



MARKET ACTION REPORT

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

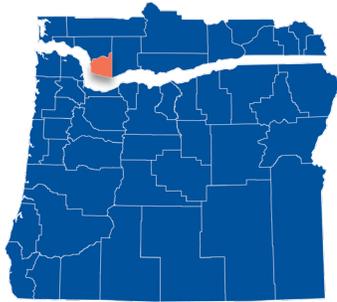
SW Washington August 2025 Reporting Period

SW Washington

August 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 (789) increased 3.5% from the 762 listed in August 2024, and decreased 3.8% from the 820 listed in July 2025.

Pending Sales

Pending sales (595) increased 6.8% from the 557 offers accepted in August 2024, and decreased 6.9% from the 639 offers accepted in July 2025.

Closed Sales

Closed sales (554) decreased 0.2% from the 555 closings in August 2024, and decreased 5.1% from the 584 closings in July 2025.

Inventory and Time on Market

Inventory increased to 3.6 months in August. Total market time increased to 62 days.

Year-to-Date Summary

Comparing the first eight months of 2025 to the same period in 2024, new listings (6,337) increased 3.3%, pending sales (4,480) decreased 0.3%, and closed sales (4,232) increased 1.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through August, the average sale price has increased 2.4% from \$610,200 to \$624,800. In the same comparison, the median sale price has increased 2.8% from \$535,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.6% (\$620,700 v. \$604,800)

Median Sale Price % Change: +3.8% (\$550,000 v. \$530,000)

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	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	
October	2.8	2.9	
November	3.7	3.0	
December	2.7	2.7	

Residential Trends

August 2025 vs. July 2025

New Listings	-3.8%	↓
Pending Sales	-6.9%	↓
Closed Sales	-5.1%	↓
Average Sale Price	-4.8%	↓
Median Sale Price	-2.7%	↓
Inventory	+0.1	↑
Total Market Time	+13	↑

August 2025 vs. August 2024

New Listings	+3.5%	↑
Pending Sales	+6.8%	↑
Closed Sales	-0.2%	↓
Average Sale Price	-1.8%	↓
Median Sale Price	+0.5%	↑
Inventory	+0.6	↑
Total Market Time	+16	↑

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Residential Sales by Price Range						
Price Range	Aug 2023		Aug 2024		Aug 2025	
0K-100K	6	1.0%	1	0.2%	3	0.5%
100K-200K	12	2.0%	15	2.5%	13	2.3%
200K-300K	17	2.8%	11	1.8%	12	2.2%
300K-400K	40	6.5%	61	10.2%	46	8.3%
400K-500K	172	28.0%	128	21.5%	152	27.4%
500K-600K	131	21.3%	141	23.7%	109	19.7%
600K-700K	101	16.4%	82	13.8%	56	10.1%
700K-800K	45	7.3%	45	7.6%	67	12.1%
800K-900K	27	4.4%	31	5.2%	37	6.7%
900K-1M	21	3.4%	24	4.0%	18	3.2%
1MM-1.1MM	11	1.8%	15	2.5%	12	2.2%
1.1MM-1.2MM	6	1.0%	10	1.7%	9	1.6%
1.2MM-1.3MM	10	1.6%	8	1.3%	7	1.3%
1.3MM-1.4MM	5	0.8%	5	0.8%	4	0.7%
1.4MM-1.5MM	2	0.3%	6	1.0%	2	0.4%
1.5MM-1.6MM	6	1.0%	2	0.3%	1	0.2%
1.6MM-1.7MM	1	0.2%	4	0.7%	2	0.4%
1.7MM-1.8MM	1	0.2%	0	0.0%	1	0.2%
1.8MM-1.9MM	0	0.0%	3	0.5%	1	0.2%
1.9MM-2MM	0	0.0%	1	0.2%	1	0.2%
2MM+	1	0.2%	3	0.5%	1	0.2%
Total Closed Sales	615		596		554	

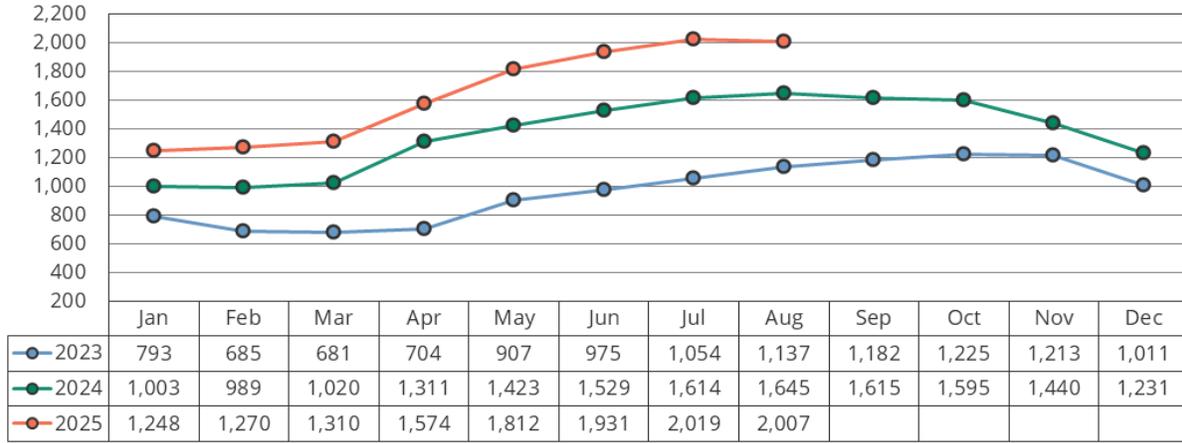
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	August	789	595	554	609,400	549,700	62
	July	820	639	584	640,300	564,900	49
	Year-To-Date	6,337	4,480	4,232	624,800	550,000	61
2024	August	762	557	555	620,300	547,000	46
	Year-To-Date	6,135	4,494	4,174	610,200	535,000	51
Change	August 2024	3.5%	6.8%	-0.2%	-1.8%	0.5%	34.3%
	Prev Mo 2025	-3.8%	-6.9%	-5.1%	-4.8%	-2.7%	27.0%
	Year-To-Date	3.3%	-0.3%	1.4%	2.4%	2.8%	17.9%

