



MARKET ACTION REPORT

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

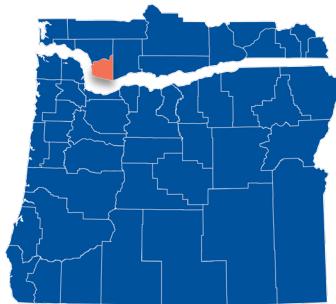
SW Washington November 2025 Reporting Period

SW Washington

November 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 (437) decreased 9.5% from the 483 listed in November 2024, and decreased 33.3% from the 655 listed in October 2025.

Pending Sales

Pending sales (498) increased 0.8% from the 494 offers accepted in November 2024, and decreased 5.5% from the 527 offers accepted in October 2025.

Closed Sales

Closed sales (406) decreased 15.1% from the 478 closings in November 2024, and decreased 23.4% from the 530 closings in October 2025.

Inventory and Time on Market

Inventory increased to 4.1 months in November. Total market time increased to 71 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (8,119) increased 1.2%, pending sales (5,958) decreased 1.5%, and closed sales (5,792) decreased 0.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 1.8% from \$613,600 to \$624,500. In the same comparison, the median sale price has increased 1.9% from \$540,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.6% (\$622,000 v. \$612,100)

Median Sale Price % Change: +1.9% (\$550,000 v. \$540,000)

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	3.6
October	2.8	2.9	3.6
November	3.7	3.0	4.1
December	2.7	2.7	

Residential Trends

November 2025 vs. October 2025

New Listings	-33.3%	
Pending Sales	-5.5%	
Closed Sales	-23.4%	
Average Sale Price	+1.1%	
Median Sale Price	+7.7%	
Inventory	+0.5	
Total Market Time	+3	

November 2025 vs. November 2024

New Listings	-9.5%	
Pending Sales	+0.8%	
Closed Sales	-15.1%	
Average Sale Price	+4.4%	
Median Sale Price	+7.8%	
Inventory	+1.1	
Total Market Time	+3	



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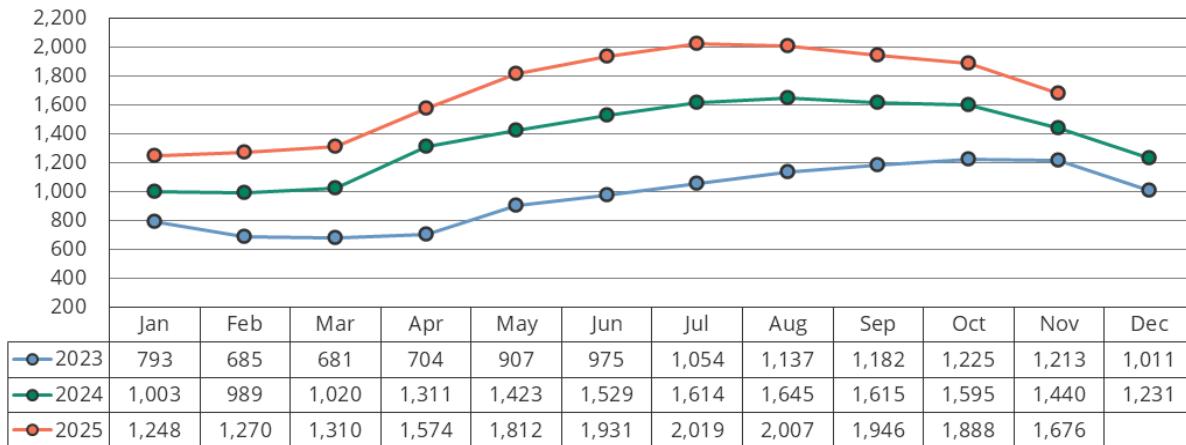
Residential Sales by Price Range

Price Range	Nov 2023	Nov 2024	Nov 2025
0K-100K	5	1.4%	4
100K-200K	9	2.6%	10
200K-300K	11	3.1%	20
300K-400K	36	10.3%	43
400K-500K	113	32.2%	120
500K-600K	65	18.5%	127
600K-700K	32	9.1%	67
700K-800K	26	7.4%	36
800K-900K	17	4.8%	24
900K-1M	16	4.6%	13
1MM-1.1MM	10	2.8%	8
1.1MM-1.2MM	2	0.6%	5
1.2MM-1.3MM	3	0.9%	8
1.3MM-1.4MM	0	0.0%	5
1.4MM-1.5MM	1	0.3%	5
1.5MM-1.6MM	1	0.3%	1
1.6MM-1.7MM	0	0.0%	1
1.7MM-1.8MM	0	0.0%	1
1.8MM-1.9MM	1	0.3%	0
1.9MM-2MM	0	0.0%	0
2MM+	3	0.9%	3
Total Closed Sales	351		501
			406

