



# MARKET ACTION REPORT

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

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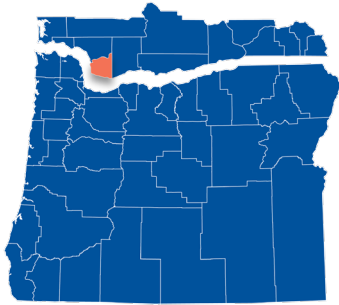
**SW Washington** March 2026 Reporting Period

# SW Washington

## March 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 (794) increased 9.7% from the 724 listed in March 2025, and increased 20.9% from the 657 listed in February 2026.

### Pending Sales

Pending sales (667) increased 6.0% from the 629 offers accepted in March 2025, and increased 20.0% from the 556 offers accepted in February 2026.

### Closed Sales

Closed sales (513) increased 15.8% from the 443 closings in March 2025, and increased 10.3% from the 465 closings in February 2026.

### Inventory and Time on Market

Inventory decreased to 3.0 months in March. Total market time decreased to 76 days.

### Year-to-Date Summary

Comparing the first three months of 2026 to the same period in 2025, new listings (2,181) increased 16.8%, pending sales (1,721) increased 11.0%, and closed sales (1,355) increased 5.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through March, the average sale price has increased 6.6% from \$593,700 to \$632,600. In the same comparison, the median sale price has increased 3.8% from \$530,000 to \$549,900.

#### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.1% (\$631,100 v. \$617,900)

Median Sale Price % Change: +2.0% (\$555,000 v. \$543,900)

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	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

#### March 2026 vs. February 2026

- New Listings **+20.9%** ↑
- Pending Sales **+20.0%** ↑
- Closed Sales **+10.3%** ↑
- Average Sale Price **+3.4%** ↑
- Median Sale Price **+5.6%** ↑
- Inventory **-0.2** ↓
- Total Market Time **-18** ↓

#### March 2026 vs. March 2025

- New Listings **+9.7%** ↑
- Pending Sales **+6.0%** ↑
- Closed Sales **+15.8%** ↑
- Average Sale Price **+6.8%** ↑
- Median Sale Price **+6.0%** ↑
- Inventory **0.0** —
- Total Market Time **+12** ↑

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Residential Sales by Price Range						
Price Range	Mar 2024		Mar 2025		Mar 2026	
0K-100K	7	1.3%	3	0.6%	3	0.6%
100K-200K	11	2.1%	11	2.3%	9	1.8%
200K-300K	7	1.3%	13	2.7%	14	2.7%
300K-400K	64	12.2%	47	9.9%	36	7.0%
400K-500K	154	29.3%	120	25.4%	109	21.2%
500K-600K	102	19.4%	112	23.7%	126	24.6%
600K-700K	67	12.7%	58	12.3%	64	12.5%
700K-800K	47	8.9%	27	5.7%	45	8.8%
800K-900K	26	4.9%	24	5.1%	31	6.0%
900K-1M	12	2.3%	19	4.0%	22	4.3%
1MM-1.1MM	4	0.8%	11	2.3%	11	2.1%
1.1MM-1.2MM	10	1.9%	7	1.5%	14	2.7%
1.2MM-1.3MM	7	1.3%	6	1.3%	10	1.9%
1.3MM-1.4MM	3	0.6%	3	0.6%	4	0.8%
1.4MM-1.5MM	0	0.0%	2	0.4%	5	1.0%
1.5MM-1.6MM	1	0.2%	4	0.8%	5	1.0%
1.6MM-1.7MM	1	0.2%	1	0.2%	1	0.2%
1.7MM-1.8MM	3	0.6%	0	0.0%	1	0.2%
1.8MM-1.9MM	0	0.0%	1	0.2%	0	0.0%
1.9MM-2MM	0	0.0%	1	0.2%	0	0.0%
2MM+	0	0.0%	3	0.6%	3	0.6%
<b>Total Closed Sales</b>	<b>526</b>		<b>473</b>		<b>513</b>	

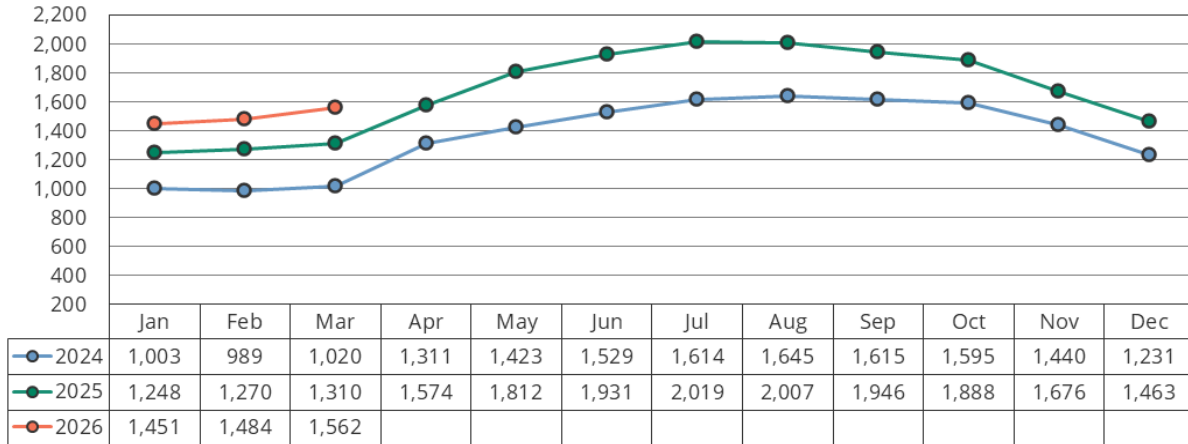
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	March	794	667	513	645,200	564,900	76
	February	657	556	465	624,200	535,000	94
	Year-To-Date	2,181	1,721	1,355	632,600	549,900	86
2025	March	724	629	443	604,100	533,000	64
	Year-To-Date	1,867	1,550	1,291	593,700	530,000	73
Change	March 2025	9.7%	6.0%	15.8%	6.8%	6.0%	18.8%
	Prev Mo 2025	20.9%	20.0%	10.3%	3.4%	5.6%	-19.1%
	Year-To-Date	16.8%	11.0%	5.0%	6.6%	3.8%	17.8%