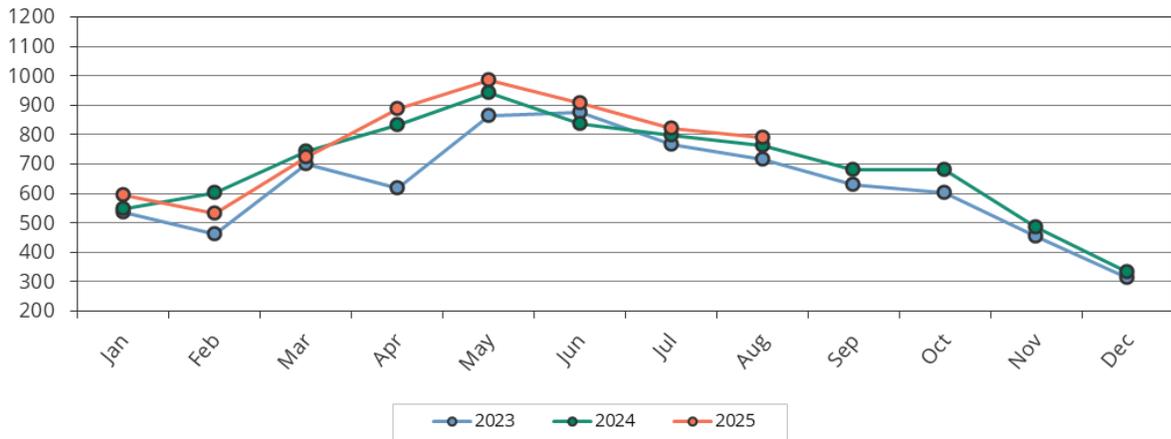
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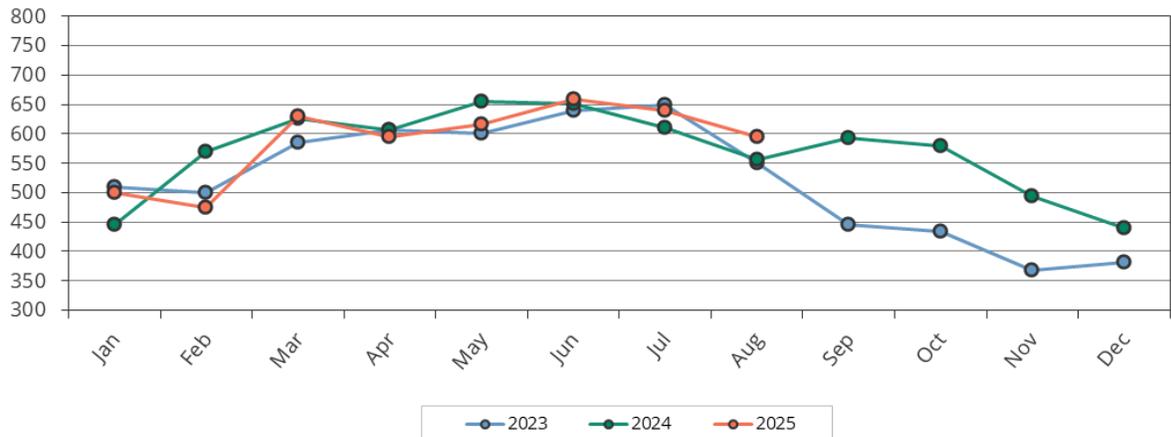
Active Residential Listings



