



MARKET ACTION REPORT

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

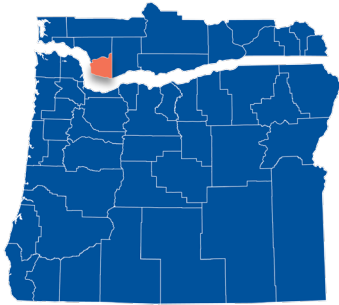
SW Washington June 2025 Reporting Period

SW Washington

June 2025 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 (907) increased 8.5% from the 836 listed in June 2024, and decreased 8.0% from the 986 listed in May 2025.

Pending Sales

Pending sales (658) increased 0.9% from the 652 offers accepted in June 2024, and increased 6.8% from the 616 offers accepted in May 2025.

Closed Sales

Closed sales (579) increased 4.7% from the 553 closings in June 2024, and increased 8.4% from the 534 closings in May 2025.

Inventory and Time on Market

Inventory decreased to 3.3 months in June. Total market time decreased to 49 days.

Year-to-Date Summary

Comparing the first six months of 2025 to the same period in 2024, new listings (4,698) increased 3.0%, pending sales (3,317) decreased 2.8%, and closed sales (3,025) increased 2.6%.

Average and Median Sale Prices

Comparing 2025 to 2024 through June, the average sale price has increased 4.4% from \$595,700 to \$622,200. In the same comparison, the median sale price has increased 3.8% from \$529,700 to \$549,900.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.7% (\$623,100 v. \$595,000)

Median Sale Price % Change: +4.0% (\$550,000 v. \$529,000)

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

	2023	2024	2025
January	2.5	3.2	3.1
February	1.8	2.5	3.0
March	1.4	2.1	3.0
April	1.5	2.5	2.9
May	1.7	2.6	3.4
June	1.8	2.8	3.3
July	1.9	2.6	
August	1.9	3.0	
September	2.5	3.3	
October	2.8	2.9	
November	3.7	3.0	
December	2.7	2.7	

Residential Trends

June 2025 vs. May 2025

New Listings **-8.0%** ↓

Pending Sales **+6.8%** ↑

Closed Sales **+8.4%** ↑

Average Sale Price **+2.0%** ↑

Median Sale Price **+2.8%** ↑

Inventory **-0.1** ↓

Total Market Time **-1** ↓

June 2025 vs. June 2024

New Listings **+8.5%** ↑

Pending Sales **+0.9%** ↑

Closed Sales **+4.7%** ↑

Average Sale Price **+4.9%** ↑

Median Sale Price **+7.5%** ↑

Inventory **+0.5** ↑

Total Market Time **+6** ↑

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Residential Sales by Price Range						
Price Range	Jun 2023		Jun 2024		Jun 2025	
0K-100K	6	1.0%	1	0.2%	3	0.5%
100K-200K	13	2.2%	8	1.4%	8	1.4%
200K-300K	16	2.7%	18	3.1%	19	3.3%
300K-400K	43	7.4%	68	11.7%	36	6.2%
400K-500K	160	27.4%	148	25.5%	135	23.3%
500K-600K	113	19.4%	127	21.9%	124	21.4%
600K-700K	76	13.0%	64	11.0%	72	12.4%
700K-800K	54	9.3%	50	8.6%	58	10.0%
800K-900K	37	6.3%	22	3.8%	46	7.9%
900K-1M	23	3.9%	20	3.4%	26	4.5%
1MM-1.1MM	8	1.4%	4	0.7%	11	1.9%
1.1MM-1.2MM	3	0.5%	10	1.7%	9	1.6%
1.2MM-1.3MM	12	2.1%	10	1.7%	9	1.6%
1.3MM-1.4MM	8	1.4%	4	0.7%	5	0.9%
1.4MM-1.5MM	1	0.2%	11	1.9%	6	1.0%
1.5MM-1.6MM	3	0.5%	6	1.0%	2	0.3%
1.6MM-1.7MM	5	0.9%	0	0.0%	1	0.2%
1.7MM-1.8MM	0	0.0%	4	0.7%	2	0.3%
1.8MM-1.9MM	0	0.0%	1	0.2%	2	0.3%
1.9MM-2MM	0	0.0%	1	0.2%	0	0.0%
2MM+	2	0.3%	4	0.7%	5	0.9%
Total Closed Sales	583		581		579	

