MARKET ACTION REPORT

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

SW Washington July 2026 Reporting Period

SW Washington

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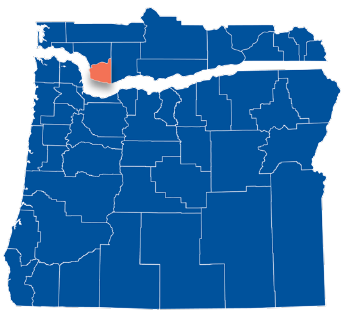
Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8–9.



Residential Highlights

New Listings

New listings (905) increased 10.4% from the 820 listed in July 2025, and decreased 4.3% from the 946 listed in June 2026.

Pending Sales

Pending sales (605) decreased 5.3% from the 639 offers accepted in July 2025, and decreased 5.5% from the 640 offers accepted in June 2026.

Closed Sales

Closed sales (581) decreased 0.5% from the 584 closings in July 2025, and decreased 13.3% from the 670 closings in June 2026.

Inventory and Time on Market

Inventory increased to 3.9 months in July. Total market time decreased to 58 days.

Year-to-Date Summary

Comparing the first seven months of 2026 to the same period in 2025, new listings (5,996) increased 8.3%, pending sales (4,144) increased 5.8%, and closed sales (3,842) increased 5.7%.

Average and Median Sale Prices

Comparing 2026 to 2025 through July, the average sale price has increased 1.6% from $626,000 to $636,000. In the same comparison, the median sale price has increased 1.0% from $550,000 to $555,600.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +1.1% ($629,300 v. $622,300)
Median Sale Price % Change: +0.5% ($553,000 v. $550,000)

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	3.2
July	2.6	3.5	3.9
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

July 2026 vs. June 2026

New Listings	**-4.3%**
Pending Sales	**-5.5%**
Closed Sales	**-13.3%**
Average Sale Price	**-2.0%**
Median Sale Price	**-0.9%**
Inventory	**+0.7**
Total Market Time	**-3**

July 2026 vs. July 2025

New Listings	**+10.4%**
Pending Sales	**-5.3%**
Closed Sales	**-0.5%**
Average Sale Price	**-0.7%**
Median Sale Price	**-0.1%**
Inventory	**+0.4**
Total Market Time	**+9**

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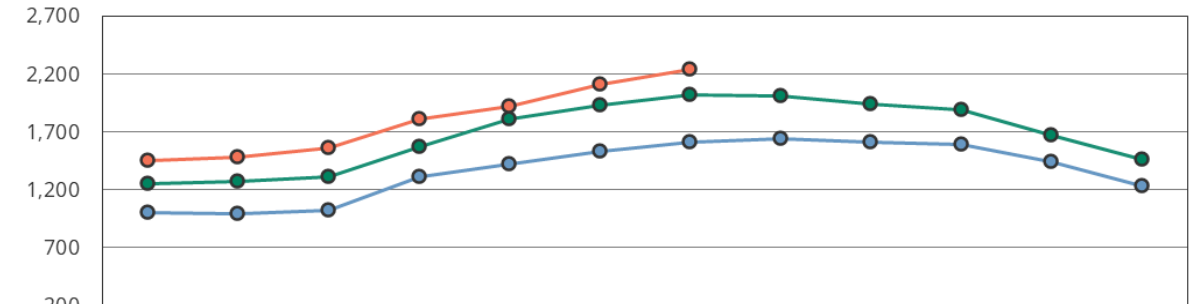
Residential Sales by Price Range

Price Range	Jul 2024		Jul 2025		Jul 2026	
0K-100K	4	0.6%	5	0.8%	9	1.5%
100K-200K	9	1.4%	12	1.9%	8	1.4%
200K-300K	13	2.0%	14	2.2%	14	2.4%
300K-400K	59	9.1%	45	7.2%	42	7.2%
400K-500K	165	25.5%	152	24.2%	136	23.4%
500K-600K	126	19.5%	125	19.9%	127	21.9%
600K-700K	83	12.8%	97	15.4%	70	12.0%
700K-800K	56	8.7%	61	9.7%	60	10.3%
800K-900K	40	6.2%	36	5.7%	40	6.9%
900K-1M	23	3.6%	23	3.7%	23	4.0%
1MM-1.1MM	13	2.0%	9	1.4%	10	1.7%
1.1MM-1.2MM	14	2.2%	11	1.7%	13	2.2%
1.2MM-1. 3MM	9	1.4%	12	1.9%	13	2.2%
1.3MM-1.4MM	10	1.5%	7	1.1%	3	0.5%
1.4MM-1.5MM	4	0.6%	5	0.8%	2	0.3%
1.5MM-1.6MM	5	0.8%	3	0.5%	2	0.3%
1.6MM-1.7MM	1	0.2%	2	0.3%	1	0.2%
1.7MM-1.8MM	3	0.5%	0	0.0%	2	0.3%
1.8MM-1.9MM	0	0.0%	3	0.5%	2	0.3%
1.9MM-2MM	1	0.2%	1	0.2%	1	0.2%
2MM+	9	1.4%	6	1.0%	3	0.5%
Total Closed Sales	**647**		**629**		**581**	