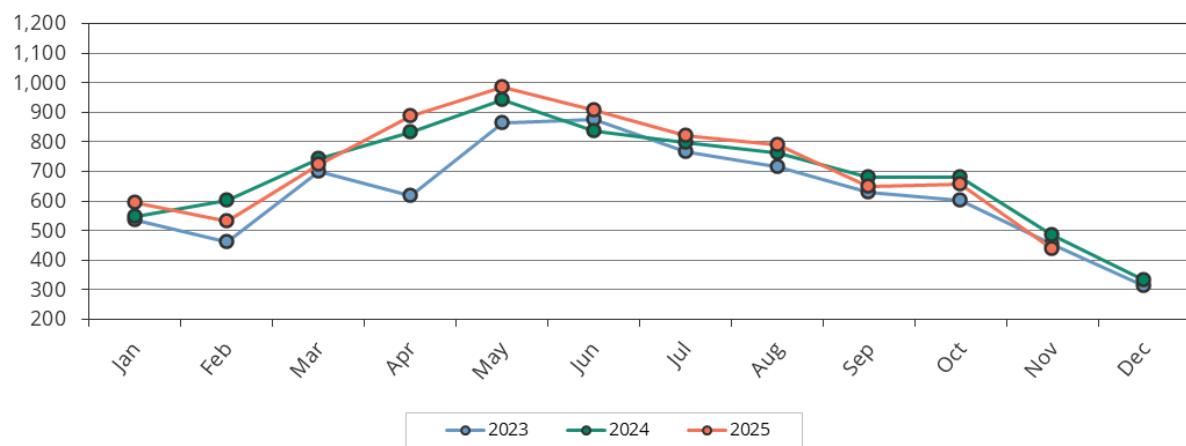
90th Percentile 50th Percentile 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	437	498	406	630,000	581,000	71
	October	655	527	530	622,900	539,300	68
	Year-To-Date	8,119	5,958	5,792	624,500	550,000	63
2024	November	483	494	478	603,600	539,200	68
	Year-To-Date	8,025	6,049	5,793	613,600	540,000	54
Change	November 2024	-9.5%	0.8%	-15.1%	4.4%	7.8%	4.4%
	Prev Mo 2025	-33.3%	-5.5%	-23.4%	1.1%	7.7%	4.4%
	Year-To-Date	1.2%	-1.5%	0.0%	1.8%	1.9%	16.7%

