12.4%	-	-	-	-	1	460,000
33	Washougal	80	30	11	29	3.6%	31	652,100	121	30	29	3.6%	31	652,100	665,000	121	13.6%	-	-	1	152,000	-	-
41	N Hazel Dell	25	15	2	16	14.3%	7	483,800	47	15	16	14.3%	7	483,800	489,900	47	0.7%	-	-	1	280,000	-	-
42	S Salmon Creek	27	20	2	26	36.8%	10	540,200	49	20	26	36.8%	10	540,200	520,000	49	8.3%	-	-	-	-	-	-
43	N Felida	90	26	7	28	-20.0%	26	593,700	111	26	28	-20.0%	26	593,700	533,200	111	-0.6%	-	-	-	-	-	-
44	N Salmon Creek	72	31	7	22	-21.4%	21	498,000	53	31	22	-21.4%	21	498,000	481,000	53	6.2%	-	-	-	-	-	-
50	Ridgefield	120	39	6	34	-5.6%	22	625,500	70	39	34	-5.6%	22	625,500	625,200	70	6.4%	-	-	-	-	-	-
51	W of I-5 County	11	2	1	2	100.0%	2	681,300	117	2	2	100.0%	2	681,300	681,300	117	-4.0%	-	-	2	437,500	-	-
52	NW E of I-5 County	25	15	2	15	50.0%	12	534,100	73	15	15	50.0%	12	534,100	473,200	73	-6.9%	-	-	-	-	-	-
61	Battleground	144	56	7	30	-11.8%	25	563,500	103	56	30	-11.8%	25	563,500	499,900	103	0.9%	-	-	1	1,500,000	-	-
62	Brush Prairie	125	76	13	52	67.7%	38	639,000	70	76	52	67.7%	38	639,000	584,900	70	-2.1%	-	-	1	1,000,000	-	-
63	East County	0	0	2	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	32.8%	0	-	0	-	0	-
64	Central County	3	2	0	0	-100.0%	2	839,300	59	2	0	-100.0%	2	839,300	839,300	59	11.3%	-	-	-	-	-	-
65	Mid-Central County	7	2	2	3	50.0%	3	582,600	46	2	3	50.0%	3	582,600	633,000	46	-11.9%	-	-	-	-	-	-
66	Yacolt	14	4	0	5	400.0%	5	633,000	105	4	5	400.0%	5	633,000	550,000	105	-0.7%	-	-	-	-	-	-
70	La Center	62	17	2	10	-41.2%	9	688,500	108	17	10	-41.2%	9	688,500	690,000	108	11.8%	-	-	1	230,000	-	-
71	N Central	8	3	1	2	0.0%	1	1,130,000	53	3	2	0.0%	1	1,130,000	1,130,000	53	15.3%	-	-	-	-	-	-
72	NE Corner	2	1	0	0	-	0	-	-	1	0	-	0	-	-	-	16.0%	0	-	0	-	0	-
73	Clark County Total	1,248	594	122	500	12.4%	400	570,000	77	594	500	12.4%	400	570,000	529,000	77	4.4%	-	-	9	489,100	5	718,600
80	Woodland City	25	9	4	10	150.0%	6	372,500	40	9	10	150.0%	6	372,500	392,500	40	3.7%	-	-	1	120,000	-	-
81	Woodland Area	14	2	4	5	66.7%	4	527,300	145	2	5	-5.4%	4	527,300	540,000	145	7.3%	-	-	1	225,000	-	-
82	Cowlitz County	210	79	14	62	-10.1%	47	417,300	75	79	62	-10.1%	47	417,300	415,000	75	3.1%	-	-	4	429,800	-	-
83	Cowlitz County Total	249	90	22	77	1.3%	57	420,300	76	90	77	1.3%	57	420,300	415,000	76	2.6%	-	-	6	344,000	-	-
87	Pacific County Total	18	2	3	3	-62.5%	4	398,500	80	2	3	-62.5%	4	398,500	327,000	80	-1.8%	-	-	-	-	-	-

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

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

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.