90th Percentile 50th Percentile 10th Percentile

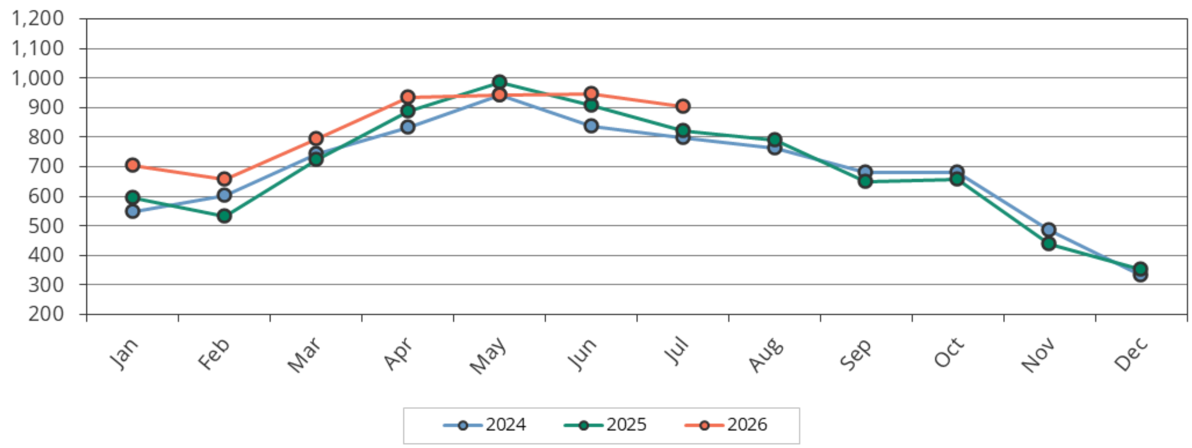
	Clark County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**July**	905	605	581	636,100	564,600	58
	June	946	640	670	649,400	570,000	61
	Year-To-Date	5,996	4,144	3,842	636,000	555,600	72
2025	**July**	820	639	584	640,300	564,900	49
	Year-To-Date	5,537	3,918	3,634	626,000	550,000	60
Change	**July 2025**	10.4%	-5.3%	-0.5%	-0.7%	-0.1%	18.4%
	Prev Mo 2026	-4.3%	-5.5%	-13.3%	-2.0%	-0.9%	-4.9%
	Year-To-Date	8.3%	5.8%	5.7%	1.6%	1.0%	20.0%

Active Residential Listings

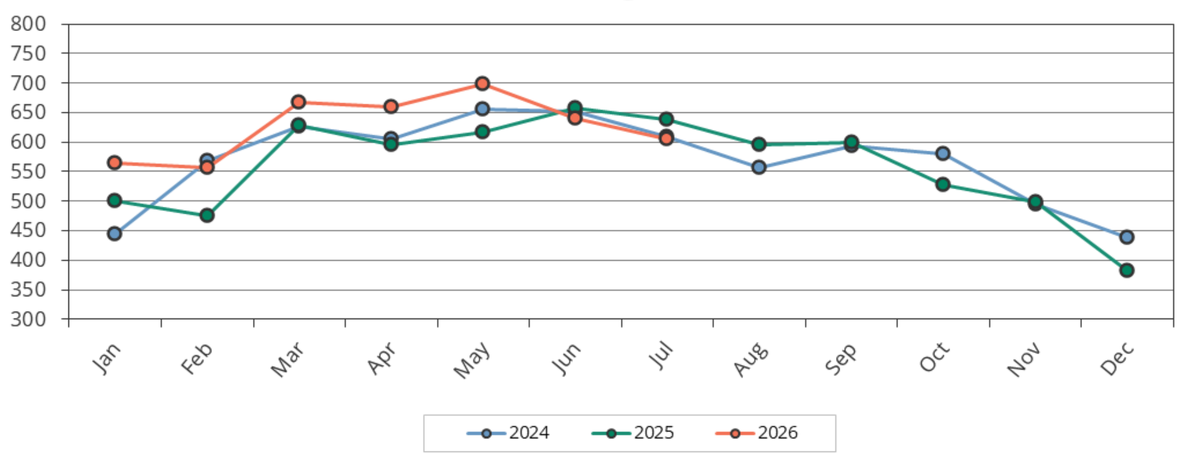


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888	1,676	1,463
2026	1,451	1,484	1,562	1,810	1,923	2,113	2,244					

