MARKET ACTION REPORT

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

SW Washington May 2026 Reporting Period

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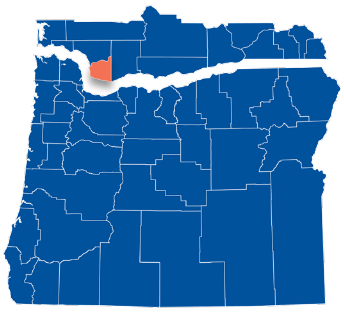
MARKET ACTION REPORT

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 (941) decreased 4.6% from the 986 listed in May 2025, and increased 0.6% from the 935 listed in April 2026.

Pending Sales
Pending sales (699) increased 13.5% from the 616 offers accepted in May 2025, and increased 5.9% from the 660 offers accepted in April 2026.

Closed Sales
Closed sales (577) increased 8.1% from the 534 closings in May 2025, and increased 5.5% from the 547 closings in April 2026.

Inventory and Time on Market
Inventory held steady at 3.3 months in May. Total market time decreased to 63 days.

Year-to-Date Summary
Comparing the first five months of 2026 to the same period in 2025, new listings (4,092) increased 8.5%, pending sales (3,002) increased 11.6%, and closed sales (2,523) increased 4.1%.

Average and Median Sale Prices
Comparing 2026 to 2025 through May, the average sale price has increased 2.2% from $617,100 to $630,900. In the same comparison, the median sale price has increased 1.1% from $544,000 to $550,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +1.4% ($629,600 v. $621,100)
Median Sale Price % Change: +1.5% ($554,000 v. $546,000)

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	3.0
April	2.5	2.9	3.3
May	2.6	3.4	3.3
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

May 2026 vs. April 2026

New Listings	**+0.6%**
Pending Sales	**+5.9%**
Closed Sales	**+5.5%**
Average Sale Price	**+9.4%**
Median Sale Price	**+4.8%**
Inventory	**0.0**
Total Market Time	**-9**

May 2026 vs. May 2025

New Listings	**-4.6%**
Pending Sales	**+13.5%**
Closed Sales	**+8.1%**
Average Sale Price	**+3.5%**
Median Sale Price	**+2.1%**
Inventory	**-0.1**
Total Market Time	**+13**

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Residential Sales by Price Range

Price Range	May 2024		May 2025		May 2026	
0K-100K	2	0.3%	1	0.2%	4	0.7%
100K-200K	12	2.1%	6	1.1%	8	1.4%
200K-300K	10	1.7%	15	2.7%	12	2.1%
300K-400K	39	6.7%	46	8.2%	31	5.4%
400K-500K	161	27.8%	140	25.0%	146	25.3%
500K-600K	119	20.6%	122	21.8%	129	22.4%
600K-700K	85	14.7%	61	10.9%	83	14.4%
700K-800K	50	8.6%	64	11.4%	45	7.8%
800K-900K	31	5.4%	35	6.3%	36	6.2%
900K-1M	16	2.8%	16	2.9%	20	3.5%
1MM-1.1MM	8	1.4%	12	2.1%	18	3.1%
1.1MM-1.2MM	6	1.0%	12	2.1%	11	1.9%
1.2MM-1. 3MM	8	1.4%	8	1.4%	10	1.7%
1.3MM-1.4MM	9	1.6%	7	1.3%	6	1.0%
1.4MM-1.5MM	7	1.2%	6	1.1%	2	0.3%
1.5MM-1.6MM	6	1.0%	2	0.4%	4	0.7%
1.6MM-1.7MM	3	0.5%	2	0.4%	1	0.2%
1.7MM-1.8MM	1	0.2%	0	0.0%	2	0.3%
1.8MM-1.9MM	2	0.3%	0	0.0%	0	0.0%
1.9MM-2MM	1	0.2%	0	0.0%	0	0.0%
2MM+	3	0.5%	4	0.7%	9	1.6%
Total Closed Sales	579		559		577	

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	May	941	699	577	657,400	571,000	63
	April	935	660	547	600,700	545,000	72
	Year-To-Date	4,092	3,002	2,523	630,900	550,000	78
2025	May	986	616	534	634,900	559,000	50
	Year-To-Date	3,772	2,689	2,423	617,100	544,000	66
Change	May 2025	-4.6%	13.5%	8.1%	3.5%	2.1%	26.6%
	Prev Mo 2026	0.6%	5.9%	5.5%	9.4%	4.8%	-12.5%
	Year-To-Date	8.5%	11.6%	4.1%	2.2%	1.1%	18.6%

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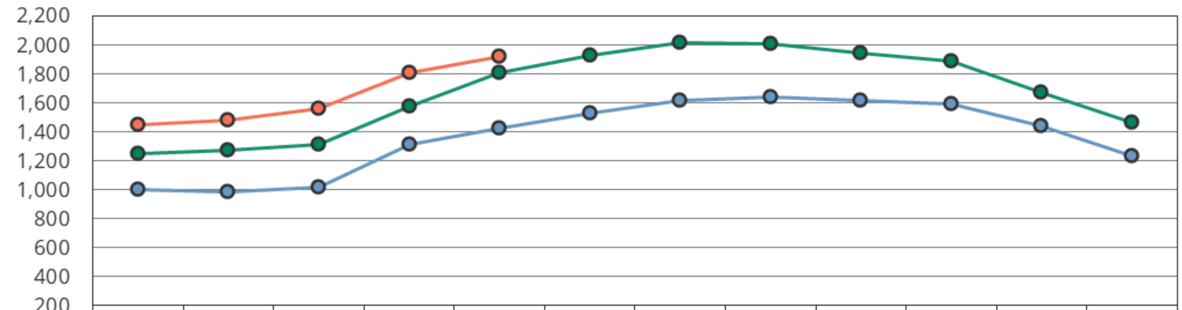
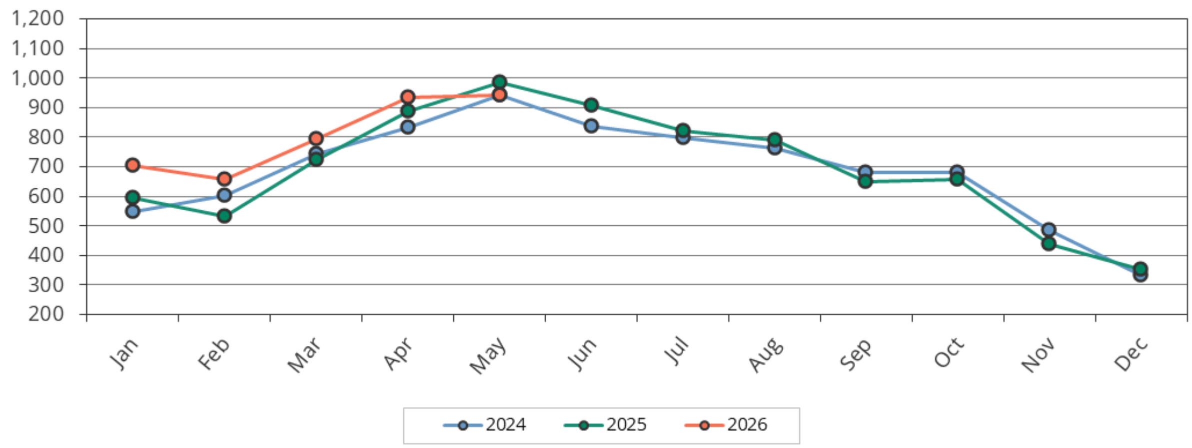
Active Residential Listings