New Listings

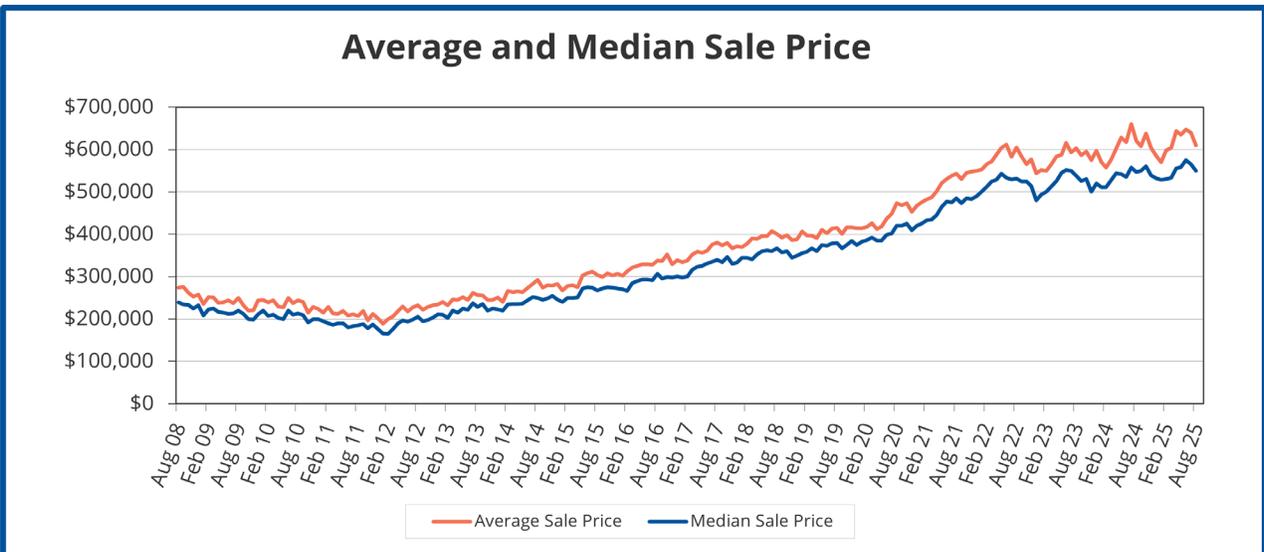
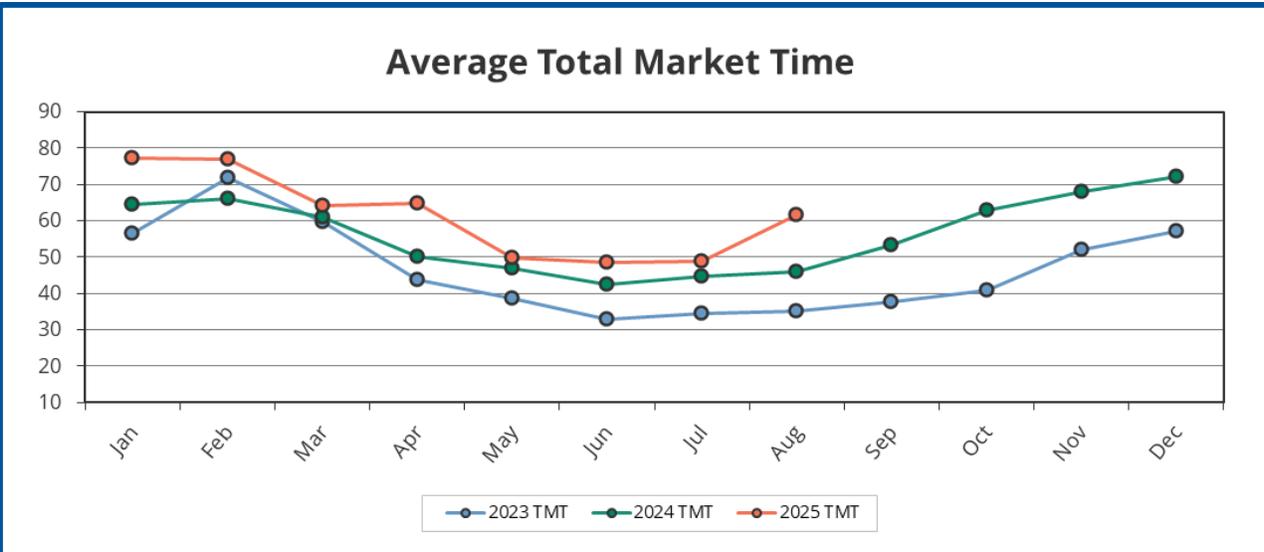
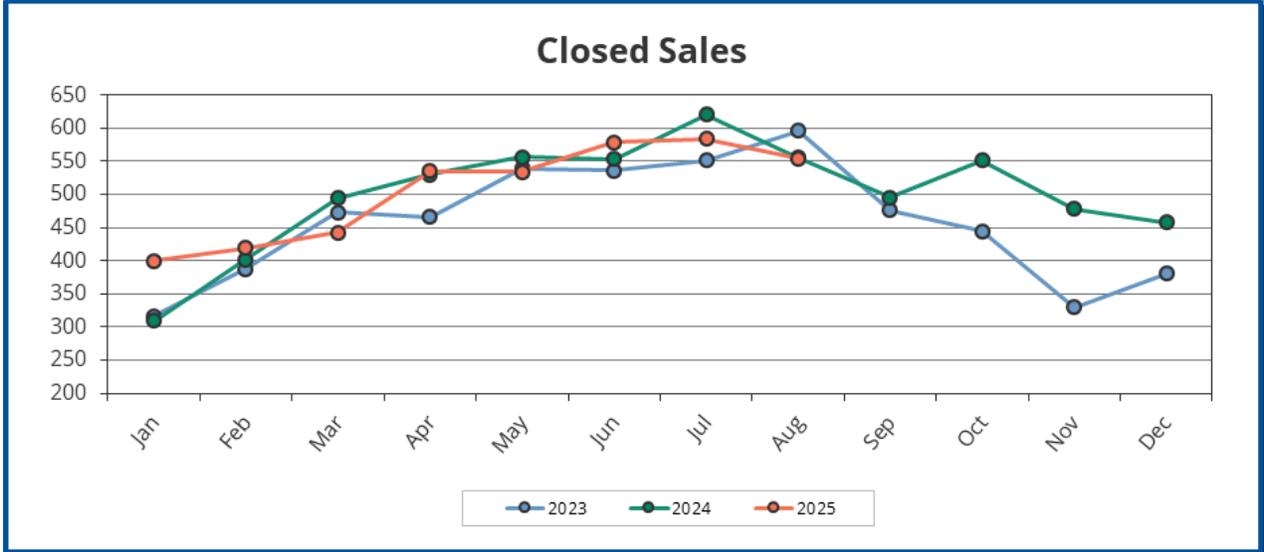


