



# MARKET ACTION REPORT

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

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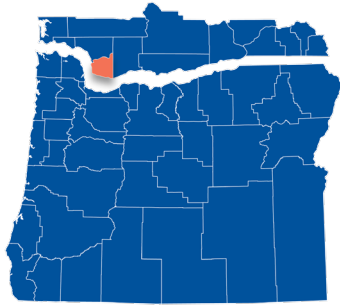
**SW Washington** February 2025 Reporting Period

# SW Washington

## February 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 (532) decreased 11.6% from the 602 listed in February 2024, and decreased 10.4% from the 594 listed in January 2025.

### Pending Sales

Pending sales (475) decreased 16.5% from the 569 offers accepted in February 2024, and decreased 5.0% from the 500 offers accepted in January 2025.

### Closed Sales

Closed sales (419) increased 4.2% from the 402 closings in February 2024, and increased 4.8% from the 400 closings in January 2025.

### Inventory and Time on Market

Inventory decreased to 3.0 months in February. Total market time held steady at 77 days.

### Year-to-Date Summary

Comparing the first two months of 2025 to the same period in 2024, new listings (1,131) decreased 2.2%, pending sales (946) decreased 4.8%, and closed sales (833) increased 16.2%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through February, the average sale price has increased 4.5% from \$562,100 to \$587,400. In the same comparison, the median sale price has increased 3.9% from \$510,000 to \$530,000.

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

Average Sale Price % Change: +4.7% (\$614,000 v. \$586,400)

Median Sale Price % Change: +3.2% (\$542,000 v. \$525,000)

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	
April	1.5	2.5	
May	1.7	2.6	
June	1.8	2.8	
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

### February 2025 vs. January 2025

New Listings **-10.4%** ↓

Pending Sales **-5.0%** ↓

Closed Sales **+4.8%** ↑

Average Sale Price **+4.9%** ↑

Median Sale Price **+0.2%** ↑

Inventory **-0.1** ↓

Total Market Time **0** —

### February 2025 vs. February 2024

New Listings **-11.6%** ↓

Pending Sales **-16.5%** ↓

Closed Sales **+4.2%** ↑

Average Sale Price **+7.3%** ↑

Median Sale Price **+3.8%** ↑

Inventory **+0.5** ↑

Total Market Time **+10** ↑

# SW Washington

February 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Feb 2023		Feb 2024		Feb 2025	
0K-100K	5	1.2%	6	1.4%	0	0.0%
100K-200K	10	2.3%	10	2.3%	9	2.1%
200K-300K	13	3.0%	15	3.4%	24	5.7%
300K-400K	62	14.4%	37	8.5%	35	8.3%
400K-500K	127	29.4%	132	30.2%	106	25.2%
500K-600K	90	20.8%	99	22.7%	95	22.6%
600K-700K	54	12.5%	64	14.6%	48	11.4%
700K-800K	28	6.5%	26	5.9%	34	8.1%
800K-900K	16	3.7%	16	3.7%	22	5.2%
900K-1M	8	1.9%	11	2.5%	14	3.3%
1MM-1.1MM	3	0.7%	2	0.5%	8	1.9%
1.1MM-1.2MM	5	1.2%	6	1.4%	9	2.1%
1.2MM-1.3MM	2	0.5%	3	0.7%	6	1.4%
1.3MM-1.4MM	5	1.2%	3	0.7%	5	1.2%
1.4MM-1.5MM	1	0.2%	1	0.2%	2	0.5%
1.5MM-1.6MM	0	0.0%	3	0.7%	0	0.0%
1.6MM-1.7MM	1	0.2%	1	0.2%	1	0.2%
1.7MM-1.8MM	0	0.0%	2	0.5%	1	0.2%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	2	0.5%	0	0.0%	1	0.2%
<b>Total Closed Sales</b>	<b>432</b>		<b>437</b>		<b>420</b>	

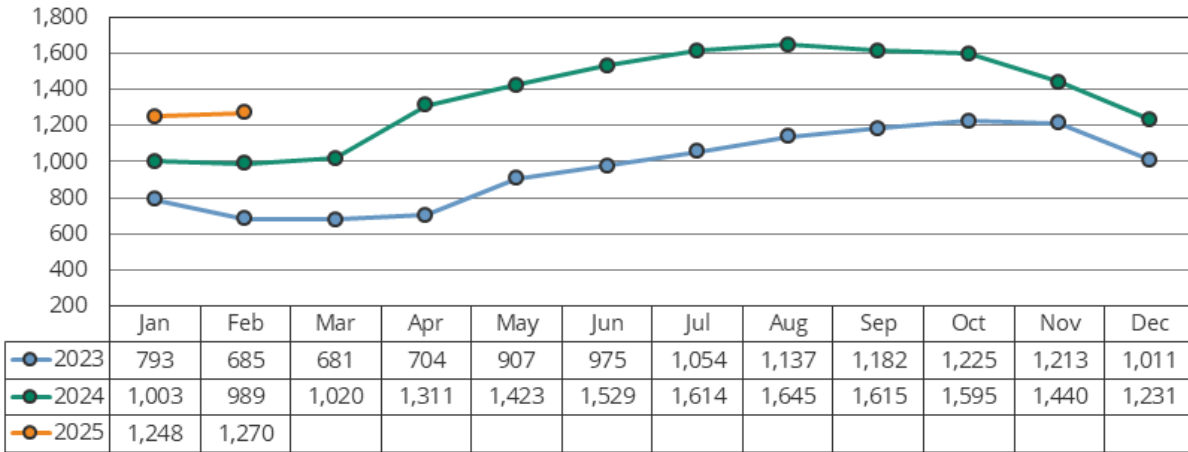
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	February	532	475	419	597,800	530,300	77
	January	594	500	400	570,000	529,000	77
	Year-To-Date	1,131	946	833	587,400	530,000	77
2024	February	602	569	402	557,200	510,800	67
	Year-To-Date	1,156	994	717	562,100	510,000	65
Change	February 2024	-11.6%	-16.5%	4.2%	7.3%	3.8%	14.6%
	Prev Mo 2025	-10.4%	-5.0%	4.8%	4.9%	0.2%	0.0%
	Year-To-Date	-2.2%	-4.8%	16.2%	4.5%	3.9%	17.6%