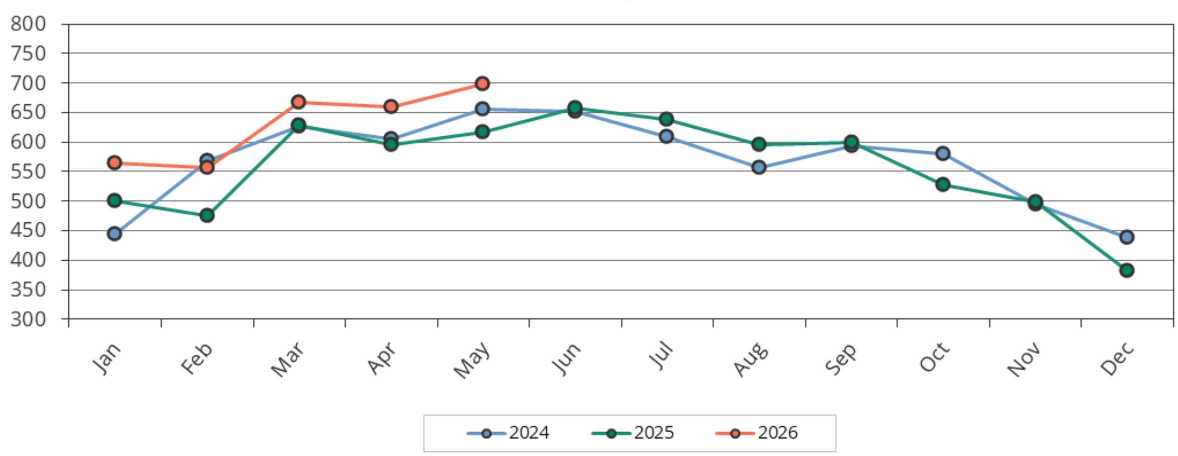


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888	1,676	1,463
2026	1,451	1,484	1,562	1,810	1,923							

New Listings



Pending Sales



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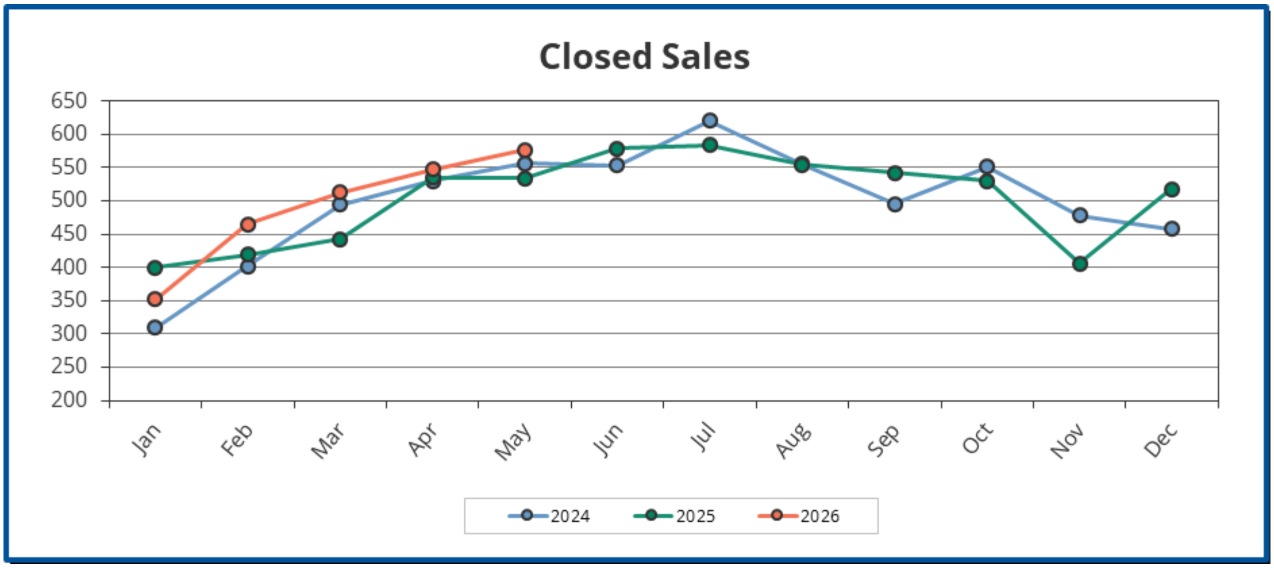

