

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - August 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
401	1	3	12	7	71.43%	3	5	-40.00%	1	3	-66.67%	\$315,000	\$406,000	-22.41%	12.00
402	4	4	10	10	0.00%	10	3	233.33%	3	9	-66.67%	\$295,000	\$315,000	-6.35%	3.33
403	4	3	6	6	0.00%	4	3	33.33%	3	5	-40.00%	\$272,000	\$329,000	-17.33%	2.00
404	8	3	10	7	42.86%	2	5	-60.00%	8	0	0.00%	\$425,000	\$0	0.00%	1.25
405	9	7	23	13	76.92%	13	5	160.00%	9	4	125.00%	\$373,000	\$330,000	13.03%	2.56
406	3	7	13	15	-13.33%	5	5	0.00%	5	4	25.00%	\$445,000	\$275,500	61.52%	2.60
407	1	3	6	10	-40.00%	7	1	600.00%	3	3	0.00%	\$545,000	\$436,000	25.00%	2.00
408	7	6	11	6	83.33%	5	2	150.00%	3	7	-57.14%	\$380,000	\$430,000	-11.63%	3.67
409	2	3	4	7	-42.86%	3	5	-40.00%	2	7	-71.43%	\$337,250	\$525,000	-35.76%	2.00
410	11	13	15	18	-16.67%	7	7	0.00%	6	5	20.00%	\$430,000	\$380,000	13.16%	2.50
411	8	13	18	15	20.00%	10	10	0.00%	5	5	0.00%	\$465,000	\$425,000	9.41%	3.60
412	7	11	17	22	-22.73%	3	5	-40.00%	7	11	-36.36%	\$455,000	\$430,900	5.59%	2.43
414	19	31	59	51	15.69%	14	26	-46.15%	11	15	-26.67%	\$365,000	\$537,000	-32.03%	5.36
415	2	0	4	1	300.00%	5	2	150.00%	3	2	50.00%	\$425,000	\$467,500	-9.09%	1.33
416	4	1	13	6	116.67%	7	3	133.33%	2	4	-50.00%	\$375,000	\$353,500	6.08%	6.50
417	7	7	15	14	7.14%	6	2	200.00%	2	4	-50.00%	\$565,450	\$339,500	66.55%	7.50
418	5	8	13	6	116.67%	4	5	-20.00%	4	1	300.00%	\$265,000	\$275,000	-3.64%	3.25
419	6	6	19	16	18.75%	7	6	16.67%	3	3	0.00%	\$545,000	\$447,750	21.72%	6.33
420	24	15	65	42	54.76%	13	21	-38.10%	8	18	-55.56%	\$560,000	\$493,500	13.48%	8.13
All Cowl Co	132	144	333	272	22.43%	128	121	5.79%	88	110	-20.00%	\$425,000	\$412,500	3.03%	3.78

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Map Area	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
401	1	3	7	5	40.00%	2	4	-50.00%	1	3	-66.67%	\$315,000	\$406,000	-22.41%	7.00
402	4	4	10	10	0.00%	10	3	233.33%	3	9	-66.67%	\$295,000	\$315,000	-6.35%	3.33
403	4	3	6	6	0.00%	4	3	33.33%	3	5	-40.00%	\$272,000	\$329,000	-17.33%	2.00
404	8	3	10	5	100.00%	2	5	-60.00%	8	0	0.00%	\$425,000	\$0	0.00%	1.25
405	9	7	20	12	66.67%	13	4	225.00%	9	3	200.00%	\$373,000	\$360,000	3.61%	2.22
406	3	7	13	15	-13.33%	5	5	0.00%	5	4	25.00%	\$445,000	\$275,500	61.52%	2.60
407	1	3	6	10	-40.00%	7	1	600.00%	3	3	0.00%	\$545,000	\$436,000	25.00%	2.00
408	7	6	11	6	83.33%	5	2	150.00%	3	7	-57.14%	\$380,000	\$430,000	-11.63%	3.67
409	2	3	4	7	-42.86%	3	5	-40.00%	2	7	-71.43%	\$337,250	\$525,000	-35.76%	2.00
410	11	13	15	17	-11.76%	7	7	0.00%	6	5	20.00%	\$430,000	\$380,000	13.16%	2.50
411	8	11	16	13	23.08%	10	8	25.00%	5	5	0.00%	\$465,000	\$425,000	9.41%	3.20
412	6	11	16	22	-27.27%	3	5	-40.00%	7	11	-36.36%	\$455,000	\$430,900	5.59%	2.29
414	19	31	59	51	15.69%	14	26	-46.15%	11	15	-26.67%	\$365,000	\$537,000	-32.03%	5.36
415	2	0	4	1	300.00%	5	2	150.00%	3	2	50.00%	\$425,000	\$467,500	-9.09%	1.33
416	4	1	13	6	116.67%	7	3	133.33%	2	4	-50.00%	\$375,000	\$353,500	6.08%	6.50
417	7	7	15	14	7.14%	6	2	200.00%	2	4	-50.00%	\$565,450	\$339,500	66.55%	7.50
418	5	8	13	6	116.67%	4	5	-20.00%	4	1	300.00%	\$265,000	\$275,000	-3.64%	3.25
419	6	6	19	16	18.75%	7	6	16.67%	3	3	0.00%	\$545,000	\$447,750	21.72%	6.33
420	24	15	65	42	54.76%	13	21	-38.10%	8	18	-55.56%	\$560,000	\$493,500	13.48%	8.13
All Cowl Co	131	142	322	264	21.97%	127	117	8.55%	88	109	-19.27%	\$425,000	\$415,000	2.41%	3.66

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Map Area	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
401	0	0	5	2	150.00%	1	1	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	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	0	3	1	200.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$160,000	-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	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%	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	0	2	2	2	0.00%	0	2	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
412	1	0	1	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	1	2	11	8	37.50%	1	4	-75.00%	0	1	-100.00%	\$0	\$160,000	0.00%	0.00