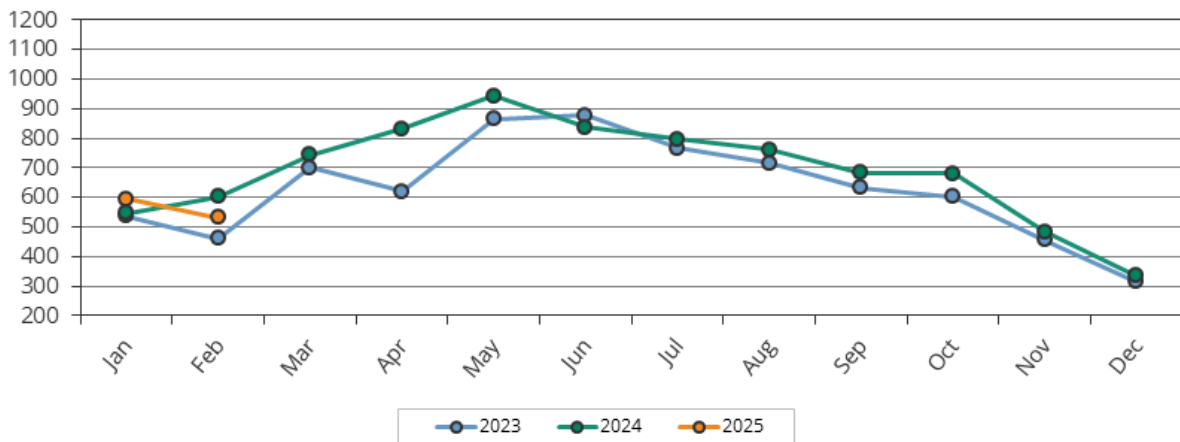
# SW Washington

## February 2025 Reporting Period

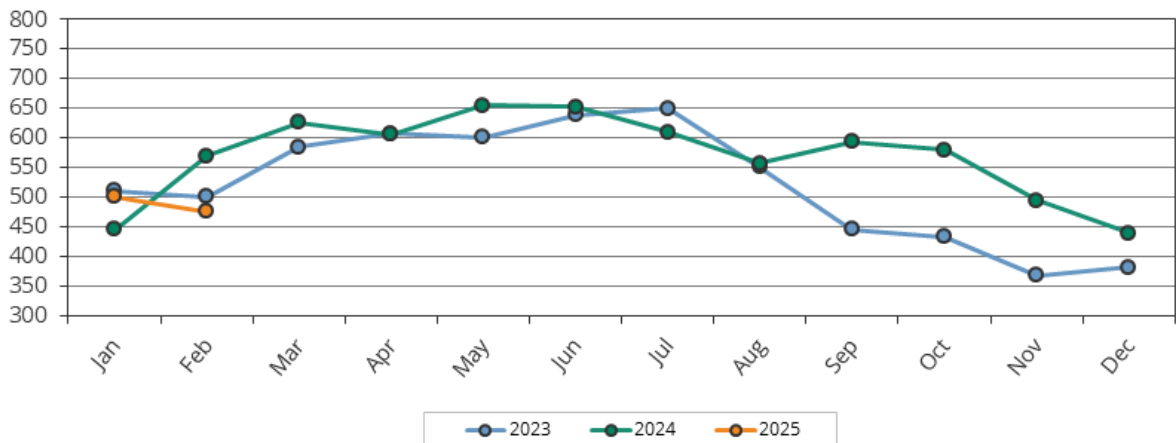
