RMLS MULTIPLE LISTING SERVICE

MARKET ACTION REPORT

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

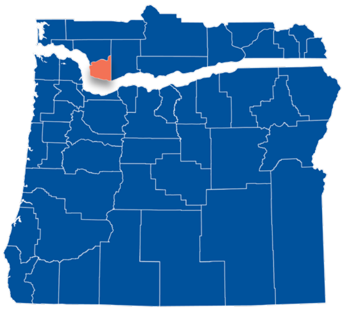
SW Washington August 2026 Reporting Period

SW Washington

August 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 (710) decreased 10.0% from the 789 listed in August 2025, and decreased 21.5% from the 905 listed in July 2026.

Pending Sales

Pending sales (609) increased 2.4% from the 595 offers accepted in August 2025, and increased 0.7% from the 605 offers accepted in July 2026.

Closed Sales

Closed sales (524) decreased 5.4% from the 554 closings in August 2025, and decreased 9.8% from the 581 closings in July 2026.

Inventory and Time on Market

Inventory increased to 4.2 months in August. Total market time increased to 69 days.

Year-to-Date Summary

Comparing the first eight months of 2026 to the same period in 2025, new listings (6,730) increased 6.2%, pending sales (4,708) increased 5.1%, and closed sales (4,388) increased 3.7%.

Average and Median Sale Prices

Comparing 2026 to 2025 through August, the average sale price has increased 2.0% from $624,800 to $637,100. In the same comparison, the median sale price has increased 1.6% from $550,000 to $559,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.7% ($631,800 v. $621,300)
Median Sale Price % Change: +0.9% ($555,000 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	4.2
September	3.3	3.6	
October	2.9	3.6	
November	3.0	4.1	
December	2.7	2.8	

Residential Trends

August 2026 vs. July 2026

New Listings	**-21.5%** ↓
Pending Sales	**+0.7%** ↑
Closed Sales	**-9.8%** ↓
Average Sale Price	**+1.3%** ↑
Median Sale Price	**+1.8%** ↑
Inventory	**+0.3** ↑
Total Market Time	**+11** ↑

August 2026 vs. August 2025

New Listings	**-10.0%** ↓
Pending Sales	**+2.4%** ↑
Closed Sales	**-5.4%** ↓
Average Sale Price	**+5.7%** ↑
Median Sale Price	**+4.6%** ↑
Inventory	**+0.6** ↑
Total Market Time	**+7** ↑

SW Washington

August 2026 Reporting Period

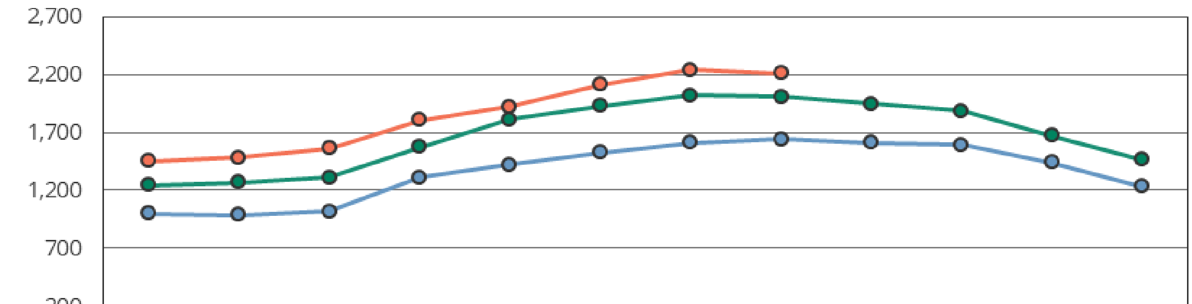
Residential Sales by Price Range

Price Range	Aug 2024		Aug 2025		Aug 2026	
0K-100K	1	0.2%	3	0.5%	4	0.8%
100K-200K	15	2.5%	14	2.4%	12	2.3%
200K-300K	11	1.8%	12	2.1%	11	2.1%
300K-400K	61	10.2%	47	8.1%	40	7.6%
400K-500K	128	21.5%	156	26.9%	121	23.1%
500K-600K	141	23.7%	117	20.2%	103	19.7%
600K-700K	82	13.8%	57	9.8%	65	12.4%
700K-800K	45	7.6%	70	12.1%	54	10.3%
800K-900K	31	5.2%	38	6.6%	41	7.8%
900K-1M	24	4.0%	19	3.3%	25	4.8%
1MM-1.1MM	15	2.5%	14	2.4%	10	1.9%
1.1MM-1.2MM	10	1.7%	9	1.6%	4	0.8%
1.2MM-1. 3MM	8	1.3%	7	1.2%	12	2.3%
1.3MM-1.4MM	5	0.8%	5	0.9%	7	1.3%
1.4MM-1.5MM	6	1.0%	2	0.3%	6	1.1%
1.5MM-1.6MM	2	0.3%	1	0.2%	2	0.4%
1.6MM-1.7MM	4	0.7%	2	0.3%	1	0.2%
1.7MM-1.8MM	0	0.0%	2	0.3%	2	0.4%
1.8MM-1.9MM	3	0.5%	1	0.2%	0	0.0%
1.9MM-2MM	1	0.2%	1	0.2%	0	0.0%
2MM+	3	0.5%	2	0.3%	4	0.8%
Total Closed Sales	596		579		524	