New Listings



Pending Sales



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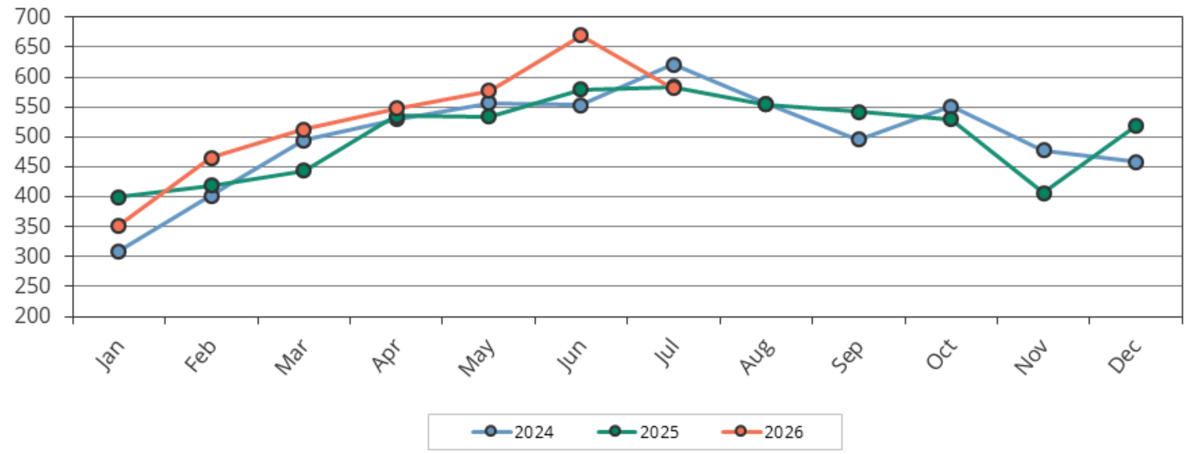
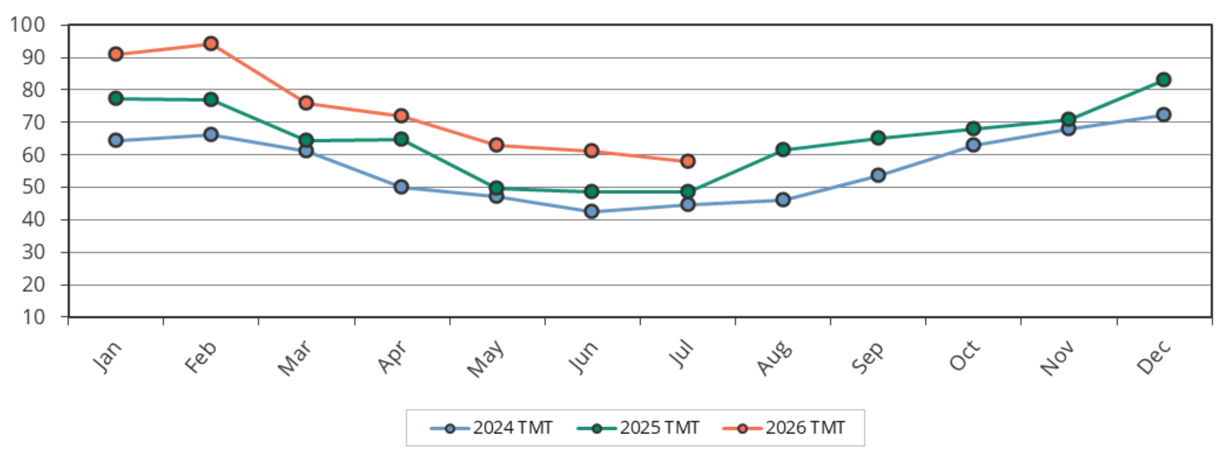
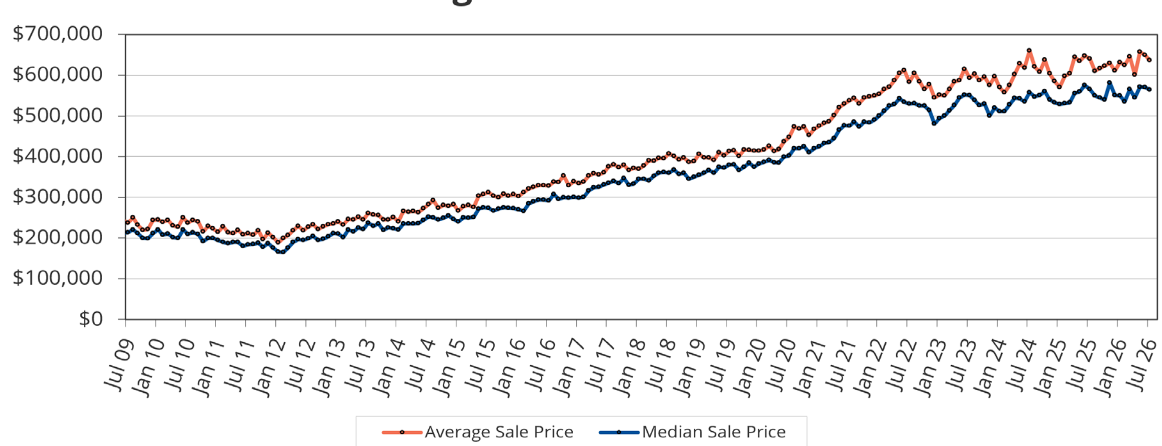
Closed Sales