### Active Residential Listings



### New Listings

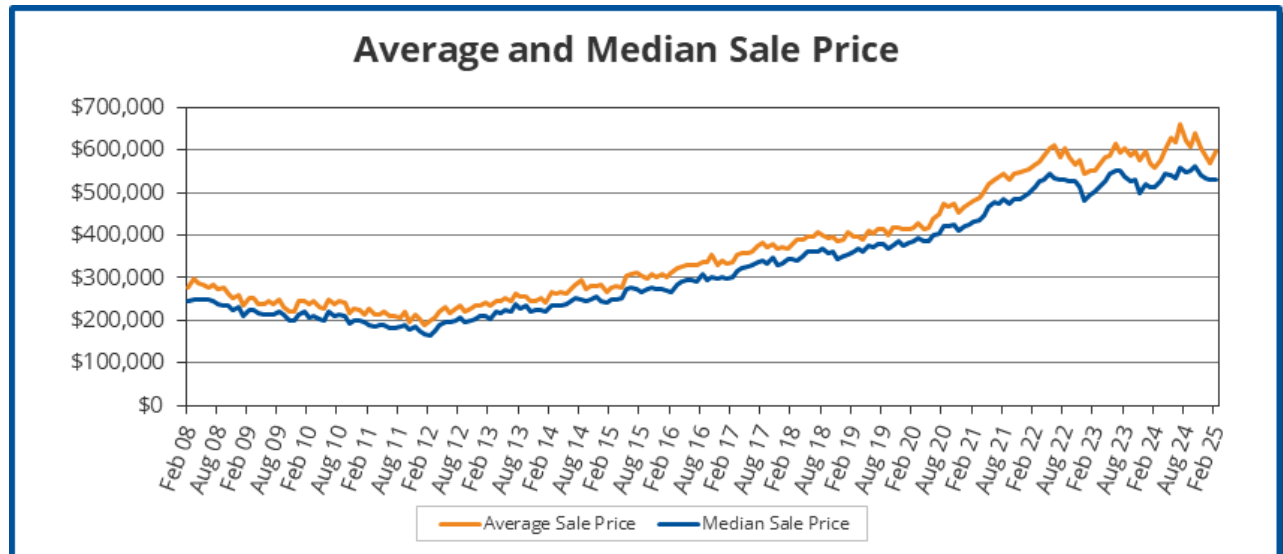
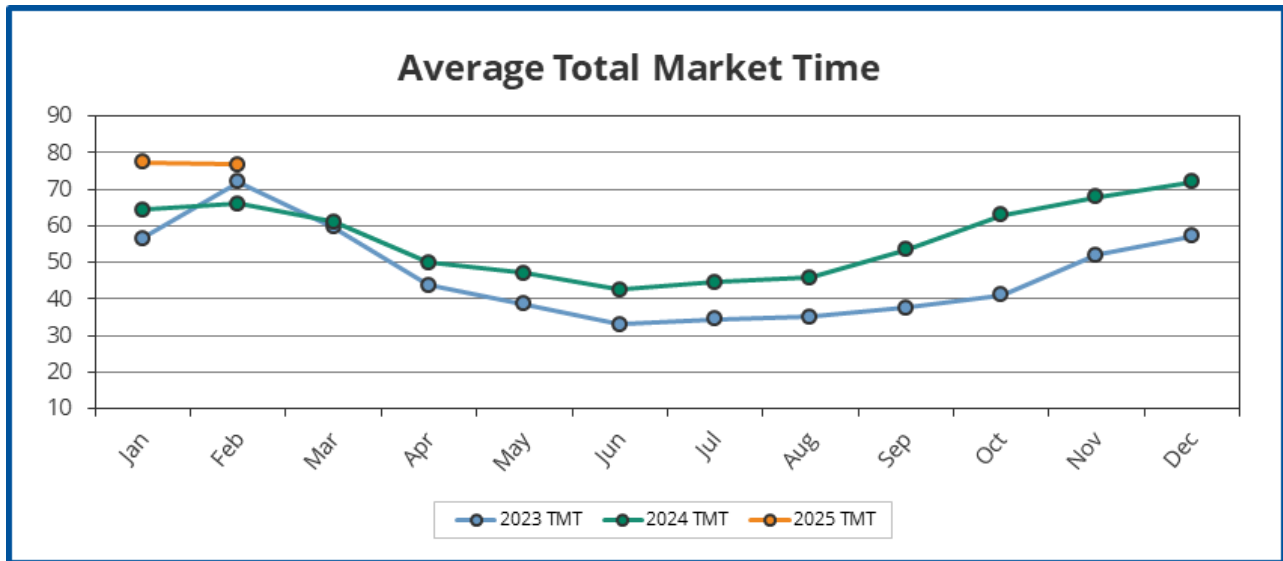
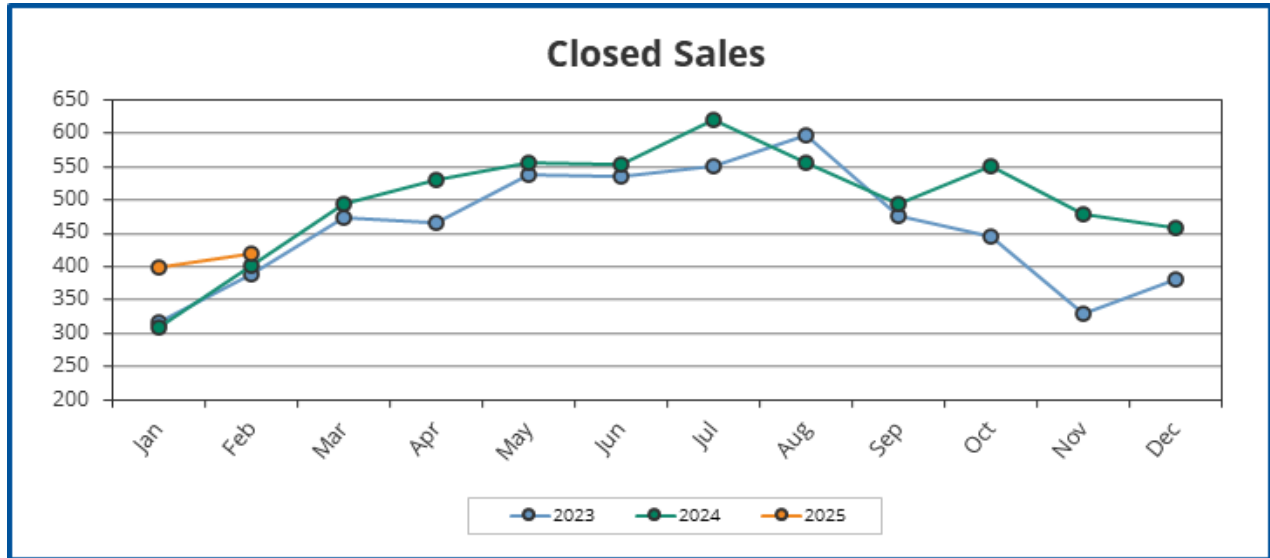


