

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - July 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2025	New Jul 2024	Ttl Active Jul 2025	Ttl Active Jul 2024	% Change, Ttl Active	Pending Jul 2025	Pending Jul 2024	% Change, Pending	Closed Jul 2025	Closed Jul 2024	% Change, Closed	Median \$, Jul 2025	Median \$, Jul 2024	% Change, Median Price	Months of Inventory
401	3	5	14	8	75.00%	5	3	66.67%	4	3	33.33%	\$322,865	\$264,000	22.30%	3.50
402	14	13	15	10	50.00%	8	9	-11.11%	5	6	-16.67%	\$299,900	\$211,000	42.13%	3.00
403	4	8	8	6	33.33%	4	4	0.00%	4	7	-42.86%	\$348,500	\$335,000	4.03%	2.00
404	8	4	5	10	-50.00%	11	0	0.00%	1	3	-66.67%	\$500,000	\$400,000	25.00%	5.00
405	13	8	24	9	166.67%	14	6	133.33%	4	5	-20.00%	\$377,500	\$386,500	-2.33%	6.00
406	5	11	14	12	16.67%	8	6	33.33%	6	1	500.00%	\$406,000	\$372,000	9.14%	2.33
407	7	3	13	7	85.71%	2	3	-33.33%	2	2	0.00%	\$381,500	\$517,500	-26.28%	6.50
408	7	4	7	3	133.33%	5	6	-16.67%	1	5	-80.00%	\$370,000	\$384,900	-3.87%	7.00
409	1	4	7	9	-22.22%	2	4	-50.00%	2	2	0.00%	\$452,000	\$427,500	5.73%	3.50
410	8	8	11	11	0.00%	9	4	125.00%	9	1	800.00%	\$415,000	\$420,000	-1.19%	1.22
411	9	10	20	12	66.67%	7	5	40.00%	8	10	-20.00%	\$453,000	\$404,950	11.87%	2.50
412	4	15	13	16	-18.75%	12	9	33.33%	9	3	200.00%	\$456,000	\$1,100,000	-58.55%	1.44
414	11	16	55	53	3.77%	18	16	12.50%	11	15	-26.67%	\$437,000	\$453,000	-3.53%	5.00
415	6	2	8	2	300.00%	5	2	150.00%	2	2	0.00%	\$475,000	\$480,000	-1.04%	4.00
416	10	7	16	7	128.57%	3	9	-66.67%	4	4	0.00%	\$310,000	\$352,500	-12.06%	4.00
417	7	4	13	9	44.44%	6	4	50.00%	5	3	66.67%	\$450,000	\$495,000	-9.09%	2.60
418	6	2	13	5	160.00%	5	4	25.00%	4	1	300.00%	\$360,500	\$235,000	53.40%	3.25
419	4	5	19	17	11.76%	5	5	0.00%	9	7	28.57%	\$560,000	\$450,000	24.44%	2.11
420	21	26	60	50	20.00%	11	19	-42.11%	20	13	53.85%	\$450,000	\$475,000	-5.26%	3.00
All Cowl Co	148	155	335	256	30.86%	140	118	18.64%	110	93	18.28%	\$410,000	\$401,000	2.24%	3.05

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2025	New Jul 2024	Ttl Active Jul 2025	Ttl Active Jul 2024	% Change, Ttl Active	Pending Jul 2025	Pending Jul 2024	% Change, Pending	Closed Jul 2025	Closed Jul 2024	% Change, Closed	Median \$, Jul 2025	Median \$, Jul 2024	% Change, Median Price	Months of Inventory
401	2	3	8	4	100.00%	5	3	66.67%	4	3	33.33%	\$322,865	\$264,000	22.30%	2.00
402	14	13	15	10	50.00%	8	9	-11.11%	5	6	-16.67%	\$299,900	\$211,000	42.13%	3.00
403	4	8	8	6	33.33%	4	4	0.00%	4	7	-42.86%	\$348,500	\$335,000	4.03%	2.00
404	8	3	5	8	-37.50%	11	0	0.00%	1	3	-66.67%	\$500,000	\$400,000	25.00%	5.00
405	12	7	21	7	200.00%	14	5	180.00%	4	4	0.00%	\$377,500	\$400,750	-5.80%	5.25
406	5	11	14	12	16.67%	8	6	33.33%	6	1	500.00%	\$406,000	\$372,000	9.14%	2.33
407	7	3	12	7	71.43%	2	3	-33.33%	2	2	0.00%	\$381,500	\$517,500	-26.28%	6.00
408	7	4	7	3	133.33%	5	6	-16.67%	1	5	-80.00%	\$370,000	\$384,900	-3.87%	7.00
409	1	4	7	9	-22.22%	2	4	-50.00%	2	2	0.00%	\$452,000	\$427,500	5.73%	3.50
410	8	8	11	10	10.00%	9	4	125.00%	9	1	800.00%	\$415,000	\$420,000	-1.19%	1.22
411	8	10	18	11	63.64%	6	5	20.00%	7	9	-22.22%	\$465,000	\$410,000	13.41%	2.57
412	4	15	13	16	-18.75%	12	9	33.33%	9	3	200.00%	\$456,000	\$1,100,000	-58.55%	1.44
414	11	16	55	53	3.77%	18	16	12.50%	11	15	-26.67%	\$437,000	\$453,000	-3.53%	5.00
415	6	2	8	2	300.00%	5	2	150.00%	2	2	0.00%	\$475,000	\$480,000	-1.04%	4.00
416	10	7	16	7	128.57%	3	9	-66.67%	4	4	0.00%	\$310,000	\$352,500	-12.06%	4.00
417	7	4	13	9	44.44%	6	4	50.00%	5	3	66.67%	\$450,000	\$495,000	-9.09%	2.60
418	6	2	13	5	160.00%	5	4	25.00%	4	1	300.00%	\$360,500	\$235,000	53.40%	3.25
419	4	5	19	17	11.76%	5	5	0.00%	9	7	28.57%	\$560,000	\$450,000	24.44%	2.11
420	21	26	60	50	20.00%	11	19	-42.11%	20	13	53.85%	\$450,000	\$475,000	-5.26%	3.00
All Cowl Co	145	151	323	246	31.30%	139	117	18.80%	109	91	19.78%	\$410,000	\$410,000	0.00%	2.96

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Map Area	New Jul 2025	New Jul 2024	Ttl Active Jul 2025	Ttl Active Jul 2024	% Change, Ttl Active	Pending Jul 2025	Pending Jul 2024	% Change, Pending	Closed Jul 2025	Closed Jul 2024	% Change, Closed	Median \$, Jul 2025	Median \$, Jul 2024	% Change, Median Price	Months of Inventory
401	1	2	6	4	50.00%	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	1	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	1	1	3	2	50.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$179,900	-100.00%	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	1	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%	0	0	0.00%	\$0	\$0	0.00%	0.00
410	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	1	0	2	1	100.00%	1	0	0.00%	1	1	0.00%	\$381,000	\$399,900	-4.73%	2.00
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	4	12	10	20.00%	1	1	0.00%	1	2	-50.00%	\$381,000	\$289,900	31.42%	12.00