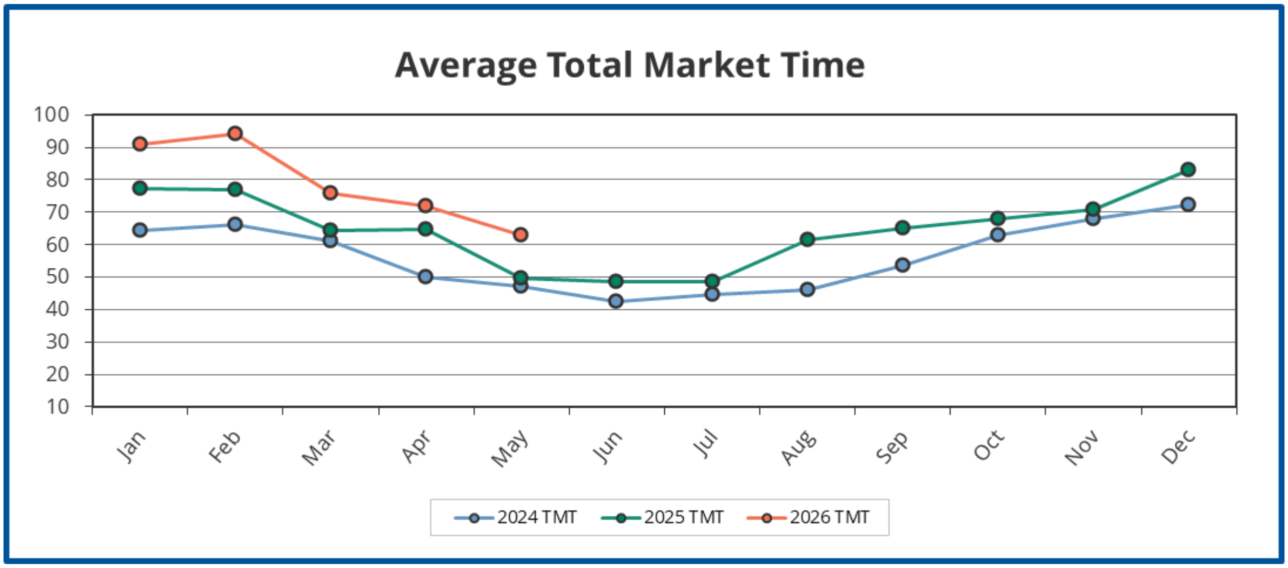

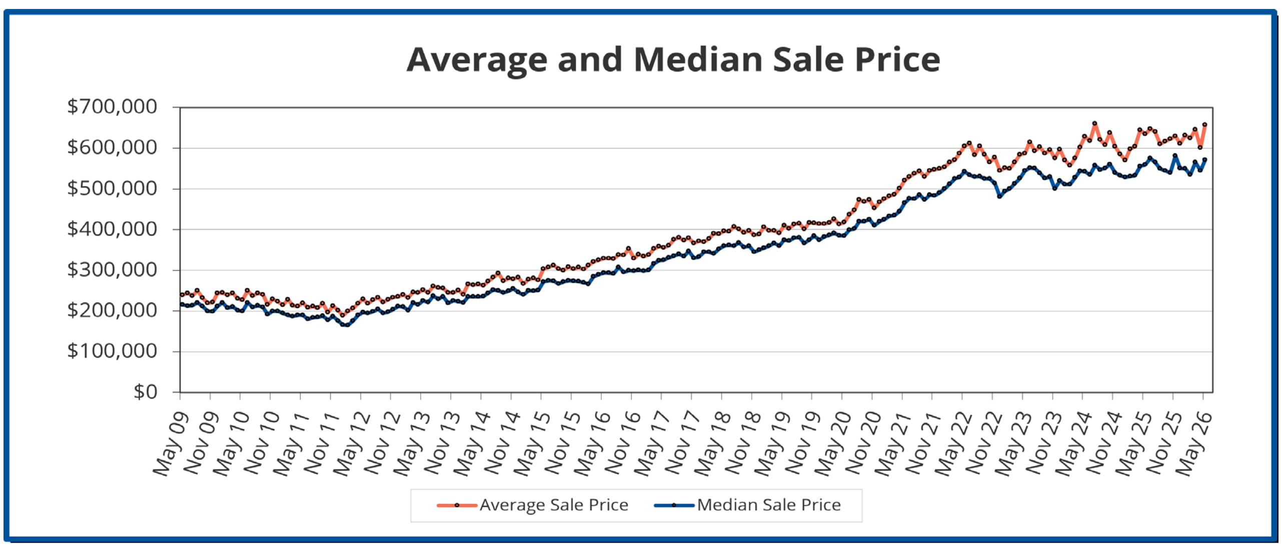

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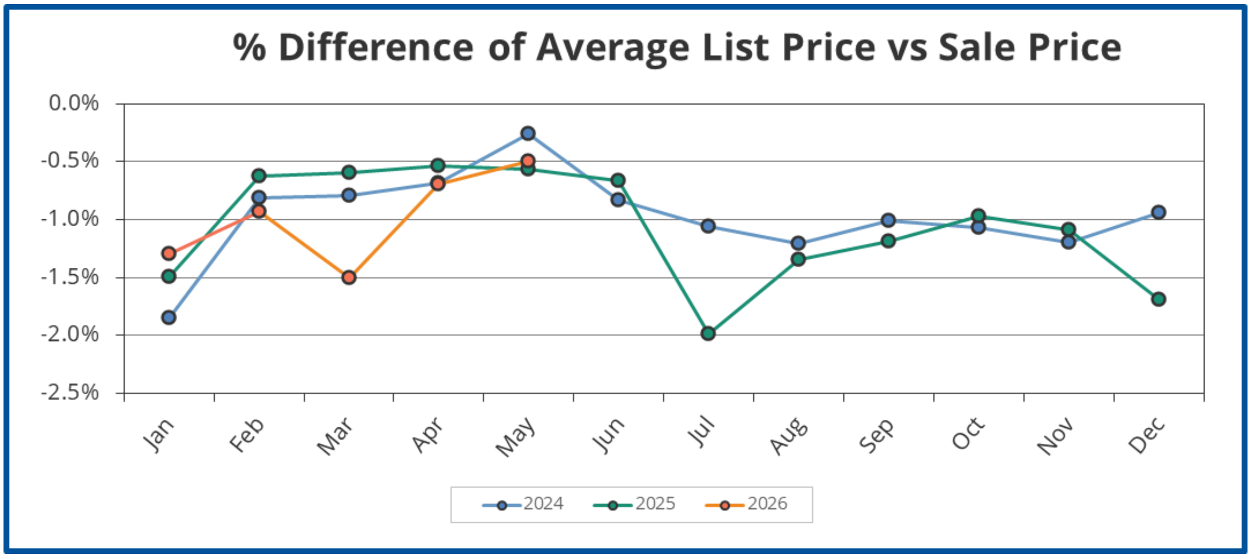