90th Percentile 50th Percentile 10th Percentile

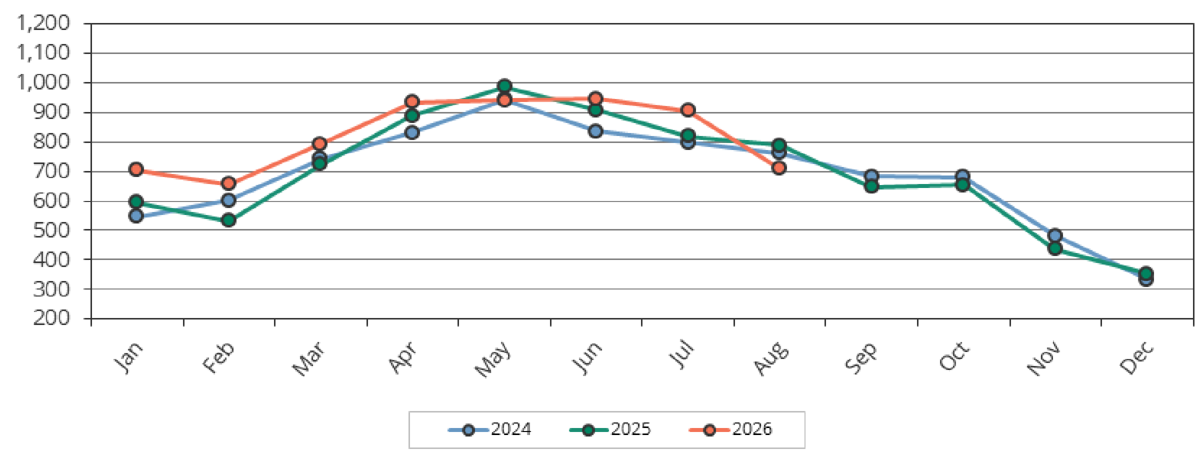
	Clark County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**August**	710	609	524	644,100	575,000	69
	July	905	605	581	636,100	564,600	58
	Year-To-Date	6,730	4,708	4,388	637,100	559,000	72
2025	**August**	789	595	554	609,400	549,700	62
	Year-To-Date	6,337	4,480	4,232	624,800	550,000	61
Change	**August 2025**	-10.0%	2.4%	-5.4%	5.7%	4.6%	11.3%
	Prev Mo 2026	-21.5%	0.7%	-9.8%	1.3%	1.8%	19.0%
	Year-To-Date	6.2%	5.1%	3.7%	2.0%	1.6%	18.0%

Active Residential Listings

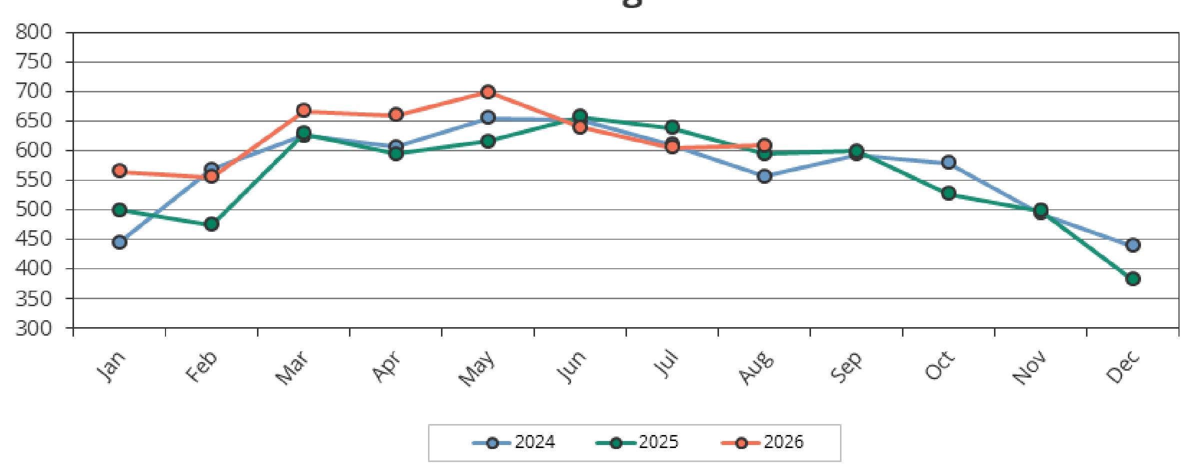


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888	1,676	1,463
2026	1,451	1,484	1,562	1,810	1,923	2,113	2,244	2,211				

