

MARKET ACTION REPORT

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

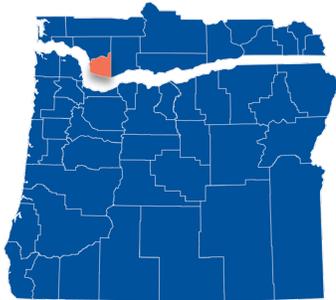
SW Washington April 2025 Reporting Period

SW Washington

April 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 (889) increased 7.0% from the 831 listed in April 2024, and increased 22.8% from the 724 listed in March 2025.

Pending Sales

Pending sales (595) decreased 1.8% from the 606 offers accepted in April 2024, and decreased 5.4% from the 629 offers accepted in March 2025.

Closed Sales

Closed sales (535) increased 0.9% from the 530 closings in April 2024, and increased 20.8% from the 443 closings in March 2025.

Inventory and Time on Market

Inventory decreased to 2.9 months in April. Total market time increased to 65 days.

Year-to-Date Summary

Comparing the first four months of 2025 to the same period in 2024, new listings (2,768) increased 0.4%, pending sales (2,106) decreased 3.2%, and closed sales (1,853) increased 3.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through April, the average sale price has increased 5.8% from \$576,800 to \$610,200. In the same comparison, the median sale price has increased 2.7% from \$522,000 to \$536,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.4% (\$620,700 v. \$588,800)

Median Sale Price % Change: +3.0% (\$545,000 v. \$529,000)

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	3.0
March	1.4	2.1	3.0
April	1.5	2.5	2.9
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

April 2025 vs. March 2025

New Listings **+22.8%** ↑

Pending Sales **-5.4%** ↓

Closed Sales **+20.8%** ↑

Average Sale Price **+6.6%** ↑

Median Sale Price **+4.3%** ↑

Inventory **-0.1** ↓

Total Market Time **+1** ↑

April 2025 vs. April 2024

New Listings **+7.0%** ↑

Pending Sales **-1.8%** ↓

Closed Sales **+0.9%** ↑

Average Sale Price **+7.0%** ↑

Median Sale Price **+2.2%** ↑

Inventory **+0.4** ↑

Total Market Time **+14** ↑

SW Washington

April 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2023		Apr 2024		Apr 2025	
0K-100K	4	0.8%	3	0.5%	3	0.6%
100K-200K	9	1.8%	8	1.4%	6	1.1%
200K-300K	15	3.0%	14	2.5%	22	4.1%
300K-400K	43	8.7%	44	7.9%	34	6.4%
400K-500K	152	30.6%	153	27.4%	127	23.7%
500K-600K	94	18.9%	121	21.6%	120	22.4%
600K-700K	66	13.3%	86	15.4%	67	12.5%
700K-800K	44	8.9%	47	8.4%	47	8.8%
800K-900K	23	4.6%	31	5.5%	39	7.3%
900K-1M	16	3.2%	16	2.9%	13	2.4%
1MM-1.1MM	6	1.2%	4	0.7%	17	3.2%
1.1MM-1.2MM	8	1.6%	9	1.6%	12	2.2%
1.2MM-1.3MM	9	1.8%	9	1.6%	5	0.9%
1.3MM-1.4MM	4	0.8%	4	0.7%	7	1.3%
1.4MM-1.5MM	0	0.0%	4	0.7%	6	1.1%
1.5MM-1.6MM	1	0.2%	1	0.2%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	3	0.6%
1.7MM-1.8MM	0	0.0%	2	0.4%	2	0.4%
1.8MM-1.9MM	0	0.0%	1	0.2%	0	0.0%
1.9MM-2MM	1	0.2%	1	0.2%	1	0.2%
2MM+	2	0.4%	1	0.2%	4	0.7%
Total Closed Sales	497		559		535	

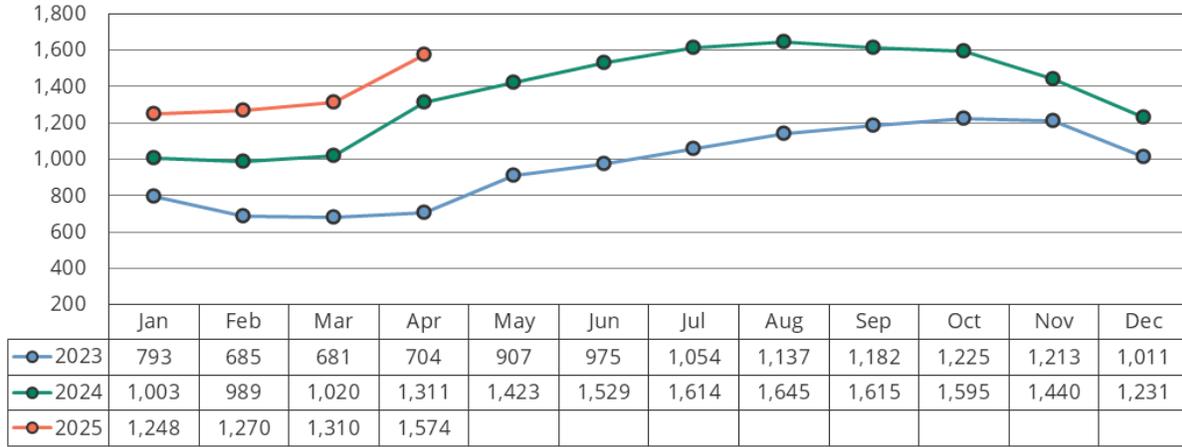
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	April	889	595	535	644,000	555,700	65
	March	724	629	443	604,100	533,000	64
	Year-To-Date	2,768	2,106	1,853	610,200	536,000	70
2024	April	831	606	530	601,900	543,700	51
	Year-To-Date	2,757	2,175	1,791	576,800	522,000	60
Change	April 2024	7.0%	-1.8%	0.9%	7.0%	2.2%	27.5%
	Prev Mo 2025	22.8%	-5.4%	20.8%	6.6%	4.3%	0.8%
	Year-To-Date	0.4%	-3.2%	3.5%	5.8%	2.7%	17.8%