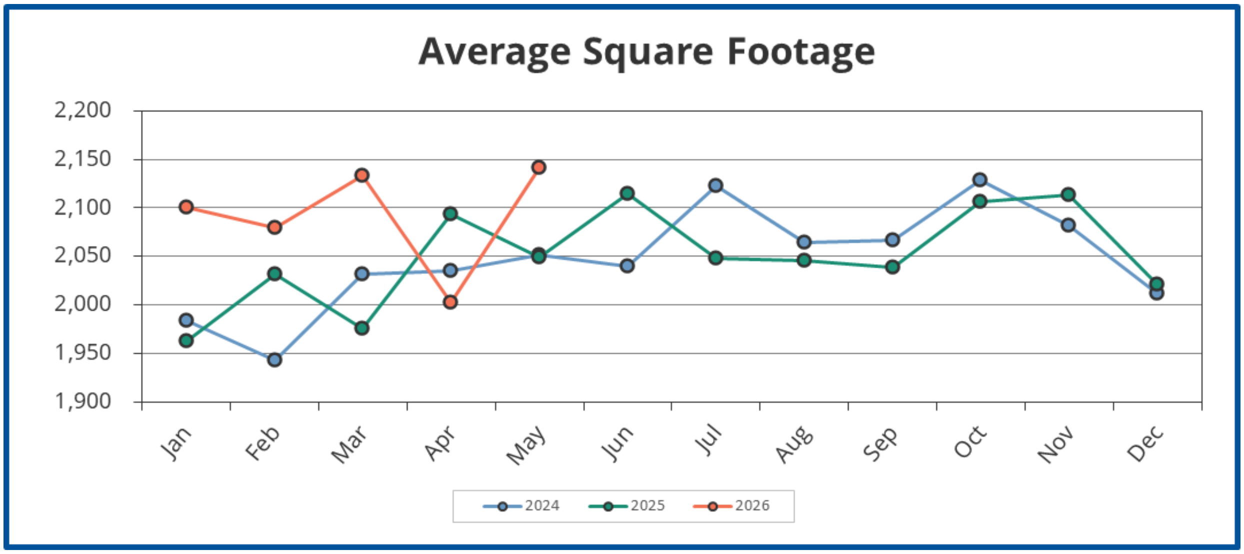

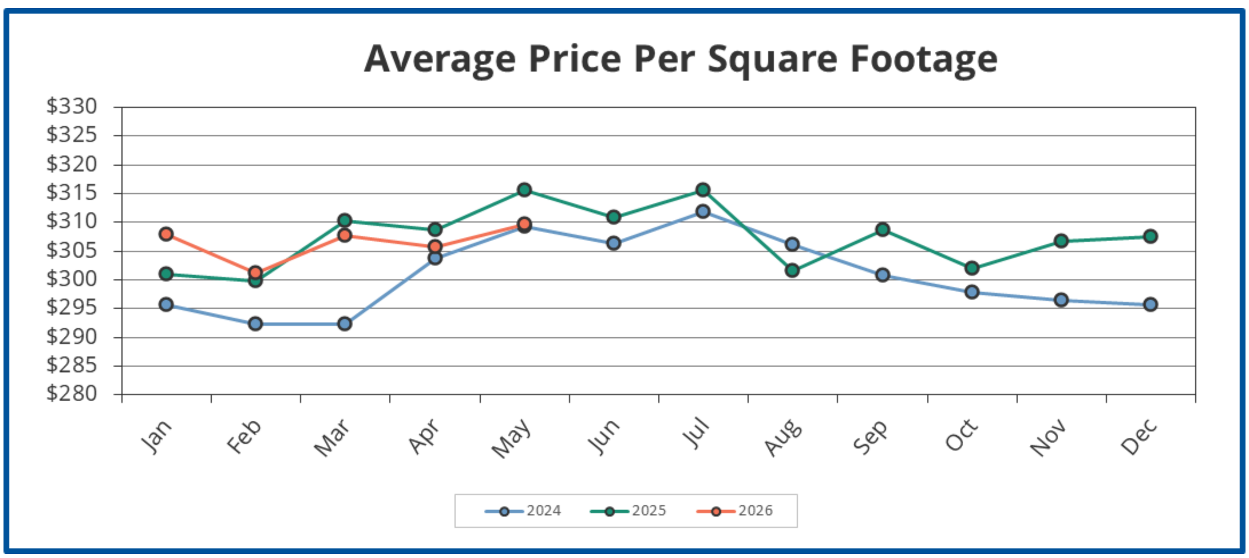

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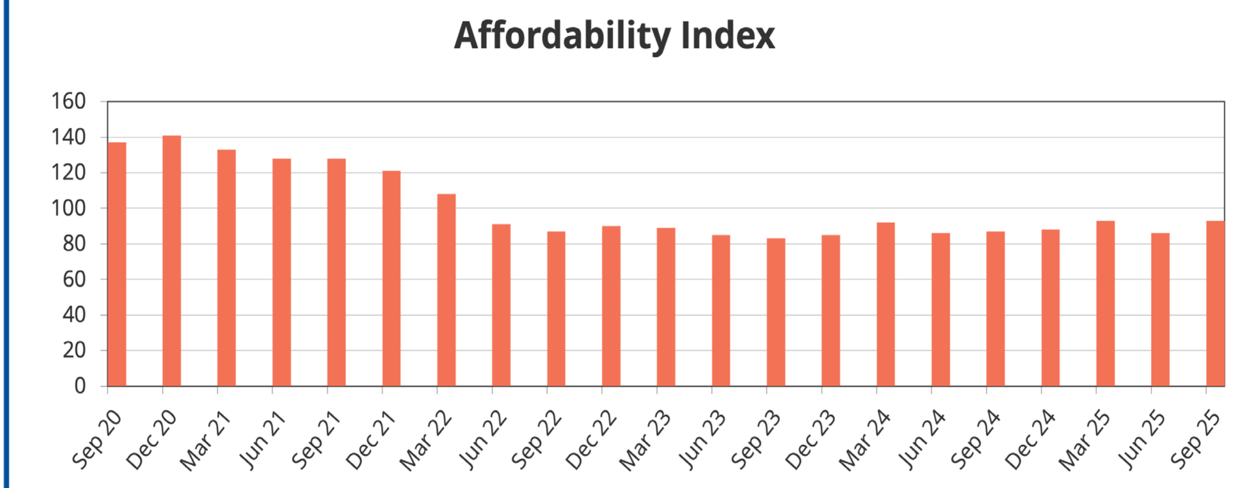

AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income ($124,100 in 2025, per HUD) can