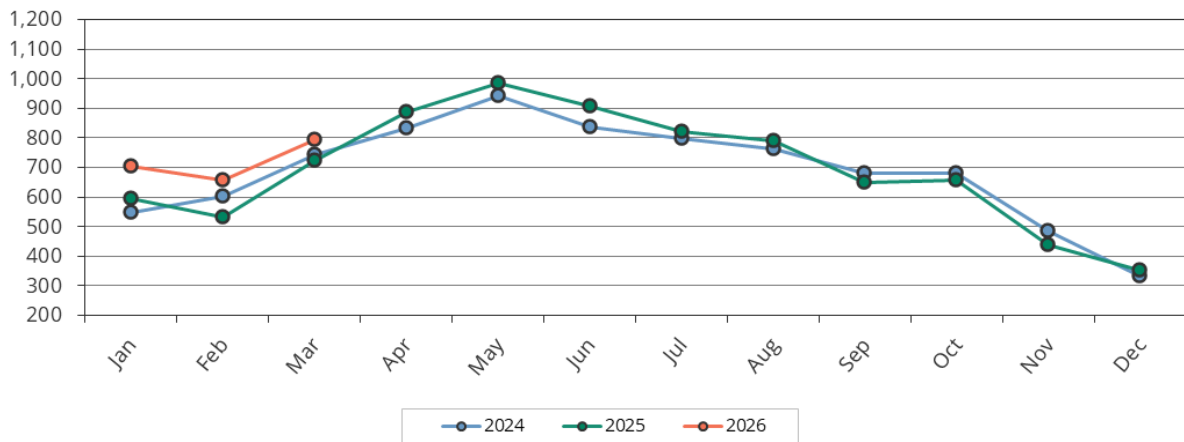
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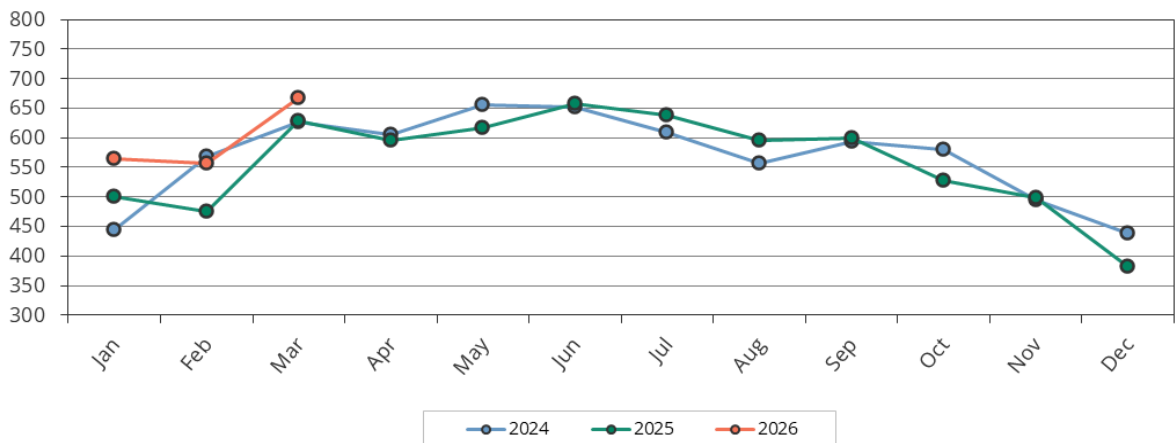
### Active Residential Listings



