RMLS™ MULTIPLE LISTING SERVICE

MARKET ACTION REPORT

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

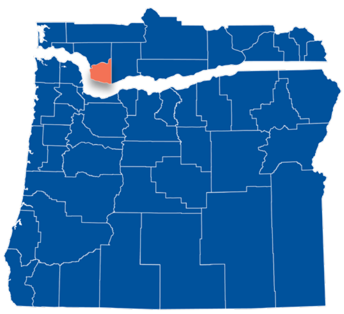
SW Washington February 2026 Reporting Period

SW Washington

February 2026 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 (657) increased 23.5% from the 532 listed in February 2025, and decreased 6.7% from the 704 listed in January 2026.

Pending Sales

Pending sales (556) increased 17.1% from the 475 offers accepted in February 2025, and decreased 1.6% from the 565 offers accepted in January 2026.

Closed Sales

Closed sales (465) increased 11.0% from the 419 closings in February 2025, and increased 32.1% from the 352 closings in January 2026.

Inventory and Time on Market

Inventory decreased to 3.2 months in February. Total market time increased to 94 days.

Year-to-Date Summary

Comparing the first two months of 2026 to the same period in 2025, new listings (1,377) increased 21.8%, pending sales (1,082) increased 14.4%, and closed sales (825) decreased 1.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through February, the average sale price has increased 6.5% from $587,400 to $625,700. In the same comparison, the median sale price has increased 2.3% from $530,000 to $542,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +2.2% ($628,400 v. $614,900)
Median Sale Price % Change: +1.5% ($550,000 v. $542,000)

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

	2024	2025	2026
January	3.2	3.1	4.1
February	2.5	3.0	3.2
March	2.1	3.0	
April	2.5	2.9	
May	2.6	3.4	
June	2.8	3.3	
July	2.6	3.5	
August	3.0	3.6	
September	3.3	3.6	
October	2.9	3.6	
November	3.0	4.1	
December	2.7	2.8	

Residential Trends

February 2026 vs. January 2026

- New Listings **-6.7%**
- Pending Sales **-1.6%**
- Closed Sales **+32.1%**
- Average Sale Price **-1.1%**
- Median Sale Price **-2.6%**
- Inventory **-0.9**
- Total Market Time **+3**

February 2026 vs. February 2025

- New Listings **+23.5%**
- Pending Sales **+17.1%**
- Closed Sales **+11.0%**
- Average Sale Price **+4.4%**
- Median Sale Price **+0.9%**
- Inventory **+0.2**
- Total Market Time **+17**

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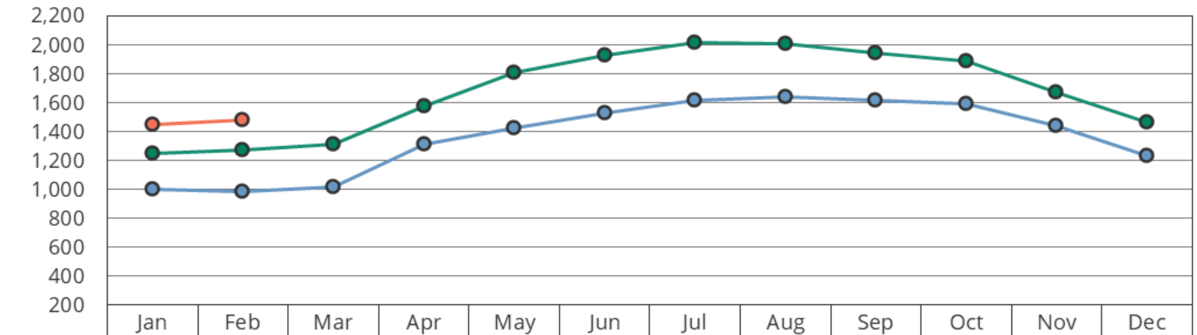
Residential Sales by Price Range

Price Range	Feb 2024		Feb 2025		Feb 2026	
0K-100K	6	1.4%	0	0.0%	2	0.4%
100K-200K	9	2.1%	9	2.1%	17	3.7%
200K-300K	15	3.6%	24	5.5%	12	2.6%
300K-400K	37	8.8%	38	8.7%	46	9.9%
400K-500K	127	30.1%	113	25.9%	112	24.1%
500K-600K	97	23.0%	96	22.0%	107	23.0%
600K-700K	59	14.0%	50	11.5%	59	12.7%
700K-800K	25	5.9%	34	7.8%	29	6.2%
800K-900K	15	3.6%	22	5.0%	28	6.0%
900K-1M	11	2.6%	14	3.2%	13	2.8%
1MM-1.1MM	2	0.5%	8	1.8%	3	0.6%
1.1MM-1.2MM	6	1.4%	10	2.3%	7	1.5%
1.2MM-1. 3MM	3	0.7%	6	1.4%	7	1.5%
1.3MM-1.4MM	3	0.7%	5	1.1%	1	0.2%
1.4MM-1.5MM	1	0.2%	2	0.5%	7	1.5%
1.5MM-1.6MM	3	0.7%	1	0.2%	4	0.9%
1.6MM-1.7MM	1	0.2%	1	0.2%	2	0.4%
1.7MM-1.8MM	2	0.5%	1	0.2%	2	0.4%
1.8MM-1.9MM	0	0.0%	0	0.0%	3	0.6%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	2	0.5%	4	0.9%
Total Closed Sales	422		436		465	