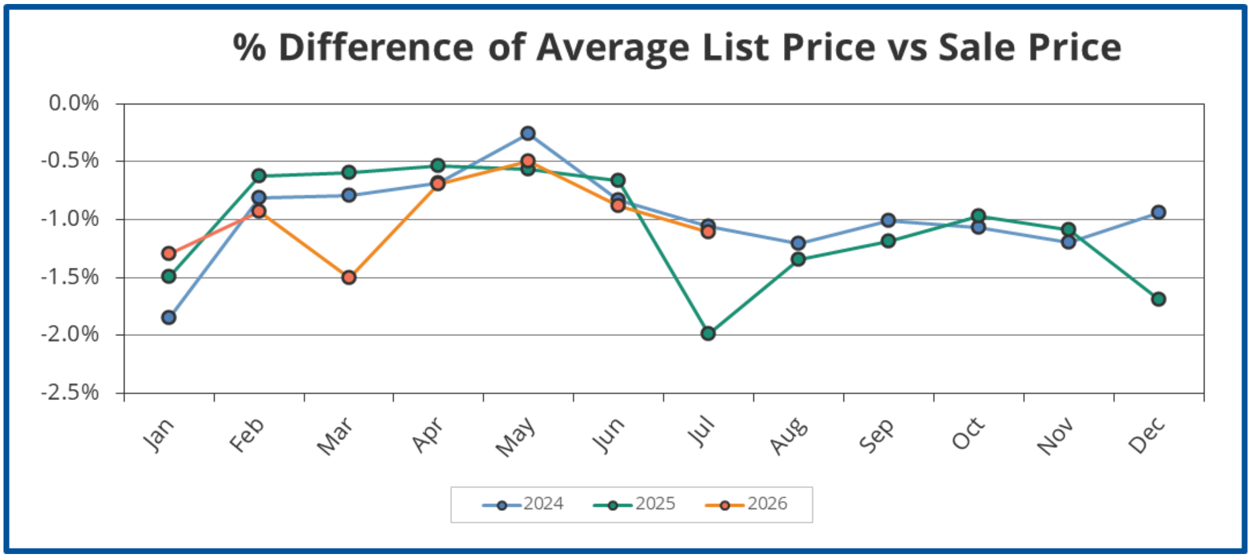


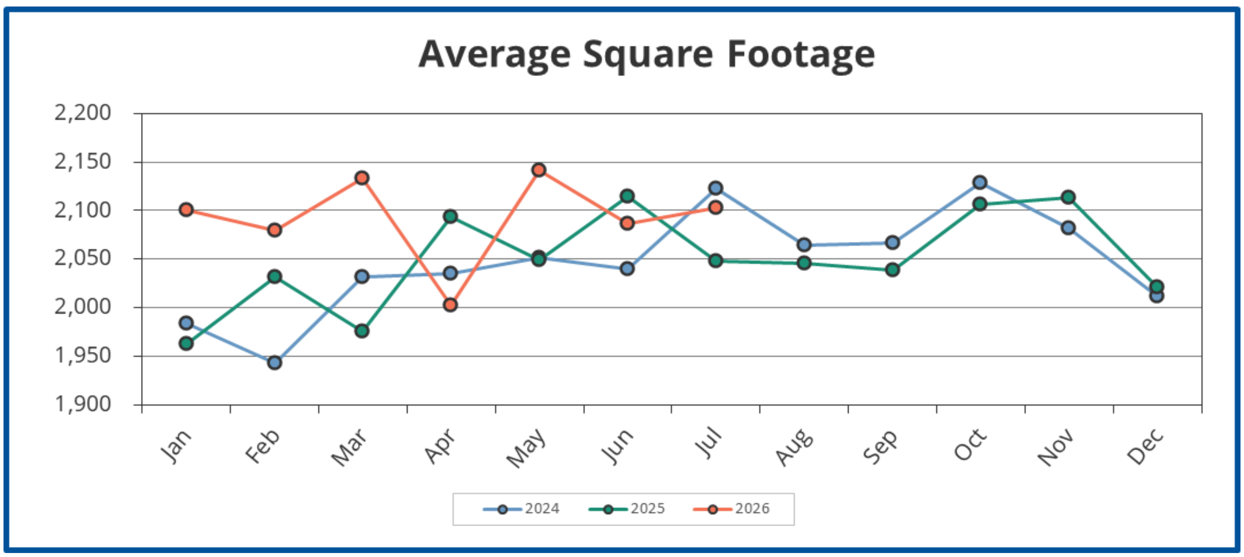
Average Total Market Time

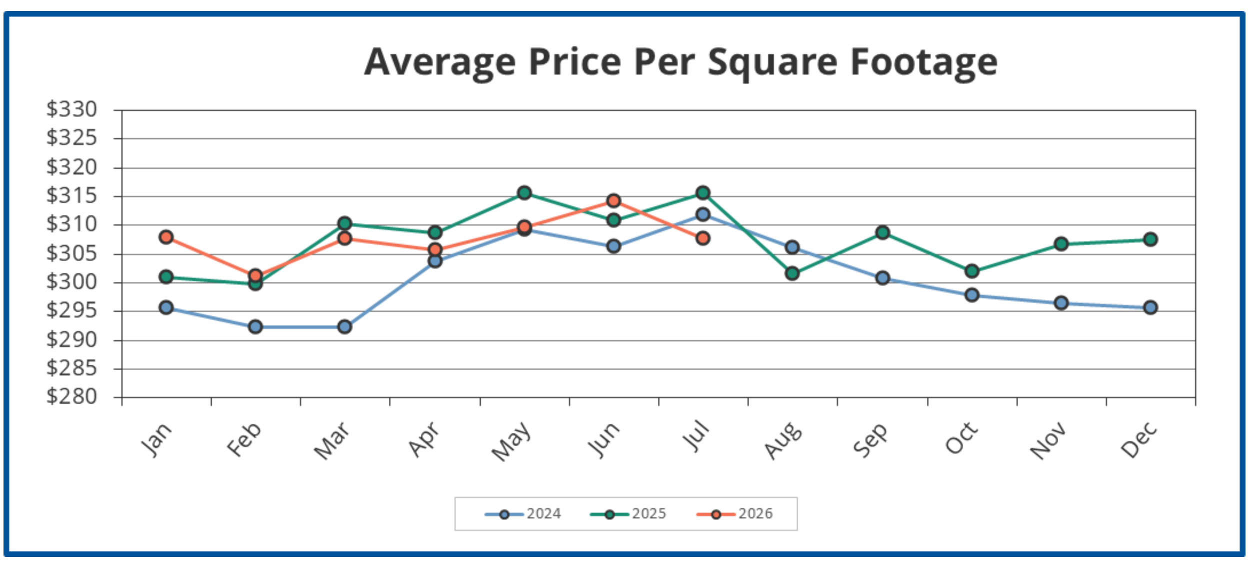


Average and Median Sale Price




% Difference of Average List Price vs Sale Price
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2024 2025 2026


Average Square Footage
2,200
2,150
2,100
2,050
2,000
1,950
1,900
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2024 2025 2026


Average Price Per Square Footage
$330
$325
$320
$315
$310
$305
$300
$295
$290
$285
$280
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2024 2025 2026