### New Listings

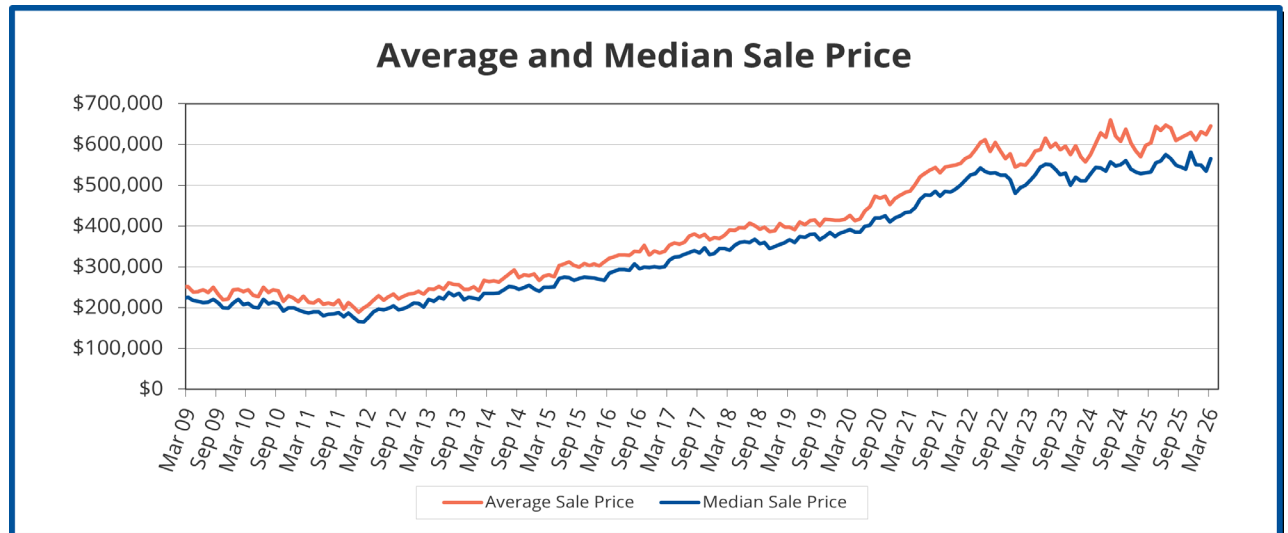
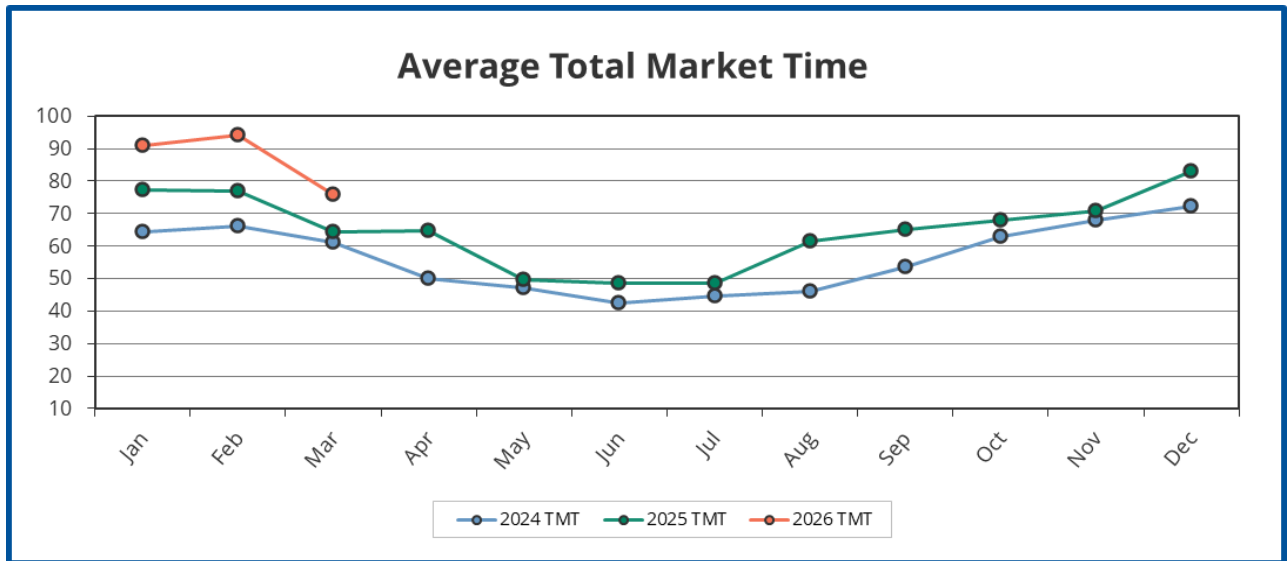
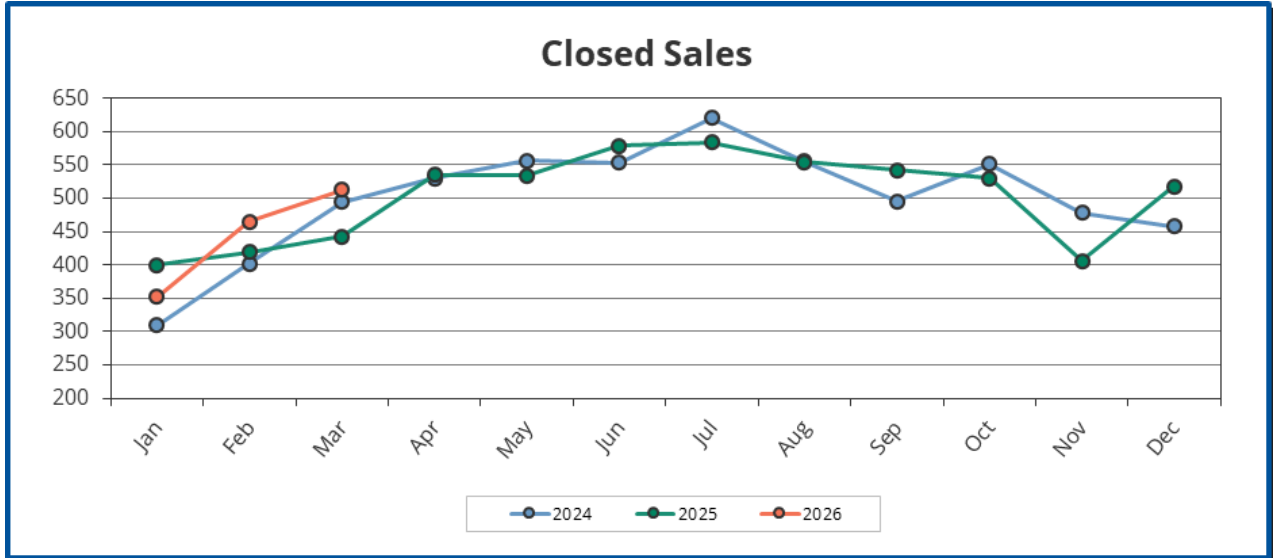