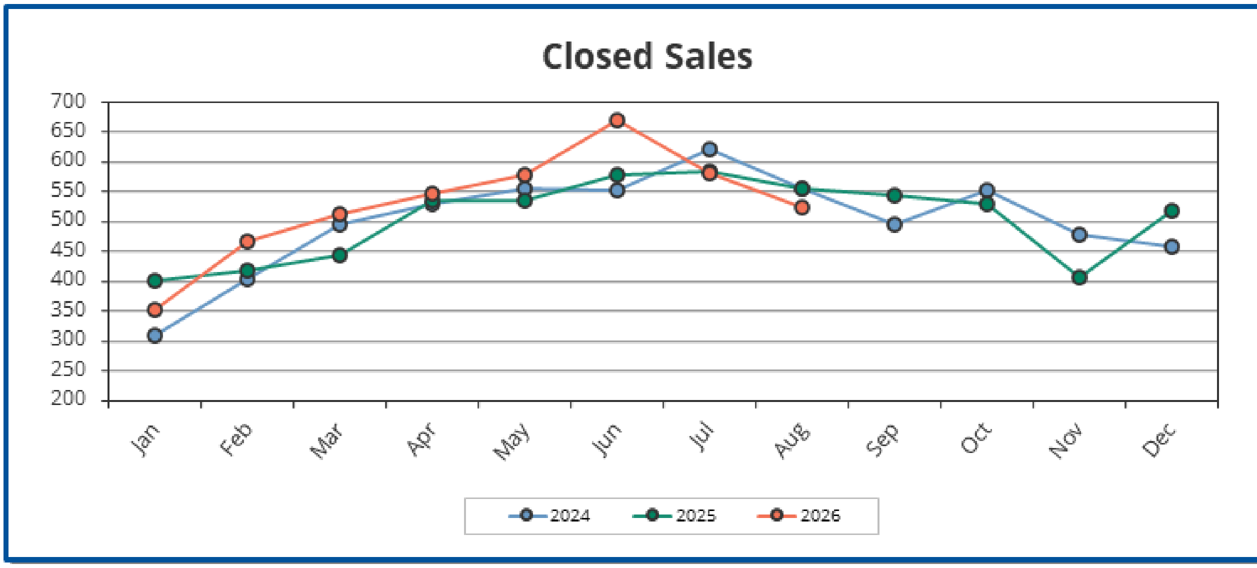
New Listings

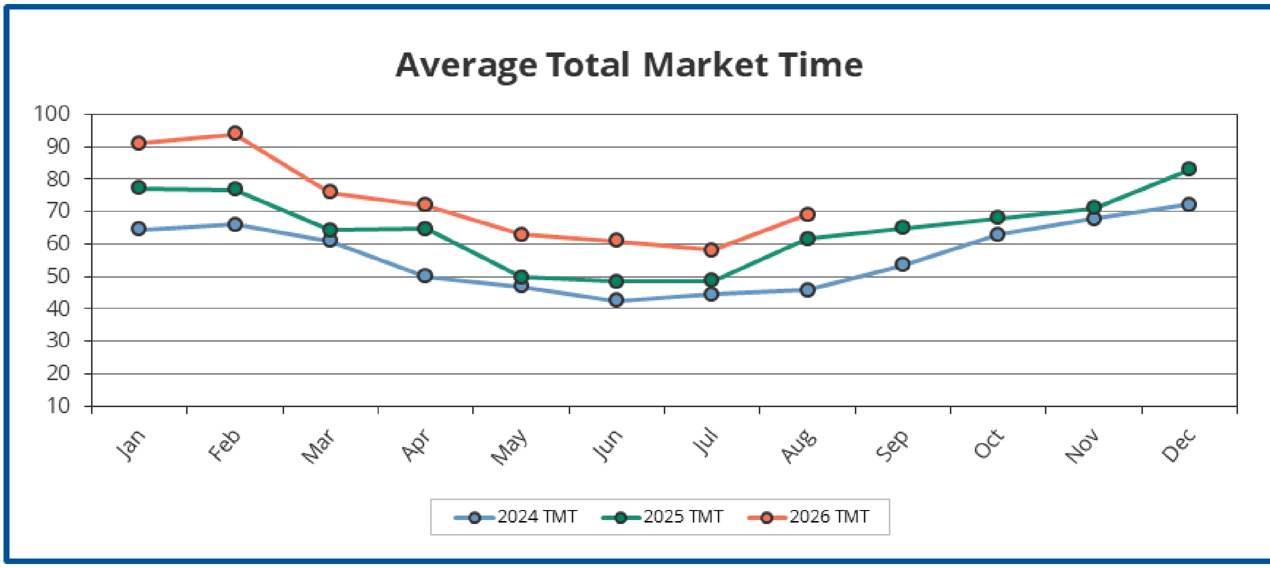


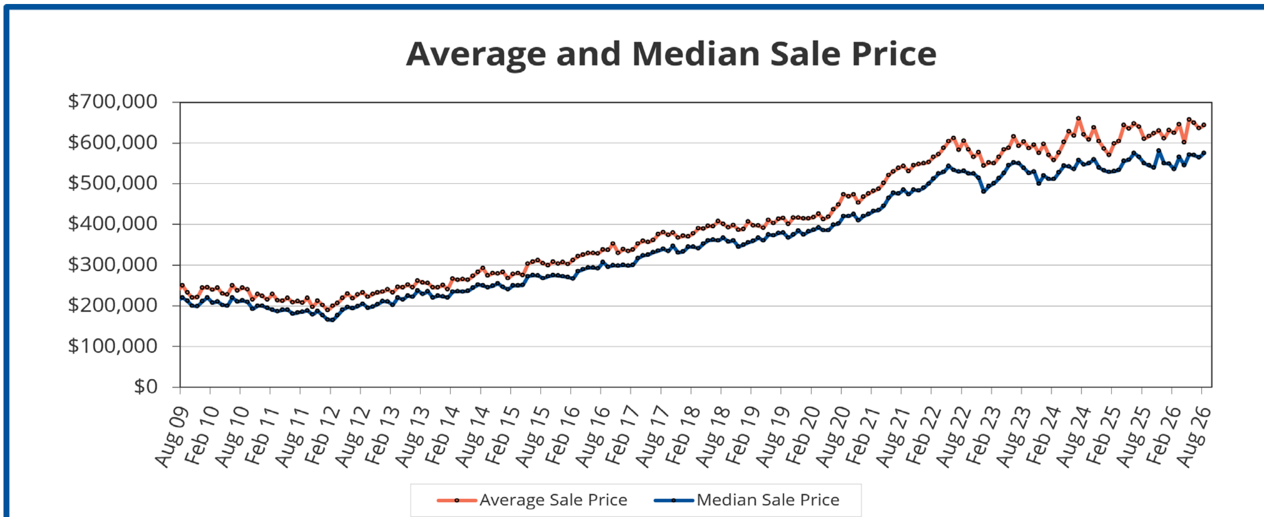
Pending Sales



SW Washington
August 2026 Reporting Period







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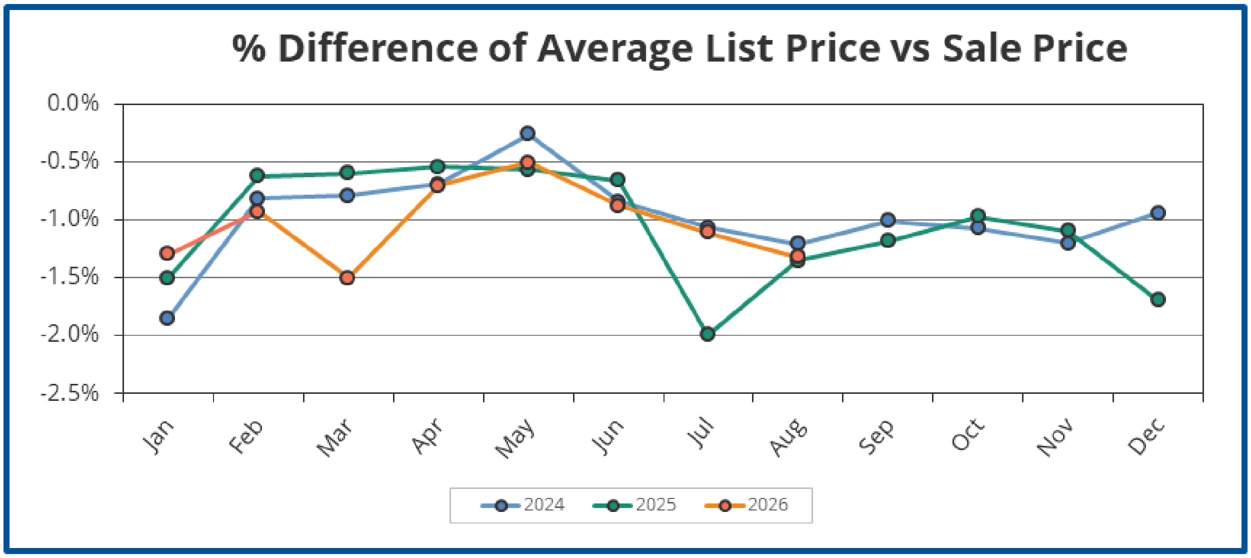