90th Percentile 50th Percentile 10th Percentile

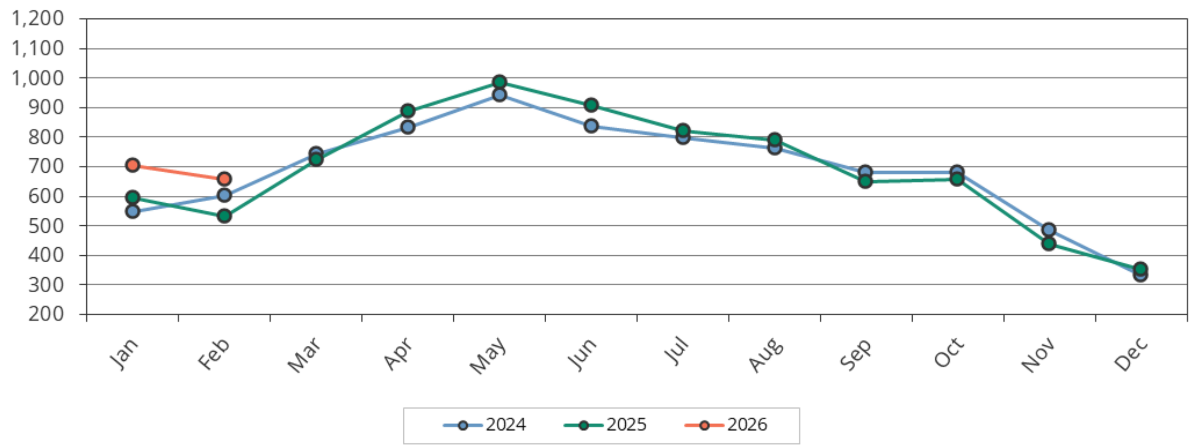
	Clark County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	February	657	556	465	624,200	535,000	94
	January	704	565	352	631,100	549,000	91
	Year-To-Date	1,377	1,082	825	625,700	542,000	92
2025	February	532	475	419	597,800	530,300	77
	Year-To-Date	1,131	946	833	587,400	530,000	77
Change	February 2025	23.5%	17.1%	11.0%	4.4%	0.9%	22.4%
	Prev Mo 2025	-6.7%	-1.6%	32.1%	-1.1%	-2.6%	3.3%
	Year-To-Date	21.8%	14.4%	-1.0%	6.5%	2.3%	19.5%

Active Residential Listings

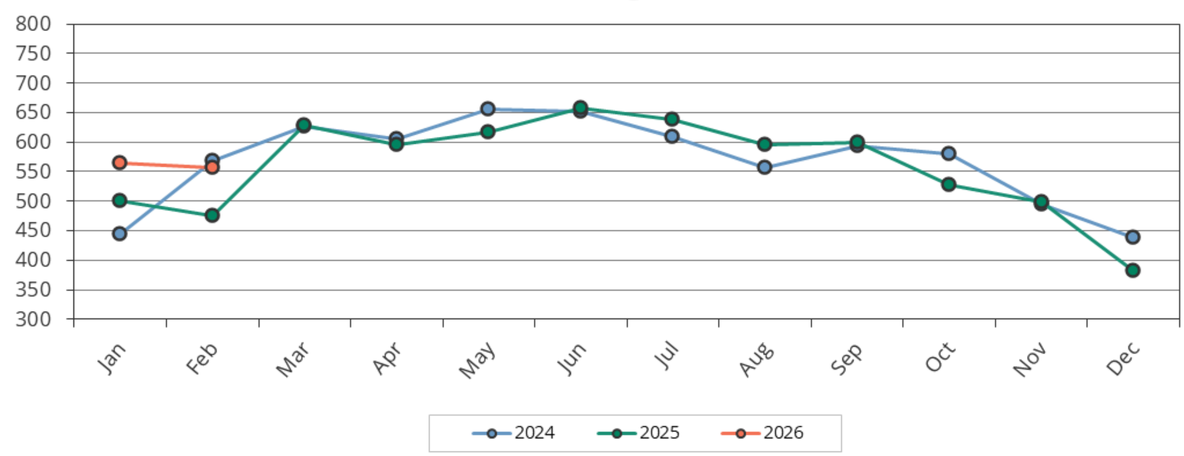


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888	1,676	1,463
2026	1,451	1,484										

New Listings



Pending Sales



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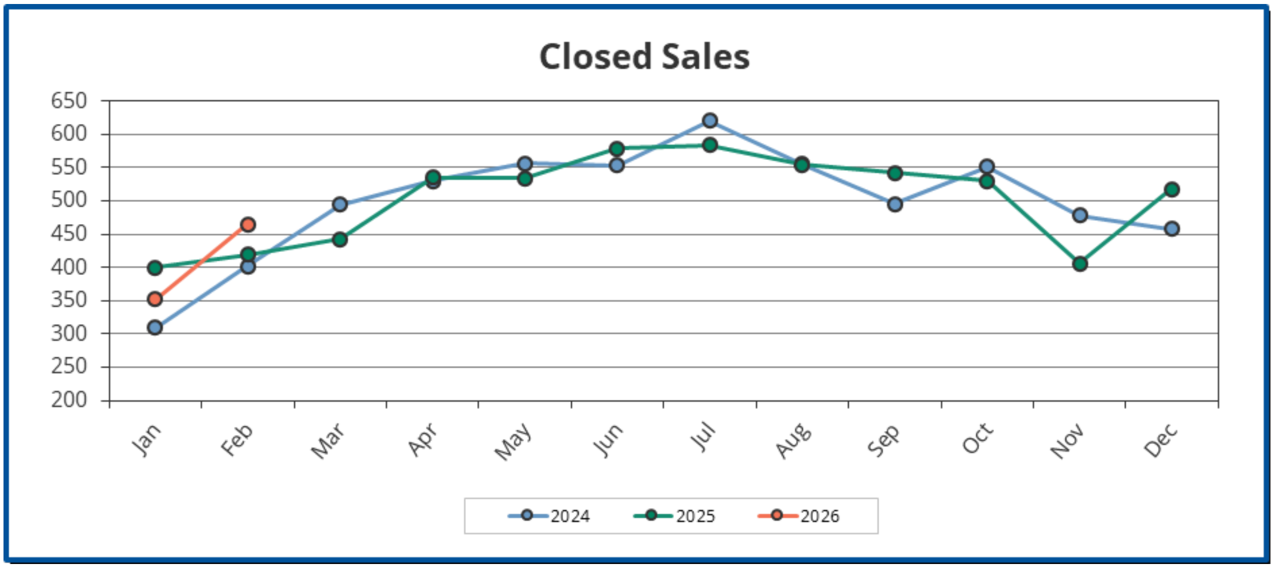

