

Breakouts: COWLITZ MAP AREAS							Northwest Multiple Listing Service - February 2023								
RES+CONDO	LISTINGS						PENDING SALES			CLOSED SALES					
Map Area	New Feb 2023	New Feb 2022	Ttl Active Feb 2023	Ttl Active Feb 2022	% Change, Ttl Active	Pending Feb 2023	Pending Feb 2022	% Change, Pending	Closed Feb 2023	Closed Feb 2022	% Change, Closed	Median \$, Feb 2023	Median \$, Feb 2022	% Change, Median Price	Months of Inventory
401	5	4	12	2	500.00%	3	6	-50.00%	4	5	-20.00%	\$327,000	\$320,000	2.19%	3.00
402	3	12	6	7	-14.29%	7	12	-41.67%	2	7	-71.43%	\$222,500	\$234,900	-5.28%	3.00
403	3	9	1	3	-66.67%	3	9	-66.67%	2	4	-50.00%	\$255,000	\$334,000	-23.65%	0.50
404	4	3	6	2	200.00%	2	4	-50.00%	4	3	33.33%	\$385,000	\$436,250	-11.75%	1.50
405	4	5	6	0	0.00%	7	11	-36.36%	2	6	-66.67%	\$373,250	\$400,000	-6.69%	3.00
406	2	3	3	1	200.00%	9	10	-10.00%	6	5	20.00%	\$461,500	\$400,000	15.38%	0.50
407	4	3	11	1	1000.00%	3	5	-40.00%	2	2	0.00%	\$474,475	\$526,500	-9.88%	5.50
408	1	8	2	4	-50.00%	3	8	-62.50%	2	2	0.00%	\$357,000	\$380,000	-6.05%	1.00
409	2	4	3	1	200.00%	0	5	-100.00%	4	7	-42.86%	\$460,400	\$499,900	-7.90%	0.75
410	0	4	5	1	400.00%	4	4	0.00%	7	1	600.00%	\$361,000	\$200,000	80.50%	0.71
411	2	12	3	5	-40.00%	7	8	-12.50%	5	6	-16.67%	\$335,000	\$381,000	-12.07%	0.60
412	0	8	7	3	133.33%	7	8	-12.50%	7	6	16.67%	\$439,000	\$527,500	-16.78%	1.00
414	17	12	41	15	173.33%	11	13	-15.38%	16	7	128.57%	\$422,500	\$458,000	-7.75%	2.56
415	0	2	3	1	200.00%	1	2	-50.00%	1	2	-50.00%	\$419,000	\$436,000	-3.90%	3.00
416	1	10	5	1	400.00%	2	11	-81.82%	2	5	-60.00%	\$285,450	\$289,000	-1.23%	2.50
417	5	3	9	0	0.00%	5	4	25.00%	2	8	-75.00%	\$456,500	\$417,500	9.34%	4.50
418	2	6	5	2	150.00%	1	7	-85.71%	6	6	0.00%	\$295,000	\$257,450	14.59%	0.83
419	9	4	11	1	1000.00%	8	5	60.00%	1	6	-83.33%	\$500,000	\$597,500	-16.32%	11.00
420	10	11	19	6	216.67%	13	11	18.18%	5	8	-37.50%	\$380,000	\$612,500	-37.96%	3.80
All Cowl Co	74	123	158	56	182.14%	96	143	-32.87%	80	96	-16.67%	\$381,000	\$397,750	-4.21%	1.98

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
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401	5	4	10	1	900.00%	3	6	-50.00%	4	5	-20.00%	\$327,000	\$320,000	2.19%	2.50
402	3	12	6	7	-14.29%	7	12	-41.67%	2	7	-71.43%	\$222,500	\$234,900	-5.28%	3.00
403	3	9	1	3	-66.67%	3	9	-66.67%	2	4	-50.00%	\$255,000	\$334,000	-23.65%	0.50
404	4	3	6	2	200.00%	2	4	-50.00%	4	3	33.33%	\$385,000	\$436,250	-11.75%	1.50
405	4	5	4	0	0.00%	7	9	-22.22%	2	6	-66.67%	\$373,250	\$400,000	-6.69%	2.00
406	2	3	3	1	200.00%	9	10	-10.00%	6	5	20.00%	\$461,500	\$400,000	15.38%	0.50
407	4	3	11	1	1000.00%	3	5	-40.00%	2	2	0.00%	\$474,475	\$526,500	-9.88%	5.50
408	1	8	2	4	-50.00%	3	8	-62.50%	2	2	0.00%	\$357,000	\$380,000	-6.05%	1.00
409	2	4	3	1	200.00%	0	5	-100.00%	3	7	-57.14%	\$480,900	\$499,900	-3.80%	1.00
410	0	4	5	1	400.00%	4	4	0.00%	7	1	600.00%	\$361,000	\$200,000	80.50%	0.71
411	2	10	3	4	-25.00%	7	7	0.00%	5	6	-16.67%	\$335,000	\$381,000	-12.07%	0.60
412	0	8	7	3	133.33%	7	8	-12.50%	7	6	16.67%	\$439,000	\$527,500	-16.78%	1.00
414	17	12	41	15	173.33%	11	13	-15.38%	16	7	128.57%	\$422,500	\$458,000	-7.75%	2.56
415	0	2	3	1	200.00%	1	2	-50.00%	1	2	-50.00%	\$419,000	\$436,000	-3.90%	3.00
416	1	10	5	1	400.00%	2	11	-81.82%	2	5	-60.00%	\$285,450	\$289,000	-1.23%	2.50
417	5	3	9	0	0.00%	5	4	25.00%	2	8	-75.00%	\$456,500	\$417,500	9.34%	4.50
418	2	6	5	2	150.00%	1	7	-85.71%	6	6	0.00%	\$295,000	\$257,450	14.59%	0.83
419	9	4	11	1	1000.00%	8	5	60.00%	1	6	-83.33%	\$500,000	\$597,500	-16.32%	11.00
420	10	11	19	6	216.67%	13	11	18.18%	5	8	-37.50%	\$380,000	\$612,500	-37.96%	3.80
All Cowl Co	74	121	154	54	185.19%	96	140	-31.43%	79	96	-17.71%	\$382,000	\$397,750	-3.96%	1.95

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401	0	0	2	1	100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
402	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
403	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
404	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	0	2	0	0.00%	0	2	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
406	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
407	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
408	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
409	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$379,000	\$0	0.00%	0.00
410	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	0	2	0	1	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
412	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
414	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
415	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
416	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
417	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
418	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
419	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
420	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
All Cowl Co	0	2	4	2	100.00%	0	3	-100.00%	1	0	0.00%	\$379,000	\$0	0.00%	4.00