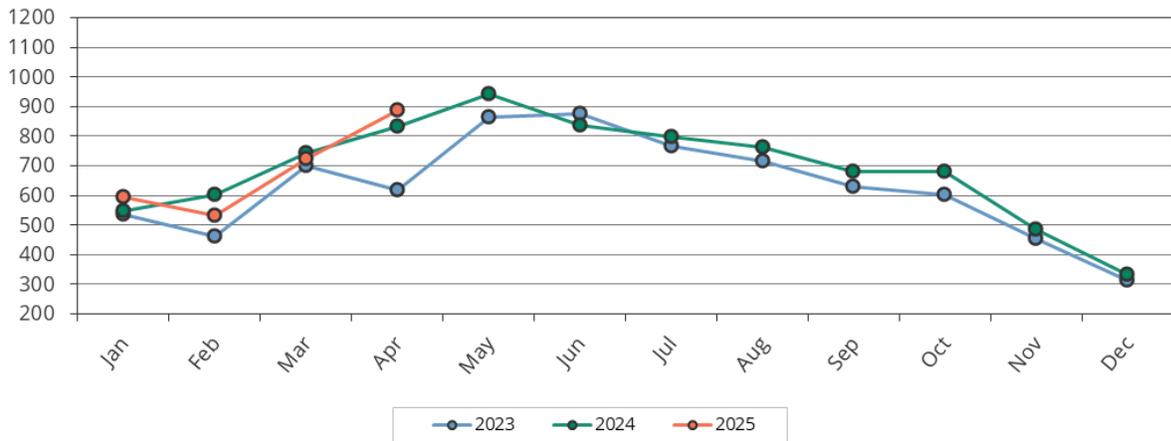
SW Washington

April 2025 Reporting Period

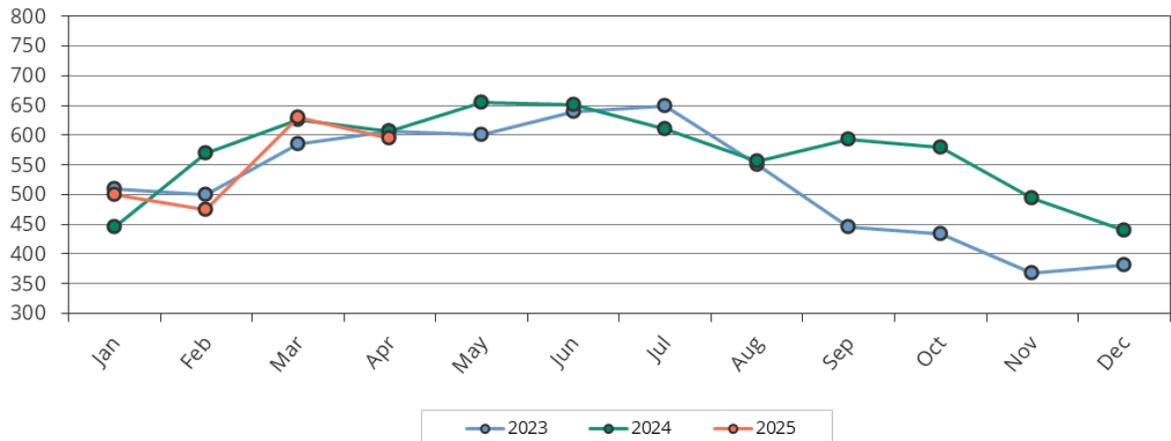
Active Residential Listings