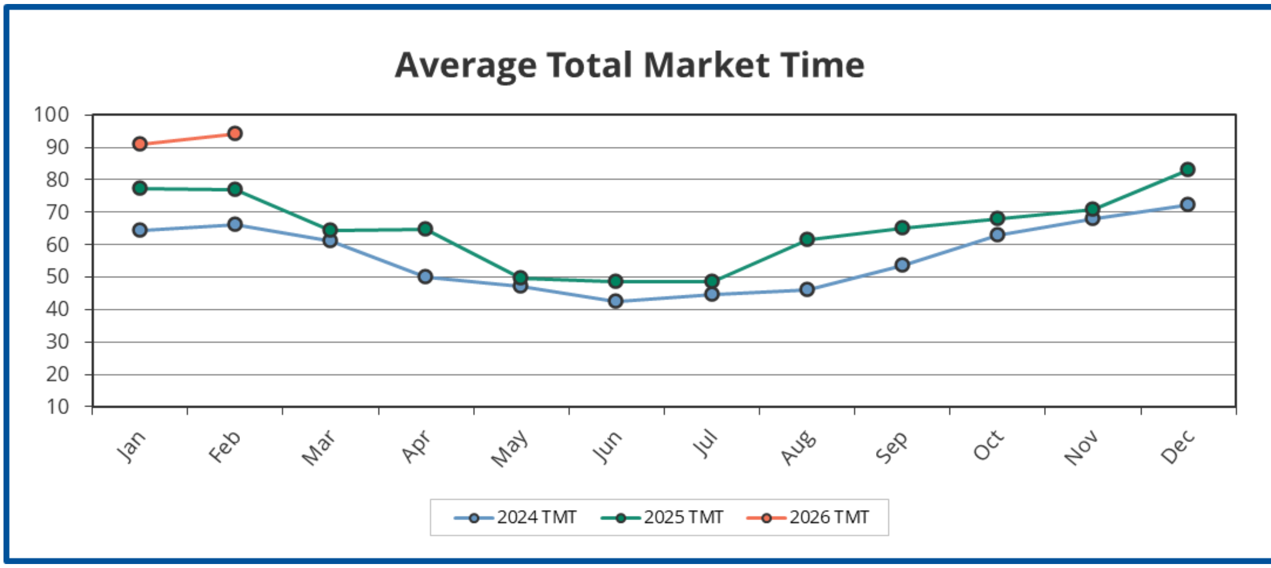

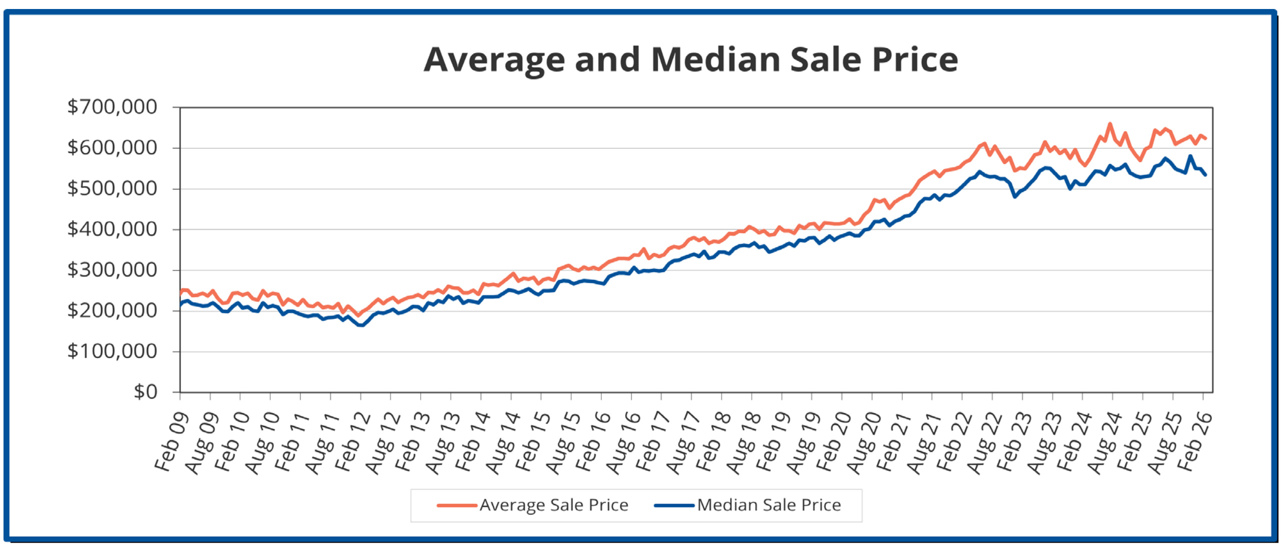

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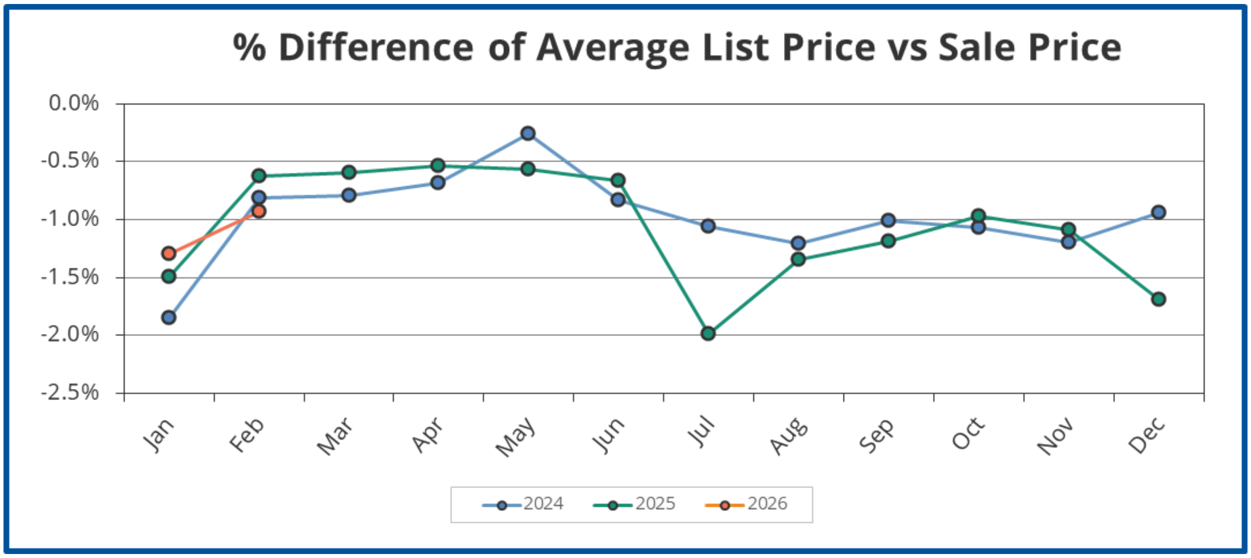