### Pending Sales



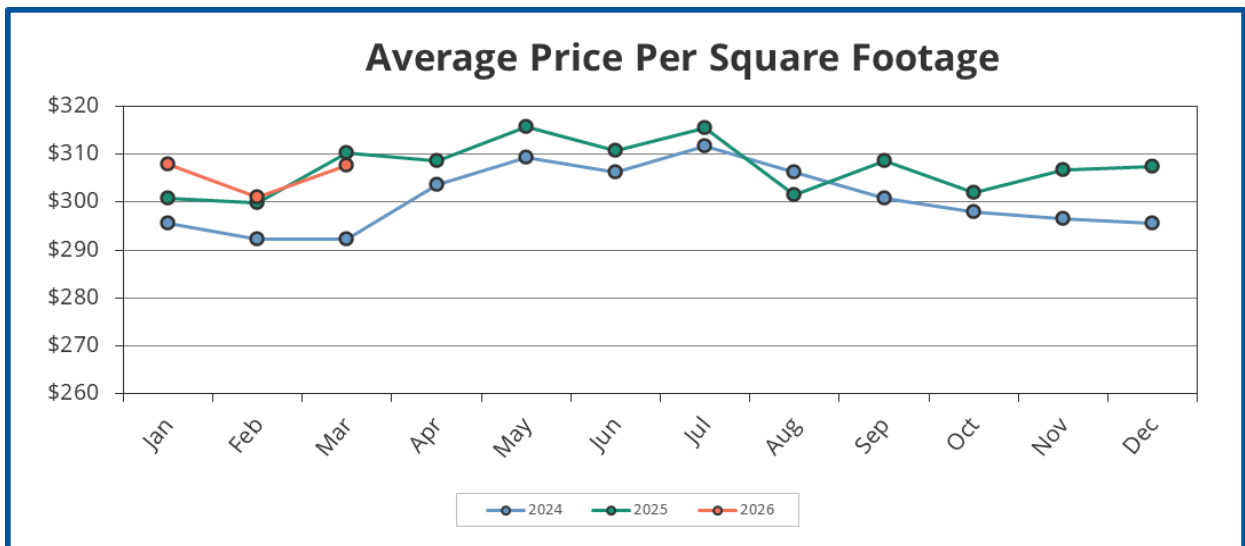
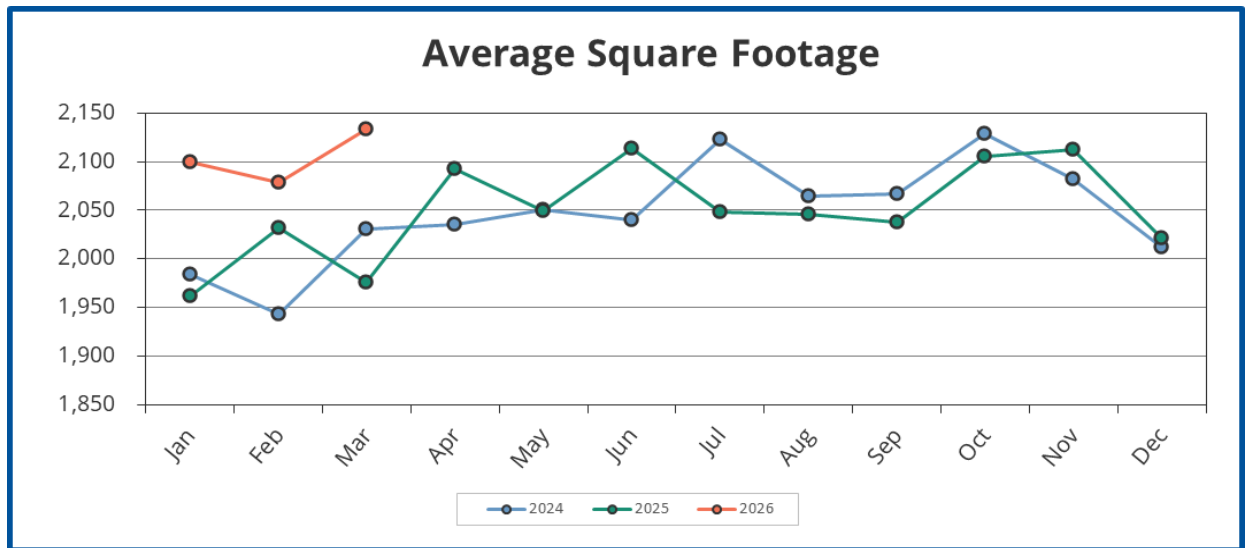
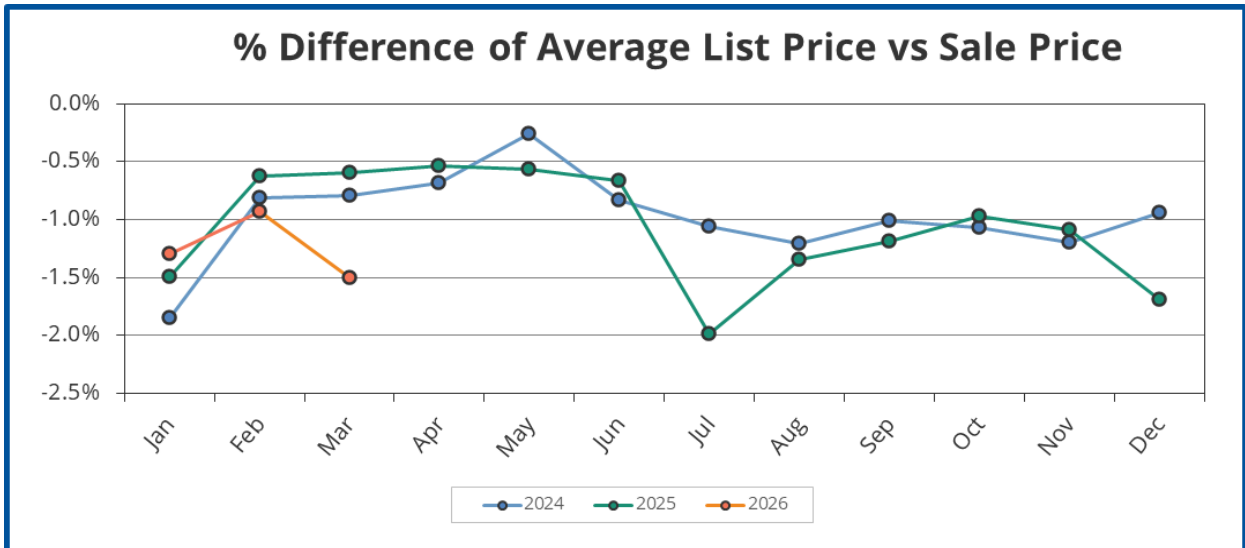
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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 94% of a monthly mortgage payment on a median priced home (\$564,900 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (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