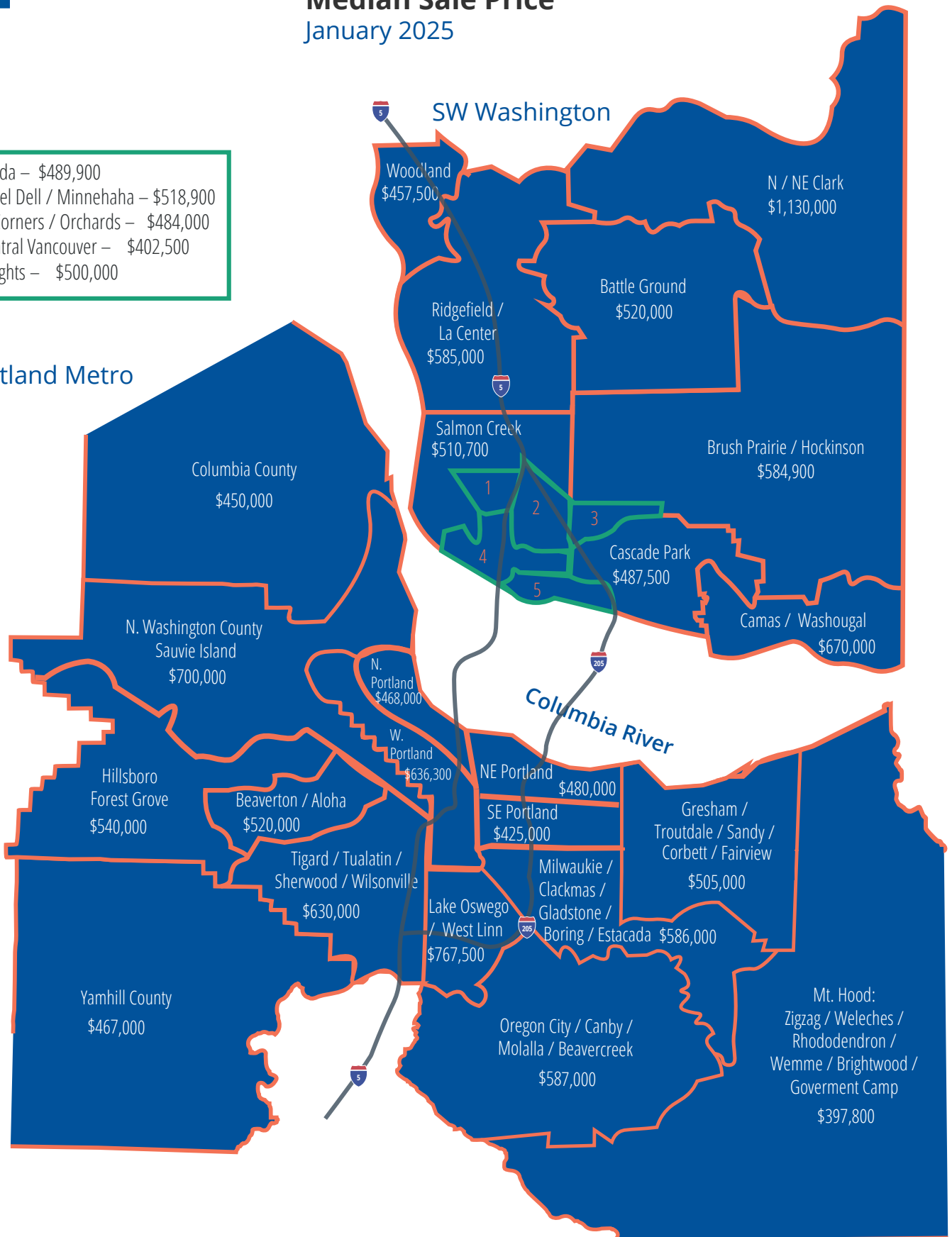
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Median Sale Price January 2025

1. Felida – \$489,900
2. Hazel Dell / Minnehaha – \$518,900
3. 5. Corners / Orchards – \$484,000
4. Central Vancouver – \$402,500
5. Heights – \$500,000

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.

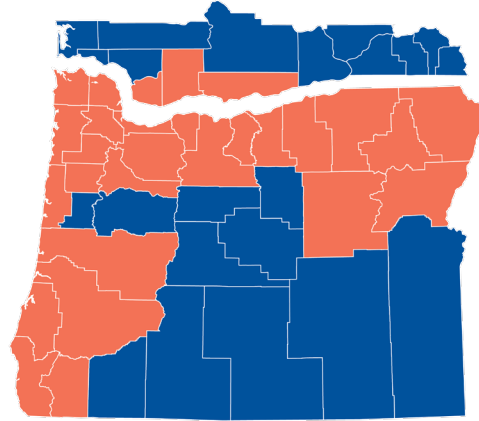
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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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