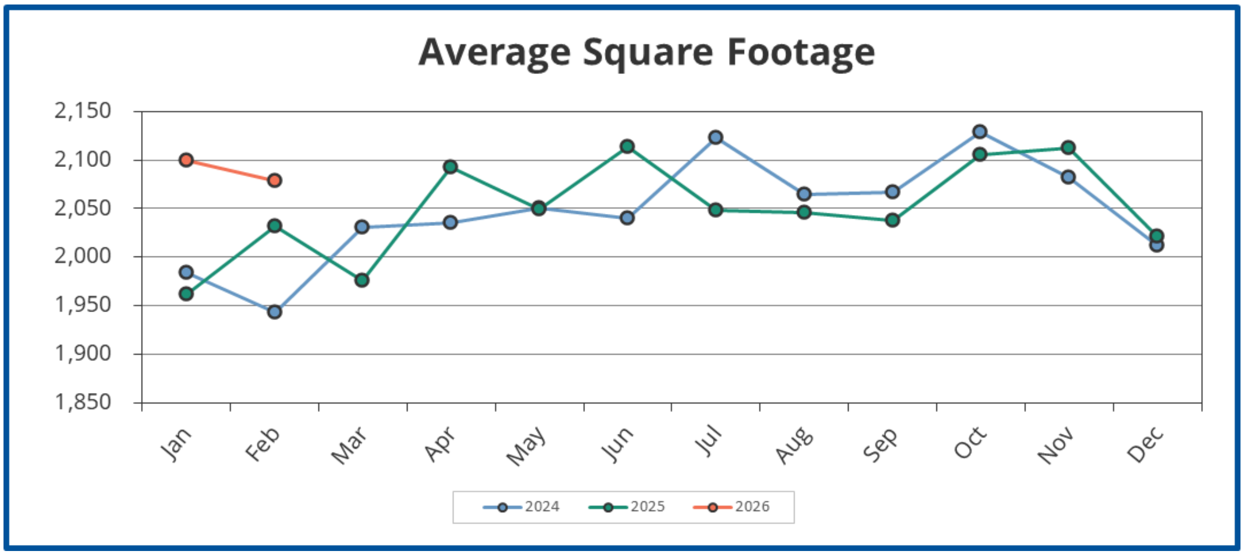

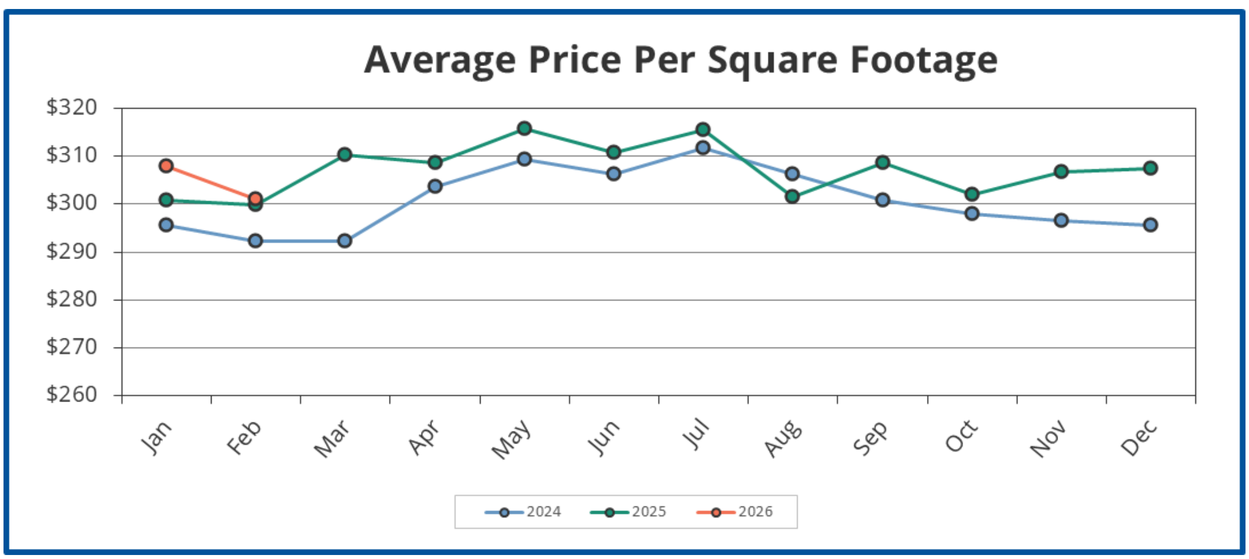

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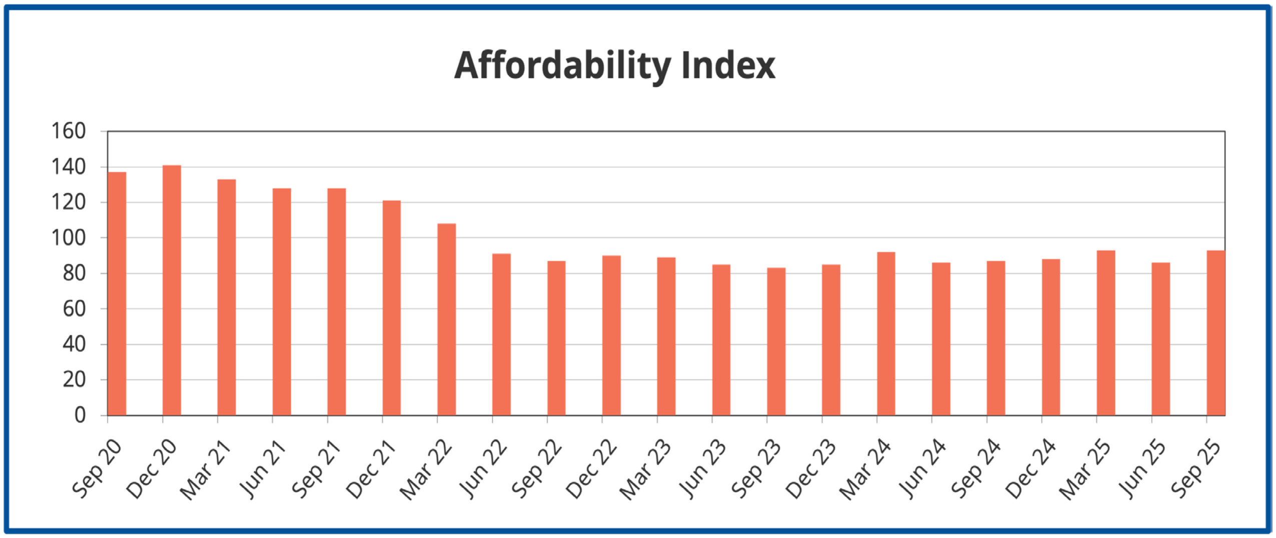

AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income ($124,100 in 2025, per HUD) can afford 96% of a monthly mortgage payment on a median priced home ($555,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (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	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
1,112	**74.9%**	**2.4**