New Listings

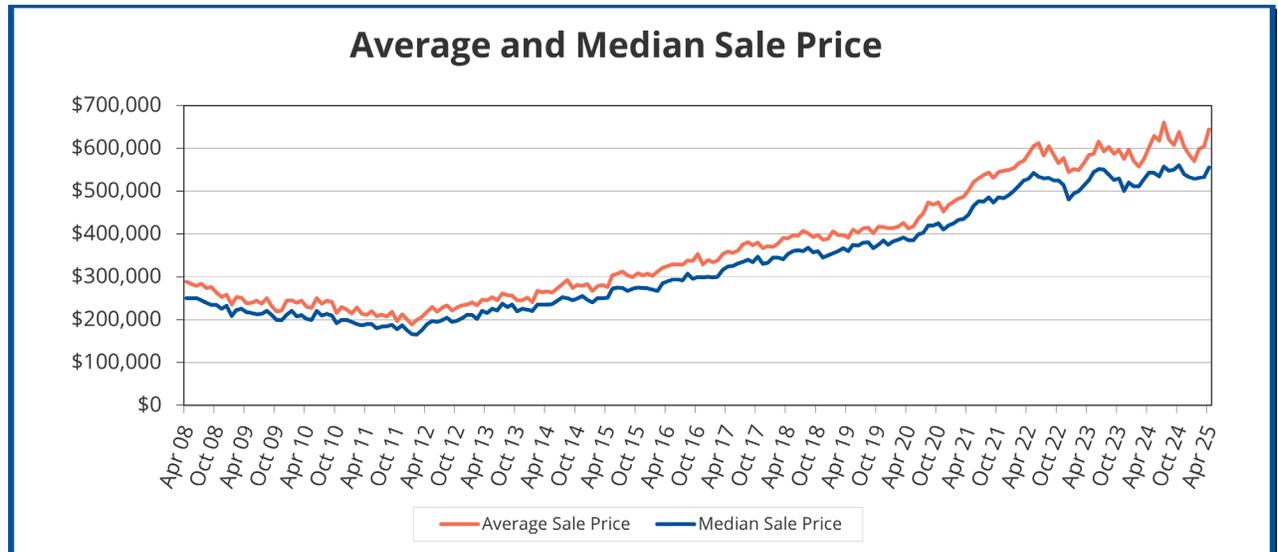
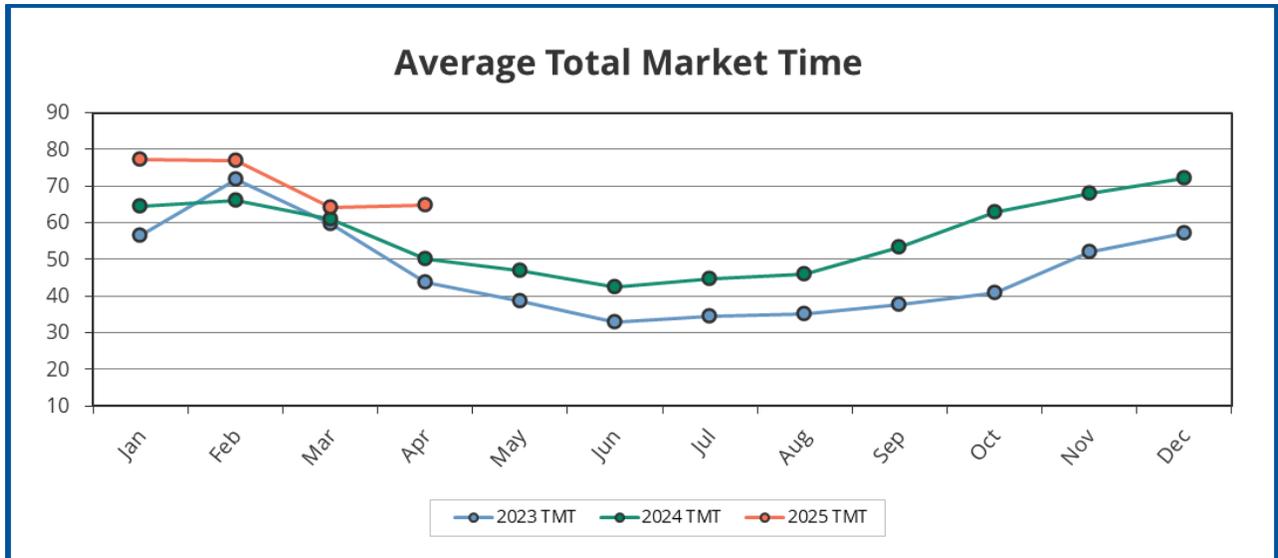
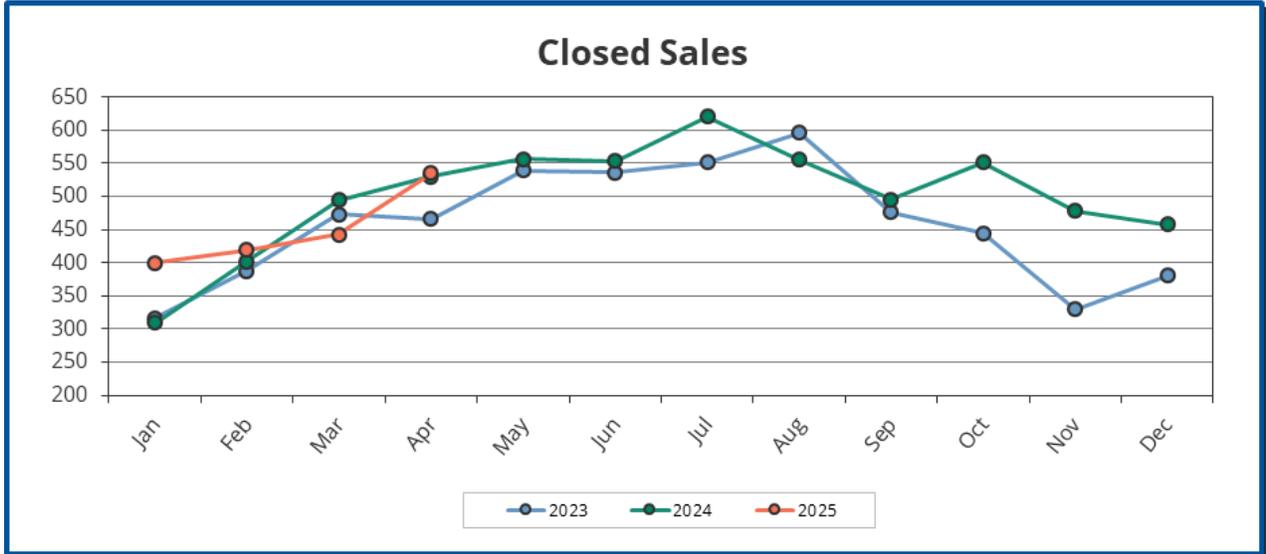