Pending Sales



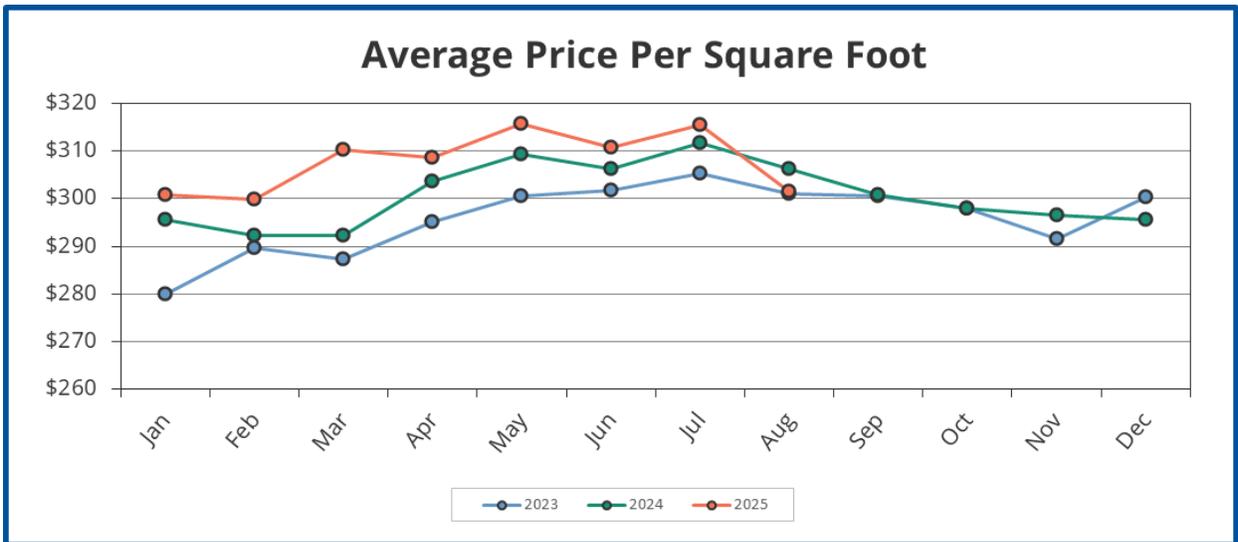
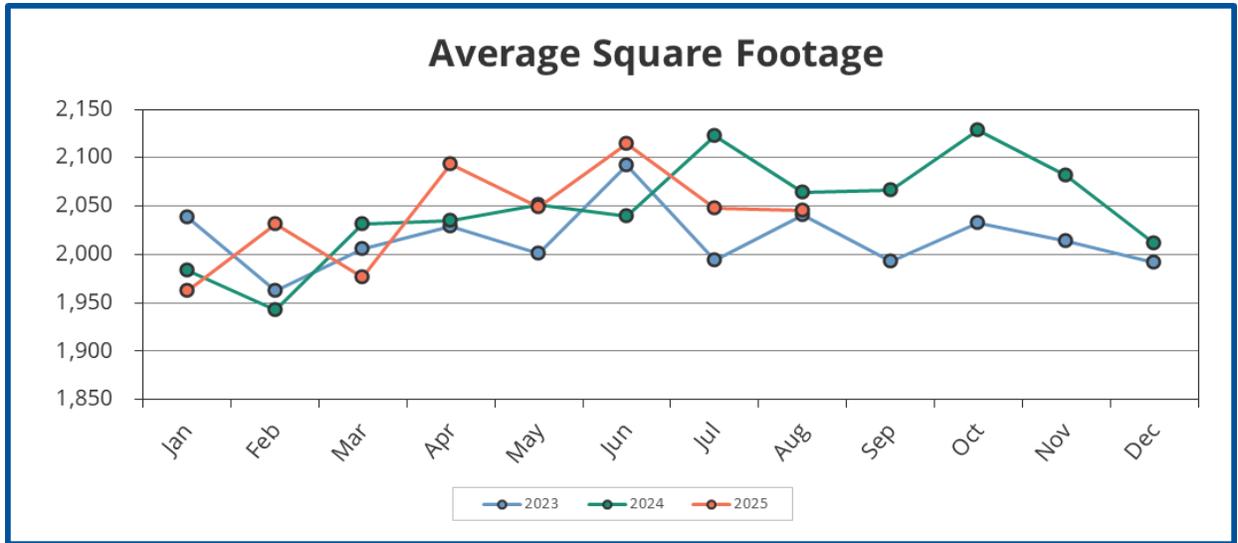
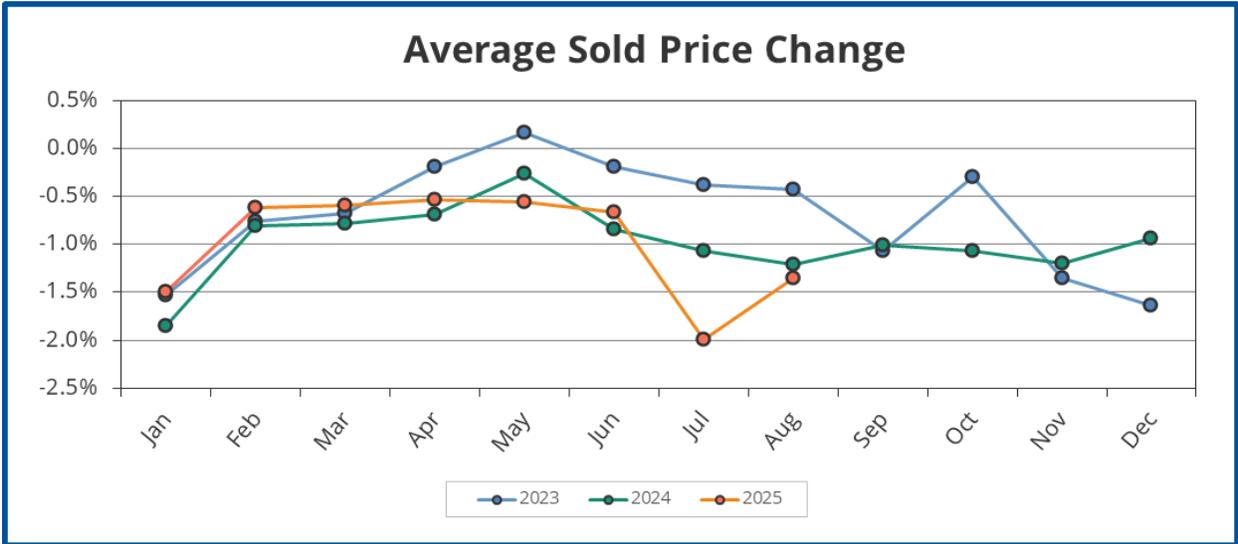