### Pending Sales



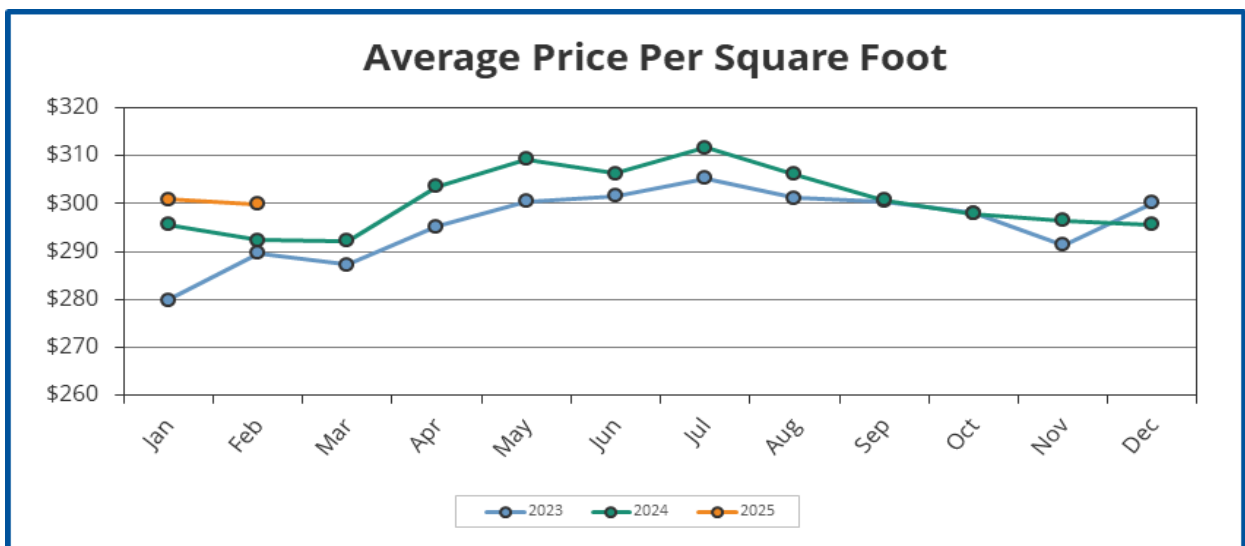
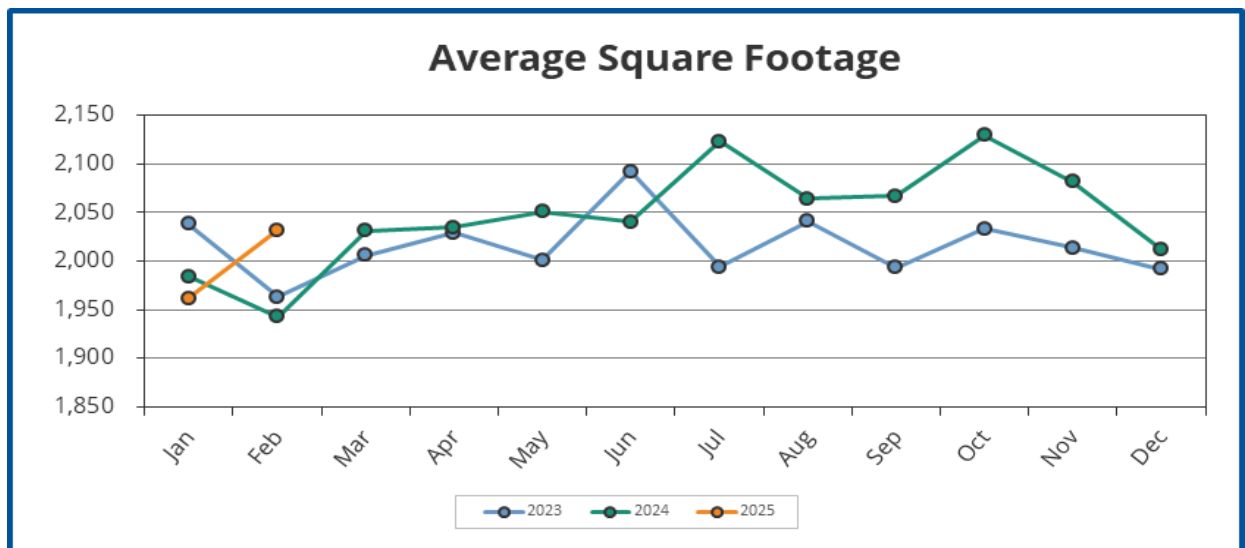
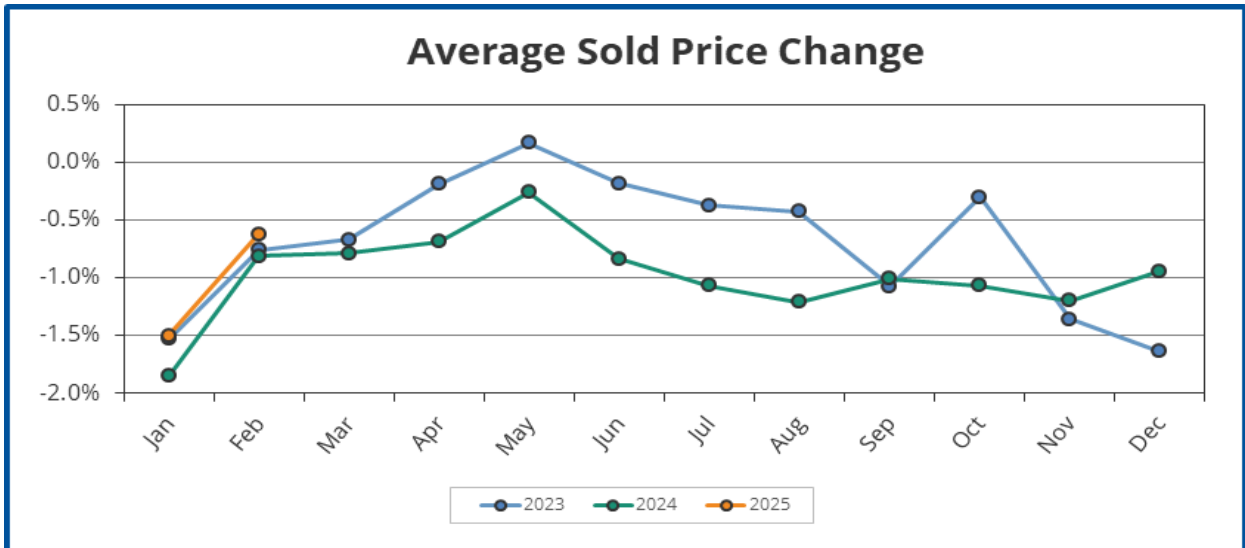
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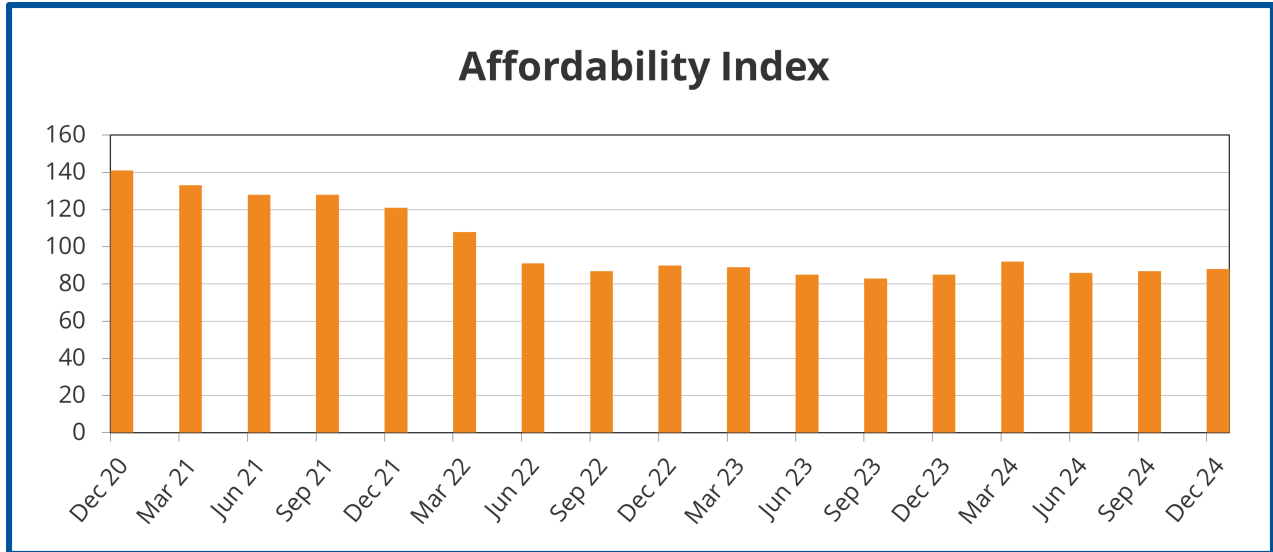
# SW Washington