Cowlitz County – SW Washington
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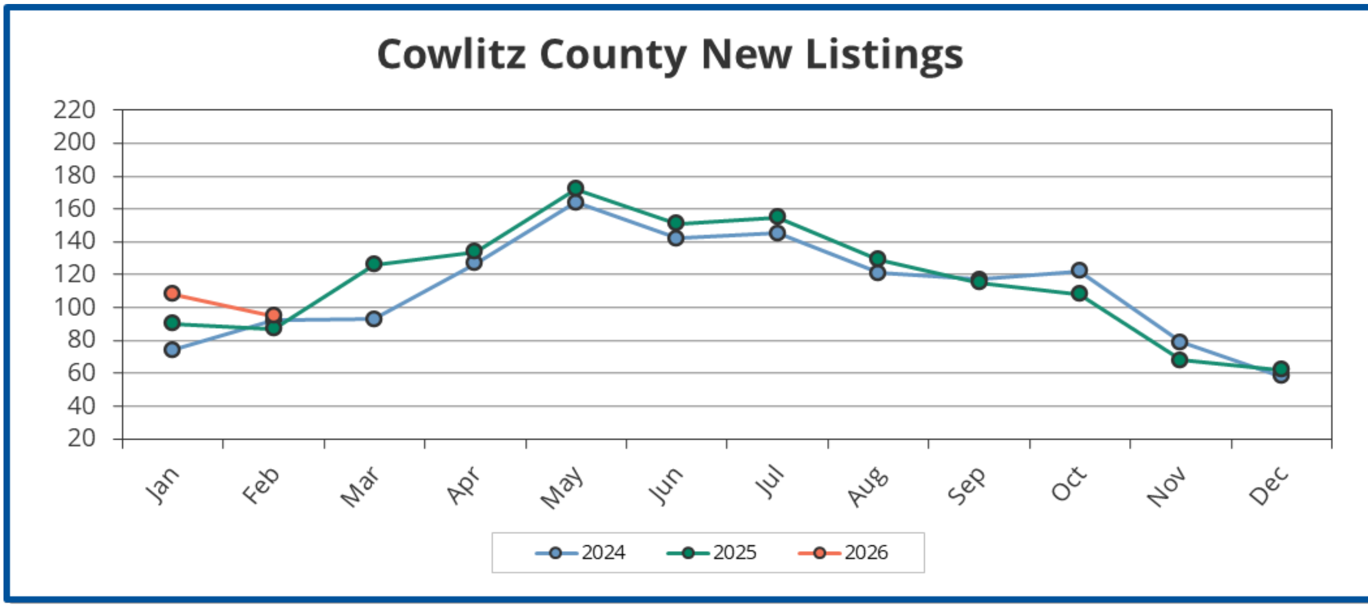