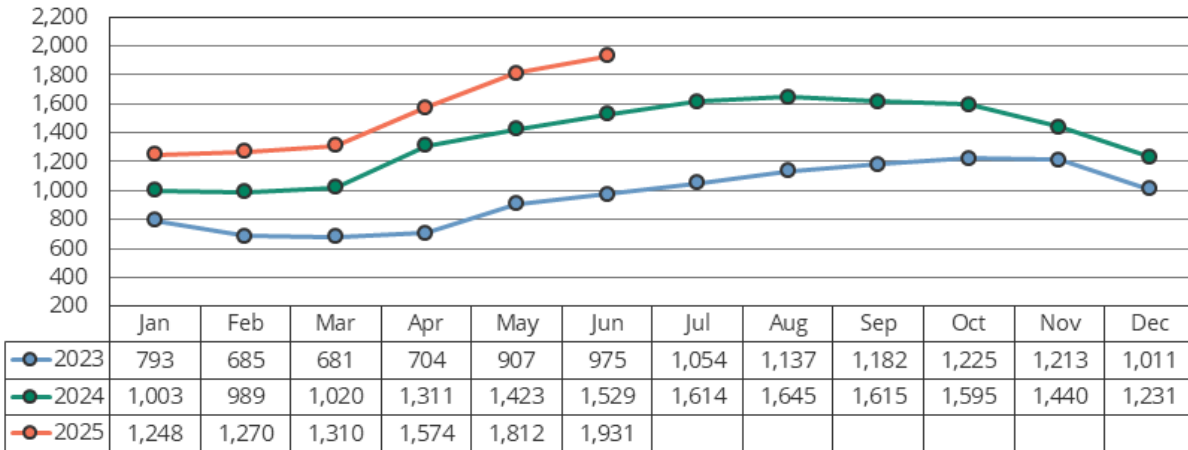
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	June	907	658	579	647,300	574,900	49
	May	986	616	534	634,900	559,000	50
	Year-To-Date	4,698	3,317	3,025	622,200	549,900	62
2024	June	836	652	553	617,200	535,000	42
	Year-To-Date	4,561	3,411	2,948	595,700	529,700	54
Change	June 2024	8.5%	0.9%	4.7%	4.9%	7.5%	14.4%
	Prev Mo 2025	-8.0%	6.8%	8.4%	2.0%	2.8%	-2.5%
	Year-To-Date	3.0%	-2.8%	2.6%	4.4%	3.8%	15.4%

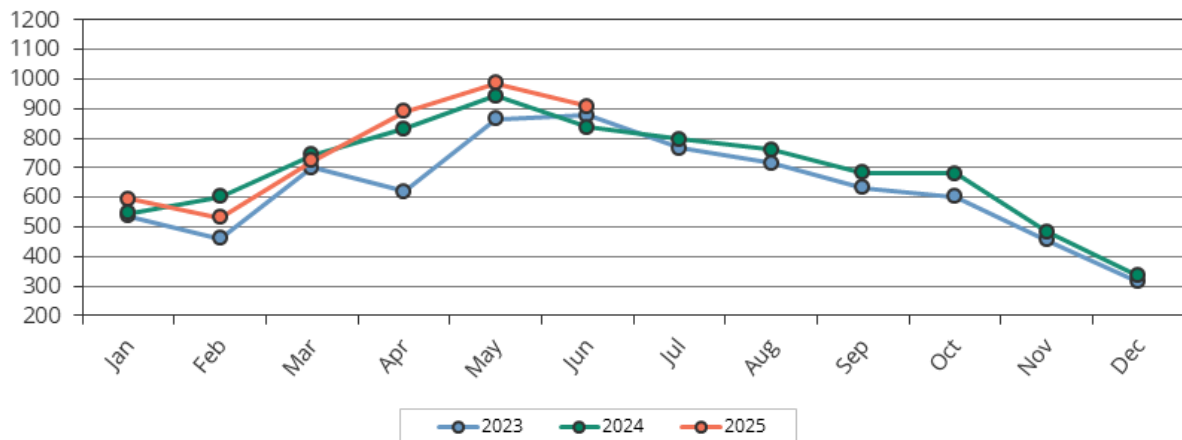
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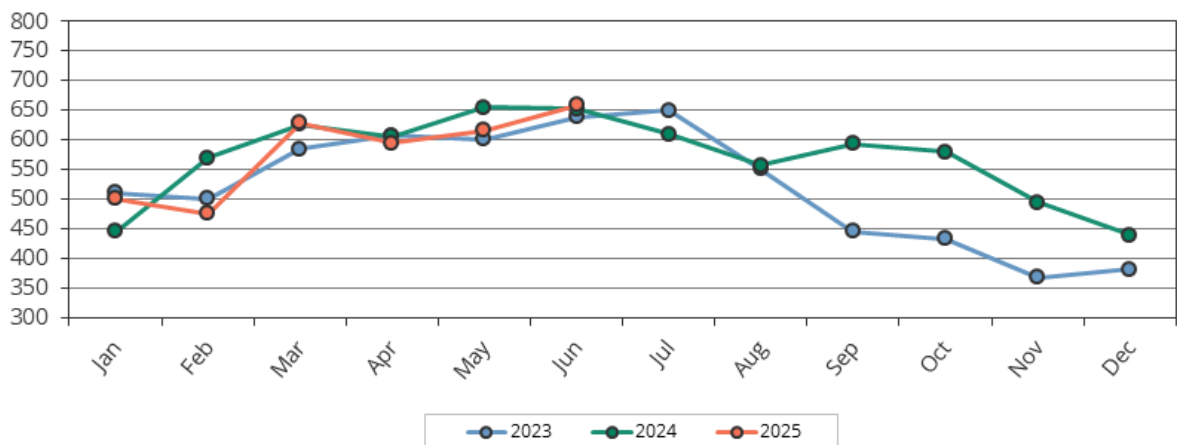
Active Residential Listings