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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 (\$116,900 in 2024, per HUD) can afford 88% of a monthly mortgage payment on a median priced home (\$539,200 in November). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.63% (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

**823**

Percent of Total  
Active Listings

**64.8%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

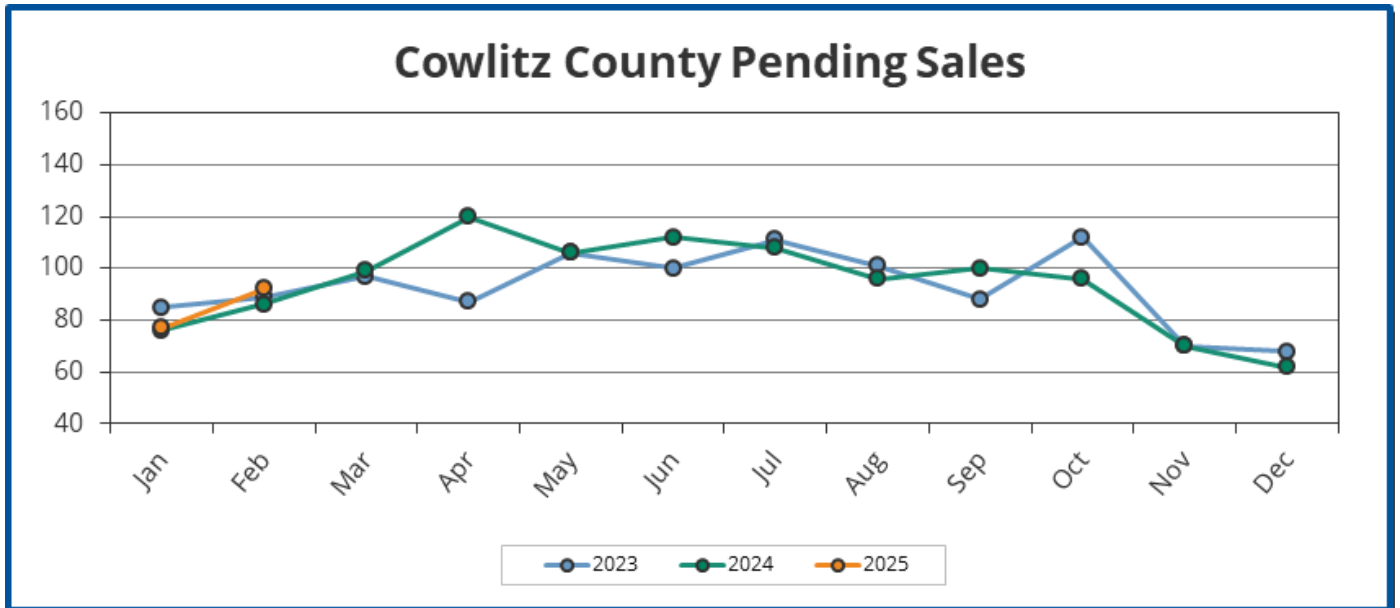
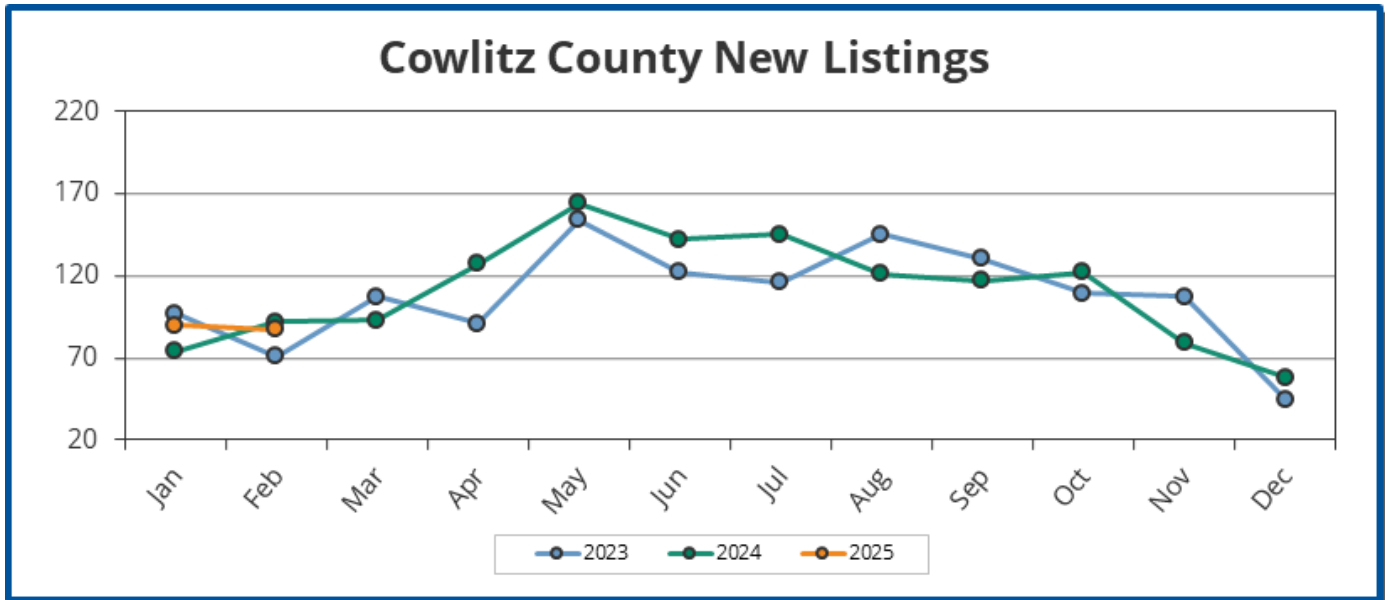
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# Cowlitz County – SW Washington