**1,191**

Percent of Total  
Active Listings

**76.2%**

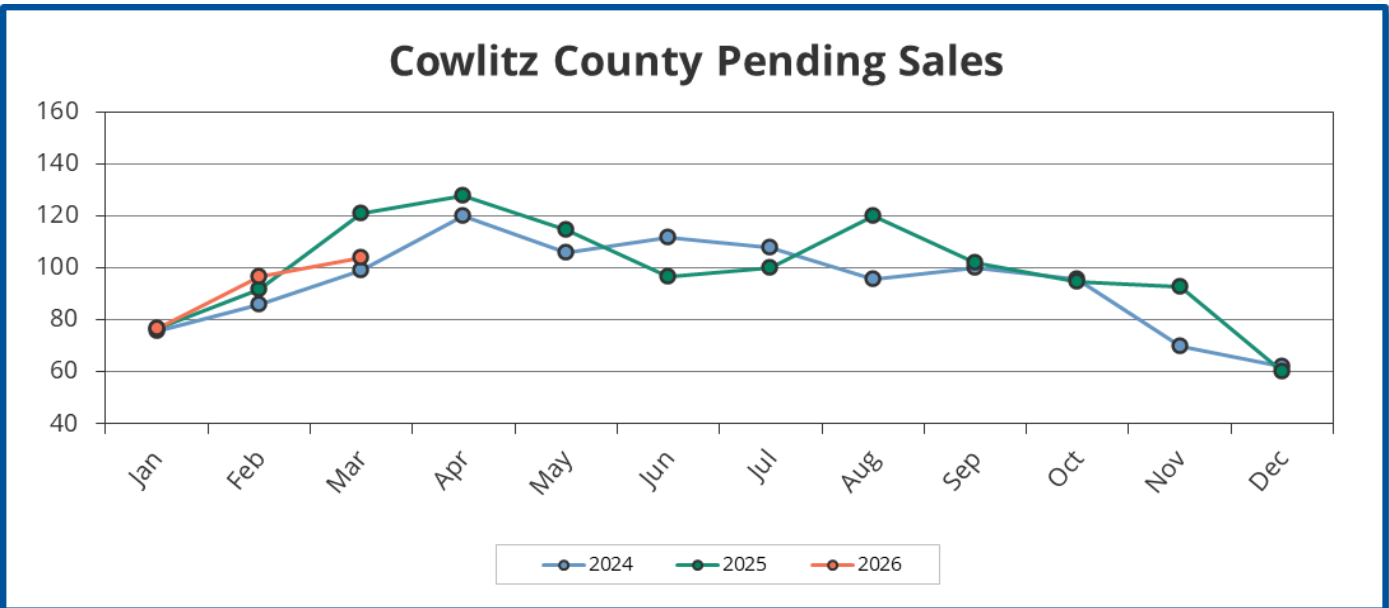
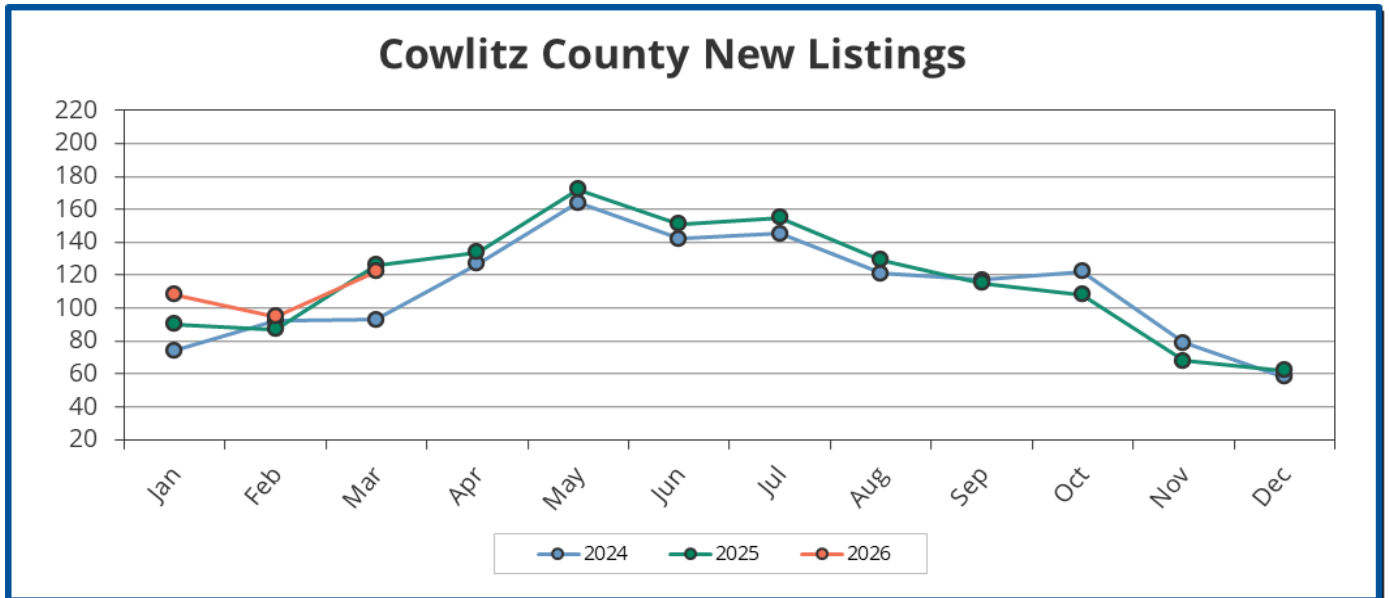
Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.3**