afford 94% 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	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
1,531	**79.6%**	**2.7**

Cowlitz County – SW Washington
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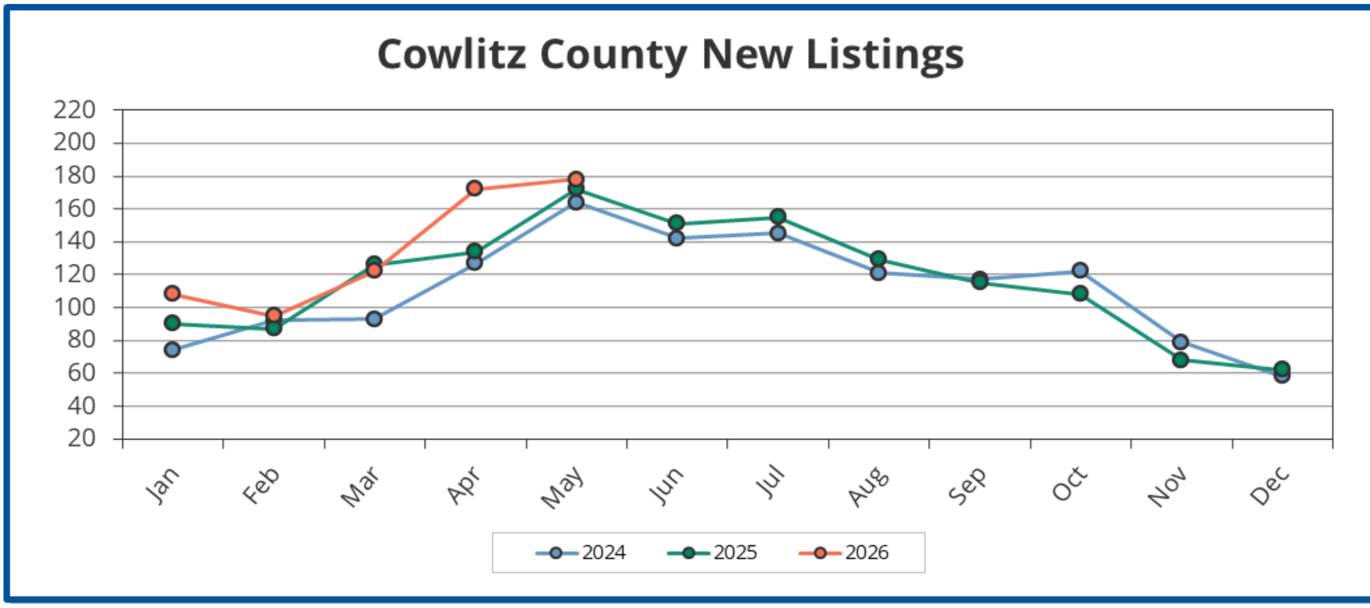