New Listings



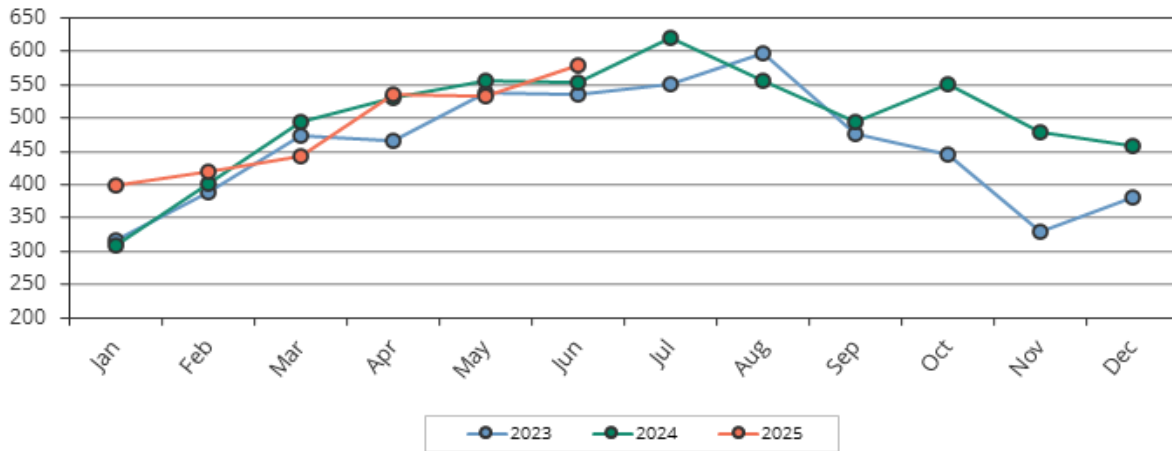
Pending Sales



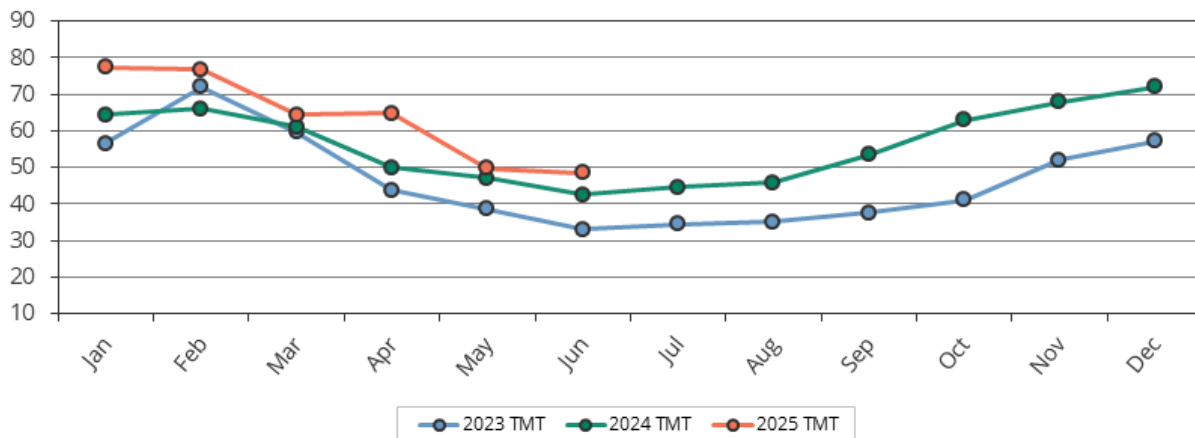
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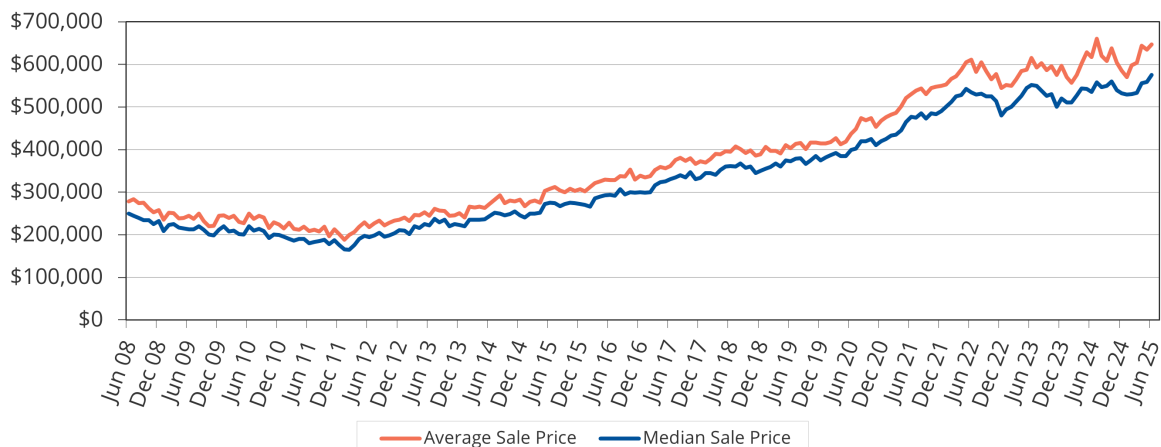
Closed Sales



