

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - March 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Mar 2025	New Mar 2024	Ttl Active Mar 2025	Ttl Active Mar 2024	% Change, Ttl Active	Pending Mar 2025	Pending Mar 2024	% Change, Pending	Closed Mar 2025	Closed Mar 2024	% Change, Closed	Median \$, Mar 2025	Median \$, Mar 2024	% Change, Median Price	Months of Inventory
401	6	3	15	5	200.00%	6	1	500.00%	3	3	0.00%	\$300,000	\$290,000	3.45%	5.00
402	7	5	12	4	200.00%	6	5	20.00%	11	4	175.00%	\$278,000	\$292,000	-4.79%	1.09
403	7	8	11	2	450.00%	9	9	0.00%	3	5	-40.00%	\$325,000	\$332,500	-2.26%	3.67
404	4	4	4	2	100.00%	3	6	-50.00%	1	1	0.00%	\$395,000	\$495,000	-20.20%	4.00
405	5	5	19	4	375.00%	7	13	-46.15%	3	5	-40.00%	\$375,000	\$360,000	4.17%	6.33
406	10	8	10	8	25.00%	12	7	71.43%	5	4	25.00%	\$429,000	\$437,500	-1.94%	2.00
407	6	3	9	6	50.00%	3	2	50.00%	1	4	-75.00%	\$449,000	\$399,500	12.39%	9.00
408	3	3	1	6	-83.33%	6	3	100.00%	2	6	-66.67%	\$372,450	\$359,000	3.75%	0.50
409	3	2	5	4	25.00%	4	1	300.00%	2	2	0.00%	\$353,500	\$555,000	-36.31%	2.50
410	3	4	7	4	75.00%	1	4	-75.00%	2	5	-60.00%	\$421,400	\$399,900	5.38%	3.50
411	13	7	18	6	200.00%	10	9	11.11%	6	6	0.00%	\$431,850	\$403,450	7.04%	3.00
412	7	8	7	10	-30.00%	13	3	333.33%	3	4	-25.00%	\$385,000	\$395,000	-2.53%	2.33
414	7	10	35	25	40.00%	13	16	-18.75%	14	7	100.00%	\$517,500	\$448,000	15.51%	2.50
415	1	2	1	4	-75.00%	4	1	300.00%	5	5	0.00%	\$398,700	\$350,000	13.91%	0.20
416	8	6	13	6	116.67%	4	4	0.00%	3	3	0.00%	\$305,000	\$328,000	-7.01%	4.33
417	5	4	7	7	0.00%	7	3	133.33%	5	2	150.00%	\$379,900	\$525,650	-27.73%	1.40
418	5	8	6	11	-45.45%	7	9	-22.22%	4	4	0.00%	\$324,500	\$333,575	-2.72%	1.50
419	6	3	15	7	114.29%	4	2	100.00%	5	1	400.00%	\$605,000	\$491,000	23.22%	3.00
420	18	14	34	30	13.33%	10	17	-41.18%	13	4	225.00%	\$650,000	\$483,500	34.44%	2.62
All Cowl Co	124	107	229	151	51.66%	129	115	12.17%	91	75	21.33%	\$409,900	\$368,000	11.39%	2.52

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Mar 2025	New Mar 2024	Ttl Active Mar 2025	Ttl Active Mar 2024	% Change, Ttl Active	Pending Mar 2025	Pending Mar 2024	% Change, Pending	Closed Mar 2025	Closed Mar 2024	% Change, Closed	Median \$, Mar 2025	Median \$, Mar 2024	% Change, Median Price	Months of Inventory
401	5	3	12	4	200.00%	5	0	0.00%	3	2	50.00%	\$300,000	\$303,900	-1.28%	4.00
402	7	5	12	4	200.00%	6	5	20.00%	11	4	175.00%	\$278,000	\$292,000	-4.79%	1.09
403	7	8	11	2	450.00%	9	9	0.00%	3	5	-40.00%	\$325,000	\$332,500	-2.26%	3.67
404	4	4	4	2	100.00%	2	5	-60.00%	1	1	0.00%	\$395,000	\$495,000	-20.20%	4.00
405	5	5	18	4	350.00%	6	12	-50.00%	3	5	-40.00%	\$375,000	\$360,000	4.17%	6.00
406	10	8	10	8	25.00%	12	7	71.43%	5	4	25.00%	\$429,000	\$437,500	-1.94%	2.00
407	5	3	8	6	33.33%	3	2	50.00%	1	4	-75.00%	\$449,000	\$399,500	12.39%	8.00
408	3	3	1	5	-80.00%	6	3	100.00%	2	6	-66.67%	\$372,450	\$359,000	3.75%	0.50
409	3	2	5	4	25.00%	4	1	300.00%	2	2	0.00%	\$353,500	\$555,000	-36.31%	2.50
410	3	4	7	4	75.00%	1	4	-75.00%	2	5	-60.00%	\$421,400	\$399,900	5.38%	3.50
411	12	6	15	3	400.00%	9	9	0.00%	5	4	25.00%	\$449,900	\$437,000	2.95%	3.00
412	7	8	7	10	-30.00%	13	3	333.33%	3	4	-25.00%	\$385,000	\$395,000	-2.53%	2.33
414	7	10	35	25	40.00%	13	16	-18.75%	14	7	100.00%	\$517,500	\$448,000	15.51%	2.50
415	1	2	1	4	-75.00%	4	1	300.00%	5	5	0.00%	\$398,700	\$350,000	13.91%	0.20
416	8	6	13	6	116.67%	4	4	0.00%	3	3	0.00%	\$305,000	\$328,000	-7.01%	4.33
417	5	4	7	7	0.00%	7	3	133.33%	5	2	150.00%	\$379,900	\$525,650	-27.73%	1.40
418	5	8	6	11	-45.45%	7	9	-22.22%	4	4	0.00%	\$324,500	\$333,575	-2.72%	1.50
419	6	3	15	7	114.29%	4	2	100.00%	5	1	400.00%	\$605,000	\$491,000	23.22%	3.00
420	18	14	34	30	13.33%	10	17	-41.18%	13	4	225.00%	\$650,000	\$483,500	34.44%	2.62
All Cowl Co	121	106	221	146	51.37%	125	112	11.61%	90	72	25.00%	\$411,850	\$368,950	11.63%	2.46

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Mar 2025	New Mar 2024	Ttl Active Mar 2025	Ttl Active Mar 2024	% Change, Ttl Active	Pending Mar 2025	Pending Mar 2024	% Change, Pending	Closed Mar 2025	Closed Mar 2024	% Change, Closed	Median \$, Mar 2025	Median \$, Mar 2024	% Change, Median Price	Months of Inventory
401	1	0	3	1	200.00%	1	1	0.00%	0	1	-100.00%	\$0	\$290,000	-100.00%	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%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	0	1	0	0.00%	1	1	0.00%	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	1	0	1	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	3	0.00%	1	0	0.00%	1	2	-50.00%	\$363,900	\$357,450	1.80%	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	3	1	8	5	60.00%	4	3	33.33%	1	3	-66.67%	\$363,900	\$315,000	15.52%	8.00