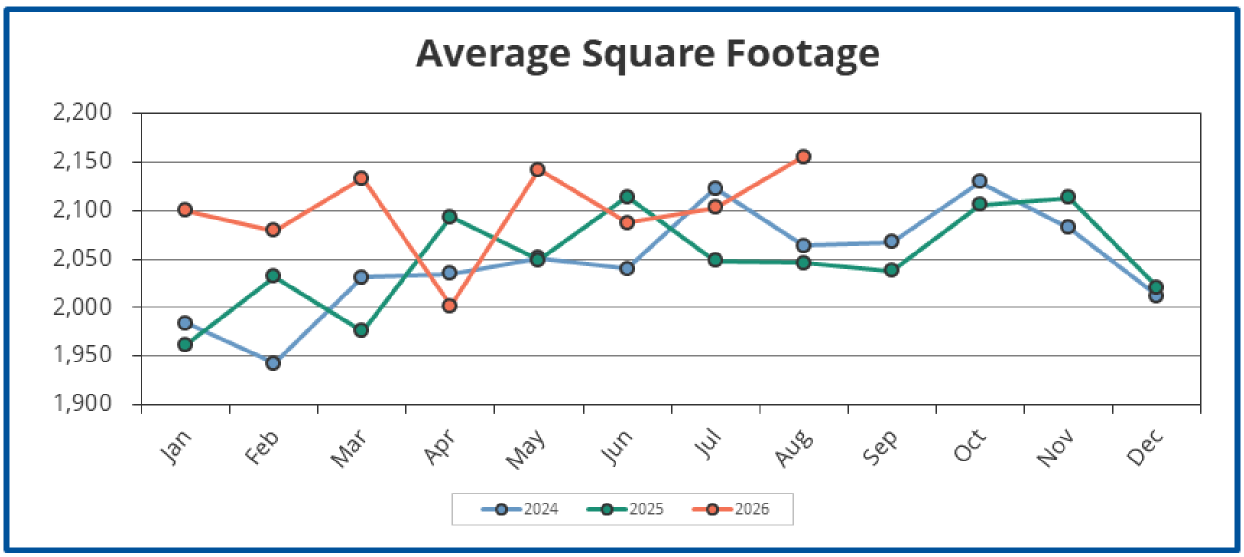

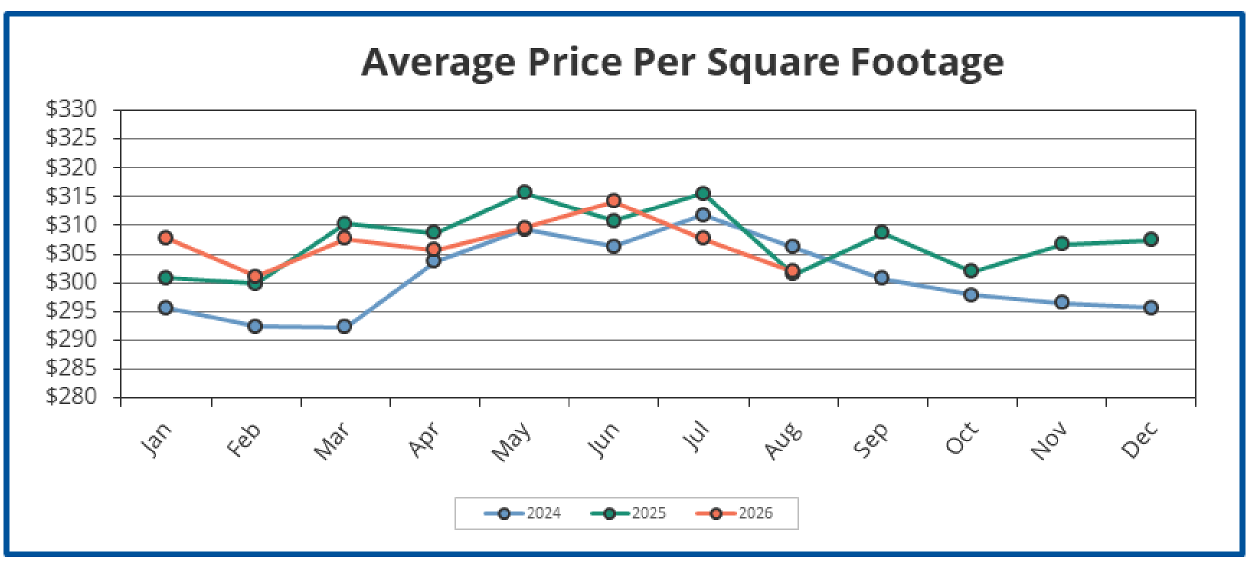

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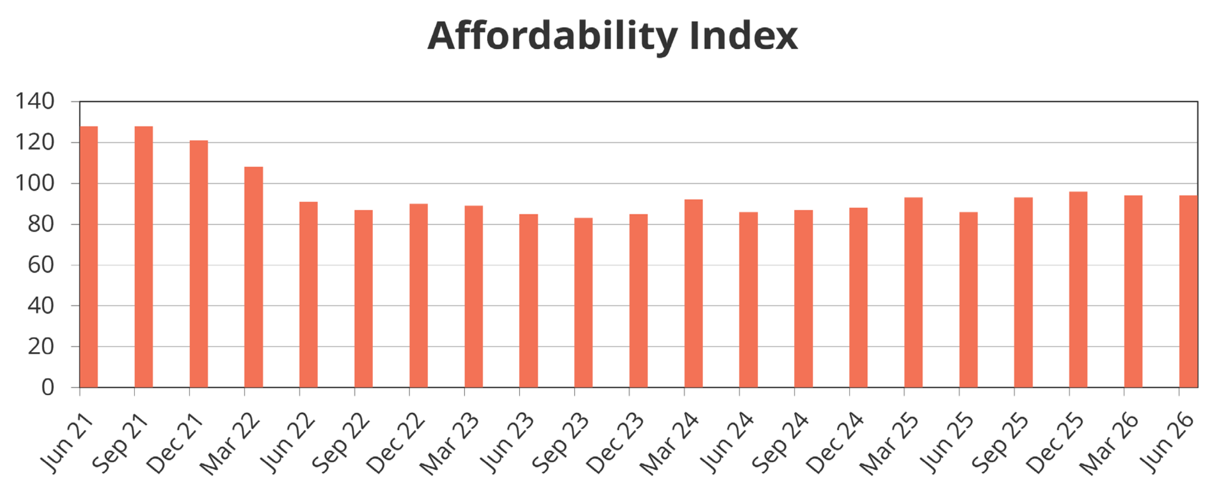


AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income ($128,300 in 2026, per HUD) can