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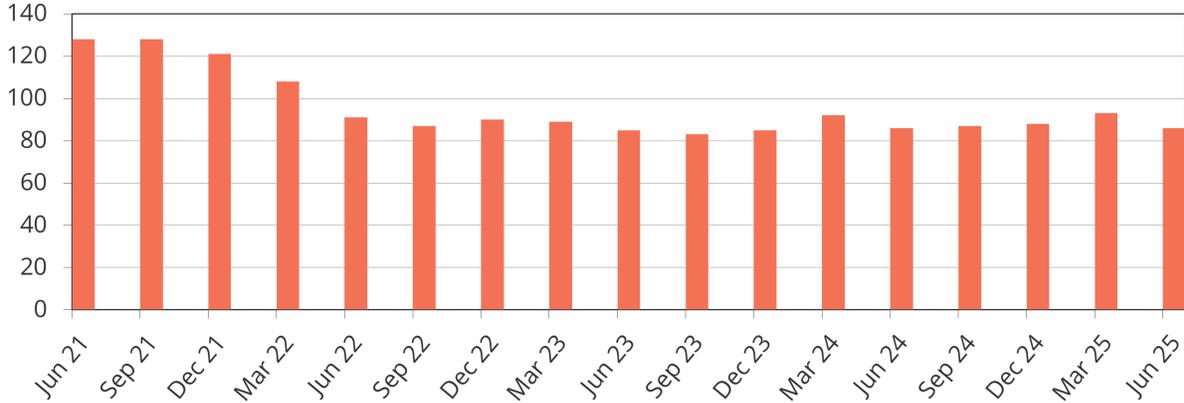
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Affordability Index