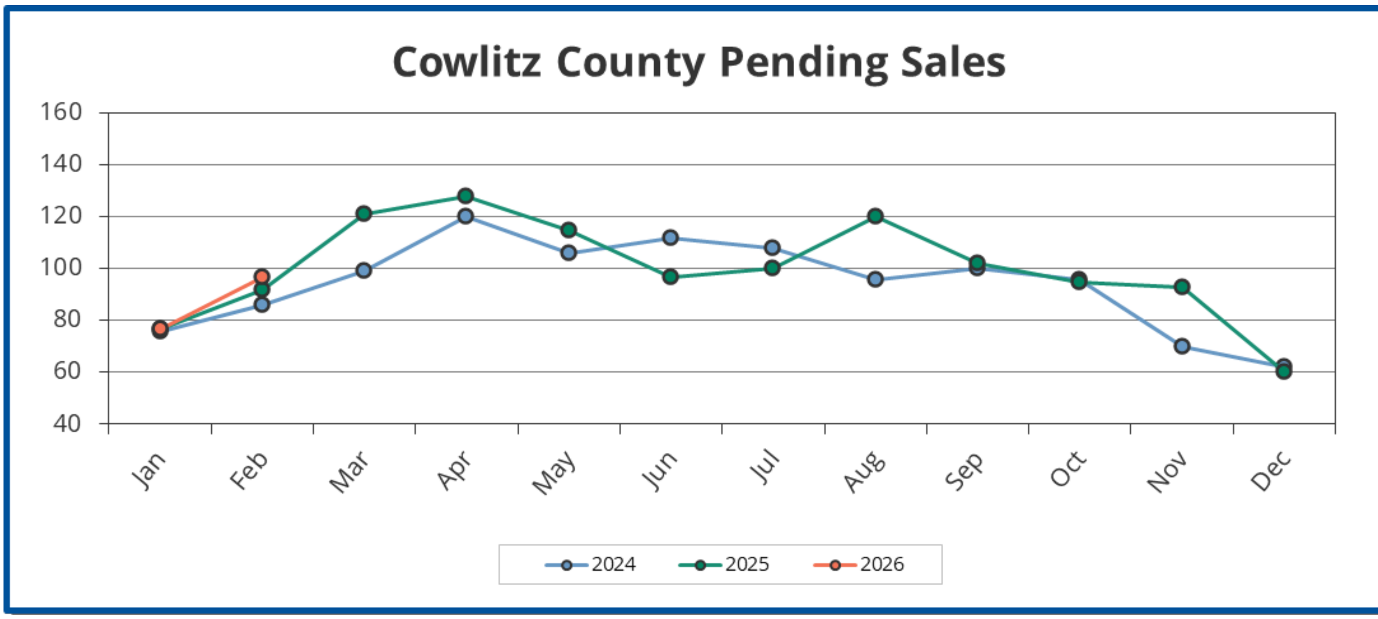
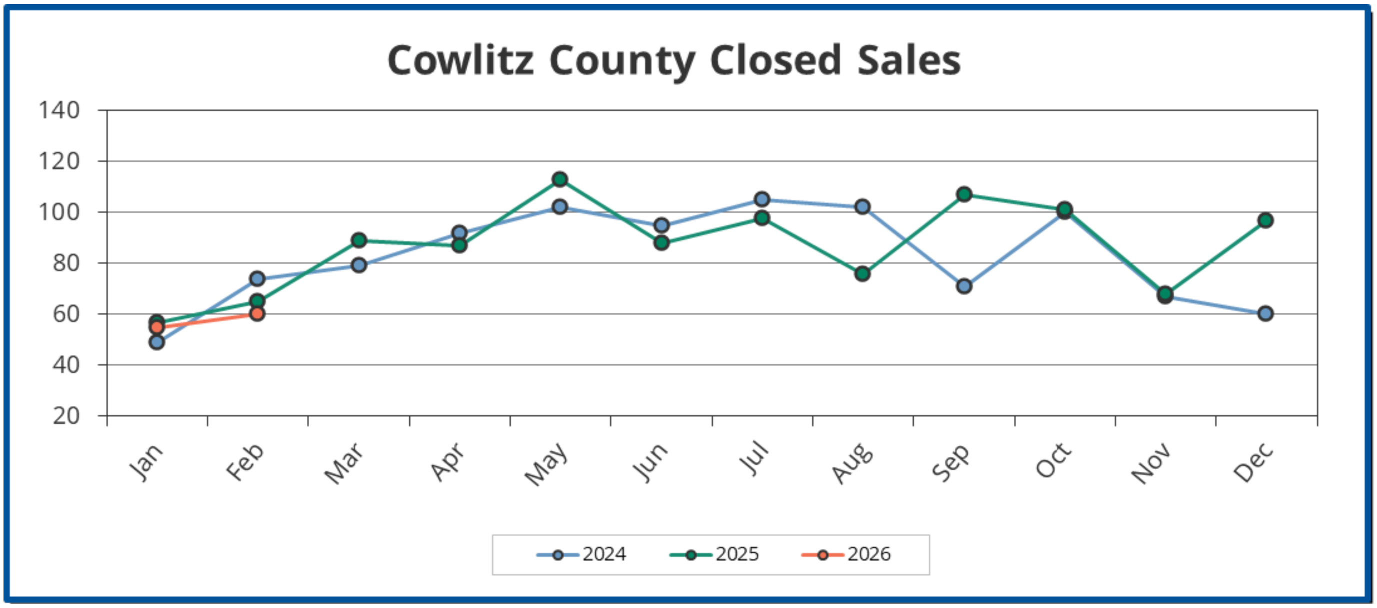
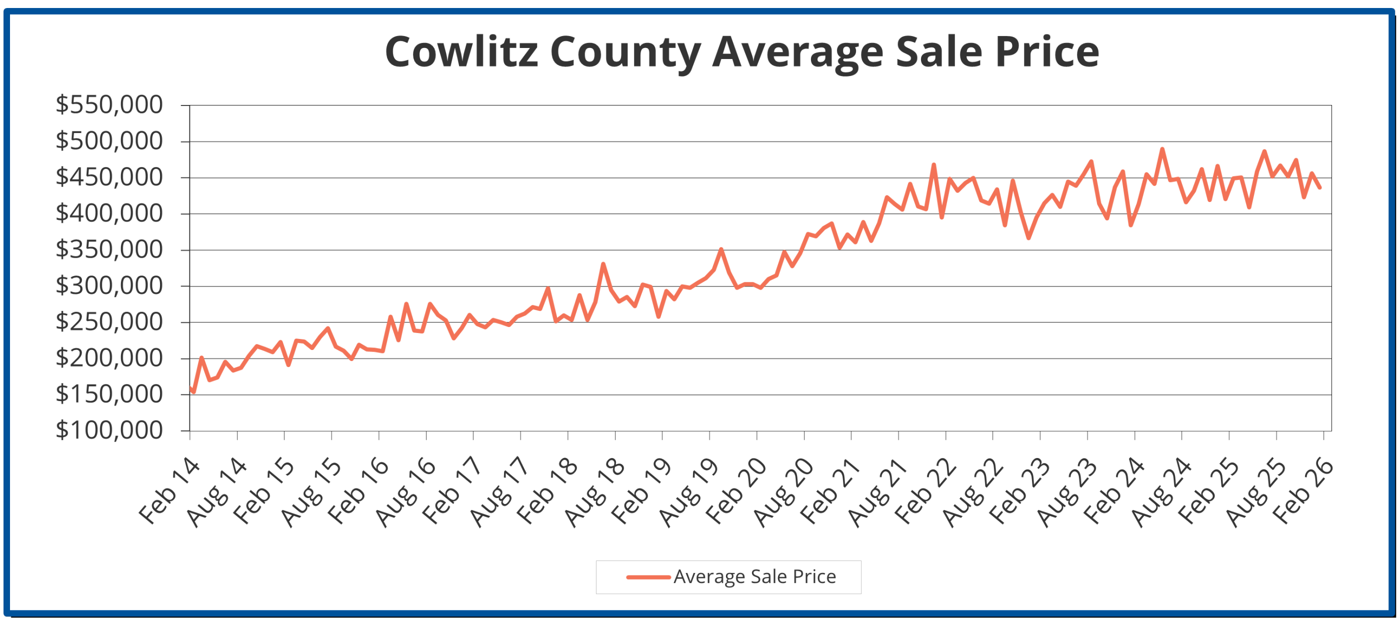