Average Total Market Time



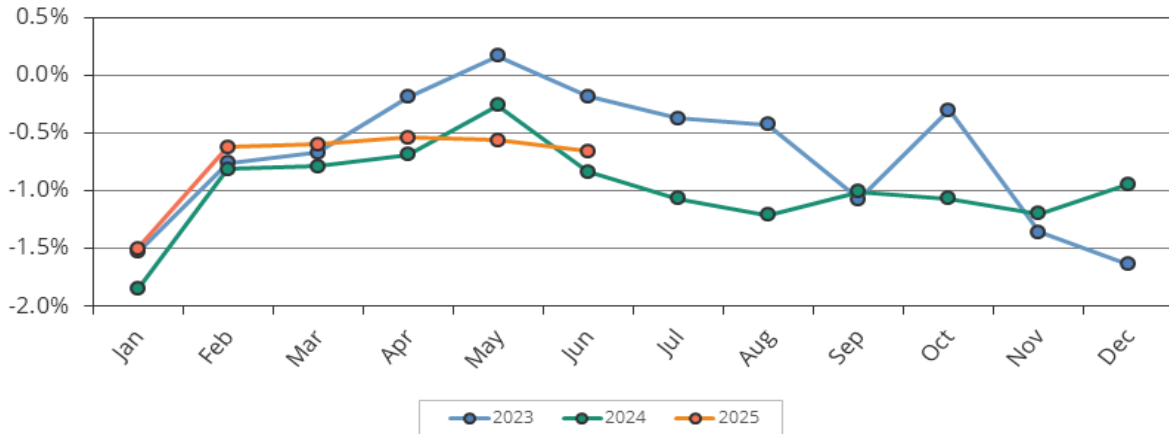
Average and Median Sale Price



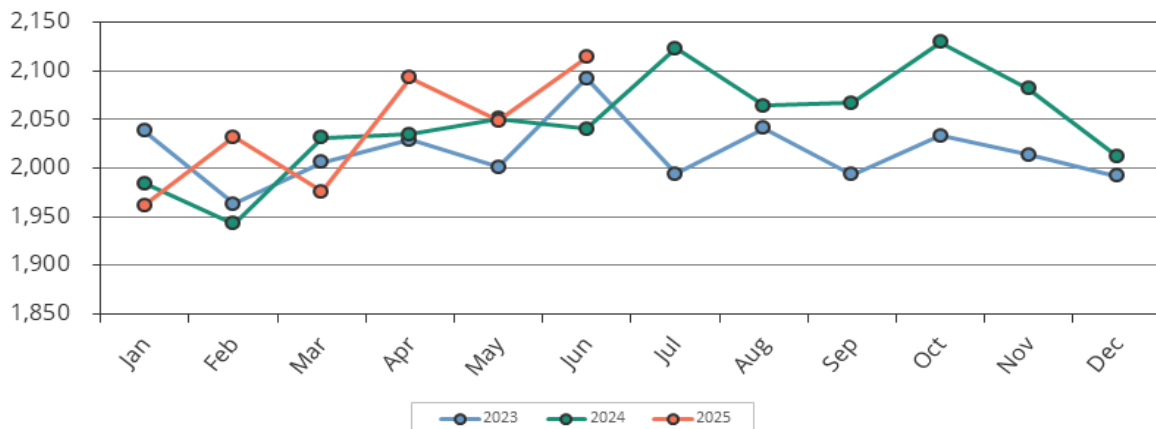
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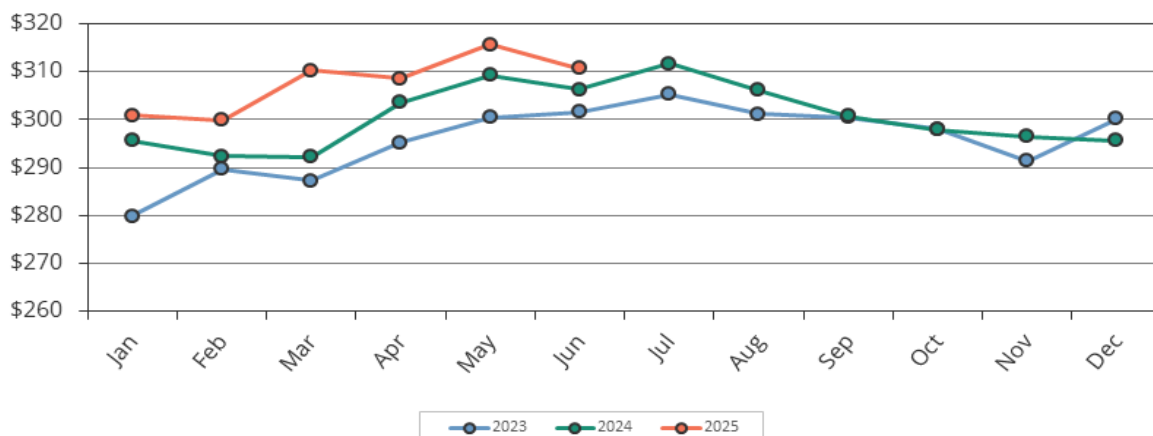
Average Sold Price Change