Pending Sales



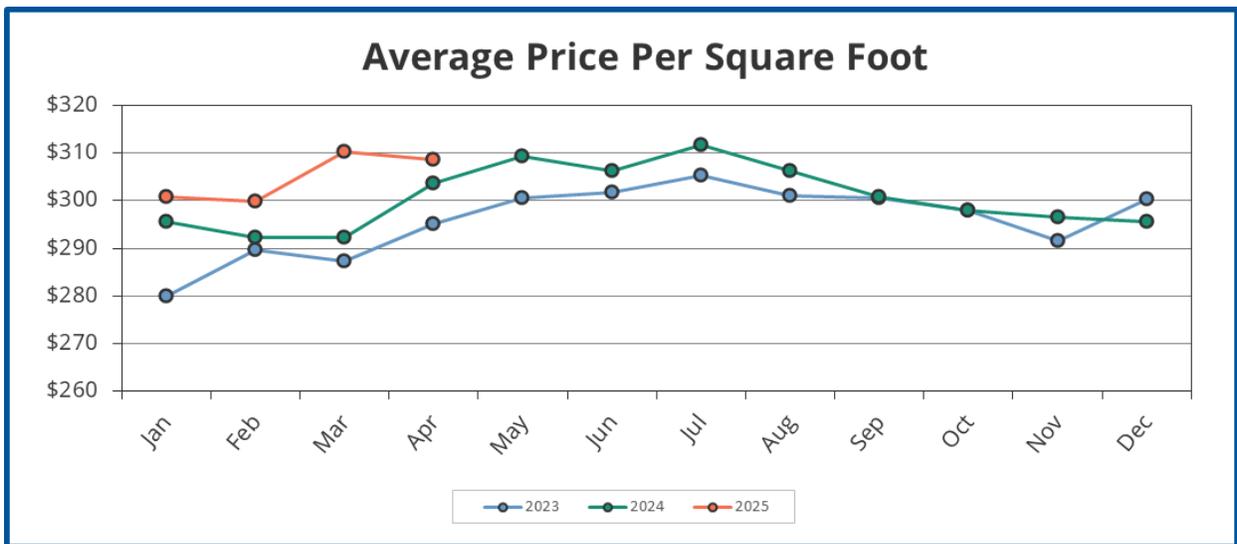
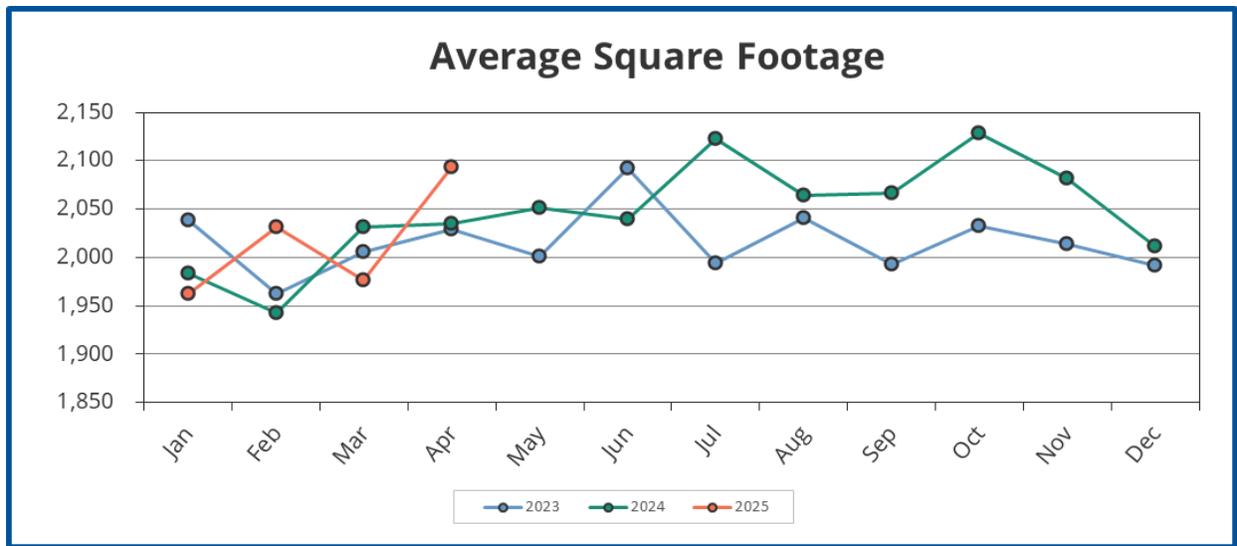
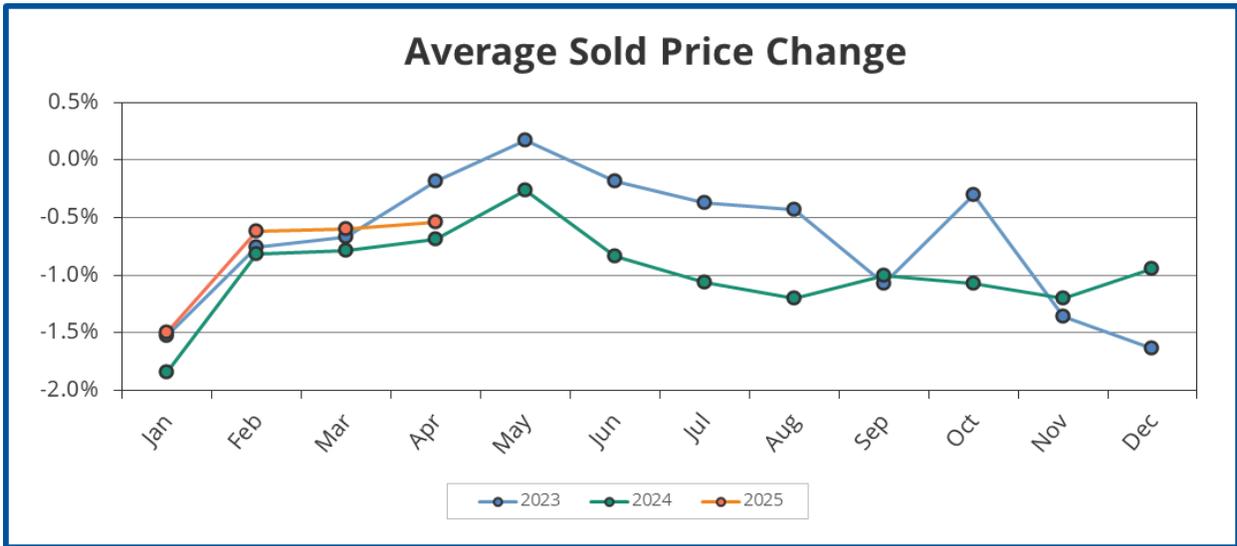
SW Washington