## February 2025 Reporting Period



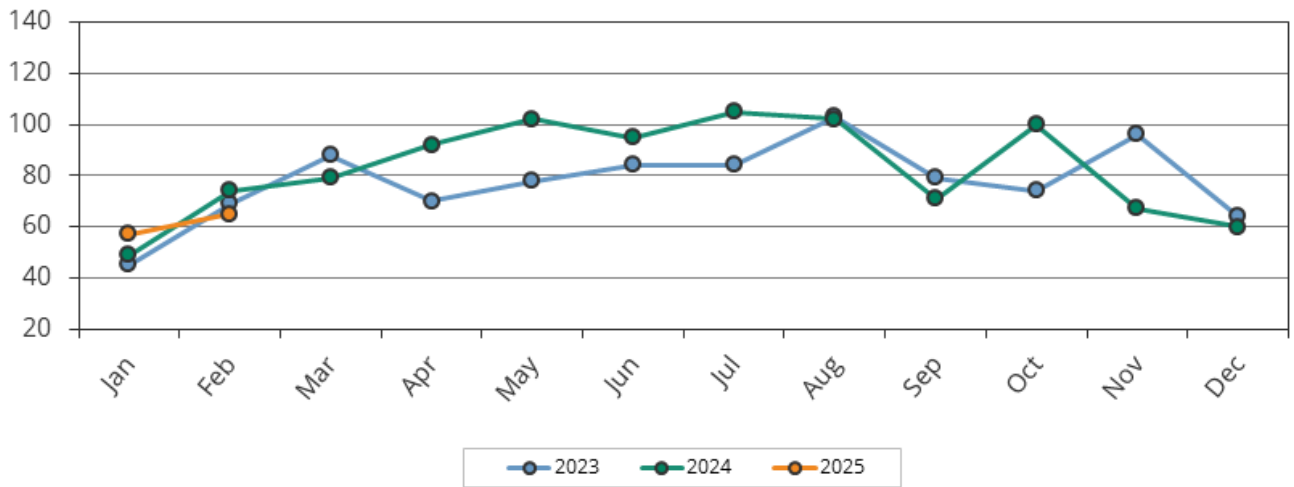




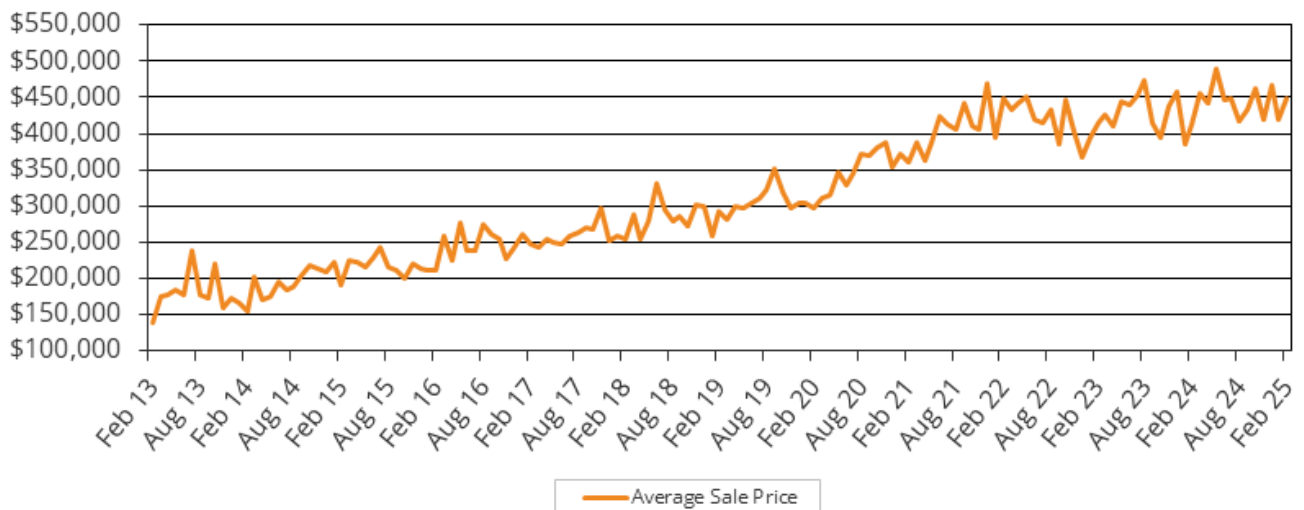
# Cowlitz County – SW Washington

## February 2025 Reporting Period

### Cowlitz County Closed Sales



### Cowlitz County Average Sale Price



# SW Washington

## February 2025 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 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <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	27	14	-	12	20.0%	9	459,200	34	26	19	-17.4%	21	521,900	412,000	57	-1.1%	-	-	-	-	4	777,000
12	NW Heights	32	15	2	13	62.5%	8	316,600	28	34	24	71.4%	22	363,100	356,000	53	7.1%	-	-	-	-	3	843,300
13	SW Heights	28	11	1	8	-11.1%	8	576,800	54	24	15	0.0%	11	662,700	500,000	76	-1.8%	-	-	-	-	-	-
14	Lincoln/Hazel Dell	7	6	0	6	0.0%	5	489,000	41	13	11	-21.4%	10	549,300	534,600	49	5.3%	-	-	2	182,500	-	-
15	E Hazel Dell	23	19	4	24	-29.4%	11	426,800	54	38	43	-12.2%	31	446,300	469,000	54	0.0%	-	-	-	-	1	615,000
20	NE Heights	15	9	-	9	-43.8%	8	406,400	44	24	21	-34.4%	21	428,300	427,000	34	2.9%	-	-	-	-	1	535,000
21	Orchards	38	19	4	14	-41.7%	18	477,600	69	35	37	0.0%	32	481,200	492,000	87	6.1%	-	-	-	-	-	-
22	Evergreen	54	33	2	47	9.3%	45	436,200	68	84	90	26.8%	73	439,500	455,000	67	-1.1%	-	-	-	-	-	-
23	E Heights	23	7	7	7	-50.0%	10	503,700	59	23	17	-26.1%	19	529,500	455,000	55	-4.3%	-	-	-	-	-	-
24	Cascade Park	20	10	-	9	-40.0%	11	472,000	120	23	21	-16.0%	23	548,000	520,000	90	8.2%	-	-	-	-	1	668,000
25	Five Corners	7	8	1	5	-37.5%	2	581,800	96	13	12	-14.3%	17	504,900	472,000	40	1.9%	-	-	-	-	-	-
26	E Orchards	26	13	6	9	-40.0%	6	609,900	24	32	16	-30.4%	22	552,900	522,500	94	-8.6%	-	-	-	-	-	-
27	Fisher's Landing	29	18	1	11	-21.4%	11	638,100	46	36	19	-17.4%	19	607,500	572,000	60	3.6%	-	-	-	-	-	-
31	SE County	7	1	0	2	-33.3%	4	791,000	147	2	5	25.0%	4	791,000	732,000	147	-5.5%	-	-	-	-	-	-
32	Camas City	119	53	9	33	0.0%	31	877,100	79	85	70	9.4%	54	828,400	817,500	69	12.5%	-	-	1	397,500	1	460,000
33	Washougal	88	29	6	17	-34.6%	24	776,400	90	59	45	-11.8%	56	719,800	690,000	107	15.8%	-	-	3	302,300	-	-
41	N Hazel Dell	28	19	2	12	-47.8%	16	523,300	64	34	28	-22.2%	24	494,200	474,600	60	0.9%	-	-	2	275,000	-	-