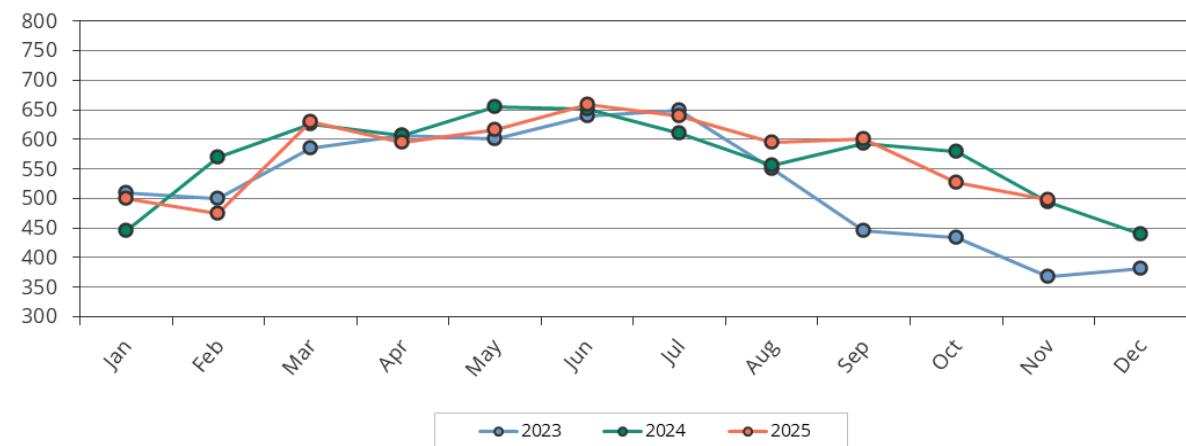
Active Residential Listings



New Listings

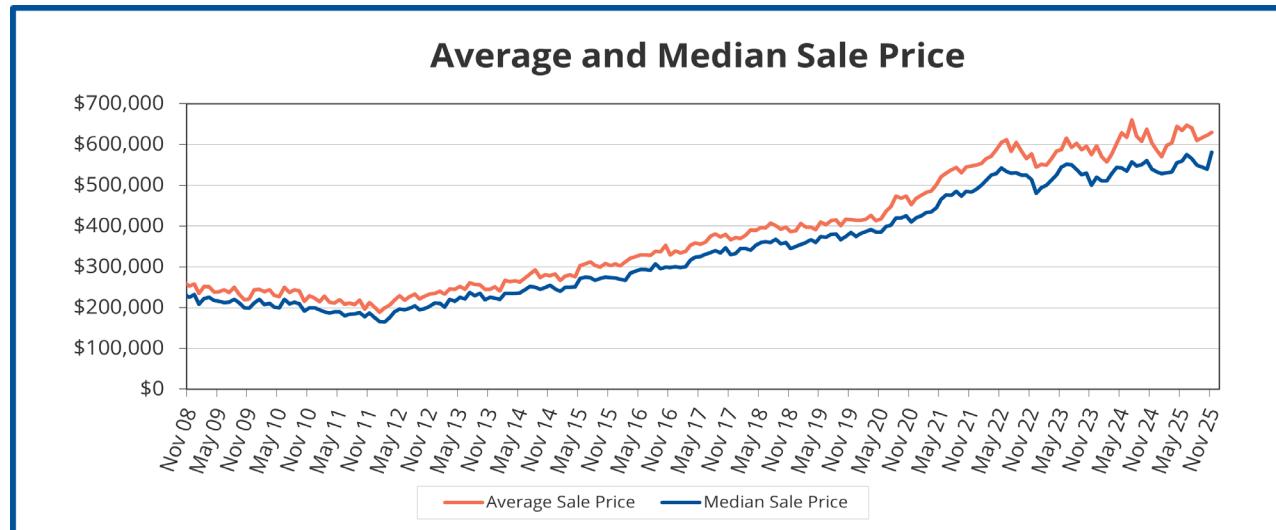
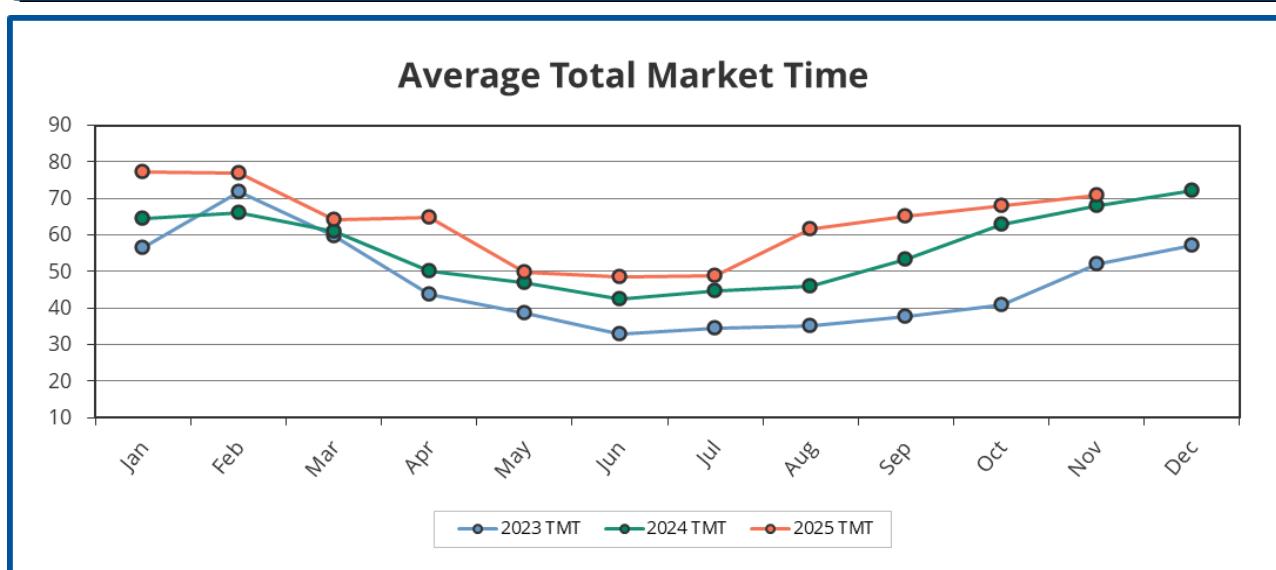
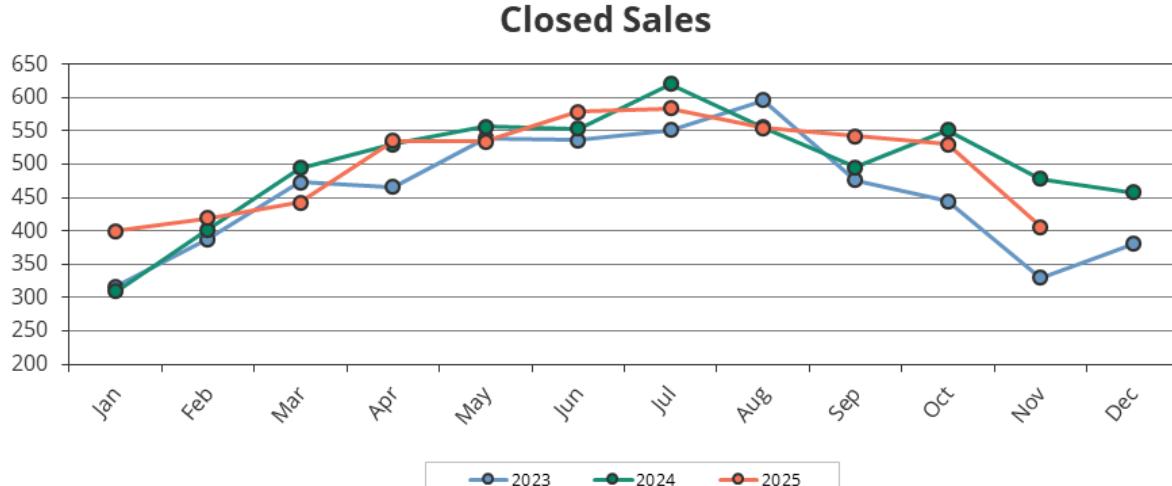