April 2025 Reporting Period



SW Washington

April 2025 Reporting Period



SW Washington

April 2025 Reporting Period



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

1,083

Percent of Total
Active Listings

68.8%

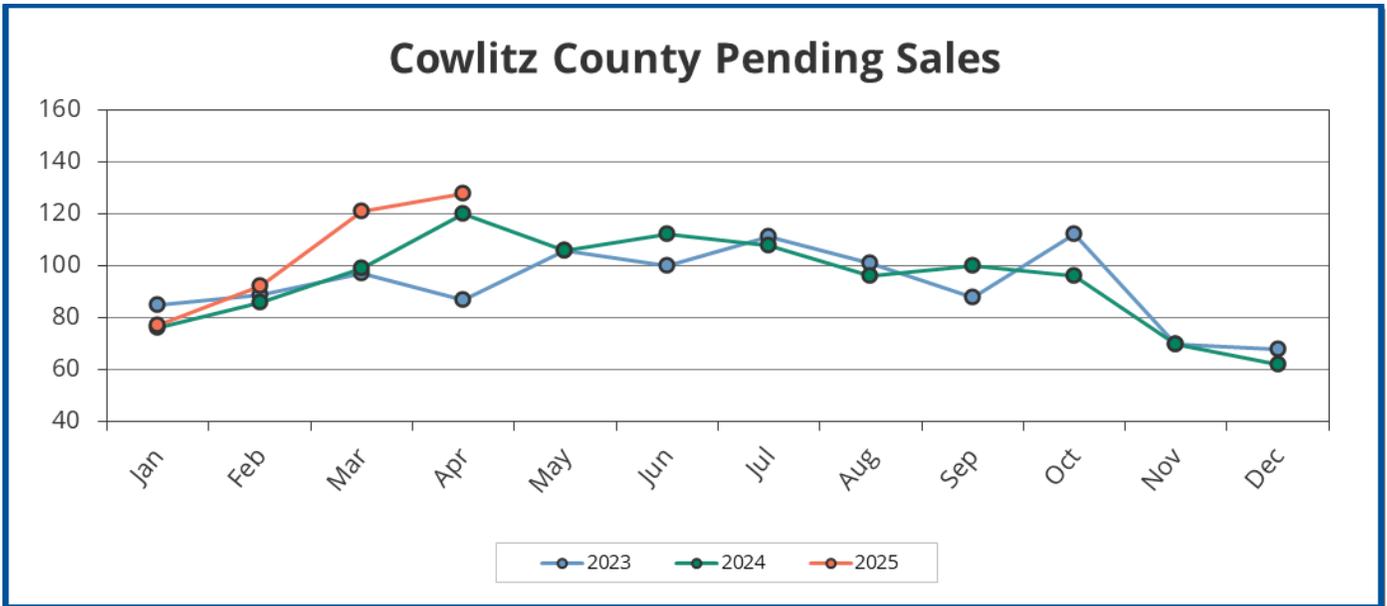
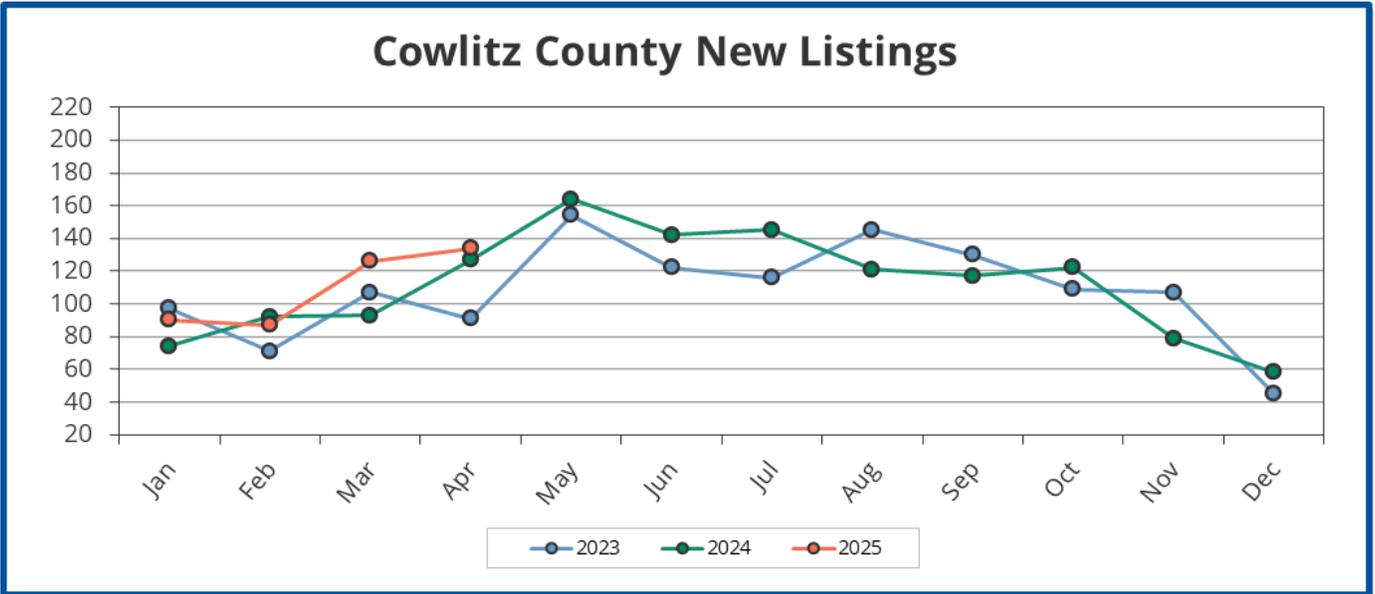
Purchase- and
Occupancy-Ready
Inventory in Months