42	S Salmon Creek	27	19	6	15	-16.7%	22	488,200	79	39	39	8.3%	33	501,600	510,000	73	8.1%	-	-	-	-	-	-
43	N Felida	85	23	4	24	-25.0%	21	877,000	106	49	51	-21.5%	48	716,200	567,500	107	3.2%	-	-	-	-	-	-
44	N Salmon Creek	72	31	4	31	19.2%	19	608,500	69	62	52	0.0%	40	550,500	492,000	60	6.7%	-	-	-	-	-	-
50	Ridgefield	136	45	2	28	-42.9%	28	663,000	83	84	60	-29.4%	51	701,500	629,400	77	7.1%	1	610,000	-	-	1	510,000
51	W of I-5 County	11	3	0	3	50.0%	1	1,000,000	60	5	5	66.7%	4	734,400	686,300	88	-11.8%	-	-	2	437,500	-	-
52	NW E of I-5 County	27	18	5	15	25.0%	14	619,500	72	33	29	45.0%	26	580,100	473,200	72	-8.6%	-	-	-	-	-	-
61	Battleground	132	33	6	44	7.3%	32	571,600	89	89	73	-2.7%	58	559,400	504,000	94	2.1%	-	-	4	619,300	-	-
62	Brush Prairie	130	53	10	47	-16.1%	38	610,400	75	132	94	8.0%	77	629,200	580,000	75	-2.7%	-	-	4	797,500	-	-
63	East County	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	32.8%	0	-	0	-	0	-
64	Central County	3	2	0	2	-33.3%	0	-	-	4	2	-50.0%	2	839,300	839,300	59	15.8%	-	-	-	-	-	-
65	Mid-Central County	6	4	0	4	0.0%	2	440,000	239	6	7	16.7%	5	525,600	515,000	123	-13.6%	-	-	-	-	-	-
66	Yacolt	13	1	-	1	-85.7%	5	818,600	159	5	6	-25.0%	10	725,800	657,500	132	0.5%	-	-	-	-	-	-
70	La Center	48	15	7	20	17.6%	10	573,300	119	33	30	-3.2%	19	627,900	600,000	114	14.3%	-	-	1	230,000	-	-
71	N Central	7	1	0	3	200.0%	0	-	-	4	5	66.7%	1	1,130,000	1,130,000	53	16.2%	-	-	-	-	-	-
72	NE Corner	2	0	0	0	-	0	-	-	1	0	-	0	-	-	-	16.0%	0	-	0	-	0	-
72	Clark County Total	1,270	532	89	475	-16.5%	419	597,800	77	1,131	946	-4.8%	833	587,400	530,000	77	4.7%	1	610,000	19	473,200	12	702,200
80	Woodland City	18	1	3	6	-14.3%	6	490,100	35	10	16	45.5%	12	431,300	437,500	37	2.4%	-	-	2	165,000	-	-
81	Woodland Area	12	2	0	3	-40.0%	2	882,500	98	4	8	-4.3%	6	645,700	710,000	129	11.9%	-	-	1	225,000	-	-
82	Cowlitz County	198	84	18	83	12.2%	57	429,300	105	163	144	4.3%	106	421,600	414,300	90	3.3%	-	-	13	186,200	-	-
82	Cowlitz County Total	228	87	21	92	7.0%	65	448,900	99	177	168	7.0%	124	433,400	425,000	87	3.5%	-	-	16	186,000	-	-
87	Pacific County Total	19	5	1	5	25.0%	2	597,500	160	7	8	-33.3%	6	464,800	334,500	106	-0.6%	-	-	3	125,000	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/24-2/28/25) with 12 months before (3/1/23-2/28/24).