Average Square Footage



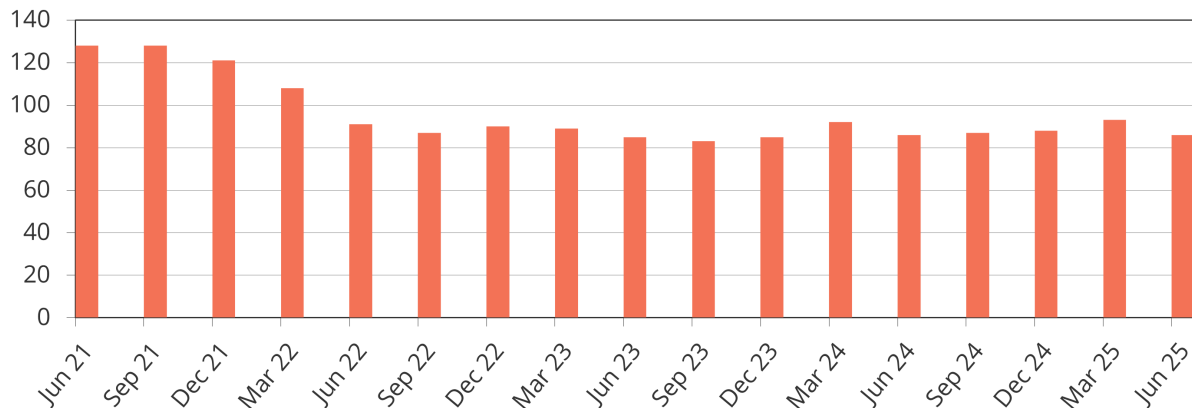
Average Price Per Square Foot



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Affordability Index



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 86% of a monthly mortgage payment on a median priced home (\$574,900 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (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