Cowlitz County Closed Sales
140
120
100
80
60
40
20
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026



Cowlitz County Average Sale Price
$550,000
$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
Feb 14
Aug 14
Feb 15
Aug 15
Feb 16
Aug 16
Feb 17
Aug 17
Feb 18
Aug 18
Feb 19
Aug 19
Feb 20
Aug 20
Feb 21
Aug 21
Feb 22
Aug 22
Feb 23
Aug 23
Feb 24
Aug 24
Feb 25
Aug 25
Feb 26
Average Sale Price

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 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[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	33	18	3	6	-50.0%	10	603,400	15	35	19	0.0%	19	576,400	499,000	42	2.1%	-	-	-	-	2	500,800
12	NW Heights	28	15	6	17	30.8%	12	377,100	83	33	32	33.3%	23	363,100	350,000	90	-1.2%	-	-	2	225,000	3	892,700
13	SW Heights	35	6	2	3	-62.5%	4	362,500	43	24	10	-33.3%	9	793,100	439,000	51	3.7%	1	345,000	-	-	-	-
14	Lincoln/Hazel Dell	18	10	0	5	-16.7%	7	478,500	108	18	14	27.3%	12	552,600	485,800	79	4.2%	-	-	-	-	-	-
15	E Hazel Dell	59	36	10	28	16.7%	22	412,700	73	63	52	20.9%	43	448,600	477,000	79	-0.3%	-	-	-	-	-	-
20	NE Heights	24	16	0	13	44.4%	7	405,400	78	28	24	14.3%	15	474,100	462,500	98	-0.7%	-	-	-	-	-	-
21	Orchards	46	22	4	28	100.0%	20	439,500	93	59	47	27.0%	30	422,900	435,000	94	-4.3%	-	-	-	-	1	765,000
22	Evergreen	116	67	8	61	29.8%	36	399,400	75	146	100	11.1%	64	427,000	438,700	73	1.0%	-	-	-	-	4	603,800
23	E Heights	40	11	6	9	28.6%	11	604,200	20	40	20	17.6%	17	567,100	450,000	32	-8.7%	-	-	-	-	1	510,000
24	Cascade Park	30	13	-	9	0.0%	13	540,100	77	30	25	19.0%	22	515,300	510,500	69	-2.6%	-	-	-	-	-	-
25	Five Corners	15	11	-	7	40.0%	8	437,400	58	19	15	25.0%	15	440,800	438,000	40	-1.6%	-	-	-	-	-	-
26	E Orchards	43	18	2	16	77.8%	16	788,400	63	36	35	118.8%	37	701,100	630,500	68	5.2%	-	-	1	220,000	1	1,780,000
27	Fisher's Landing	35	29	3	26	136.4%	20	567,400	62	50	45	136.8%	32	586,900	547,000	68	1.3%	-	-	-	-	-	-
31	SE County	10	1	-	3	50.0%	2	1,051,000	32	3	4	-20.0%	3	890,700	802,000	27	48.2%	-	-	-	-	-	-
32	Camas City	181	60	8	52	57.6%	41	867,200	111	127	98	40.0%	71	875,800	749,900	106	-3.0%	1	79,000	2	410,000	-	-
33	Washougal	79	33	6	17	0.0%	25	759,300	89	71	49	8.9%	46	711,700	609,500	91	-3.5%	-	-	6	288,300	-	-
41	N Hazel Dell	48	17	2	18	50.0%	13	511,100	56	41	33	17.9%	24	512,900	518,800	71	2.4%	-	-	-	-	-	-
42	S Salmon Creek	34	19	6	18	20.0%	17	473,700	84	38	37	-5.1%	23	494,600	470,000	86	0.0%	-	-	-	-	-	-
43	N Felida	74	29	2	14	-41.7%	10	756,900	164	50	29	-43.1%	21	674,300	567,000	122	6.0%	-	-	-	-	-	-
44	N Salmon Creek	75	38	5	32	3.2%	17	615,600	102	82	49	-5.8%	37	608,200	600,000	112	9.0%	1	320,000	1	207,000	-	-
50	Ridgefield	110	40	6	38	35.7%	38	788,300	164	82	79	31.7%	60	750,800	675,000	142	6.8%	-	-	1	280,000	-	-
51	W of I-5 County	7	1	0	2	-33.3%	2	2,475,000	38	3	3	-40.0%	2	2,475,000	2,475,000	38	40.5%	-	-	1	565,000	-	-
52	NW E of I-5 County	38	20	2	15	0.0%	11	649,400	78	33	28	-3.4%	17	863,500	574,000	62	5.9%	-	-	-	-	-	-
61	Battleground	142	61	14	47	6.8%	40	584,300	85	119	91	24.7%	67	591,900	520,000	105	-0.2%	-	-	1	185,000	-	-
62	Brush Prairie	97	41	14	50	6.4%	42	698,300	131	91	97	3.2%	75	709,100	585,000	126	4.4%	1	1,500,000	2	815,000	-	-
63	East County	5	1	0	0	-	0	-	-	2	0	-	0	-	-	-	-9.8%	0	-	0	-	0	-
64	Central County	7	1	0	1	-50.0%	1	999,000	82	7	3	50.0%	4	1,063,100	963,700	104	13.4%	-	-	-	-	-	-
65	Mid-Central County	6	2	2	6	50.0%	1	819,000	245	6	6	-14.3%	3	808,000	815,000	137	11.4%	-	-	-	-	-	-
66	Yacolt	11	4	1	2	100.0%	3	622,500	150	7	10	66.7%	7	554,200	550,000	95	1.0%	-	-	-	-	-	-
70	La Center	29	12	4	10	-50.0%	12	688,700	110	25	21	-30.0%	21	676,400	657,900	96	-1.8%	-	-	-	-	-	-
71	N Central	8	3	1	3	0.0%	3	668,300	76	7	6	20.0%	5	713,800	750,000	86	13.3%	-	-	-	-	-	-
72	NE Corner	1	2	0	-	-	1	600,000	83	2	1	-	1	600,000	600,000	83	-15.1%	-	-	-	-	-	-
	Clark County Total	1,484	657	117	556	17.1%	465	624,200	94	1,377	1,082	14.4%	825	625,700	542,000	92	2.2%	4	561,000	17	358,000	12	762,500
80	Woodland City	23	7	2	10	66.7%	9	465,600	66	17	19	18.8%	16	431,600	478,500	81	5.2%	-	-	-	-	-	-
81	Woodland Area	12	-	4	4	33.3%	2	1,002,500	73	5	8	-8.7%	6	784,300	545,500	53	1.1%	-	-	3	164,800	-	-
82	Cowlitz County	210	88	18	83	0.0%	49	472,400	67	183	142	-1.4%	95	447,700	420,000	85	1.5%	-	-	11	191,500	2	357,300
	Cowlitz County Total	245	95	24	97	5.4%	60	489,100	67	205	169	0.6%	117	462,800	429,000	83	2.4%	-	-	14	185,800	2	357,300
87	Pacific County Total	27	5	6	4	-20.0%	2	392,500	124	8	4	-50.0%	4	427,900	422,500	104	8.9%	-	-	2	163,800	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2026 with February 2025. The year-to-date section compares 2026 year-to-date statistics through February with 2025 year-to-date statistics through February.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/25-2/28/26) with 12 months before (3/1/24-2/28/25).