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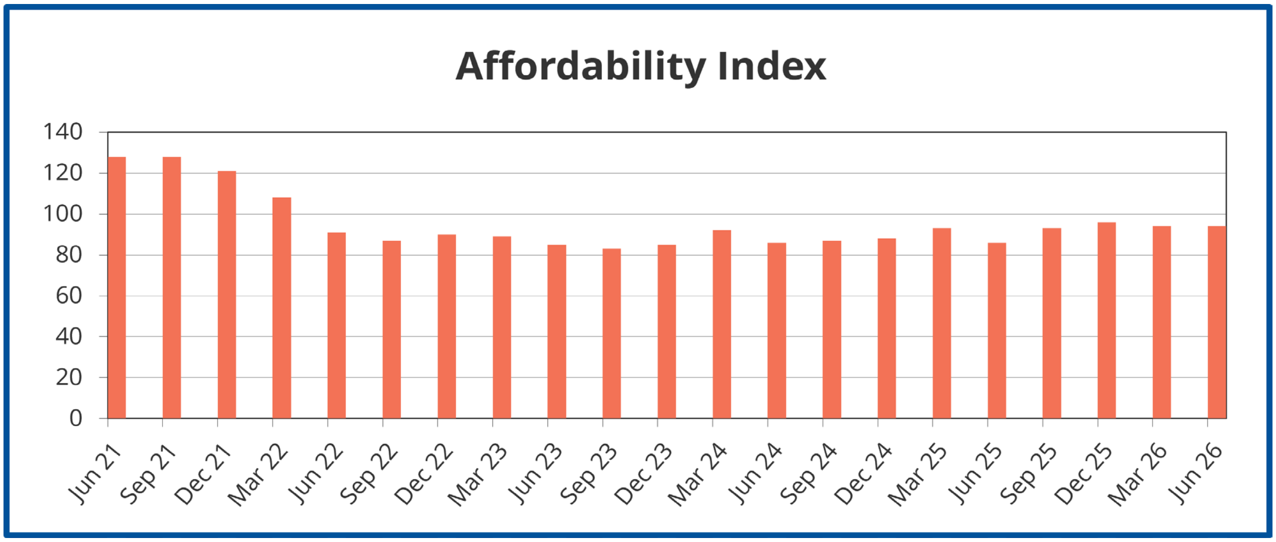
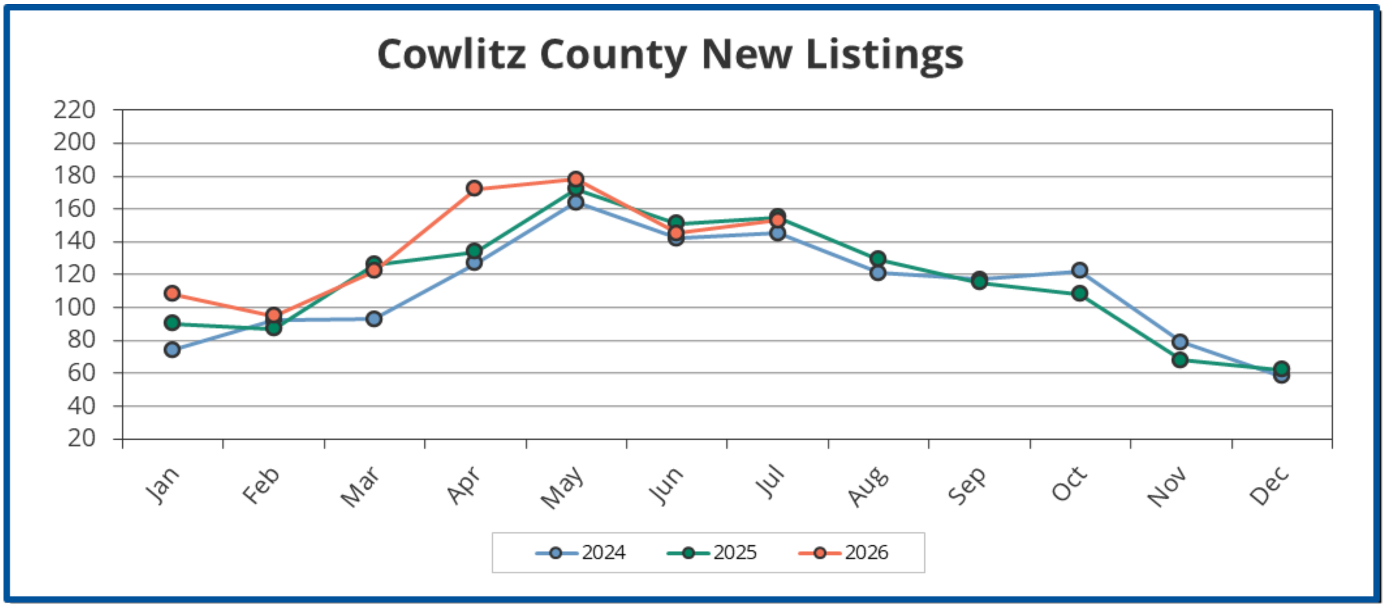


AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income ($128,300 in 2026, per HUD) can afford 94% of a monthly mortgage payment on a median priced home ($570,000 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (per Freddie Mac).

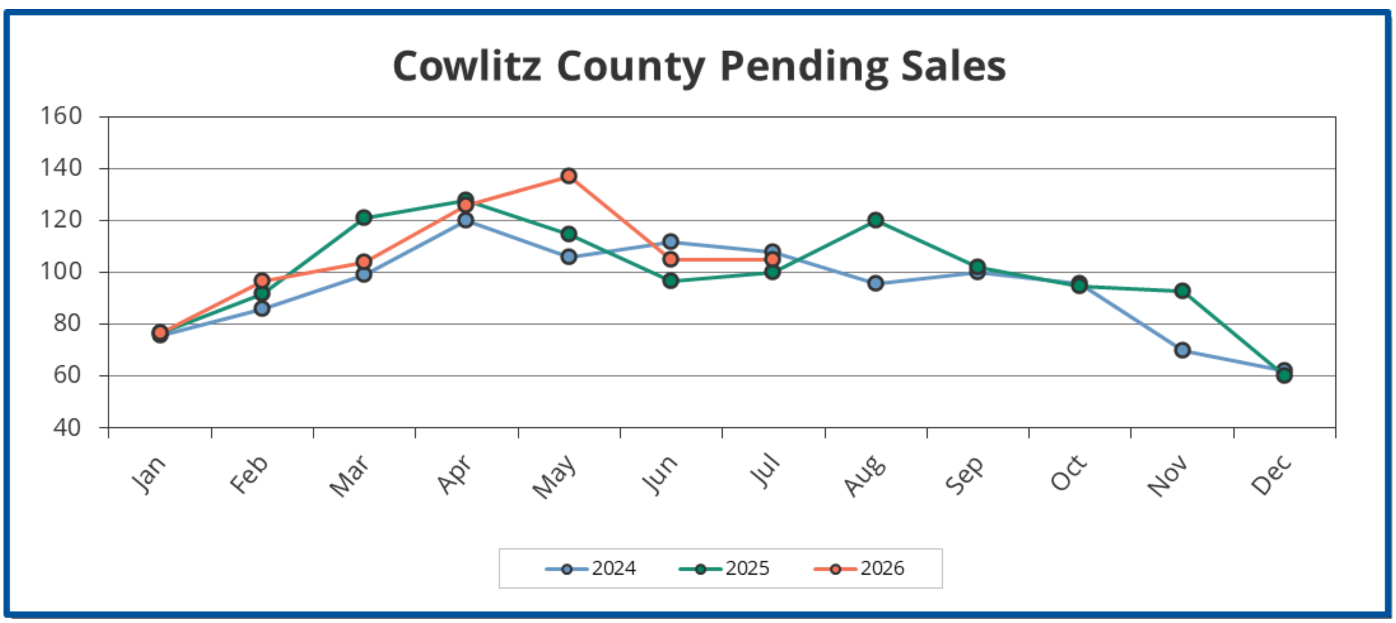
Active Listings Ready for Purchase and Occupancy