<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.

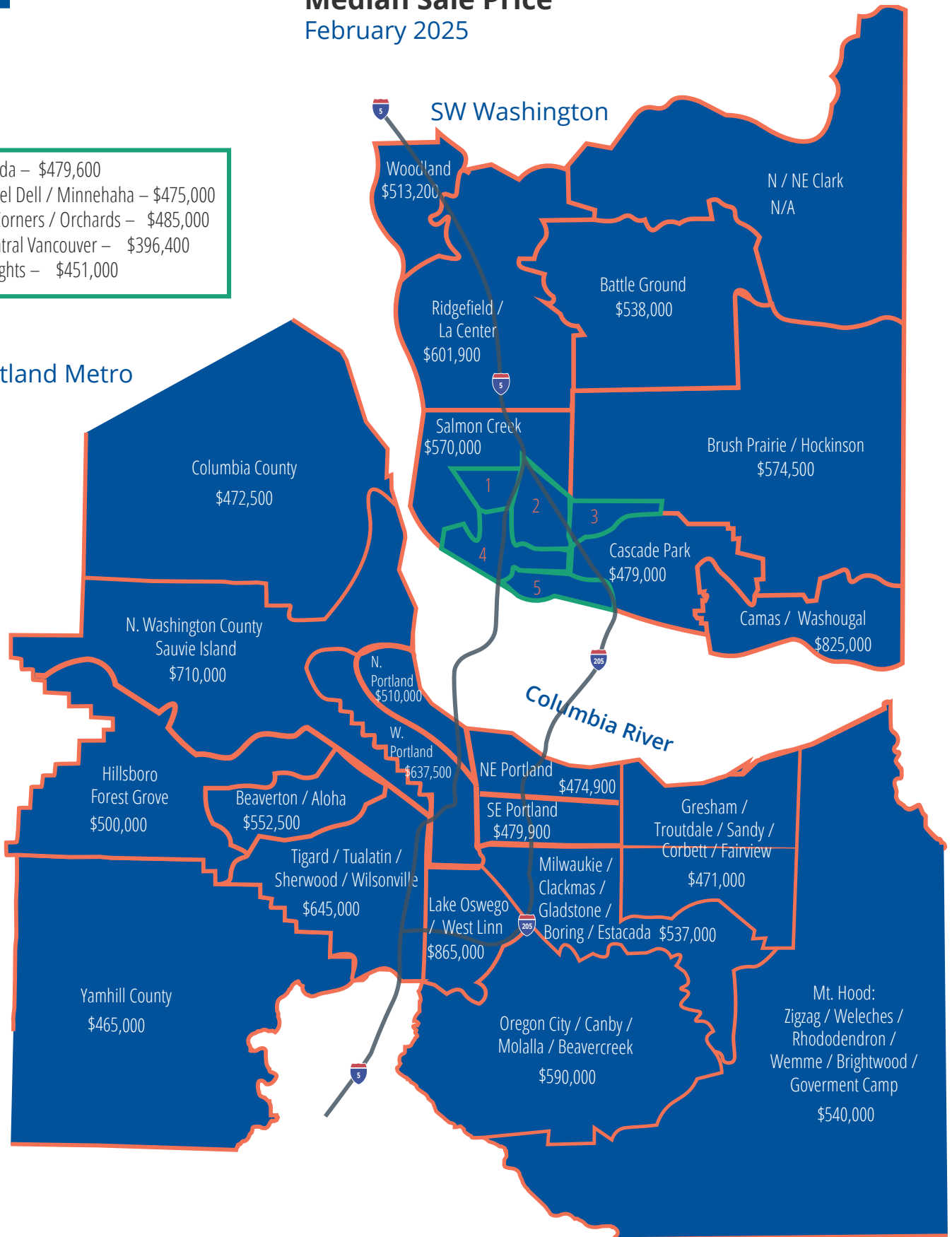
# SW Washington

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### Median Sale Price February 2025

1. Felida – \$479,600
2. Hazel Dell / Minnehaha – \$475,000
3. 5. Corners / Orchards – \$485,000
4. Central Vancouver – \$396,400
5. Heights – \$451,000

### 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.

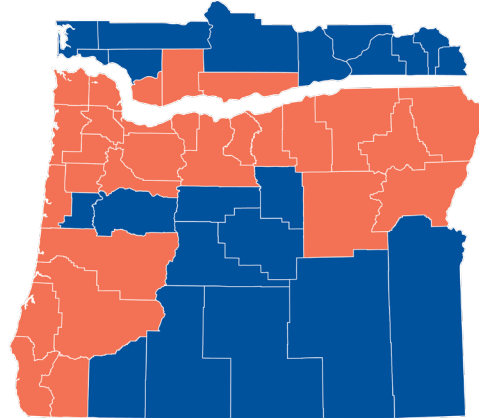
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- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# 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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