1,493

Percent of Total
Active Listings

77.3%

Purchase- and
Occupancy-Ready
Inventory in Months

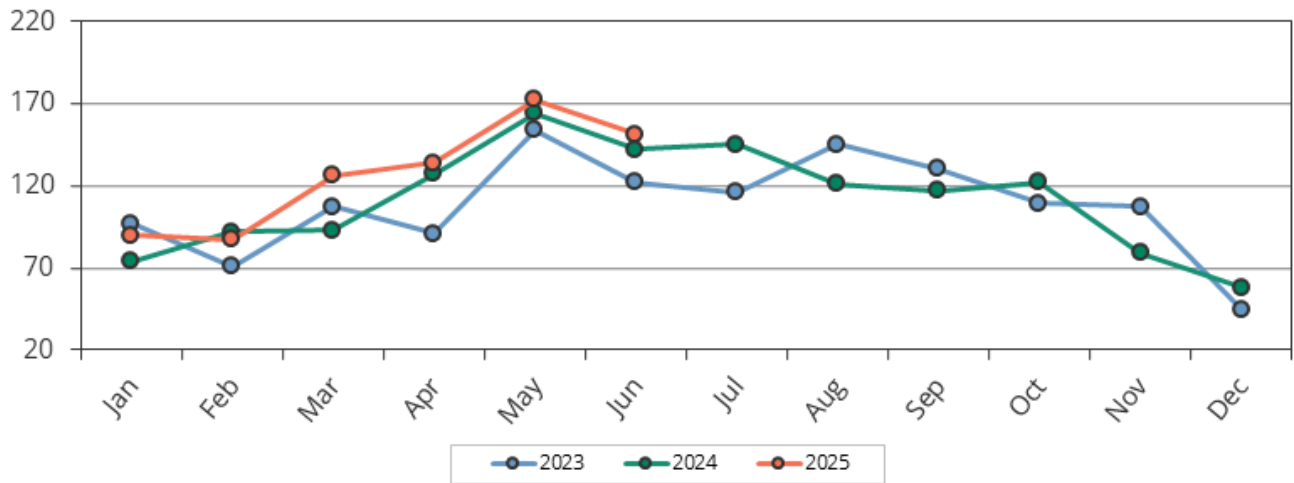
2.6



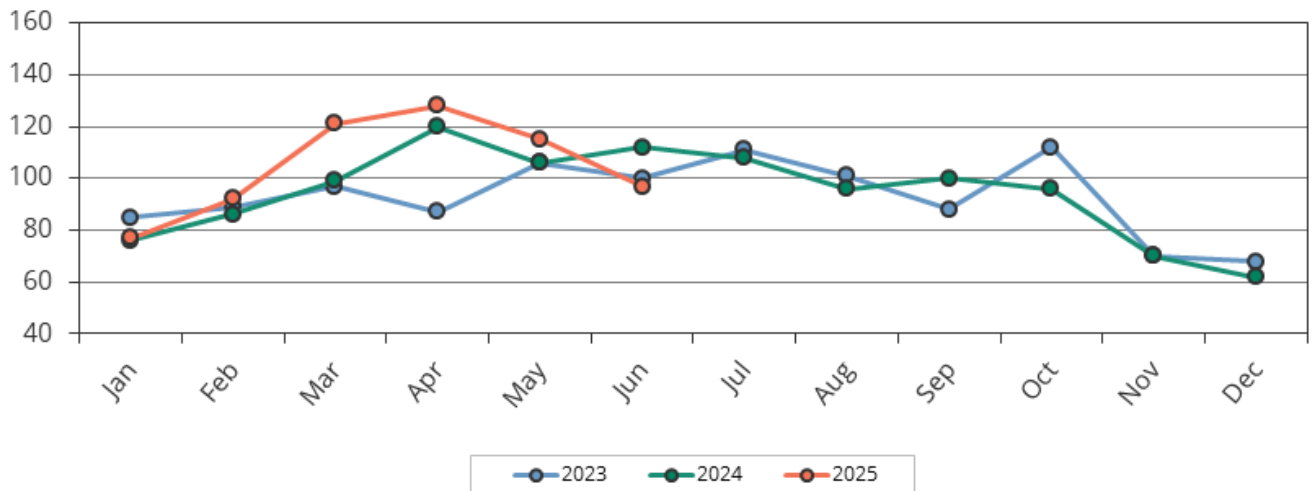
Cowlitz County – SW Washington

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Cowlitz County New Listings



Cowlitz County Pending Sales

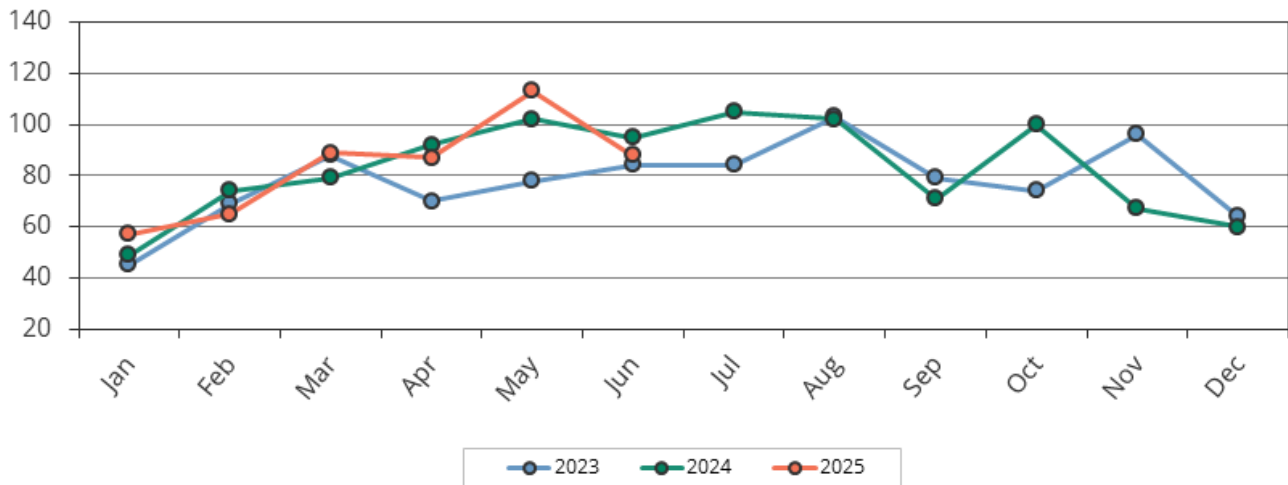




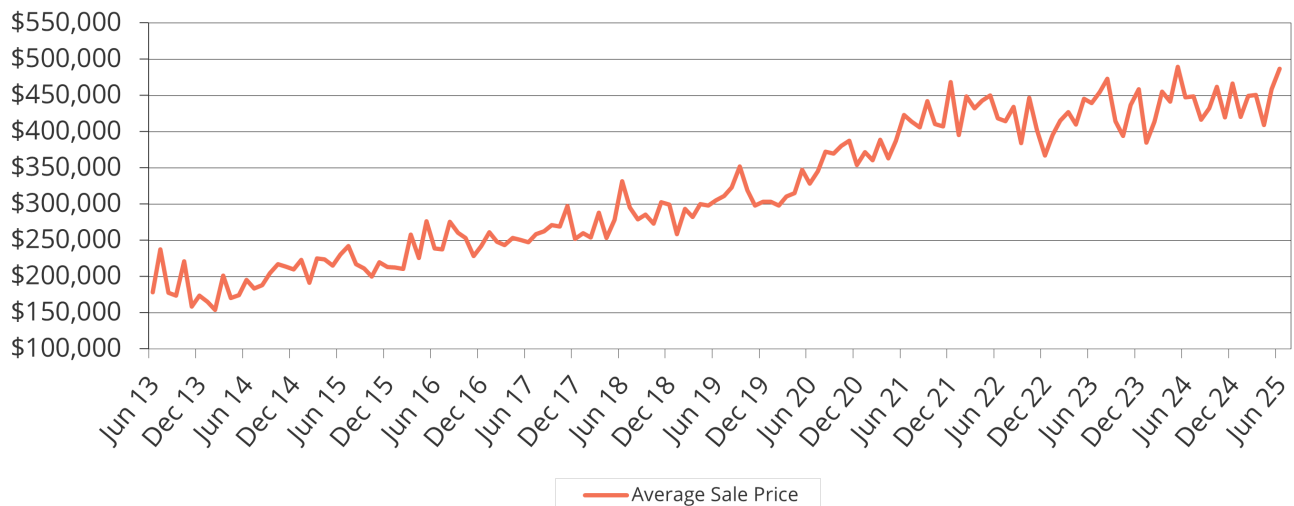
Cowlitz County – SW Washington

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Cowlitz County Closed Sales



Cowlitz County Average Sale Price



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Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	46	30	5	15	7.1%	16	557,000	21	115	66	-13.2%	66	527,700	501,800	37	-0.4%	1	1,250,000	1	270,000	7	699,500
12	NW Heights	34	13	3	16	6.7%	9	439,300	19	111	79	14.5%	75	389,400	390,000	46	1.3%	2	1,290,000	1	250,000	10	742,800
13	SW Heights	32	10	1	5	-58.3%	5	710,000	81	64	41	-30.5%	36	659,100	487,500	84	-11.3%	-	-	1	410,000	1	384,000
14	Lincoln/Hazel Dell	23	15	1	12	50.0%	3	685,000	74	65	44	-15.4%	35	563,300	530,000	32	14.1%	-	-	4	269,500	-	-
15	E Hazel Dell	85	53	12	27	-12.9%	28	496,800	37	227	137	-8.1%	121	456,800	472,500	41	2.9%	-	-	1	300,000	4	906,300
20	NE Heights	24	17	1	18	38.5%	17	511,200	82	97	78	-2.5%	75	478,100	465,000	45	1.3%	-	-	-	-	3	761,700
21	Orchards	59	33	3	25	-13.8%	21	457,200	30	166	129	4.0%	109	464,800	455,000	53	8.2%	-	-	-	-	-	-
22	Evergreen	95	61	10	43	-20.4%	41	471,100	30	313	247	0.0%	228	456,100	455,000	47	-1.7%	-	-	2	215,000	3	684,800
23	E Heights	27	19	4	18	20.0%	12	558,600	36	95	71	6.0%	66	535,700	456,100	49	-11.0%	-	-	-	-	-	-
24	Cascade Park	44	26	3	21	-22.2%	12	679,200	52	121	88	-10.2%	79	612,900	540,000	54	10.3%	-	-	-	-	2	599,000
25	Five Corners	22	20	2	16	33.3%	9	467,100	27	80	61	3.4%	54	496,600	471,500	30	5.0%	-	-	-	-	1	819,000
26	E Orchards	48	30	7	24	20.0%	17	554,000	27	132	83	-7.8%	74	564,200	532,400	52	-1.5%	-	-	1	350,000	1	597,800
27	Fisher's Landing	49	25	1	21	61.5%	17	586,200	22	137	92	17.9%	79	598,700	562,900	45	4.2%	-	-	2	445,000	-	-
31	SE County	10	5	0	5	150.0%	2	1,810,000	196	22	17	70.0%	12	1,086,000	847,500	115	25.3%	-	-	2	467,500	-	-
32	Camas City	209	70	18	64	12.3%	54	850,300	25	460	300	14.5%	237	872,600	840,000	53	5.4%	2	161,500	6	464,300	1	460,000
33	Washougal	113	55	15	37	-7.5%	36	833,600	58	265	180	-6.7%	171	782,800	740,000	84	7.7%	1	470,000	12	368,500	-	-
41	N Hazel Dell	47	31	4	17	-19.0%	18	590,800	21	142	103	-7.2%	95	565,600	557,800	46	-0.9%	-	-	2	275,000	-	-