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
1,840	**82.0%**	**3.2**



Cowlitz County New Listings
220
200
180
160
140
120
100
80
60
40
20
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026



Cowlitz County Pending Sales
160
140
120
100
80
60
40
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

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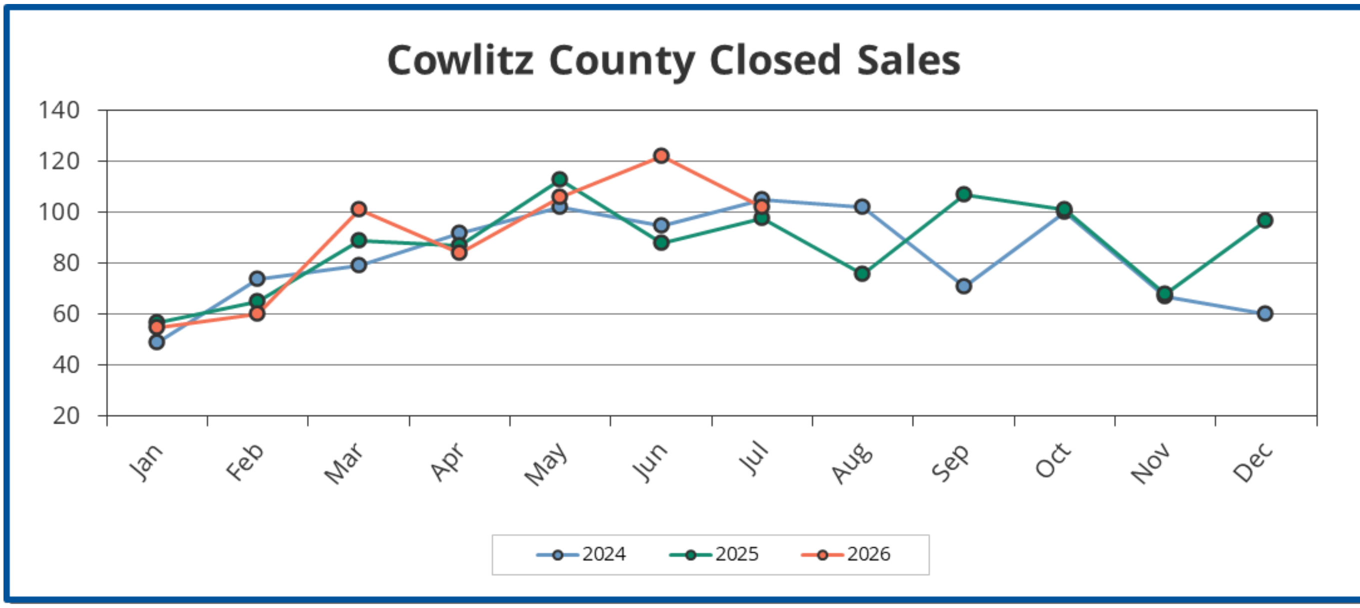

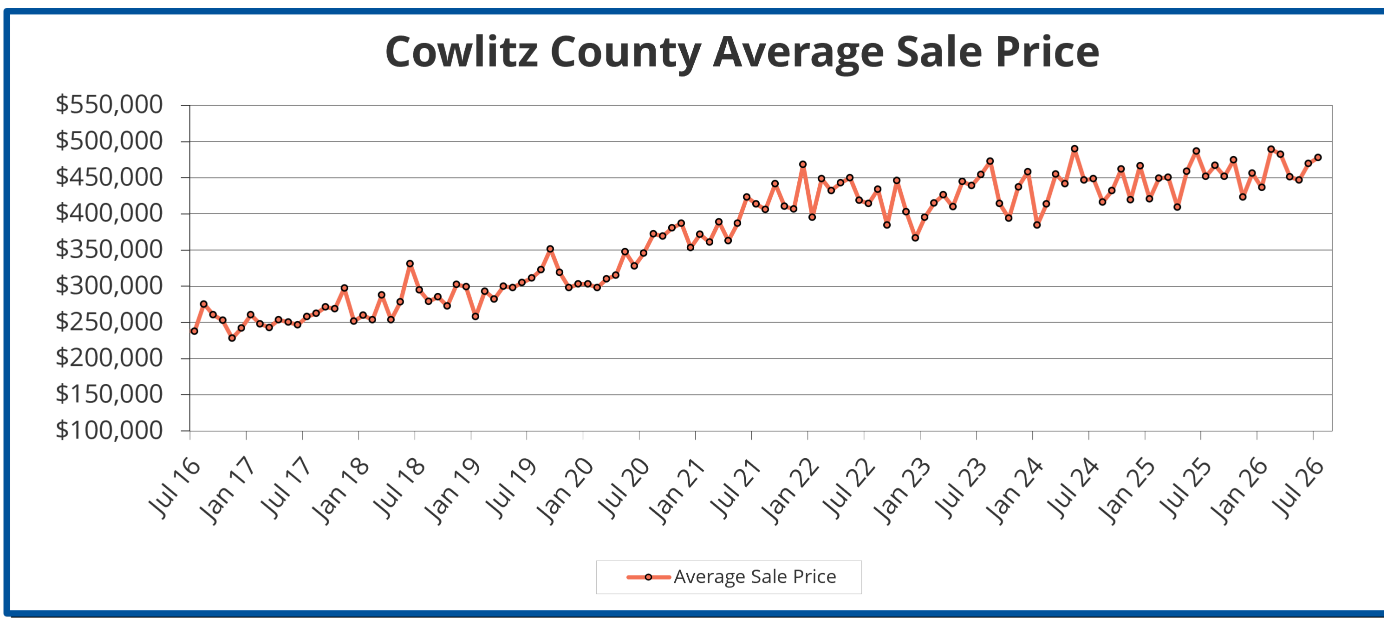

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Area Report

This report includes both Clark and Cowlitz County.