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

1,621

Percent of Total
Active Listings

80.8%

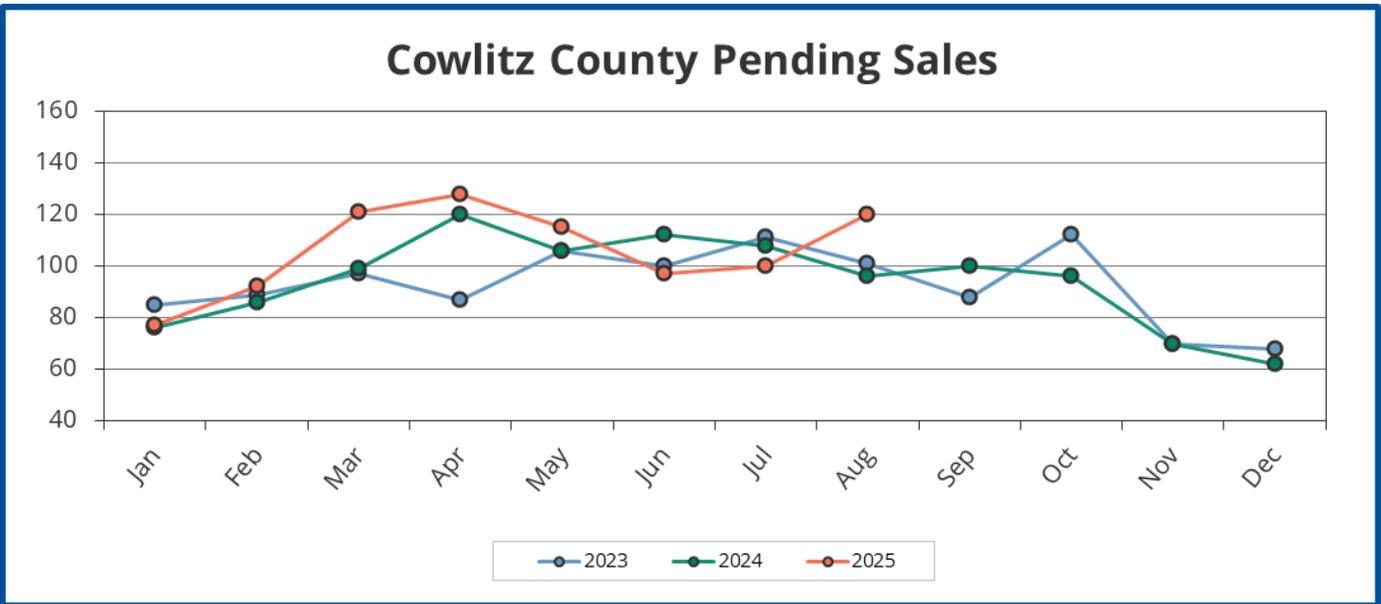
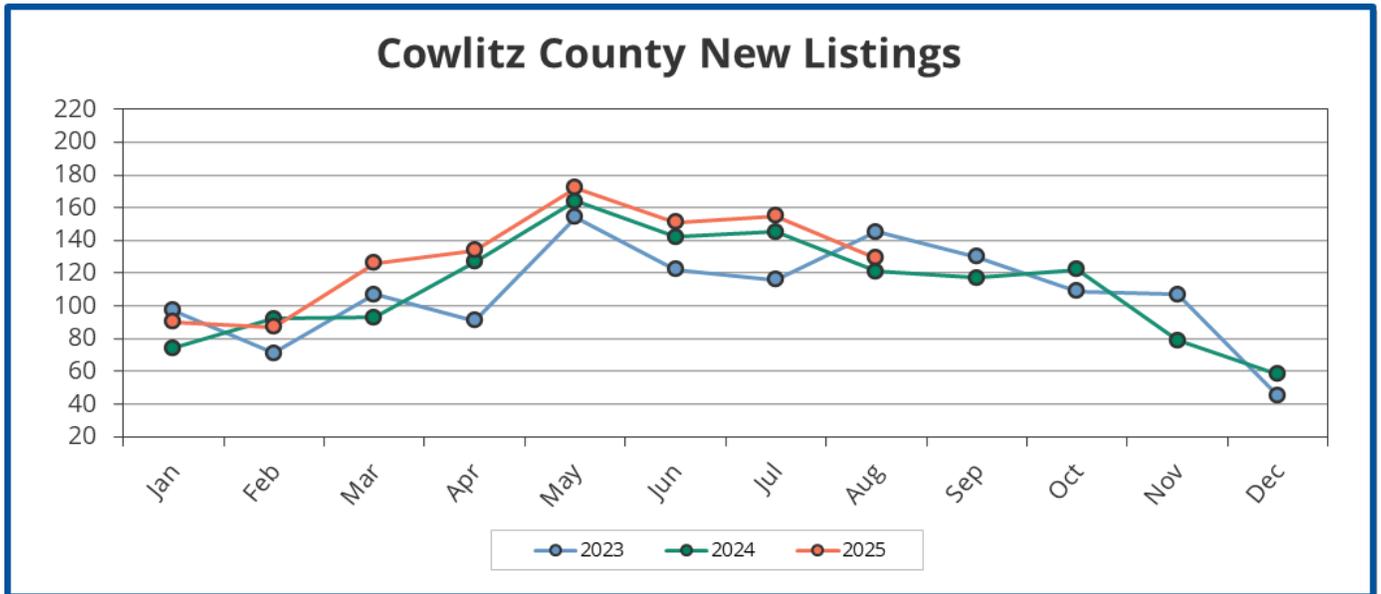
Purchase- and
Occupancy-Ready
Inventory in Months

2.9



Cowlitz County – SW Washington

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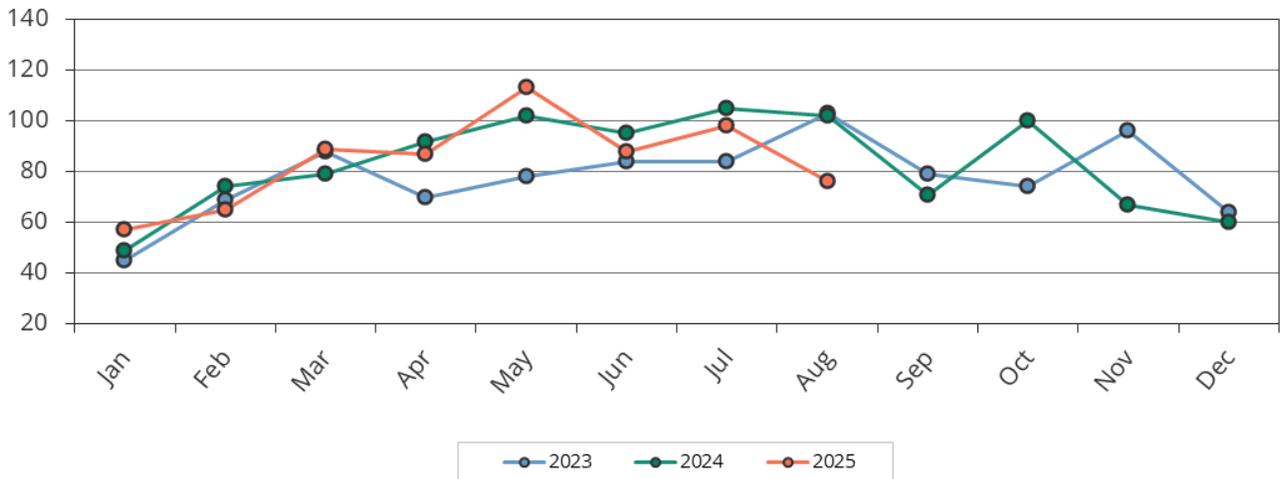