# Cowlitz County – SW Washington

## March 2026 Reporting Period

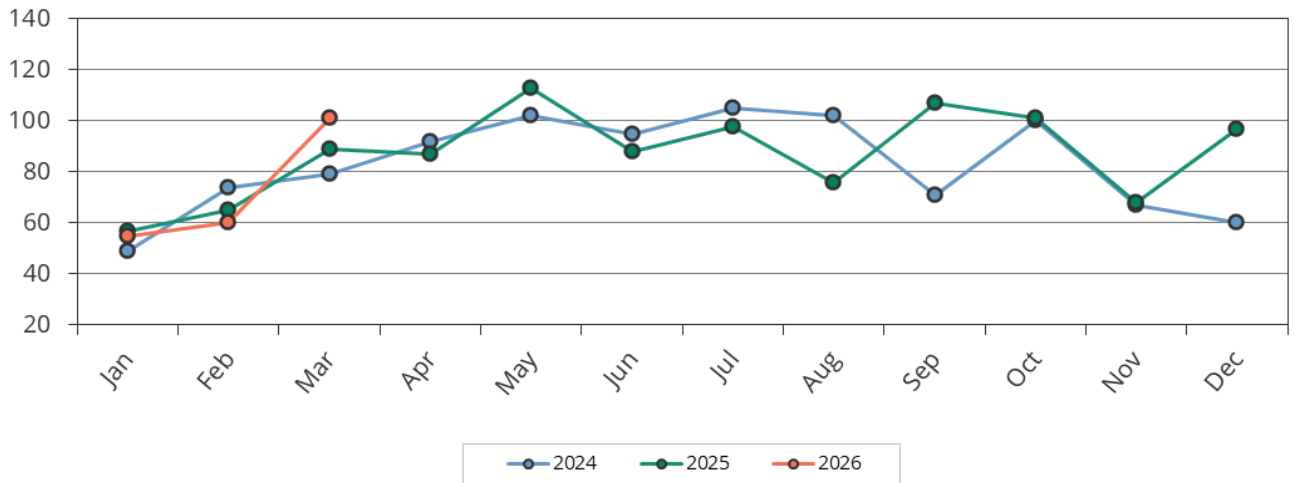




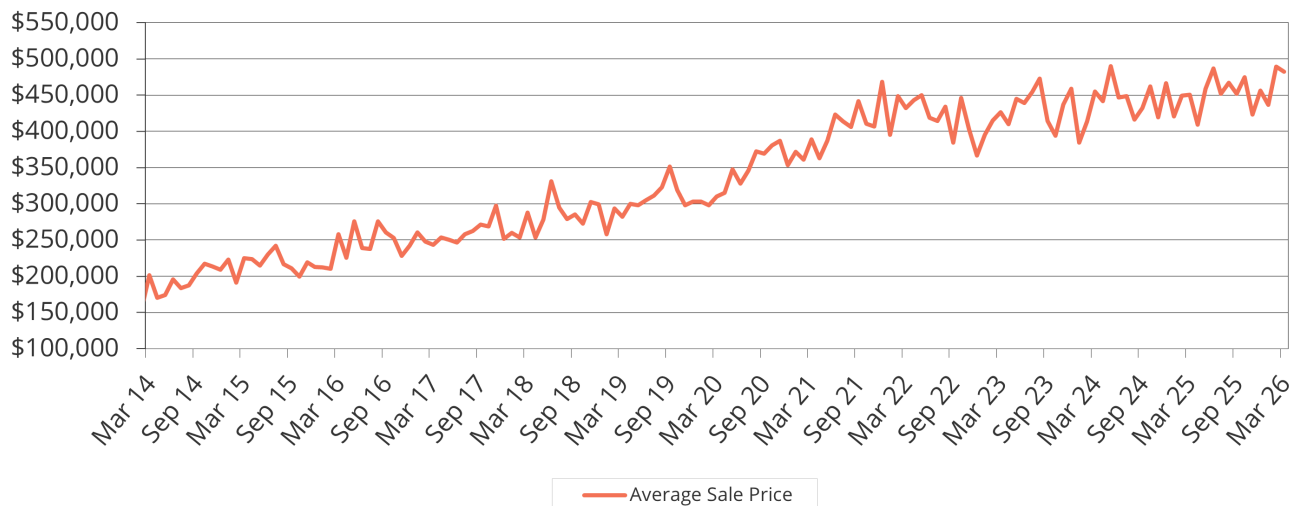
# Cowlitz County – SW Washington

## March 2026 Reporting Period

### Cowlitz County Closed Sales



### Cowlitz County Average Sale Price



# SW Washington

## March 2026 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, Canceled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	35	22	4	14	100.0%	7	769,800	8	57	33	32.0%	26	628,500	500,000	33	4.8%	-	-	-	-	4	499,100
12	NW Heights	29	13	2	12	-40.0%	17	421,500	53	46	43	-2.3%	40	387,900	370,000	74	-2.1%	1	650,000	2	225,000	4	810,800
13	SW Heights	34	17	1	17	54.5%	8	646,200	86	41	27	3.8%	17	723,900	485,000	67	5.6%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	16	9	0	9	-18.2%	8	375,800	105	27	23	4.5%	20	481,900	442,000	89	4.3%	-	-	2	340,000	2	412,500
15	E Hazel Dell	64	36	8	30	66.7%	20	473,100	30	101	81	42.1%	64	449,700	475,000	65	0.3%	-	-	-	-	-	-
20	NE Heights	15	9	0	20	17.6%	11	485,700	57	37	42	10.5%	28	471,800	487,000	76	0.8%	-	-	-	-	-	-
21	Orchards	46	33	8	32	45.5%	28	460,800	116	92	78	32.2%	58	441,200	451,700	105	-4.8%	-	-	-	-	1	765,000
22	Evergreen	109	56	7	63	57.5%	39	488,600	62	204	159	28.2%	105	450,000	454,000	70	1.9%	-	-	-	-	5	595,300
23	E Heights	46	20	3	13	-18.8%	8	580,500	37	60	33	-2.9%	25	571,400	489,000	34	-8.0%	-	-	-	-	1	510,000
24	Cascade Park	38	23	4	10	-33.3%	10	570,000	44	52	35	-2.8%	33	539,000	525,000	62	-7.6%	-	-	-	-	3	567,500
25	Five Corners	12	14	2	16	23.1%	10	625,300	30	33	31	24.0%	25	514,600	450,000	36	-0.7%	-	-	-	-	-	-
26	E Orchards	38	22	9	21	61.5%	15	583,200	38	58	55	89.7%	54	663,200	608,900	58	6.4%	-	-	1	220,000	3	1,018,000
27	Fisher's Landing	49	28	1	17	-19.0%	23	604,500	58	78	62	55.0%	57	590,900	545,000	64	1.0%	-	-	-	-	-	-
28	SE County	7	-	1	3	50.0%	2	1,005,000	29	4	7	0.0%	5	936,400	802,000	28	22.4%	-	-	3	391,300	-	-
29	Camas City	190	74	12	63	46.5%	57	925,900	96	201	158	38.6%	128	898,100	799,900	101	-2.9%	1	79,000	3	353,300	-	-
30	Washougal	86	42	11	25	-13.8%	15	706,200	106	113	73	-1.4%	62	713,600	610,800	97	-4.1%	-	-	8	297,500	-	-
31	N Hazel Dell	51	29	3	22	15.8%	13	518,100	67	70	52	13.0%	38	507,700	514,000	69	0.2%	-	-	-	-	-	-
32	S Salmon Creek	41	28	8	19	-13.6%	14	481,800	30	66	54	-10.0%	39	499,500	485,000	73	-0.4%	-	-	-	-	-	-