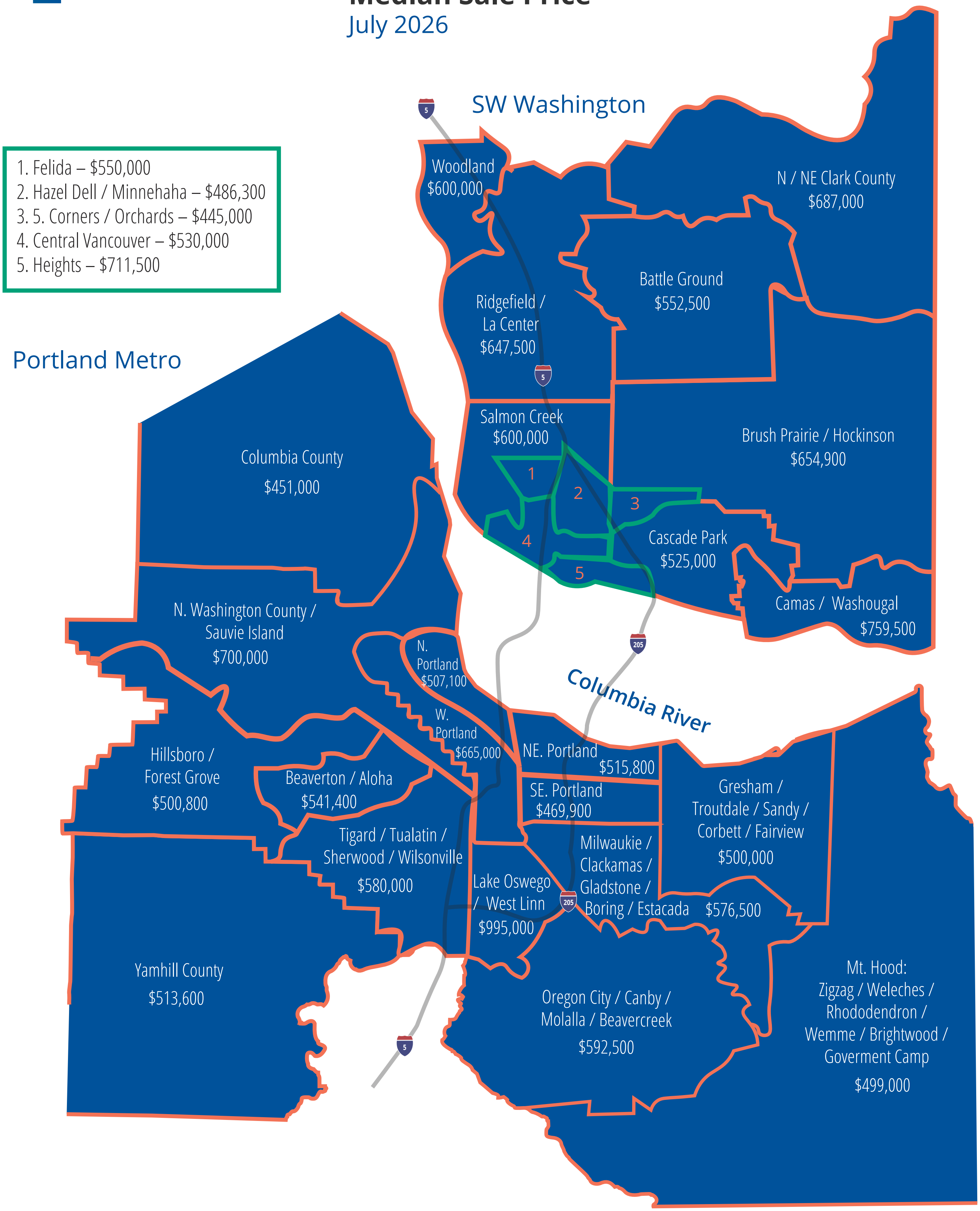
		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	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	53	14	2	5	-66.7%	10	615,600	29	130	70	-12.5%	72	584,700	530,000	36	12.8%	-	-	-	-	6	506,100
12	NW Heights	39	26	7	18	50.0%	14	409,500	35	140	111	20.7%	103	410,700	388,000	55	5.9%	1	650,000	2	225,000	9	684,700
13	SW Heights	45	13	4	6	100.0%	7	906,600	104	96	57	29.5%	55	859,000	525,000	83	37.1%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	25	16	2	12	71.4%	11	707,400	33	87	63	26.0%	58	554,900	520,000	55	-2.2%	-	-	2	340,000	3	430,000
15	E Hazel Dell	108	50	12	29	-23.7%	23	487,300	26	295	178	2.9%	169	463,000	475,000	53	0.4%	2	286,800	-	-	3	788,300
20	NE Heights	31	18	2	15	66.7%	15	527,600	29	110	90	4.7%	82	465,500	468,800	46	-5.6%	-	-	-	-	-	-
21	Orchards	80	37	8	22	-8.3%	19	436,700	45	241	162	8.0%	148	461,700	451,700	72	-2.7%	-	-	-	-	4	1,415,000
22	Evergreen	122	63	6	58	23.4%	56	481,000	57	431	338	16.6%	313	451,500	458,000	60	-0.3%	-	-	-	-	8	586,600
23	E Heights	65	19	7	13	44.4%	13	1,047,000	60	153	90	13.9%	86	662,500	465,000	58	4.2%	-	-	-	-	3	625,100
24	Cascade Park	51	27	4	20	17.6%	16	529,500	59	150	108	4.9%	97	559,900	549,000	59	-4.0%	-	-	-	-	6	619,600
25	Five Corners	28	16	3	13	-27.8%	7	450,000	28	104	79	3.9%	71	501,000	470,000	28	0.2%	-	-	2	167,500	-	-
26	E Orchards	84	31	8	23	43.8%	22	725,200	37	251	176	79.6%	137	672,900	608,500	56	11.8%	-	-	3	263,300	3	1,018,000
27	Fisher's Landing	56	30	5	16	-11.1%	17	556,500	76	180	130	18.2%	130	575,100	540,000	59	-0.8%	-	-	2	1,042,500	1	600,000
31	SE County	11	3	1	5	400.0%	2	960,000	59	23	19	5.6%	14	1,021,700	1,065,800	86	17.6%	-	-	3	391,300	-	-
32	Camas City	215	78	14	66	11.9%	66	798,200	78	538	407	15.3%	376	858,000	790,400	88	-3.3%	1	79,000	9	623,900	2	784,500
33	Washougal	123	43	11	31	24.0%	28	778,700	47	316	196	-3.4%	181	740,800	650,000	85	-5.5%	-	-	13	343,100	2	905,000
41	N Hazel Dell	73	28	1	14	-33.3%	13	601,000	87	185	127	2.4%	122	575,000	550,000	60	1.1%	-	-	4	617,500	-	-
42	S Salmon Creek	83	30	6	16	-23.8%	21	484,200	56	202	130	-6.5%	121	523,300	507,500	59	-2.1%	1	535,000	-	-	-	-
43	N Felida	87	35	6	32	28.0%	28	584,700	82	247	171	-9.5%	147	698,300	570,000	77	-5.4%	-	-	3	1,055,000	-	-
44	N Salmon Creek	118	44	10	34	17.2%	23	741,300	42	310	190	1.1%	182	688,300	693,000	72	8.6%	1	320,000	2	241,000	-	-