afford 94% 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).

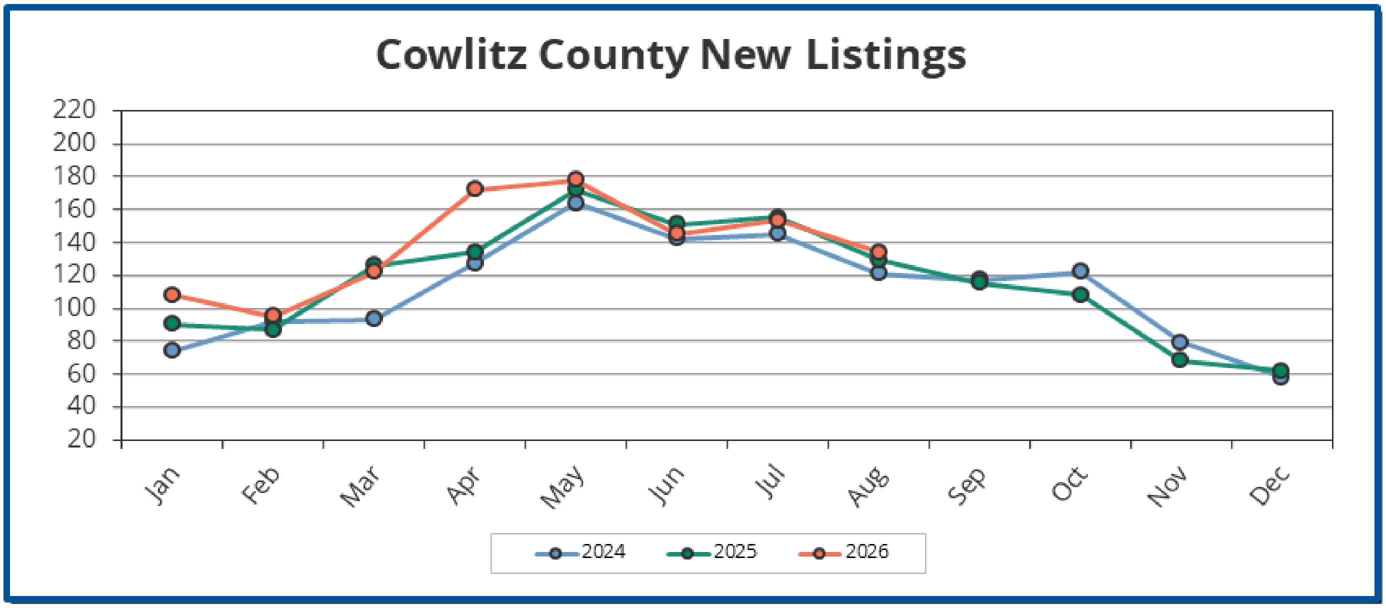
Active Listings Ready for Purchase and Occupancy

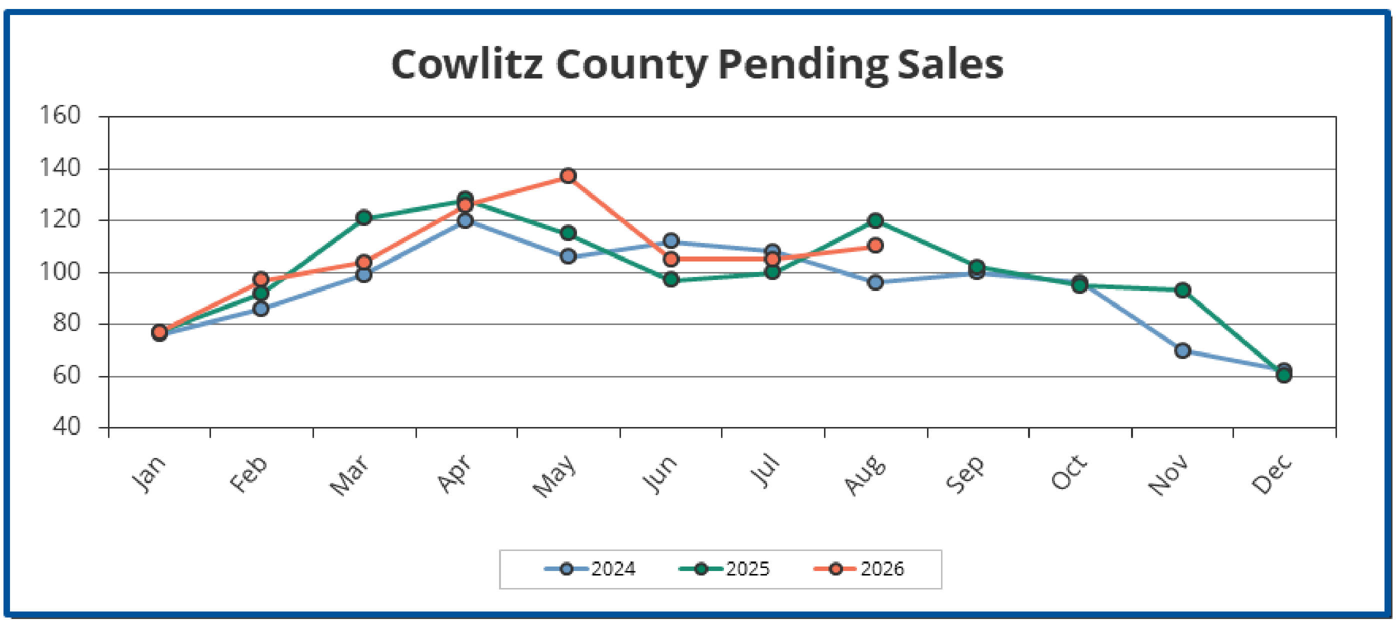
Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
1,816	**82.1%**	**3.5**