2.0



Cowlitz County – SW Washington

April 2025 Reporting Period

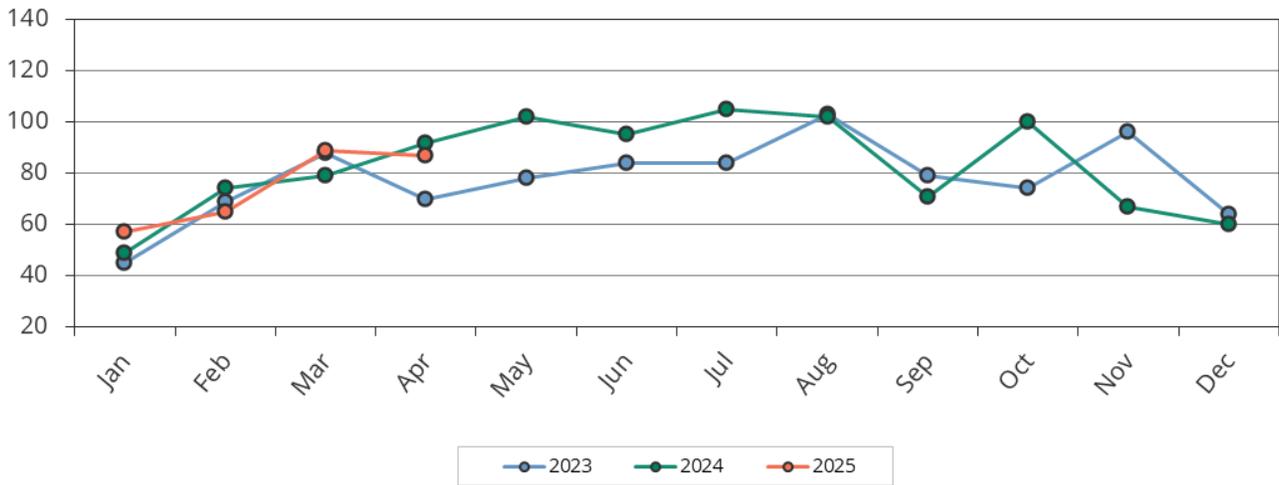




Cowlitz County – SW Washington

April 2025 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

April 2025 Reporting Period

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/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	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	36	20	4	14	-12.5%	8	678,700	9	61	39	-22.0%	39	530,400	485,000	43	0.2%	1	1,250,000	-	-	6	721,900
12	NW Heights	23	14	6	10	0.0%	16	381,500	34	70	55	61.8%	51	390,900	380,000	44	4.0%	1	650,000	-	-	8	755,400
13	SW Heights	24	11	4	6	-50.0%	9	564,400	129	43	31	0.0%	28	627,600	487,500	78	-0.7%	-	-	-	-	1	384,000
14	Lincoln/Hazel Dell	18	17	1	7	-36.4%	7	532,700	8	41	28	-20.0%	24	507,700	492,500	27	5.0%	-	-	3	263,300	-	-
15	E Hazel Dell	60	50	5	27	68.8%	13	428,000	49	121	82	-3.5%	66	446,100	455,000	48	1.1%	-	-	-	-	1	615,000
20	NE Heights	20	12	0	10	-23.1%	13	574,400	33	54	48	-17.2%	46	473,800	457,500	35	1.1%	-	-	-	-	2	780,000
21	Orchards	53	43	12	30	57.9%	20	455,000	29	108	87	10.1%	68	470,100	457,500	61	6.2%	-	-	-	-	-	-
22	Evergreen	67	55	3	47	-7.8%	38	487,900	47	183	168	4.3%	151	455,400	459,900	56	-2.0%	-	-	1	220,000	3	684,800
23	E Heights	26	16	4	12	-14.3%	14	543,000	58	57	45	-4.3%	46	543,400	466,100	52	-6.6%	-	-	-	-	-	-
24	Cascade Park	27	28	1	21	16.7%	11	492,500	18	67	56	1.8%	46	605,900	535,000	59	7.4%	-	-	-	-	2	599,000
25	Five Corners	9	8	1	13	116.7%	9	497,200	23	39	36	2.9%	32	506,600	473,500	37	4.8%	-	-	-	-	-	-
26	E Orchards	44	26	0	12	-25.0%	9	672,600	30	74	41	-24.1%	39	559,700	529,000	66	-3.4%	-	-	1	350,000	-	-
27	Fisher's Landing	40	36	9	17	21.4%	18	622,400	21	86	56	5.7%	48	613,500	571,000	57	2.9%	-	-	1	445,000	-	-
31	SE County	5	3	2	3	-	2	967,500	75	9	10	42.9%	7	1,037,500	735,000	105	12.9%	-	-	-	-	-	-
32	Camas City	181	96	8	67	39.6%	37	956,300	80	275	182	15.2%	119	900,800	850,000	74	12.5%	-	-	6	464,300	1	460,000
33	Washougal	97	46	10	33	10.0%	24	844,300	96	148	107	-8.5%	100	751,000	678,100	104	12.5%	-	-	9	338,000	-	-
41	N Hazel Dell	25	26	6	21	10.5%	17	580,700	84	78	67	-2.9%	57	554,200	542,100	59	-1.4%	-	-	2	275,000	-	-
42	S Salmon Creek	45	32	3	18	-25.0%	20	579,000	21	98	77	2.7%	68	530,500	528,300	52	6.0%	-	-	-	-	-	-