33	N Felida	79	36	5	29	-14.7%	17	804,000	81	86	56	-31.7%	38	732,300	587,500	103	7.9%	-	-	-	-	-	-
34	N Salmon Creek	81	42	15	31	24.0%	32	662,700	47	125	80	6.7%	69	633,500	610,000	82	7.8%	1	320,000	1	207,000	-	-
35	Ridgefield	112	51	13	53	12.8%	43	695,300	110	134	130	25.0%	104	728,400	675,000	127	6.1%	-	-	1	280,000	-	-
36	W of I-5 County	8	4	0	4	33.3%	2	920,500	17	7	7	-12.5%	5	1,637,000	1,393,800	67	36.5%	-	-	2	782,500	-	-
37	NW E of I-5 County	42	23	5	18	-5.3%	14	581,700	101	56	46	0.0%	31	736,200	570,000	80	6.7%	-	-	1	340,000	-	-
38	Battleground	142	62	16	56	0.0%	37	643,200	83	183	144	11.6%	104	610,100	535,000	97	-1.3%	-	-	4	697,500	-	-
39	Brush Prairie	111	61	10	46	-39.5%	43	746,600	97	154	141	-15.6%	119	722,900	590,000	116	7.1%	1	1,500,000	3	741,700	-	-
40	East County	5	1	0	1	-	0	-	-	3	1	-	0	-	-	-	-4.1%	0	-	0	-	0	-
41	Central County	6	0	0	2	-50.0%	1	1,065,000	4	7	5	-16.7%	5	1,063,500	999,000	84	5.1%	-	-	-	-	-	-
42	Mid-Central County	10	5	0	1	0.0%	4	981,400	67	11	7	-12.5%	7	907,100	819,000	97	14.9%	-	-	-	-	-	-
43	Yacolt	10	6	1	6	-14.3%	4	675,300	34	13	16	33.3%	11	598,200	590,000	73	-0.7%	-	-	-	-	-	-
44	La Center	43	27	4	11	-31.3%	9	604,300	167	52	32	-31.9%	30	654,800	648,700	117	-3.0%	-	-	-	-	-	-
45	N Central	6	1	3	2	0.0%	2	790,500	47	8	8	33.3%	7	735,700	756,000	75	7.8%	-	-	-	-	-	-
46	NE Corner	1	0	1	1	-	-	-	-	2	2	-	1	600,000	600,000	83	-15.1%	-	-	1	140,000	-	-
47	Clark County Total	1,562	794	157	667	6.0%	513	645,200	76	2,181	1,721	11.0%	1,355	632,600	549,900	86	2.1%	6	636,500	32	422,200	24	649,300
48	Woodland City	28	14	2	10	25.0%	11	571,800	147	31	27	17.4%	27	488,700	495,000	108	7.1%	-	-	-	-	-	-
49	Woodland Area	16	4	-	1	-80.0%	4	1,087,300	70	9	8	-8.0%	10	905,500	635,000	60	4.0%	-	-	5	168,900	-	-
50	Cowlitz County	214	104	27	93	-13.9%	86	442,600	84	287	226	-6.6%	183	445,900	413,000	85	1.8%	1	600,000	19	191,000	4	576,100
51	Cowlitz County Total	258	122	29	104	-14.0%	101	482,200	91	327	261	-5.8%	220	472,000	420,000	86	3.3%	1	600,000	24	186,400	4	576,100
52	Pacific County Total	36	15	5	7	75.0%	4	217,500	77	24	11	-8.3%	8	322,700	389,000	91	9.0%	-	-	2	163,800	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2026 with March 2025. The year-to-date section compares 2026 year-to-date statistics through March with 2025 year-to-date statistics through March.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/25-3/31/26) with 12 months before (4/1/24-3/31/25).