Cowlitz County – SW Washington

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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 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	47	17	3	9	0.0%	8	633,600	90	144	89	-12.7%	92	538,700	505,000	46	-10.5%	1	1,250,000	1	270,000	7	699,500
12	NW Heights	41	24	4	13	-7.1%	9	430,300	36	155	103	9.6%	98	386,800	385,000	44	-1.3%	2	1,290,000	1	250,000	15	690,300
13	SW Heights	29	10	6	7	16.7%	3	501,000	15	77	51	-30.1%	47	625,200	500,000	72	-8.2%	-	-	1	410,000	1	384,000
14	Lincoln/Hazel Dell	22	12	2	13	44.4%	8	591,300	43	87	63	-7.4%	55	565,900	525,000	37	14.0%	-	-	5	274,600	-	-
15	E Hazel Dell	79	26	5	28	7.7%	35	453,300	57	295	198	4.8%	184	456,600	460,000	43	0.4%	-	-	3	390,000	5	875,700
20	NE Heights	32	16	1	9	-52.6%	9	454,100	120	126	95	-14.4%	97	491,800	465,000	49	2.5%	-	-	-	-	3	761,700
21	Orchards	56	24	2	30	50.0%	17	406,300	49	222	178	12.7%	153	452,500	450,000	48	3.4%	-	-	-	-	-	-
22	Evergreen	109	64	7	47	23.7%	38	460,800	34	433	334	2.8%	310	461,200	455,000	44	1.5%	-	-	2	215,000	3	684,800
23	E Heights	34	19	5	8	-33.3%	10	681,100	23	128	87	-4.4%	89	570,300	494,000	44	-10.9%	-	-	-	-	-	-
24	Cascade Park	46	16	5	14	-41.7%	14	552,800	44	165	117	-13.3%	113	592,600	540,000	47	-2.3%	-	-	-	-	4	589,300
25	Five Corners	19	12	1	10	-23.1%	13	507,900	51	109	86	0.0%	86	493,100	470,000	30	5.5%	-	-	-	-	1	819,000
26	E Orchards	66	40	5	23	21.1%	12	601,200	51	198	119	-6.3%	107	580,400	550,000	48	-7.8%	-	-	1	350,000	1	597,800
27	Fisher's Landing	54	24	6	19	11.8%	14	535,000	90	187	128	13.3%	117	584,800	570,000	48	3.0%	-	-	2	445,000	-	-
31	SE County	14	3	1	2	100.0%	-	-	-	29	20	66.7%	18	988,400	835,000	87	27.1%	-	-	3	503,300	-	-
32	Camas City	205	70	15	50	-10.7%	61	884,600	35	619	401	11.1%	356	884,900	829,200	51	0.5%	2	161,500	8	473,300	2	784,700
33	Washougal	125	44	11	24	100.0%	24	721,900	78	352	226	-1.3%	240	765,300	705,000	79	1.8%	1	470,000	13	370,900	-	-
41	N Hazel Dell	54	23	3	19	35.7%	20	555,700	35	207	141	-1.4%	132	568,100	558,900	46	1.5%	-	-	2	275,000	-	-
42	S Salmon Creek	67	27	7	23	76.9%	13	534,800	43	237	159	17.8%	143	536,900	530,000	41	1.4%	-	-	-	-	-	-
43	N Felida	80	35	10	28	-22.2%	28	688,900	98	260	215	-19.5%	222	769,300	641,000	102	10.9%	-	-	4	1,027,500	-	-
44	N Salmon Creek	111	31	10	23	4.5%	25	623,200	51	307	211	-0.9%	207	631,500	570,000	49	5.2%	-	-	1	300,000	-	-
50	Ridgefield	169	41	5	34	0.0%	39	659,200	96	395	285	-16.4%	266	690,400	632,200	82	12.6%	2	962,500	3	341,700	2	545,000
51	W of I-5 County	11	2	0	3	-25.0%	1	998,500	291	22	21	0.0%	13	1,257,600	925,000	70	-3.8%	-	-	3	691,700	-	-
52	NW E of I-5 County	46	16	6	14	55.6%	15	677,900	42	159	120	53.8%	118	653,900	548,800	52	-4.6%	-	-	1	2,250,000	-	-
61	Battleground	189	74	14	60	57.9%	50	565,200	97	506	381	10.8%	339	614,800	549,900	89	-0.4%	-	-	14	738,200	2	652,500
62	Brush Prairie	182	86	14	63	-6.0%	61	589,900	67	604	449	-5.3%	432	637,300	575,000	63	0.2%	-	-	8	652,800	1	775,000
63	East County	2	0	0	1	-	0	-	-	3	1	-80.0%	0	-	-	-	-23.9%	0	-	0	-	0	-
64	Central County	9	1	0	1	-50.0%	0	-	-	21	12	-25.0%	15	849,600	788,500	96	23.8%	-	-	2	326,500	-	-
65	Mid-Central County	16	5	0	3	-25.0%	4	690,800	66	32	16	-27.3%	16	723,300	654,000	122	-8.7%	-	-	4	292,500	-	-
66	Yacolt	20	4	3	6	200.0%	5	585,500	64	67	47	2.2%	43	654,100	535,000	66	13.6%	-	-	4	550,900	-	-
70	La Center	57	21	3	9	-30.8%	15	610,400	44	154	104	8.3%	103	610,600	600,000	86	9.7%	-	-	1	230,000	1	765,000
71	N Central	14	1	2	2	-50.0%	2	679,500	7	31	18	20.0%	16	779,100	697,000	64	30.6%	-	-	1	385,000	-	-
72	NE Corner	2	1	0	0	-	1	650,000	6	6	5	25.0%	5	657,400	694,000	47	-9.1%	-	-	-	-	-	-
73	Clark County Total	2,007	789	156	595	6.8%	554	609,400	62	6,337	4,480	-0.3%	4,232	624,800	550,000	61	2.6%	8	818,500	88	520,100	48	700,700
80	Woodland City	38	12	3	9	28.6%	7	525,000	82	95	70	6.1%	56	499,700	510,000	54	13.2%	2	445,000	5	236,000	1	720,400
81	Woodland Area	29	12	0	6	100.0%	3	623,300	56	65	47	-10.9%	41	700,700	620,000	94	-5.3%	-	-	9	307,500	-	-
82	Cowlitz County	307	105	28	105	22.1%	66	453,500	68	894	663	1.4%	605	427,700	403,200	64	2.8%	2	367,500	75	203,000	15	600,200
83	Cowlitz County Total	374	129	31	120	25.0%	76	466,800	69	1,054	780	2.9%	702	449,400	425,000	65	2.6%	4	406,300	89	215,400	16	607,700
87	Pacific County Total	51	16	3	13	116.7%	6	444,400	188	95	53	8.2%	43	435,400	385,000	108	3.4%	-	-	12	111,200	1	225,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/24-8/31/25) with 12 months before (9/1/23-8/31/24).