Cowlitz County – SW Washington

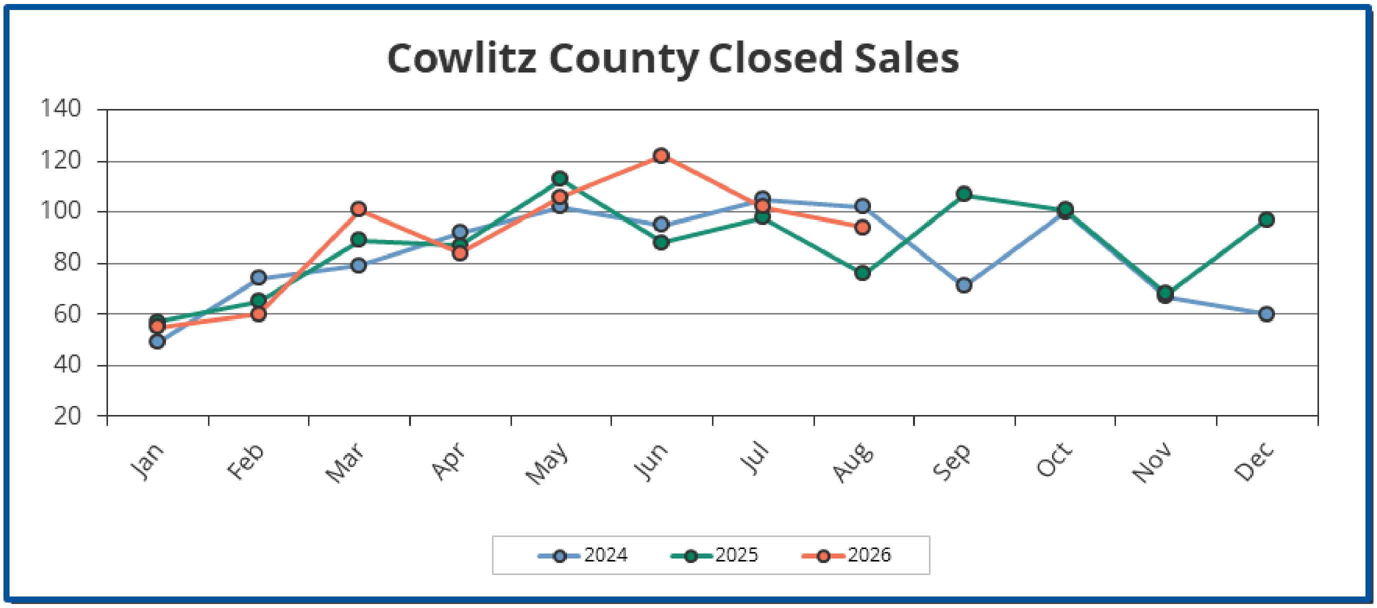
August 2026 Reporting Period

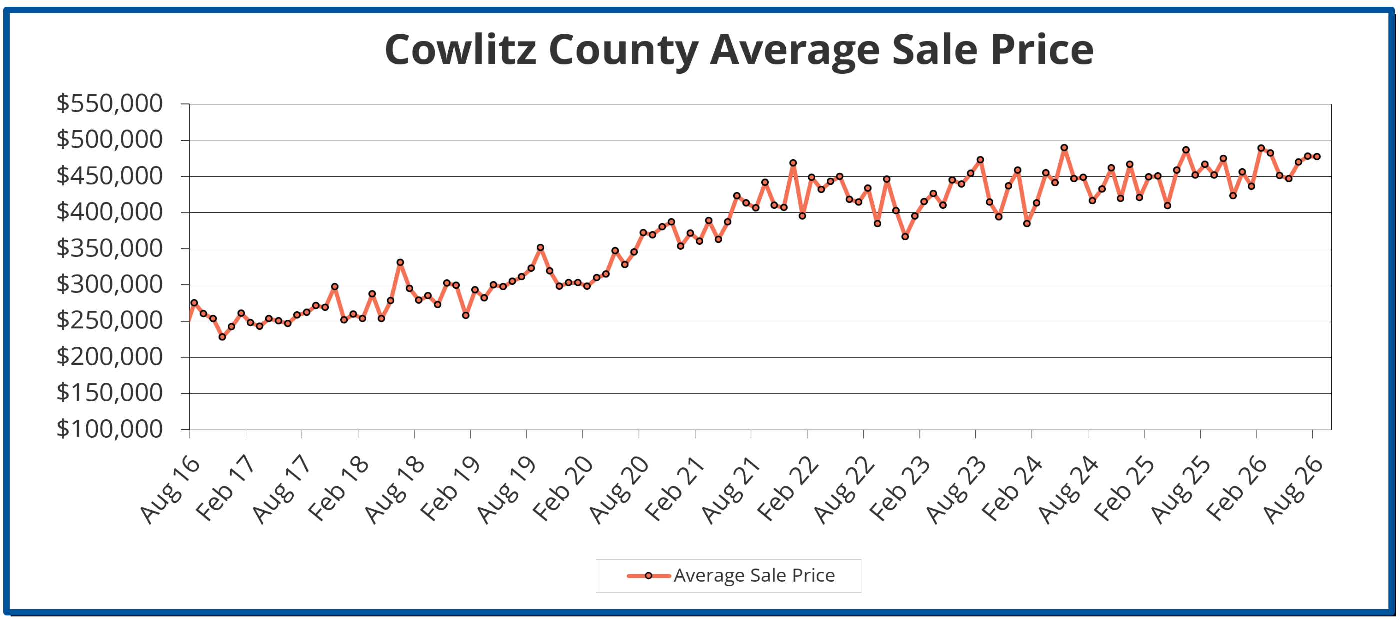




Cowlitz County – SW Washington

August 2026 Reporting Period





SW Washington

August 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[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	15	6	8	-11.1%	4	560,800	92	145	77	-13.5%	76	583,500	530,000	39	13.1%	-	-	-	-	8	572,300
12	NW Heights	44	18	4	15	15.4%	16	366,300	44	158	124	20.4%	119	404,700	389,000	53	4.9%	1	650,000	4	162,500	11	672,700
13	SW Heights	41	13	8	11	57.1%	9	587,600	91	109	68	33.3%	64	820,800	525,000	85	31.7%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	25	11	5	6	-53.8%	6	611,900	32	98	68	7.9%	64	560,200	543,800	53	-2.1%	-	-	2	340,000	3	430,000
15	E Hazel Dell	116	37	9	32	14.3%	28	499,400	48	334	209	5.6%	199	468,100	479,000	52	2.1%	2	286,800	-	-	3	788,300
20	NE Heights	29	13	3	13	44.4%	10	472,300	31	124	102	7.4%	93	465,400	469,500	44	-5.2%	-	-	-	-	1	796,000
21	Orchards	72	25	7	25	-16.7%	16	477,400	38	266	185	3.9%	166	462,500	450,000	69	-0.1%	-	-	1	226,100	4	1,415,000
22	Evergreen	135	60	14	40	-14.9%	41	523,600	53	492	371	11.1%	354	459,600	458,000	60	0.1%	-	-	-	-	8	586,600
23	E Heights	57	18	5	22	175.0%	11	603,100	92	170	111	27.6%	96	658,600	462,500	63	5.2%	-	-	-	-	3	625,100
24	Cascade Park	52	23	4	22	57.1%	14	518,600	43	173	125	6.8%	111	554,700	534,000	57	-3.4%	-	-	-	-	7	609,200
25	Five Corners	29	13	6	7	-30.0%	13	448,100	44	115	86	0.0%	85	492,200	470,000	30	-2.4%	-	-	2	167,500	-	-
26	E Orchards	80	25	7	26	13.0%	27	622,400	63	278	201	68.9%	167	661,900	610,100	57	13.1%	-	-	3	263,300	3	1,018,000
27	Fisher's Landing	51	18	3	22	15.8%	18	578,400	40	199	152	18.8%	148	575,500	540,000	56	-0.8%	-	-	2	1,042,500	1	600,000
31	SE County	10	-	0	1	-50.0%	6	749,600	71	23	20	0.0%	20	940,100	964,500	81	8.4%	-	-	3	391,300	-	-
32	Camas City	223	66	29	49	-2.0%	44	900,800	98	614	454	13.2%	422	861,300	798,500	89	-3.1%	1	79,000	9	623,900	2	784,500
33	Washougal	119	41	15	31	29.2%	30	709,600	69	357	227	0.4%	211	736,400	650,000	83	-4.7%	-	-	15	334,000	2	905,000
41	N Hazel Dell	70	27	4	29	52.6%	16	567,600	57	213	155	9.9%	139	574,900	548,000	59	1.4%	-	-	4	617,500	-	-
42	S Salmon Creek	78	29	4	29	26.1%	13	547,100	55	234	157	-1.3%	134	525,600	515,500	58	-2.3%	1	535,000	1	2,100,000	-	-