Pending Sales

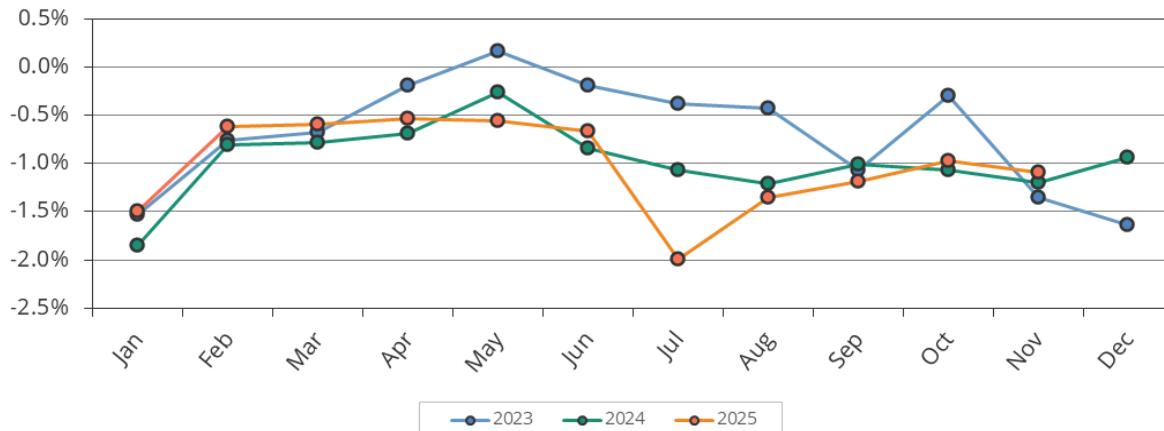


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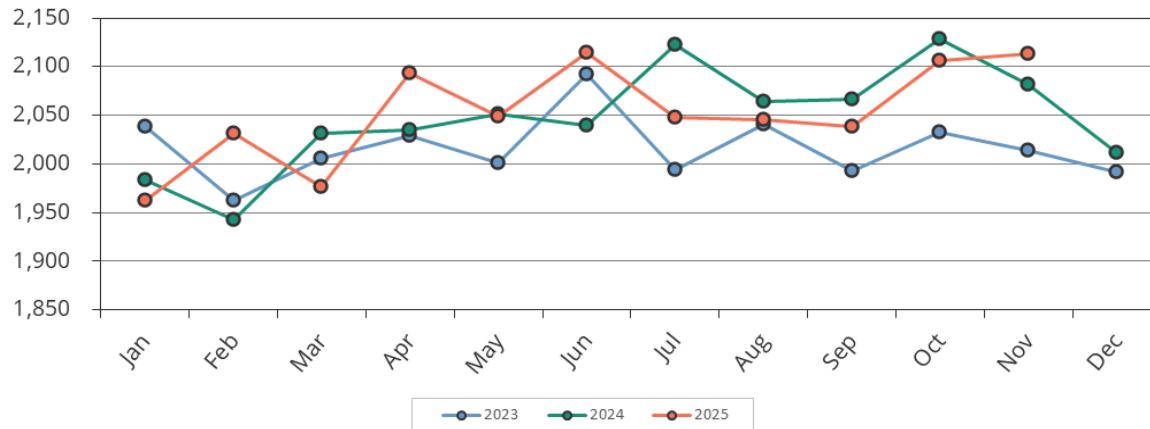
November 2025 Reporting Period



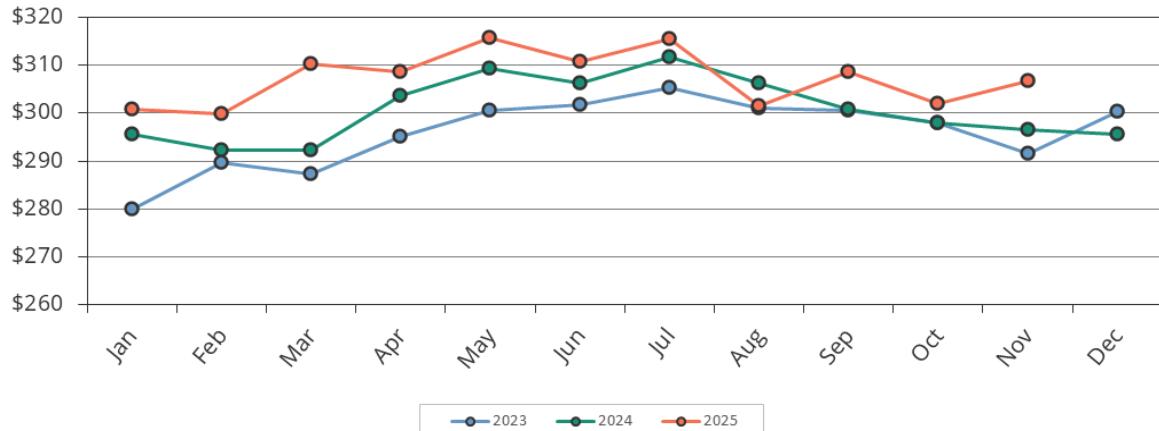
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage

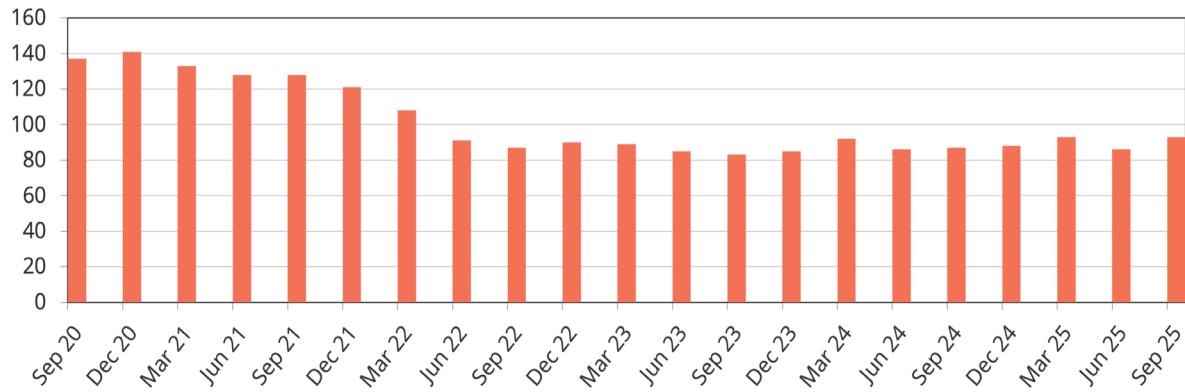




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Affordability Index



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 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

1,358

Percent of Total
Active Listings

81.0%

Purchase- and
Occupancy-Ready
Inventory in Months

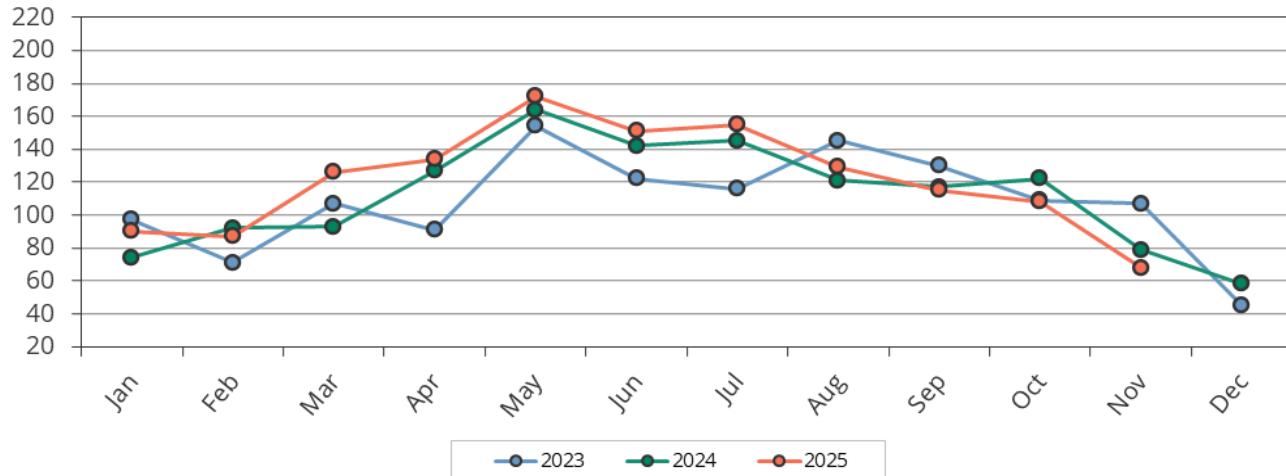
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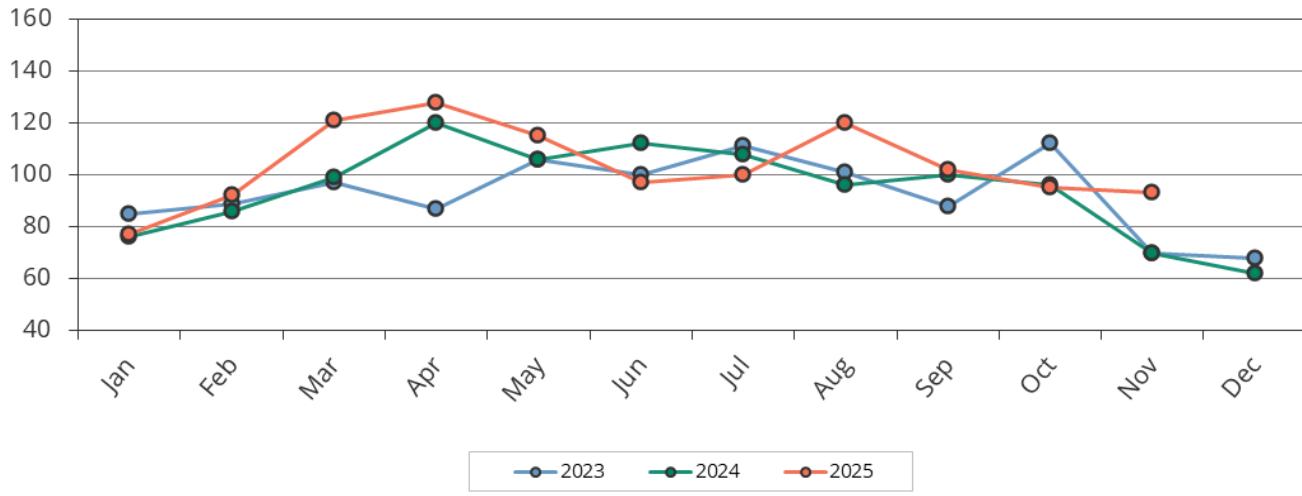
Cowlitz County - SW Washington