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.

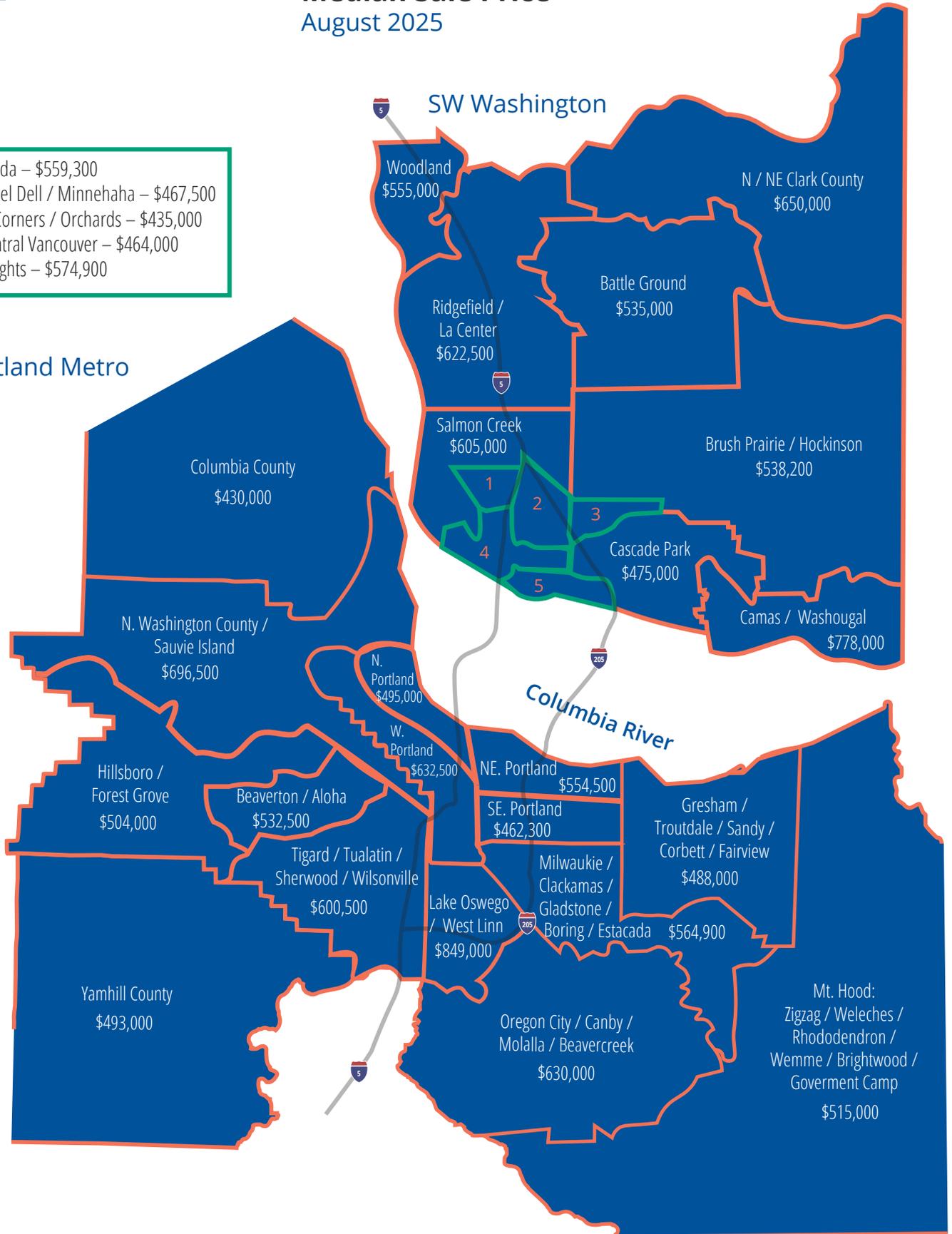
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Median Sale Price August 2025

- 1. Felida – \$559,300
- 2. Hazel Dell / Minnehaha – \$467,500
- 3. 5. Corners / Orchards – \$435,000
- 4. Central Vancouver – \$464,000
- 5. Heights – \$574,900

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.

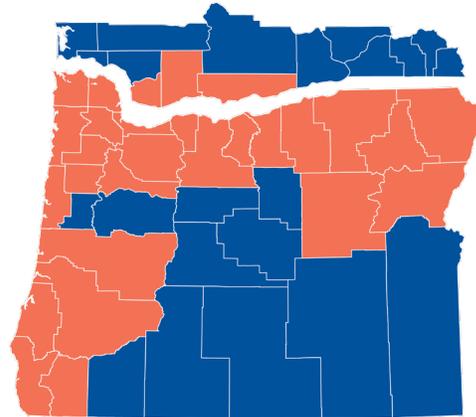
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Market Action Report

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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