42	S Salmon Creek	60	34	5	17	-10.5%	21	519,300	11	176	119	13.3%	111	535,700	530,000	40	3.2%	-	-	-	-	-	-
43	N Felida	85	37	10	30	-11.8%	35	845,400	79	193	164	-20.0%	165	766,900	619,000	105	9.0%	-	-	2	775,000	-	-
44	N Salmon Creek	116	44	7	30	36.4%	28	588,400	51	241	160	-3.6%	155	625,700	565,000	47	10.4%	-	-	1	300,000	-	-
50	Ridgefield	171	57	13	34	-12.8%	34	701,100	107	306	210	-26.3%	189	680,200	622,800	81	14.8%	2	962,500	2	387,500	2	545,000
51	W of I-5 County	10	1	1	3	-	2	680,000	9	16	16	-11.1%	11	1,225,500	865,000	53	12.0%	-	-	3	691,700	-	-
52	NW E of I-5 County	46	21	1	17	142.9%	15	669,700	48	122	91	49.2%	87	615,500	535,000	57	-8.4%	-	-	1	2,250,000	-	-
61	Battleground	194	84	10	51	24.4%	44	682,500	69	366	263	5.6%	235	601,300	546,800	89	-1.4%	-	-	12	786,700	2	652,500
62	Brush Prairie	174	72	9	57	-28.8%	57	667,200	50	434	320	-8.3%	316	647,700	578,500	65	-1.9%	-	-	7	588,000	1	775,000
63	East County	3	1	0	0	-100.0%	0	-	-	3	0	-100.0%	0	-	-	-	-0.9%	0	-	0	-	0	-
64	Central County	5	1	0	2	-50.0%	1	1,250,000	23	17	12	9.1%	14	862,100	819,300	101	21.9%	-	-	2	326,500	-	-
65	Mid-Central County	15	5	1	1	-66.7%	-	-	-	22	9	-35.7%	10	754,800	691,500	125	-11.3%	-	-	2	252,500	-	-
66	Yacolt	24	12	1	10	25.0%	5	628,600	38	52	35	-5.4%	27	700,700	538,000	74	18.5%	-	-	3	632,800	-	-
70	La Center	49	21	5	17	70.0%	17	547,600	77	112	83	13.7%	79	606,000	590,000	98	14.2%	-	-	1	230,000	1	765,000
71	N Central	11	4	0	4	-	1	970,000	19	22	15	87.5%	11	823,300	710,000	83	32.7%	-	-	-	-	-	-
72	NE Corner	1	0	0	1	0.0%	2	614,700	77	4	4	33.3%	3	641,100	694,000	60	-0.9%	-	-	-	-	-	-
73	Clark County Total	1,931	907	153	658	0.9%	579	647,300	49	4,698	3,317	-2.8%	3,025	622,200	549,900	62	4.7%	8	818,500	71	513,600	39	709,800
80	Woodland City	28	8	2	13	44.4%	8	516,400	78	64	56	12.0%	39	507,300	521,400	55	3.6%	2	445,000	3	155,000	-	-
81	Woodland Area	27	14	-	4	-20.0%	6	824,700	122	47	36	-11.0%	33	726,000	670,000	108	-2.9%	-	-	6	395,000	-	-
82	Cowlitz County	295	129	24	80	-18.4%	74	455,700	56	655	488	1.0%	444	420,200	400,000	66	0.8%	1	375,000	60	214,400	10	739,100
83	Cowlitz County Total	350	151	26	97	-13.4%	88	486,400	63	766	580	2.8%	516	446,300	417,000	68	0.2%	3	421,700	69	227,500	10	739,100
87	Pacific County Total	36	17	3	12	71.4%	6	534,400	56	58	35	-5.4%	26	456,500	378,500	106	10.4%	-	-	10	95,500	1	225,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2025 with June 2024. The year-to-date section compares 2025 year-to-date statistics through June with 2024 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/24-6/30/25) with 12 months before (7/1/23-6/30/24).