43	N Felida	91	27	7	25	-10.7%	29	812,400	117	275	194	-9.8%	177	715,300	575,000	84	-5.4%	-	-	3	1,055,000	-	-
44	N Salmon Creek	107	27	14	24	4.3%	27	784,900	95	336	212	0.5%	208	701,100	700,000	76	11.7%	1	320,000	2	241,000	-	-
50	Ridgefield	176	62	18	33	-2.9%	28	722,500	82	431	308	8.1%	303	727,200	667,500	99	3.1%	-	-	7	256,700	-	-
51	W of I-5 County	14	6	1	3	0.0%	6	1,196,500	15	36	23	9.5%	22	1,347,600	1,255,100	34	14.7%	-	-	6	562,900	-	-
52	NW E of I-5 County	65	21	3	14	0.0%	9	529,000	60	179	132	10.0%	113	676,800	585,000	69	3.4%	-	-	3	298,000	-	-
61	Battleground	203	38	9	51	-15.0%	40	655,200	69	538	380	-0.3%	355	617,300	558,000	81	-1.3%	-	-	10	521,500	2	767,500
62	Brush Prairie	168	47	17	51	-19.0%	40	620,400	88	514	371	-17.4%	345	679,700	595,000	91	4.6%	1	1,500,000	8	530,900	-	-
63	East County	9	2	0	1	0.0%	1	680,000	34	14	6	500.0%	5	726,000	680,000	20	27.5%	-	-	1	240,000	-	-
64	Central County	4	1	3	2	100.0%	2	655,000	160	20	14	16.7%	15	928,200	928,400	87	5.6%	-	-	1	229,000	-	-
65	Mid-Central County	7	3	5	5	66.7%	5	1,014,400	49	29	20	25.0%	18	918,500	911,000	67	20.5%	-	-	2	287,500	-	-
66	Yacolt	22	13	3	5	-16.7%	1	520,000	58	65	43	-8.5%	39	616,200	550,000	60	-4.5%	-	-	6	244,400	-	-
70	La Center	47	7	9	5	-44.4%	14	610,300	62	155	89	-14.4%	96	640,800	609,900	88	0.2%	-	-	-	-	1	719,900
71	N Central	9	3	1	2	0.0%	0	-	-	30	22	22.2%	22	697,500	753,000	72	-4.6%	-	-	1	150,000	-	-
72	NE Corner	5	1	0	0	-	0	-	-	6	2	-60.0%	2	549,500	549,500	51	-23.0%	-	-	2	150,000	-	-
	Clark County Total	2,211	710	223	609	2.4%	524	644,100	69	6,730	4,708	5.1%	4,388	637,100	559,000	72	1.7%	9	547,500	98	441,600	60	712,000
80	Woodland City	67	14	2	18	100.0%	12	615,600	91	149	97	38.6%	90	503,000	477,900	88	0.1%	-	-	2	190,100	1	401,500
81	Woodland Area	31	6	1	5	-16.7%	1	995,900	66	51	27	5.2%	24	856,100	683,300	120	21.7%	-	-	15	199,200	2	747,500
82	Cowlitz County	313	114	22	87	-17.1%	81	450,000	82	928	669	0.9%	628	446,000	414,000	72	3.7%	2	575,000	84	167,600	13	499,700
	Cowlitz County Total	411	134	25	110	-8.3%	94	476,900	83	1,128	793	1.7%	742	466,200	420,000	75	4.3%	2	575,000	101	172,700	16	524,500
87	Pacific County Total	64	7	2	10	-23.1%	14	354,700	67	101	53	0.0%	47	394,300	400,000	75	-1.3%	-	-	10	159,500	-	-