43	N Felida	87	28	6	24	-31.4%	26	774,600	116	110	101	-23.5%	103	717,300	600,000	112	7.4%	-	-	1	775,000	-	-
44	N Salmon Creek	94	51	5	37	27.6%	24	673,300	43	153	110	0.0%	94	606,500	539,500	49	10.7%	-	-	-	-	-	-
50	Ridgefield	156	66	4	35	-49.3%	37	687,100	54	185	133	-36.1%	122	681,400	607,000	70	10.1%	2	962,500	1	575,000	1	510,000
51	W of I-5 County	14	3	0	0	-100.0%	3	2,286,300	64	10	8	-42.9%	9	1,346,700	865,000	63	7.3%	-	-	2	437,500	-	-
52	NW E of I-5 County	33	23	4	17	54.5%	12	597,000	41	79	63	31.3%	51	576,300	529,000	61	-5.9%	-	-	-	-	-	-
61	Battleground	159	63	5	40	-14.9%	45	537,700	125	213	164	-1.2%	146	569,100	515,000	99	1.5%	-	-	7	557,400	2	652,500
62	Brush Prairie	137	64	11	49	-5.8%	80	632,300	64	263	210	11.1%	202	625,500	570,000	71	-5.1%	-	-	5	700,000	1	775,000
63	East County	1	0	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-	-2.5%	0	-	0	-	0	-
64	Central County	7	5	1	2	-	4	765,000	143	15	8	60.0%	10	851,900	839,300	130	23.9%	-	-	1	308,000	-	-
65	Mid-Central County	10	3	1	1	0.0%	1	1,300,000	190	13	9	-10.0%	10	754,800	691,500	125	-9.0%	-	-	1	140,000	-	-
66	Yacolt	17	13	1	9	125.0%	5	998,200	79	27	20	0.0%	15	816,600	565,000	114	17.4%	-	-	2	887,500	-	-
70	La Center	44	18	3	10	-16.7%	10	694,100	122	68	56	-5.1%	49	633,300	601,900	115	17.9%	-	-	1	230,000	1	765,000
71	N Central	10	9	1	3	50.0%	3	981,600	154	14	9	28.6%	7	917,300	824,900	117	25.1%	-	-	-	-	-	-
72	NE Corner	5	4	0	0	-100.0%	0	-	-	5	0	-100.0%	0	-	-	-	16.0%	0	-	0	-	0	-
73	Clark County Total	1,574	889	121	595	-1.8%	535	644,000	65	2,768	2,106	-3.2%	1,853	610,200	536,000	70	5.4%	4	956,300	44	460,500	29	689,700
80	Woodland City	26	15	-	12	9.1%	2	300,700	180	34	33	3.1%	19	440,600	465,000	52	0.2%	1	465,000	3	155,000	-	-
81	Woodland Area	19	11	2	13	62.5%	3	793,900	280	27	24	-6.6%	13	755,600	865,000	169	3.2%	-	-	5	414,000	-	-
82	Cowlitz County	218	108	15	103	2.0%	82	397,900	62	379	331	7.1%	274	415,700	400,000	74	3.0%	-	-	39	230,500	6	726,000
83	Cowlitz County Total	263	134	17	128	6.7%	87	409,300	72	440	388	7.2%	306	431,700	411,800	77	1.8%	1	465,000	47	245,200	6	726,000
87	Pacific County Total	34	15	3	5	-54.5%	3	443,300	155	31	16	-38.5%	15	430,600	364,000	130	0.9%	-	-	6	88,800	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/24-4/30/25) with 12 months before (5/1/23-4/30/24).