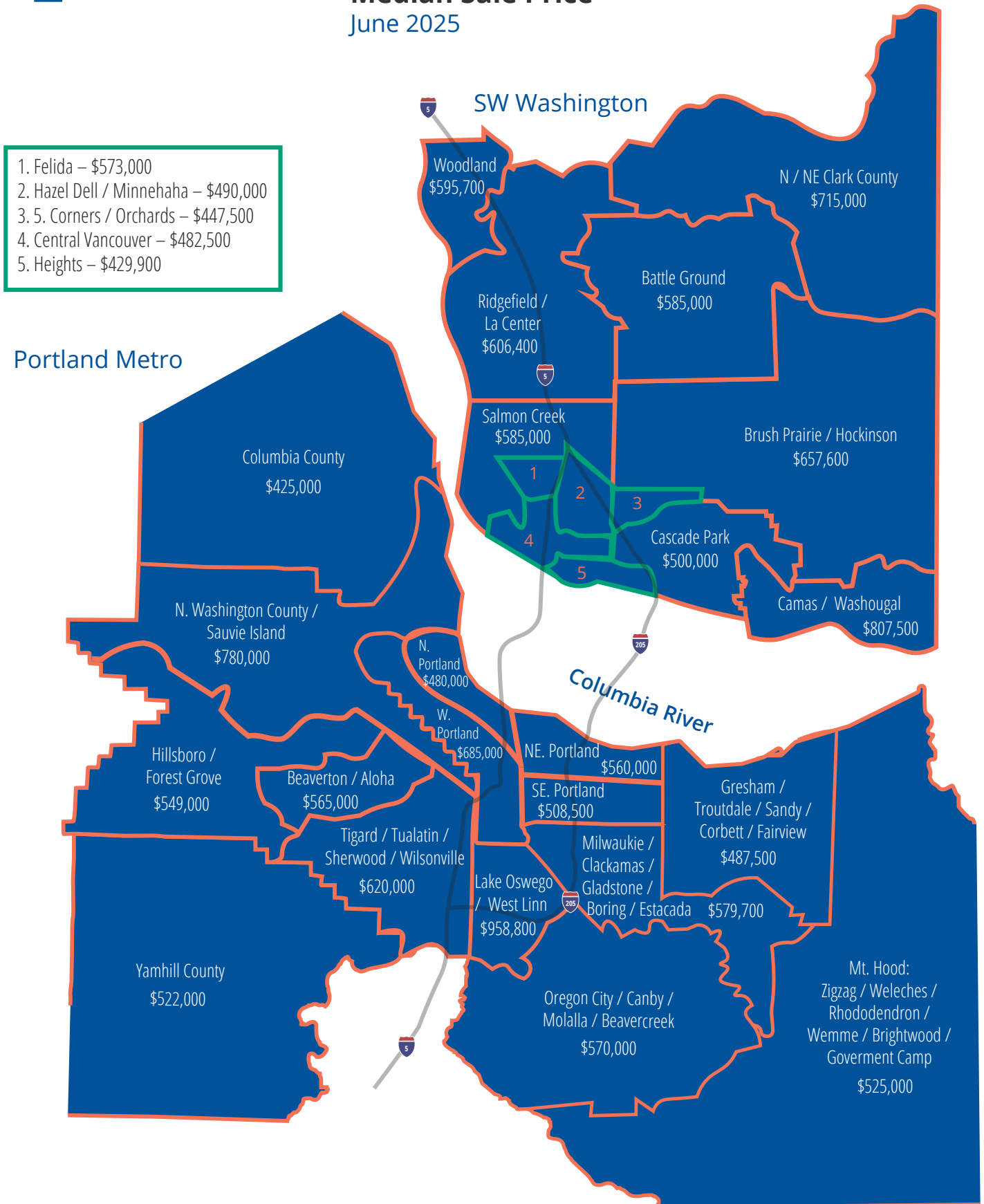
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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Median Sale Price

June 2025





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.

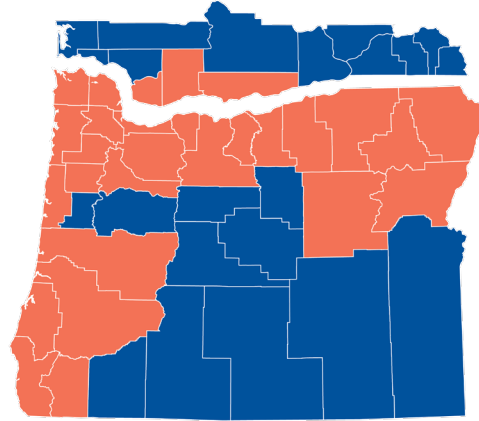
Additional Resources for RMLS Subscribers:

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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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