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Cowlitz County New Listings



Cowlitz County Pending Sales

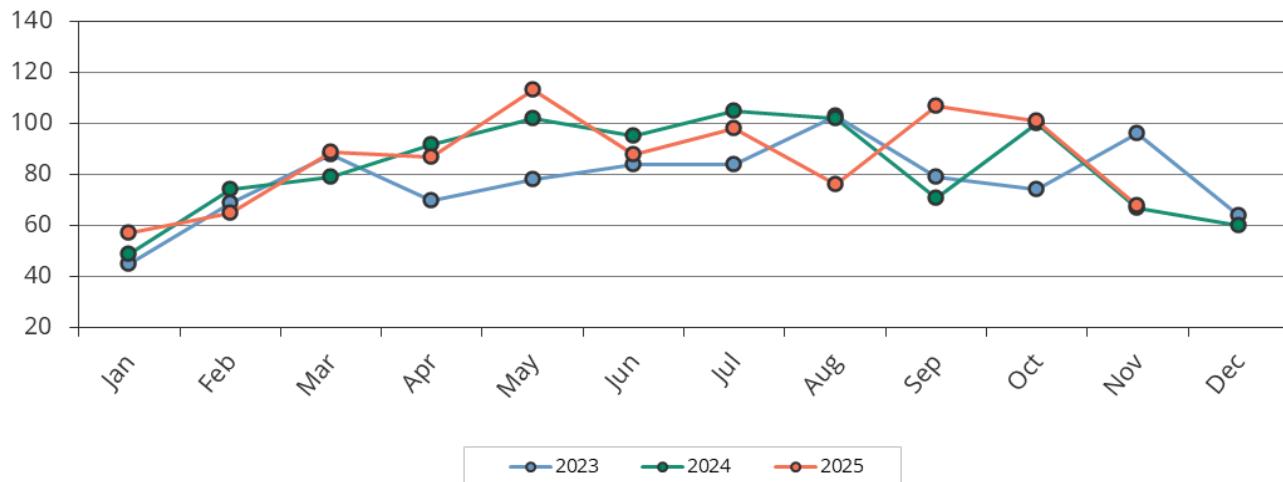




Cowlitz County - SW Washington

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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						Year-To-Date		Year-To-Date		Year-To-Date								
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	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	28	7	6	14	16.7%	12	731,900	78	180	131	-5.8%	129	552,400	514,000	57	-4.7%	2	972,500	2	297,500	7	699,500	
12	NW Heights	33	10	3	13	85.7%	10	353,900	41	197	140	9.4%	136	387,200	385,000	44	1.0%	3	1,310,000	1	250,000	21	689,500	
13	SW Heights	37	9	1	6	20.0%	4	619,600	136	111	70	-16.7%	65	713,400	550,000	82	-4.0%	-	-	1	410,000	1	384,000	
14	Lincoln/Hazel Dell	19	4	2	11	0.0%	8	514,100	33	115	88	1.1%	81	555,000	520,000	39	8.6%	-	-	5	274,600	-	-	
15	E Hazel Dell	80	36	8	38	22.6%	10	440,100	41	385	262	-0.8%	239	459,700	469,900	43	0.5%	-	-	4	358,800	5	875,700	
16	NE Heights	25	4	-	3	-85.0%	6	458,800	52	157	126	-19.2%	133	472,100	450,000	50	-0.7%	-	-	-	-	-	4	700,000
17	Orchards	53	18	8	15	15.4%	8	525,500	38	276	213	0.5%	204	452,200	450,000	53	3.0%	-	-	1	375,000	-	-	
18	Evergreen	91	24	10	39	0.0%	31	472,000	56	559	444	0.0%	424	462,200	455,500	45	2.6%	-	-	2	215,000	3	684,800	
19	E Heights	31	13	2	11	0.0%	10	540,200	41	171	123	-3.9%	119	579,100	485,000	46	-14.8%	-	-	-	-	1	470,000	
20	Cascade Park	34	15	4	16	-15.8%	8	830,600	30	220	168	-18.0%	159	604,800	560,000	44	-0.4%	-	-	-	-	5	579,400	
21	Five Corners	11	6	1	5	-54.5%	10	468,200	50	129	108	-3.6%	115	482,900	468,100	32	2.9%	-	-	-	-	2	697,000	
22	E Orchards	62	21	4	20	53.8%	16	617,500	40	276	184	9.5%	169	581,200	550,000	51	-2.0%	-	-	1	350,000	1	597,800	
23	Fisher's Landing	48	6	5	8	-27.3%	12	573,000	37	235	164	8.6%	161	567,100	549,900	49	3.8%	-	-	2	445,000	-	-	
24	SE County	10	2	1	0	-	0	-	-	36	26	85.7%	24	1,087,000	867,000	78	46.6%	-	-	6	418,300	-	-	
25	Camas City	190	39	17	39	-13.3%	34	732,400	73	766	515	3.4%	506	874,600	815,300	59	-2.7%	2	161,500	10	522,000	3	896,500	
26	Washougal	100	27	15	23	-25.8%	25	789,300	100	452	305	-3.8%	312	754,700	686,600	82	-2.0%	2	690,000	22	341,500	6	541,700	
27	N Hazel Dell	52	17	5	20	66.7%	9	573,600	50	268	191	0.5%	181	573,100	557,000	47	1.0%	-	-	3	315,300	-	-	