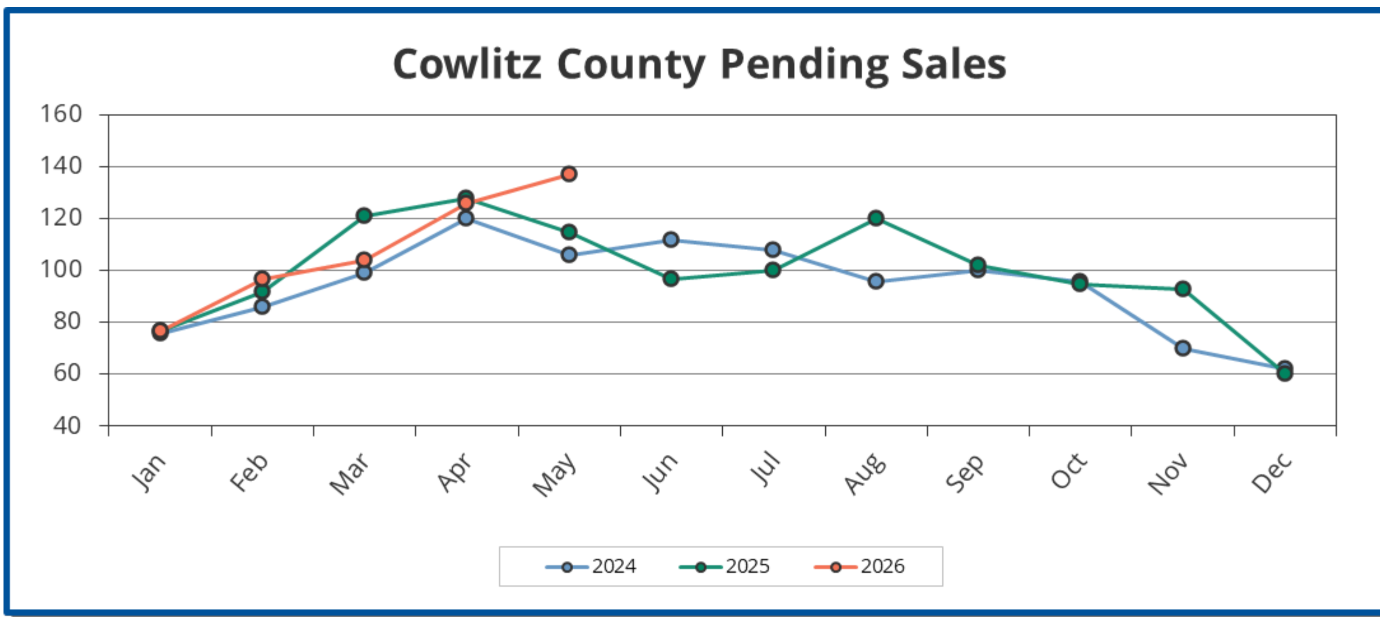

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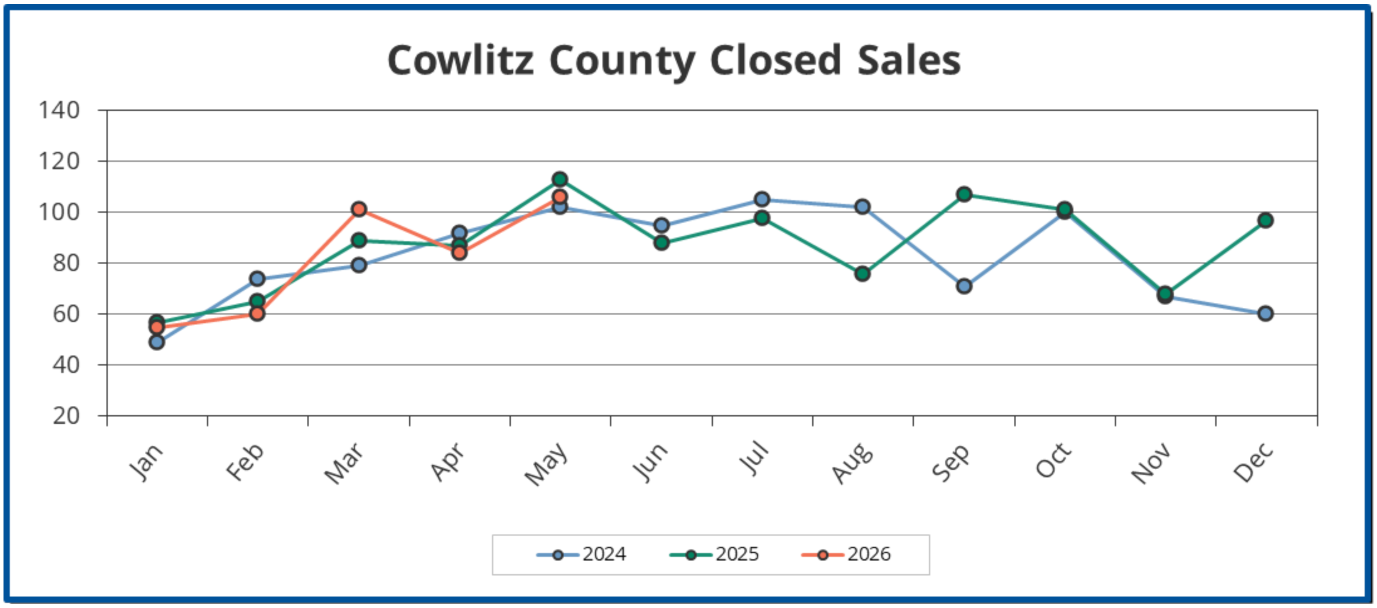

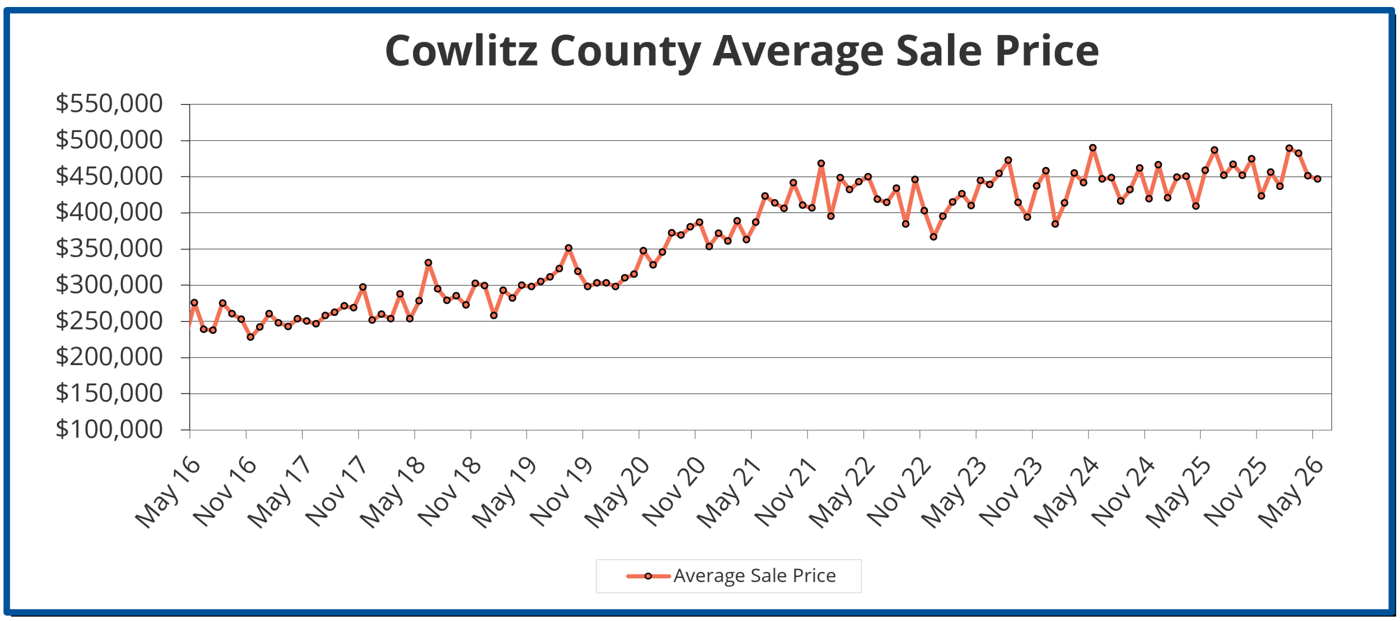

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Area Report

This report includes both Clark and Cowlitz County.