50	Ridgefield	162	53	12	31	-34.0%	33	777,600	81	369	278	9.4%	270	728,300	665,800	102	1.3%	-	-	4	173,800	-	-
51	W of I-5 County	12	6	2	5	150.0%	1	680,000	50	30	20	11.1%	16	1,404,300	1,270,500	40	17.8%	-	-	4	603,700	-	-
52	NW E of I-5 County	56	21	5	14	-17.6%	14	617,400	47	158	121	12.0%	104	689,600	586,900	70	4.7%	-	-	3	298,000	-	-
61	Battleground	212	86	18	37	-38.3%	48	583,100	52	497	333	3.1%	312	606,100	551,500	82	-3.7%	-	-	9	540,500	2	767,500
62	Brush Prairie	194	84	14	47	-33.8%	43	656,800	79	464	321	-17.1%	304	687,700	597,800	92	4.6%	1	1,500,000	8	530,900	-	-
63	East County	9	3	1	1	-	1	800,000	3	12	5	-	4	737,500	737,500	16	47.8%	-	-	-	-	-	-
64	Central County	7	1	0	2	-	3	720,000	45	19	13	18.2%	13	970,300	928,400	75	10.8%	-	-	1	229,000	-	-
65	Mid-Central County	11	3	1	4	33.3%	1	839,900	40	26	16	23.1%	13	881,700	819,000	75	12.9%	-	-	2	287,500	-	-
66	Yacolt	18	6	3	1	-85.7%	6	558,200	14	52	38	-7.3%	38	618,700	558,500	60	-7.8%	-	-	5	262,100	-	-
70	La Center	53	18	2	14	-6.7%	16	600,400	55	148	85	-12.4%	81	646,700	609,900	91	0.7%	-	-	-	-	1	719,900
71	N Central	9	1	1	1	-50.0%	4	690,000	84	27	20	25.0%	21	691,200	750,000	73	-3.2%	-	-	1	150,000	-	-
72	NE Corner	4	2	0	0	-100.0%	0	-	-	5	2	-60.0%	2	549,500	549,500	51	-18.2%	-	-	2	150,000	-	-
	Clark County Total	2,244	905	178	605	-5.3%	581	636,100	58	5,996	4,144	5.8%	3,842	636,000	555,600	72	1.1%	9	547,500	84	445,100	54	714,800
80	Woodland City	63	24	2	13	85.7%	11	570,800	124	135	81	28.6%	78	485,700	482,500	87	-1.5%	-	-	2	190,100	1	401,500
81	Woodland Area	33	11	3	5	-16.7%	4	1,190,400	251	46	23	4.2%	23	850,000	672,500	122	16.3%	-	-	15	199,200	2	747,500
82	Cowlitz County	305	118	13	87	0.0%	87	433,400	68	811	590	4.2%	546	445,800	413,000	70	4.6%	1	600,000	74	163,200	9	551,500
	Cowlitz County Total	401	153	18	105	5.0%	102	477,900	81	992	694	3.6%	647	465,000	420,000	74	4.8%	1	600,000	91	169,700	12	571,700
87	Pacific County Total	67	22	3	15	150.0%	5	690,000	66	94	44	10.0%	33	411,000	410,000	78	1.6%	-	-	7	198,100	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/25-7/31/26) with 12 months before (8/1/24-7/31/25).

[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
July 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.

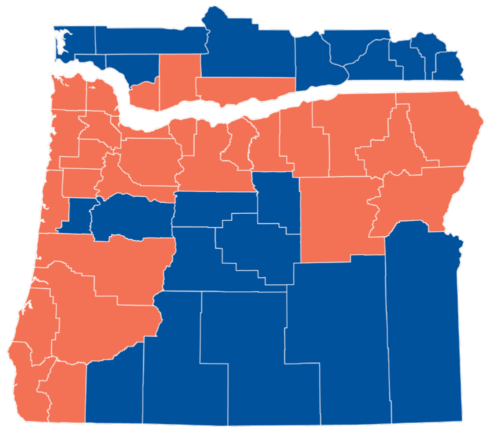
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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