<sup>3</sup> 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.

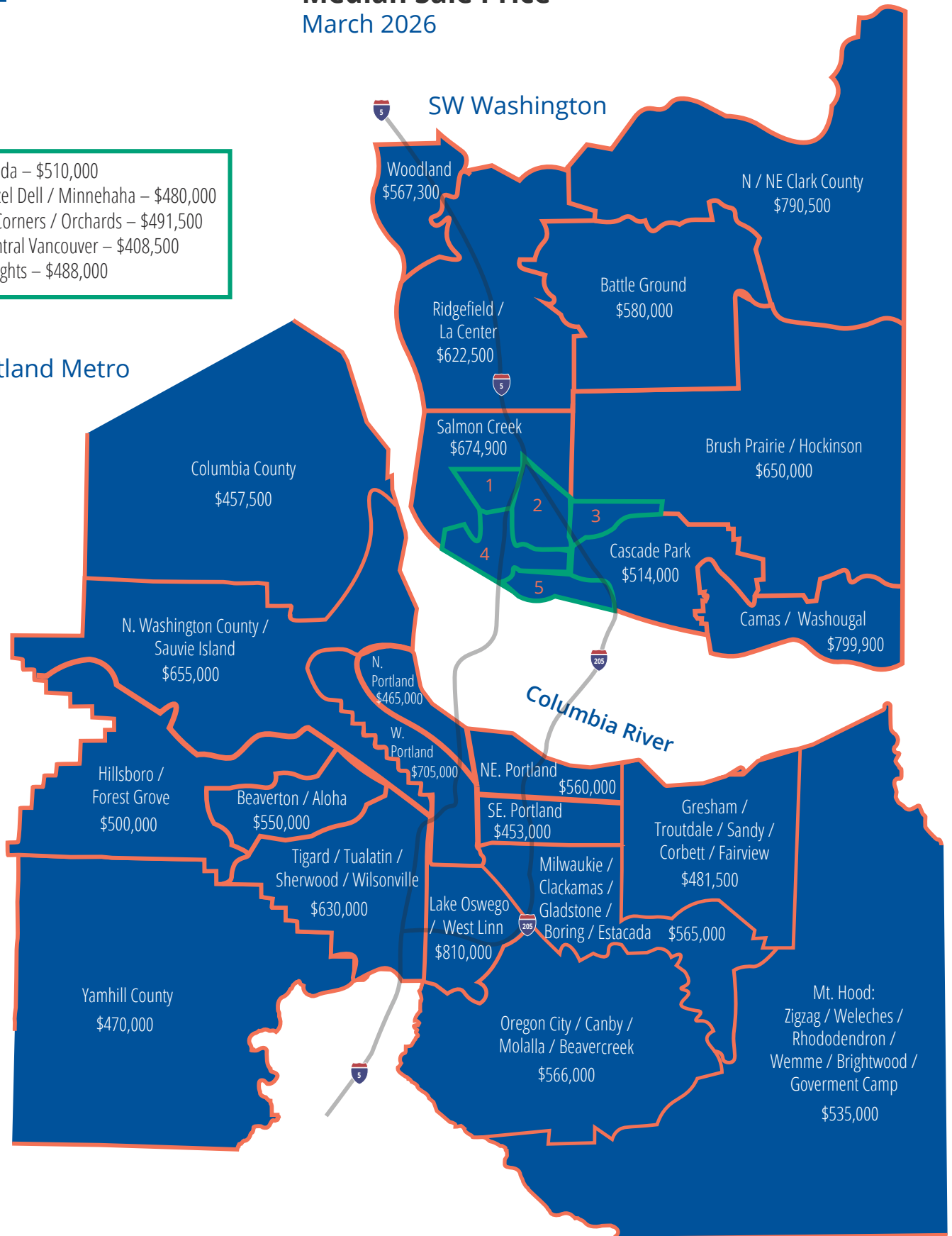
# SW Washington

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## Median Sale Price March 2026

- 1. Felida – \$510,000
- 2. Hazel Dell / Minnehaha – \$480,000
- 3. 5. Corners / Orchards – \$491,500
- 4. Central Vancouver – \$408,500
- 5. Heights – \$488,000

### Portland Metro





# Definitions and Formulas

## Additional Resources

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### 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.

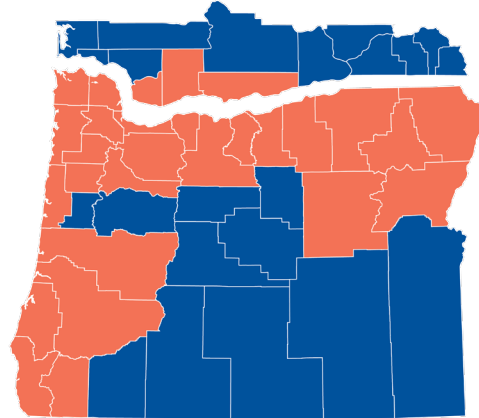
### Additional Resources for RMLS Subscribers:

- ▶ [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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