[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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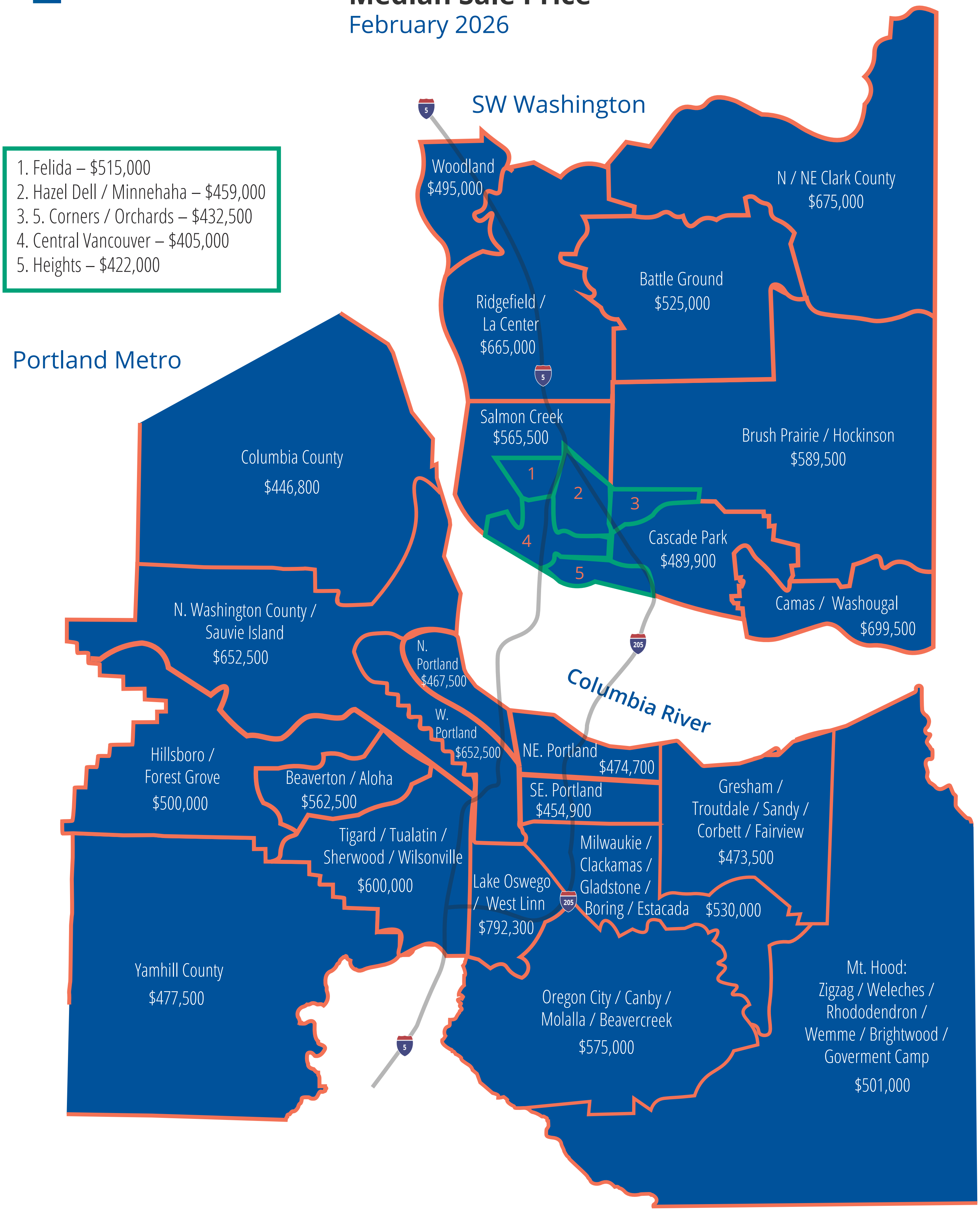
Median Sale Price
February 2026



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.

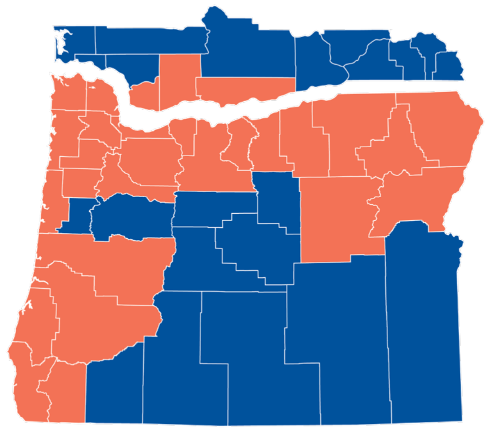
Additional Resources for RMLS Subscribers:

- 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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