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

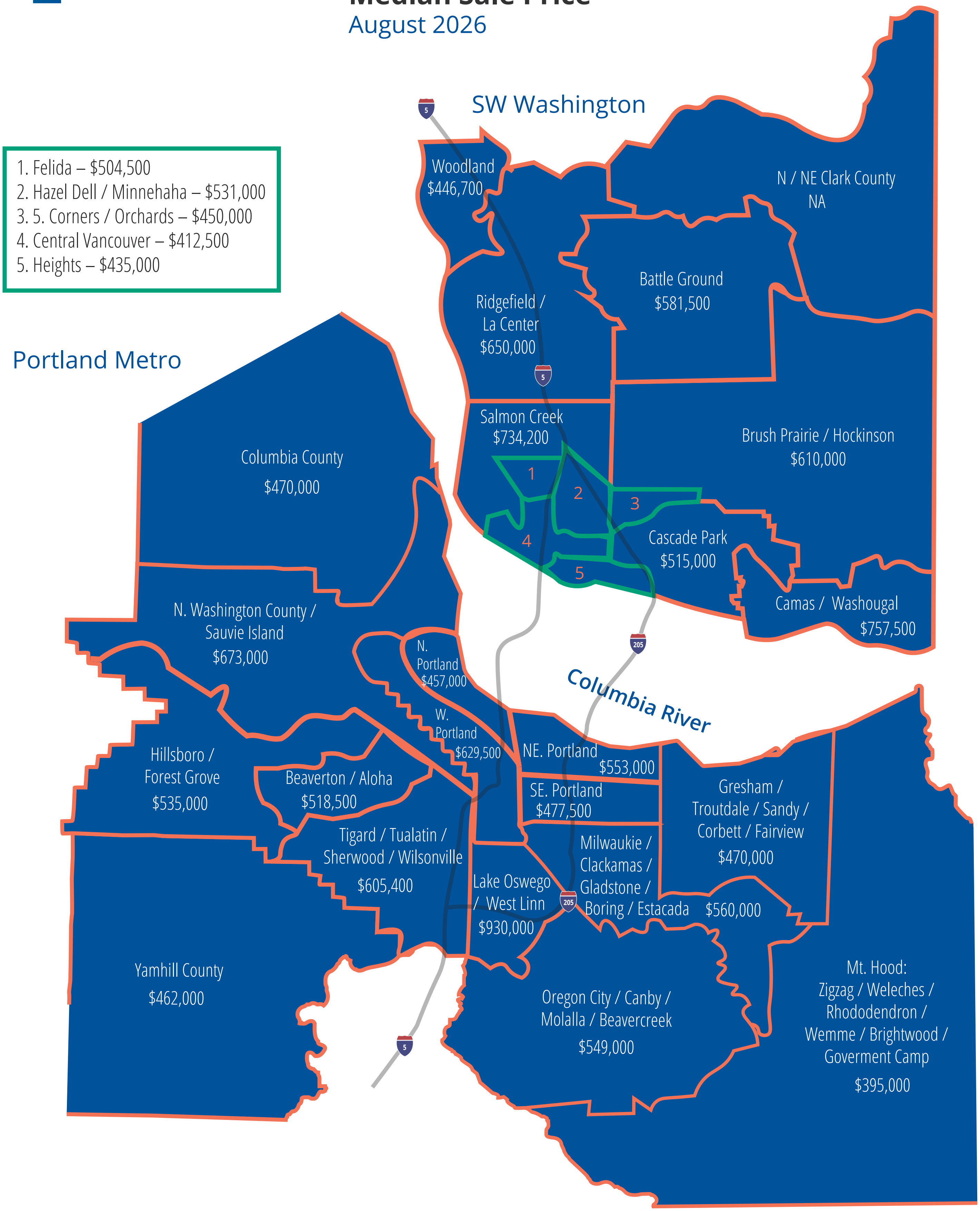
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/25-8/31/26) with 12 months before (9/1/24-8/31/25).[3] Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

SW Washington

August 2026 Reporting Period

Median Sale Price

August 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.

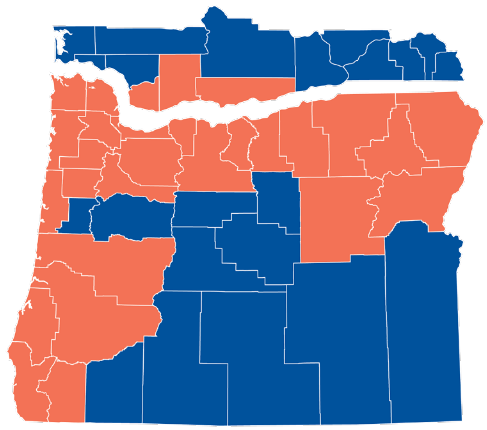
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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