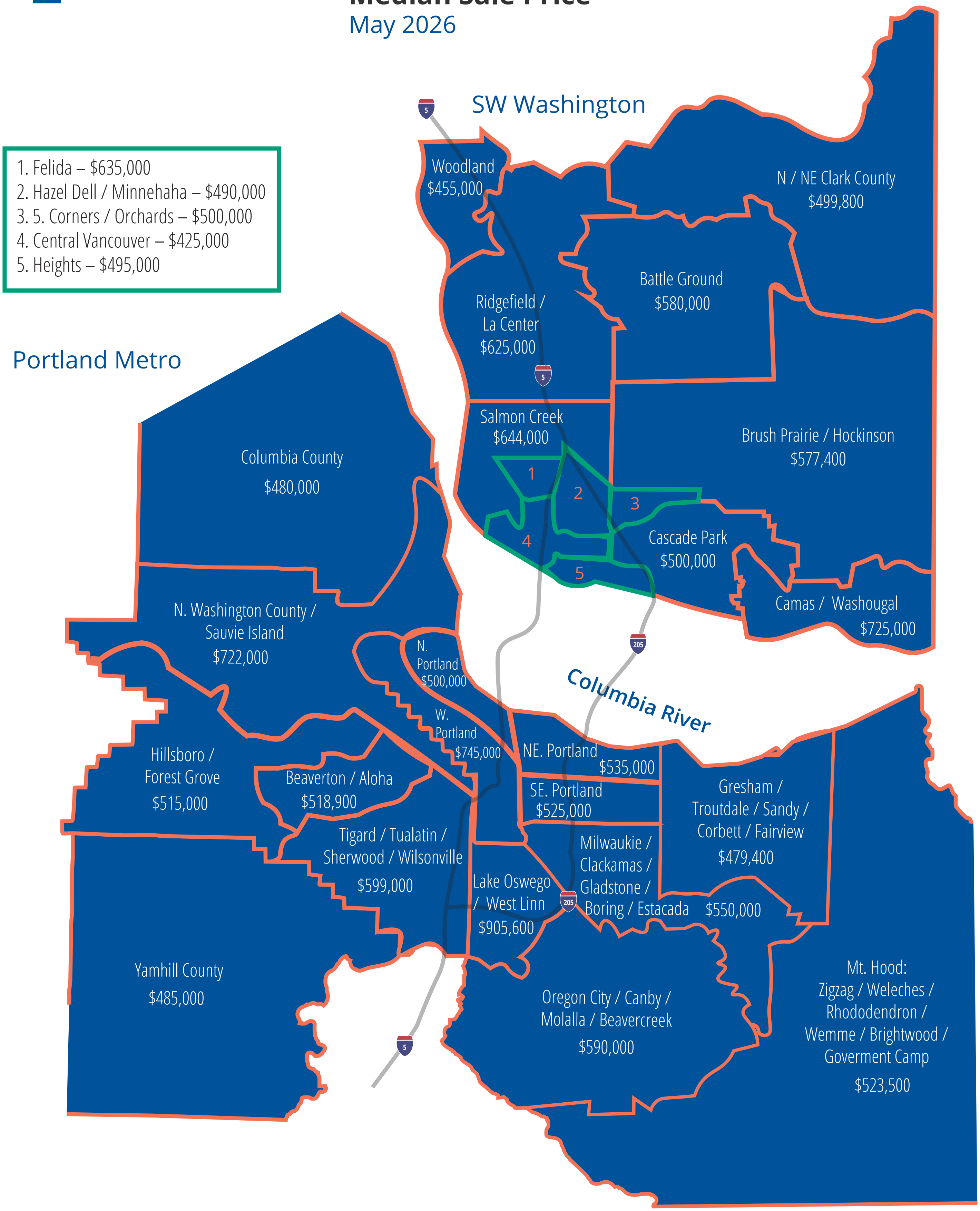
		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	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	46	17	8	10	-37.5%	9	581,000	19	98	54	3.8%	49	580,900	499,900	32	5.2%	-	-	-	-	4	499,100
12	NW Heights	36	21	3	15	66.7%	19	467,000	34	89	76	16.9%	70	413,900	390,500	63	4.3%	1	650,000	2	225,000	8	692,900
13	SW Heights	44	15	1	10	66.7%	9	675,000	77	72	45	25.0%	38	751,100	507,500	92	8.0%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	29	20	2	14	180.0%	7	605,900	27	63	43	34.4%	33	512,700	480,000	72	-0.7%	-	-	2	340,000	3	430,000
15	E Hazel Dell	85	58	6	24	-27.3%	29	491,500	80	193	132	15.8%	121	452,700	469,000	61	0.2%	-	-	-	-	-	-
20	NE Heights	26	20	3	9	-30.8%	10	424,000	35	72	60	0.0%	58	453,600	469,500	54	-3.1%	-	-	-	-	-	-
21	Orchards	56	32	10	21	-16.0%	24	535,200	47	161	125	19.0%	106	470,400	473,500	88	-4.0%	-	-	-	-	2	782,500
22	Evergreen	131	72	12	58	45.0%	35	431,300	83	353	266	29.1%	200	443,300	454,500	66	1.9%	-	-	-	-	6	591,100
23	E Heights	62	28	5	19	72.7%	17	713,700	69	116	66	22.2%	52	604,600	480,000	55	-0.8%	-	-	-	-	3	625,100
24	Cascade Park	44	16	1	20	53.8%	14	587,100	44	97	73	7.4%	61	551,500	534,000	51	-6.2%	-	-	-	-	3	567,500
25	Five Corners	21	26	0	19	72.7%	10	499,800	30	73	59	28.3%	49	507,200	470,000	33	-1.4%	-	-	-	-	-	-
26	E Orchards	61	29	4	24	33.3%	18	742,600	46	127	94	59.3%	87	673,600	609,200	57	5.2%	-	-	3	263,300	3	1,018,000
27	Fisher's Landing	42	21	2	23	43.8%	15	546,000	41	117	98	38.0%	85	581,200	540,000	56	-0.1%	-	-	1	485,000	1	600,000
31	SE County	11	5	1	4	33.3%	1	1,031,600	94	15	12	-7.7%	9	974,300	966,000	89	26.2%	-	-	3	391,300	-	-
32	Camas City	216	88	20	63	0.0%	60	932,300	78	381	279	14.8%	235	880,300	795,100	93	-3.3%	1	79,000	8	551,900	1	895,000
33	Washougal	111	47	12	38	-11.6%	29	693,100	59	219	137	-6.8%	117	727,700	619,900	87	-5.8%	-	-	9	323,900	1	814,900
41	N Hazel Dell	56	31	5	24	14.3%	21	611,300	52	130	98	14.0%	80	558,200	536,200	63	0.1%	-	-	1	240,000	-	-
42	S Salmon Creek	63	32	1	20	-16.7%	22	551,700	60	136	99	-2.0%	82	535,800	522,000	66	-1.7%	1	535,000	-	-	-	-
43	N Felida	77	35	5	34	-8.1%	24	917,200	56	156	113	-17.5%	84	748,500	592,500	78	7.2%	-	-	2	1,032,500	-	-
44	N Salmon Creek	100	47	9	35	66.7%	31	726,700	119	220	141	6.8%	129	662,900	630,000	82	5.4%	1	320,000	2	241,000	-	-