28	S Salmon Creek	45	13	8	17	-5.6%	10	547,300	90	293	204	6.3%	190	534,400	529,300	46	0.5%	-	-	-	-	-	-	
29	N Felida	62	11	6	20	-4.8%	18	760,600	67	319	274	-18.5%	284	763,300	634,500	98	8.8%	-	-	5	956,000	-	-	
30	N Salmon Creek	85	31	14	30	57.9%	23	725,600	107	398	294	3.2%	279	643,900	580,000	58	5.5%	-	-	2	395,000	-	-	
31	Ridgefield	151	24	9	32	18.5%	24	663,600	113	512	378	-11.9%	354	685,100	630,000	87	7.6%	2	962,500	4	326,900	3	605,800	
32	W of I-5 County	9	2	1	6	500.0%	2	1,359,000	96	35	31	24.0%	21	1,289,000	1,000,000	76	18.0%	-	-	3	691,700	-	-	
33	NW E of I-5 County	39	16	2	17	41.7%	9	570,800	54	205	163	41.7%	162	678,400	557,000	55	2.5%	-	-	1	2,250,000	-	-	
34	Battleground	146	23	17	38	18.8%	47	592,000	82	654	504	12.8%	486	607,400	545,000	91	-2.4%	-	-	16	684,900	3	696,700	
35	Brush Prairie	154	33	16	41	-14.6%	34	654,100	84	766	579	-11.6%	582	632,900	577,800	63	1.4%	-	-	10	709,700	2	1,278,000	
36	East County	3	3	0	0	-100.0%	1	495,000	224	7	3	-50.0%	3	608,300	580,000	111	-16.0%	-	-	-	-	-	-	
37	Central County	6	1	3	0	-100.0%	3	718,300	14	30	15	-21.1%	19	848,600	760,000	81	9.7%	-	-	2	326,500	-	-	
38	Mid-Central County	9	3	0	4	-	2	1,140,000	91	42	24	-7.7%	24	771,400	712,500	106	-3.9%	-	-	5	322,600	-	-	
39	Yacolt	17	2	2	3	-66.7%	4	490,500	47	84	65	0.0%	64	640,300	522,500	60	9.4%	-	-	6	461,400	-	-	
40	La Center	30	12	10	8	-27.3%	14	646,200	51	187	137	7.9%	139	607,400	600,000	81	1.9%	-	-	1	230,000	1	765,000	
41	N Central	14	4	6	1	-50.0%	2	970,000	91	44	23	15.0%	22	759,000	717,500	58	25.3%	-	-	1	385,000	-	-	
42	NE Corner	2	1	0	-	-	-	-	10	6	20.0%	6	621,100	672,000	41	-14.7%	-	-	3	156,700	-	-		
43	Clark County Total	1,676	437	186	498	0.8%	406	630,000	71	8,119	5,958	-1.5%	5,792	624,500	550,000	63	1.6%	11	863,900	119	484,700	68	698,800	
80	Woodland City	33	10	2	10	66.7%	5	532,000	74	121	97	15.5%	85	486,900	475,100	57	3.5%	2	445,000	5	236,000	1	720,400	
81	Woodland Area	23	7	5	3	0.0%	2	595,000	85	84	62	-14.8%	61	747,400	620,000	87	-0.3%	1	4,300,000	9	307,500	-	-	
82	Cowlitz County	223	51	35	80	31.1%	61	408,500	72	1,148	890	2.8%	851	429,300	403,400	66	2.4%	2	367,500	107	204,000	17	573,200	
83	Cowlitz County Total	279	68	42	93	32.9%	68	423,100	73	1,353	1,049	5.2%	997	453,700	420,000	66	2.6%	5	1,185,000	121	213,000	18	581,400	
84	Pacific County Total	43	5	9	3	-57.1%	4	535,400	87	115	63	-12.5%	62	433,400	368,000	88	7.8%	1	635,000	16	125,300	1	225,000	