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.

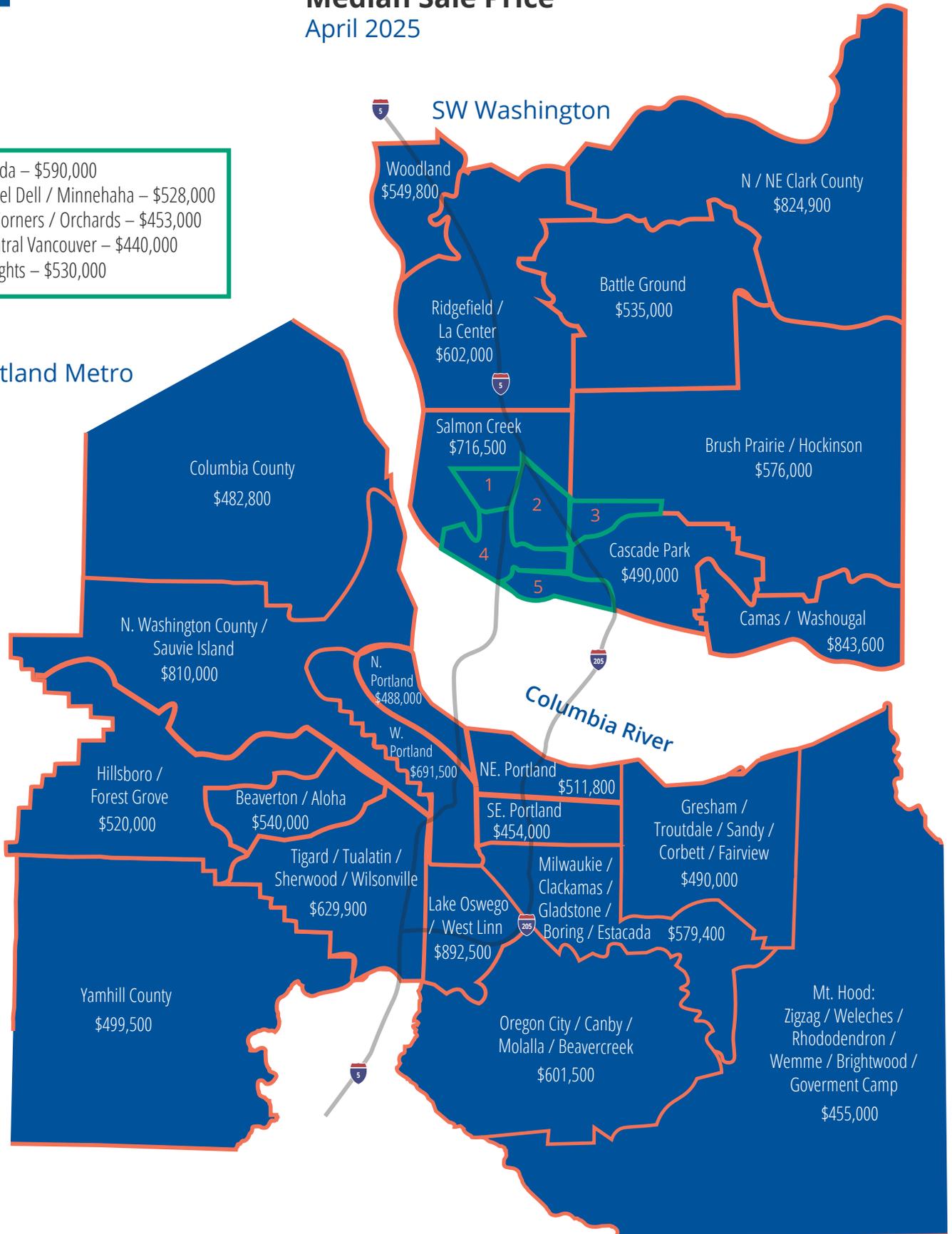
SW Washington

April 2025 Reporting Period

Median Sale Price April 2025

- 1. Felida – \$590,000
- 2. Hazel Dell / Minnehaha – \$528,000
- 3. 5. Corners / Orchards – \$453,000
- 4. Central Vancouver – \$440,000
- 5. Heights – \$530,000

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.

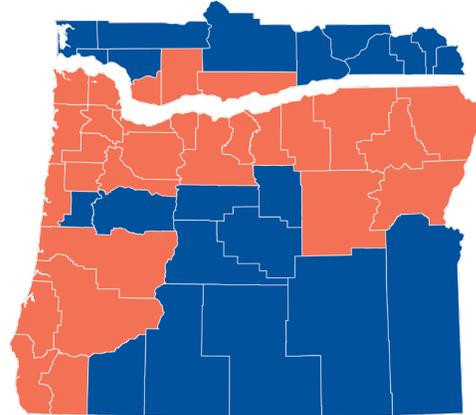
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits:

George Perkins, Chairman of the Board

Kurt von Wasmuth, President/CEO

Maggie Wu, Editor

Grant Lowery, Communications Manager

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657