

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - February 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2025	New Feb 2024	Ttl Active Feb 2025	Ttl Active Feb 2024	% Change, Ttl Active	Pending Feb 2025	Pending Feb 2024	% Change, Pending	Closed Feb 2025	Closed Feb 2024	% Change, Closed	Median \$, Feb 2025	Median \$, Feb 2024	% Change, Median Price	Months of Inventory
401	5	3	12	5	140.00%	3	3	0.00%	2	2	0.00%	\$297,500	\$347,500	-14.39%	6.00
402	6	6	9	4	125.00%	12	4	200.00%	1	3	-66.67%	\$220,000	\$300,000	-26.67%	9.00
403	2	1	9	4	125.00%	4	4	0.00%	4	4	0.00%	\$363,450	\$302,200	20.27%	2.25
404	0	4	3	5	-40.00%	2	1	100.00%	3	2	50.00%	\$359,900	\$502,250	-28.34%	1.00
405	5	7	18	9	100.00%	5	8	-37.50%	2	4	-50.00%	\$321,000	\$341,500	-6.00%	9.00
406	8	1	13	10	30.00%	9	4	125.00%	5	7	-28.57%	\$530,000	\$400,000	32.50%	2.60
407	3	2	7	6	16.67%	2	3	-33.33%	2	3	-33.33%	\$712,500	\$375,000	90.00%	3.50
408	1	4	3	7	-57.14%	2	5	-60.00%	2	5	-60.00%	\$464,000	\$378,000	22.75%	1.50
409	3	3	6	4	50.00%	2	1	100.00%	2	0	0.00%	\$431,000	\$0	0.00%	3.00
410	1	5	3	3	0.00%	4	5	-20.00%	5	4	25.00%	\$390,000	\$345,450	12.90%	0.60
411	7	6	15	6	150.00%	5	6	-16.67%	5	6	-16.67%	\$395,000	\$354,050	11.57%	3.00
412	5	3	16	8	100.00%	7	4	75.00%	7	3	133.33%	\$430,600	\$361,405	19.15%	2.29
414	18	10	37	32	15.63%	17	11	54.55%	8	6	33.33%	\$416,000	\$572,500	-27.34%	4.63
415	3	2	3	2	50.00%	4	4	0.00%	1	2	-50.00%	\$433,000	\$484,250	-10.58%	3.00
416	5	3	10	5	100.00%	3	5	-40.00%	2	5	-60.00%	\$350,000	\$337,500	3.70%	5.00
417	5	3	10	7	42.86%	7	2	250.00%	6	2	200.00%	\$422,450	\$466,000	-9.35%	1.67
418	6	8	10	11	-9.09%	4	6	-33.33%	2	3	-33.33%	\$331,750	\$335,000	-0.97%	5.00
419	6	1	12	7	71.43%	10	2	400.00%	3	4	-25.00%	\$447,000	\$620,000	-27.90%	4.00
420	9	13	20	31	-35.48%	16	6	166.67%	7	6	16.67%	\$580,000	\$427,500	35.67%	2.86
All Cowl Co	98	85	216	166	30.12%	118	84	40.48%	69	71	-2.82%	\$425,000	\$375,000	13.33%	3.13

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
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401	3	3	9	3	200.00%	3	2	50.00%	1	1	0.00%	\$240,000	\$295,000	-18.64%	9.00
402	6	6	9	4	125.00%	12	4	200.00%	1	3	-66.67%	\$220,000	\$300,000	-26.67%	9.00
403	2	1	9	4	125.00%	4	4	0.00%	4	4	0.00%	\$363,450	\$302,200	20.27%	2.25
404	0	3	2	4	-50.00%	2	1	100.00%	3	2	50.00%	\$359,900	\$502,250	-28.34%	0.67
405	4	7	17	7	142.86%	5	7	-28.57%	2	4	-50.00%	\$321,000	\$341,500	-6.00%	8.50
406	8	1	13	10	30.00%	9	4	125.00%	5	7	-28.57%	\$530,000	\$400,000	32.50%	2.60
407	3	2	7	6	16.67%	2	3	-33.33%	2	3	-33.33%	\$712,500	\$375,000	90.00%	3.50
408	1	4	3	6	-50.00%	2	5	-60.00%	2	5	-60.00%	\$464,000	\$378,000	22.75%	1.50
409	3	3	6	4	50.00%	2	1	100.00%	2	0	0.00%	\$431,000	\$0	0.00%	3.00
410	1	5	3	3	0.00%	4	5	-20.00%	5	4	25.00%	\$390,000	\$345,450	12.90%	0.60
411	6	5	12	4	200.00%	5	4	25.00%	4	6	-33.33%	\$414,500	\$354,050	17.07%	3.00
412	5	3	16	8	100.00%	7	4	75.00%	7	3	133.33%	\$430,600	\$361,405	19.15%	2.29
414	18	10	37	32	15.63%	17	11	54.55%	8	6	33.33%	\$416,000	\$572,500	-27.34%	4.63
415	3	2	3	2	50.00%	4	4	0.00%	1	2	-50.00%	\$433,000	\$484,250	-10.58%	3.00
416	5	3	10	5	100.00%	3	5	-40.00%	2	5	-60.00%	\$350,000	\$337,500	3.70%	5.00
417	5	3	10	7	42.86%	7	2	250.00%	6	2	200.00%	\$422,450	\$466,000	-9.35%	1.67
418	6	8	10	11	-9.09%	4	6	-33.33%	2	3	-33.33%	\$331,750	\$335,000	-0.97%	5.00
419	6	1	12	7	71.43%	10	2	400.00%	3	4	-25.00%	\$447,000	\$620,000	-27.90%	4.00
420	9	13	20	31	-35.48%	16	6	166.67%	7	6	16.67%	\$580,000	\$427,500	35.67%	2.86
All Cowl Co	94	83	208	158	31.65%	118	80	47.50%	67	70	-4.29%	\$425,000	\$375,000	13.33%	3.10

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Map Area	New Feb 2025	New Feb 2024	Ttl Active Feb 2025	Ttl Active Feb 2024	% Change, Ttl Active	Pending Feb 2025	Pending Feb 2024	% Change, Pending	Closed Feb 2025	Closed Feb 2024	% Change, Closed	Median \$, Feb 2025	Median \$, Feb 2024	% Change, Median Price	Months of Inventory
401	2	0	3	2	50.00%	0	1	-100.00%	1	1	0.00%	\$355,000	\$400,000	-11.25%	3.00
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	1	1	1	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	1	0	1	2	-50.00%	0	1	-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	1	-100.00%	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%	0	0	0.00%	\$0	\$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	1	1	3	2	50.00%	0	2	-100.00%	1	0	0.00%	\$265,000	\$0	0.00%	3.00
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	4	2	8	8	0.00%	0	4	-100.00%	2	1	100.00%	\$310,000	\$400,000	-22.50%	4.00