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

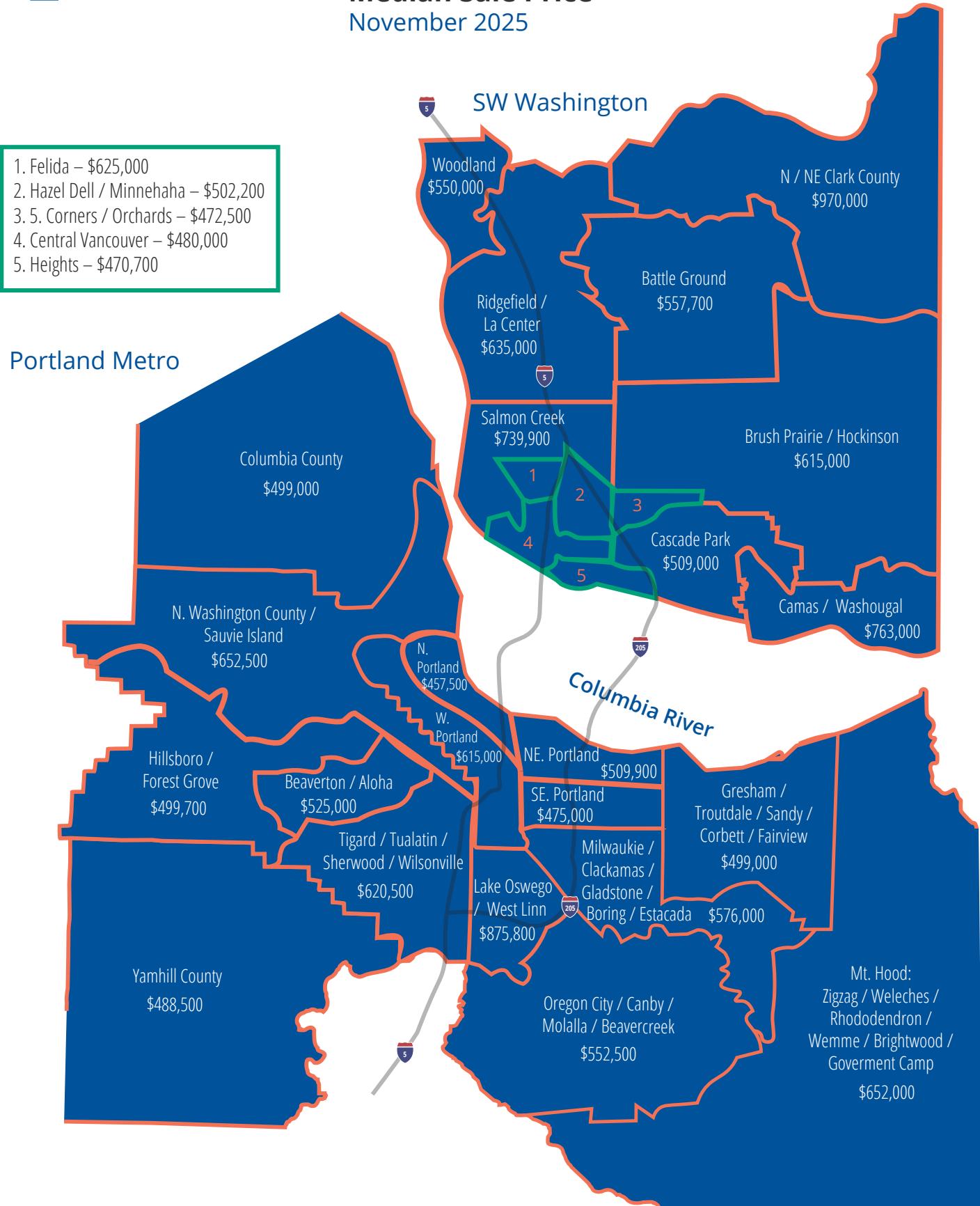
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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.

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Median Sale Price November 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:

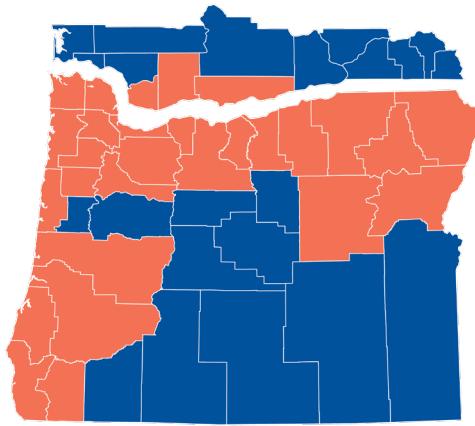
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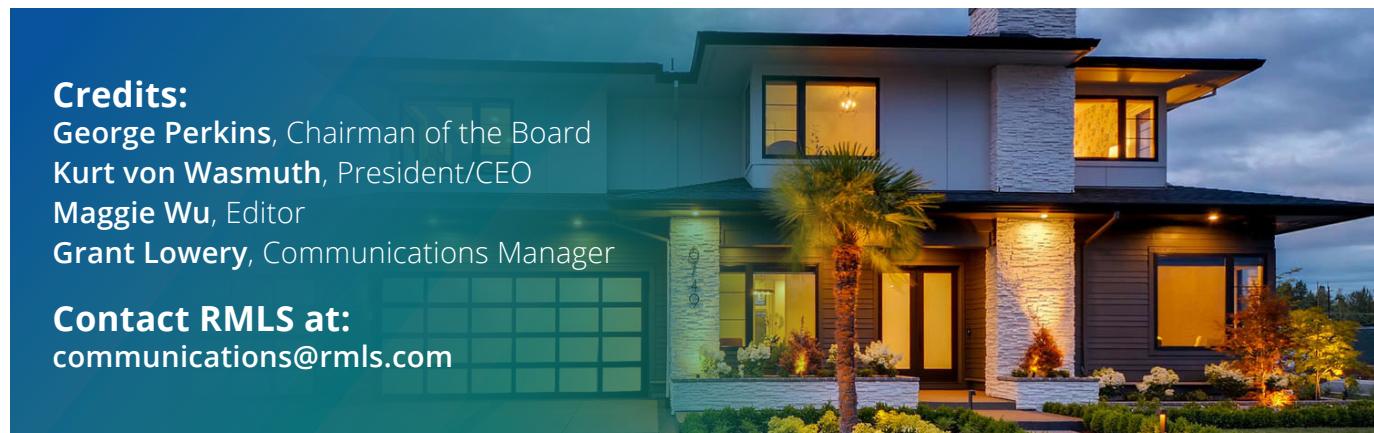
Market Action Report

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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