50	Ridgefield	140	60	8	36	-21.7%	46	706,900	82	249	205	15.8%	192	709,600	659,400	111	3.9%	-	-	3	176,700	-	-
51	W of I-5 County	9	7	2	4	100.0%	2	1,264,000	13	16	12	20.0%	10	1,351,300	1,183,000	54	5.2%	-	-	3	688,300	-	-
52	NW E of I-5 County	44	28	3	25	108.3%	19	675,500	62	107	91	23.0%	62	702,300	572,000	81	8.1%	-	-	2	258,000	-	-
61	Battleground	168	59	9	51	-1.9%	44	648,000	73	322	243	15.2%	200	612,100	549,500	88	0.9%	-	-	6	587,500	2	767,500
62	Brush Prairie	148	78	12	55	1.9%	43	603,500	49	312	244	-8.3%	206	689,900	590,000	98	4.7%	1	1,500,000	5	637,500	-	-
63	East County	6	1	0	0	-	2	737,500	26	6	3	-	3	716,600	675,000	20	3.4%	-	-	-	-	-	-
64	Central County	5	-	1	3	50.0%	1	1,085,000	9	12	9	-10.0%	8	1,038,700	963,700	61	17.4%	-	-	-	-	-	-
65	Mid-Central County	12	3	0	-	-	3	926,700	42	20	10	25.0%	11	902,000	819,000	76	9.1%	-	-	1	300,000	-	-
66	Yacolt	15	12	0	15	200.0%	2	472,500	11	37	34	36.0%	20	637,000	570,000	81	-7.5%	-	-	3	295,500	-	-
70	La Center	45	23	4	20	100.0%	8	610,100	26	96	63	-6.0%	52	642,800	623,800	101	-3.2%	-	-	-	-	-	-
71	N Central	12	9	2	6	200.0%	3	489,900	4	24	16	45.5%	12	670,800	674,500	87	-2.1%	-	-	1	150,000	-	-
72	NE Corner	2	1	0	0	-100.0%	-	-	-	3	2	-33.3%	2	549,500	549,500	51	-18.8%	-	-	2	150,000	-	-
	Clark County Total	1,923	941	151	699	13.5%	577	657,400	63	4,092	3,002	11.6%	2,523	630,900	550,000	78	1.4%	7	622,000	59	426,400	38	656,000
80	Woodland City	55	33	1	19	46.2%	12	400,700	50	95	60	33.3%	51	483,600	478,900	89	5.0%	-	-	-	-	-	-
81	Woodland Area	28	10	-	3	-70.0%	5	496,000	172	30	17	-0.8%	16	764,300	606,000	100	7.8%	-	-	10	187,200	-	-
82	Cowlitz County	250	135	16	115	25.0%	89	450,100	50	562	430	3.9%	348	443,700	412,000	74	5.1%	1	600,000	55	150,200	6	562,400
	Cowlitz County Total	333	178	17	137	19.1%	106	446,700	56	687	507	3.0%	415	461,000	420,000	77	5.5%	1	600,000	65	155,900	6	562,400
87	Pacific County Total	59	22	0	6	-14.3%	5	409,400	86	61	23	-4.2%	21	371,500	410,000	79	3.1%	-	-	3	159,200	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/25-5/31/26) with 12 months before (6/1/24-5/31/25).

[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.

Median Sale Price
May 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.

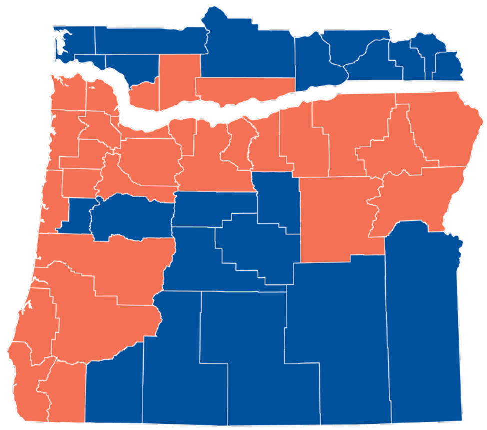
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer 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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