

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - October 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
401	6	4	14	6	133.33%	9	5	80.00%	5	3	66.67%	\$320,000	\$327,000	-2.14%	2.80
402	5	5	12	8	50.00%	4	4	0.00%	2	5	-60.00%	\$396,950	\$289,000	37.35%	6.00
403	5	8	6	9	-33.33%	2	5	-60.00%	4	4	0.00%	\$359,950	\$301,000	19.58%	1.50
404	1	8	9	9	0.00%	1	6	-83.33%	4	2	100.00%	\$452,500	\$492,500	-8.12%	2.25
405	5	6	19	7	171.43%	10	7	42.86%	10	6	66.67%	\$353,307	\$338,500	4.37%	1.90
406	7	3	14	17	-17.65%	4	3	33.33%	5	3	66.67%	\$410,000	\$420,000	-2.38%	2.80
407	1	2	9	4	125.00%	2	3	-33.33%	0	4	-100.00%	\$0	\$420,000	-100.00%	0.00
408	5	1	12	5	140.00%	2	5	-60.00%	1	4	-75.00%	\$322,000	\$407,500	-20.98%	12.00
409	3	7	6	9	-33.33%	0	4	-100.00%	2	3	-33.33%	\$573,500	\$375,000	52.93%	3.00
410	5	2	10	14	-28.57%	11	6	83.33%	6	5	20.00%	\$415,000	\$397,500	4.40%	1.67
411	13	14	18	20	-10.00%	11	17	-35.29%	8	8	0.00%	\$375,000	\$391,700	-4.26%	2.25
412	1	10	12	21	-42.86%	8	7	14.29%	5	9	-44.44%	\$420,000	\$496,000	-15.32%	2.40
414	15	21	49	50	-2.00%	16	20	-20.00%	19	19	0.00%	\$499,000	\$490,000	1.84%	2.58
415	5	3	5	3	66.67%	2	1	100.00%	1	2	-50.00%	\$359,900	\$327,500	9.89%	5.00
416	5	4	11	11	0.00%	4	2	100.00%	2	4	-50.00%	\$369,000	\$286,250	28.91%	5.50
417	8	3	18	12	50.00%	6	2	200.00%	7	4	75.00%	\$385,000	\$502,500	-23.38%	2.57
418	6	7	17	9	88.89%	5	6	-16.67%	1	4	-75.00%	\$605,000	\$354,500	70.66%	17.00
419	4	7	18	21	-14.29%	7	4	75.00%	4	3	33.33%	\$572,500	\$650,000	-11.92%	4.50
420	8	14	47	37	27.03%	19	14	35.71%	17	18	-5.56%	\$492,500	\$513,500	-4.09%	2.76
All Cowl Co	108	129	306	272	12.50%	123	121	1.65%	103	110	-6.36%	\$415,000	\$417,500	-0.60%	2.97

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
401	6	3	10	5	100.00%	8	4	100.00%	4	3	33.33%	\$312,450	\$327,000	-4.45%	2.50
402	5	5	12	8	50.00%	4	4	0.00%	2	5	-60.00%	\$396,950	\$289,000	37.35%	6.00
403	5	8	6	9	-33.33%	2	5	-60.00%	4	4	0.00%	\$359,950	\$301,000	19.58%	1.50
404	1	7	9	8	12.50%	1	5	-80.00%	4	2	100.00%	\$452,500	\$492,500	-8.12%	2.25
405	5	5	15	6	150.00%	10	6	66.67%	10	5	100.00%	\$353,307	\$367,000	-3.73%	1.50
406	7	3	14	17	-17.65%	4	3	33.33%	5	3	66.67%	\$410,000	\$420,000	-2.38%	2.80
407	1	2	8	4	100.00%	2	3	-33.33%	0	4	-100.00%	\$0	\$420,000	-100.00%	0.00
408	5	1	12	5	140.00%	2	5	-60.00%	1	4	-75.00%	\$322,000	\$407,500	-20.98%	12.00
409	3	7	6	9	-33.33%	0	4	-100.00%	2	3	-33.33%	\$573,500	\$375,000	52.93%	3.00
410	4	2	9	14	-35.71%	11	6	83.33%	6	5	20.00%	\$415,000	\$397,500	4.40%	1.50
411	12	11	17	16	6.25%	9	14	-35.71%	7	6	16.67%	\$375,000	\$416,750	-10.02%	2.43
412	1	10	10	21	-52.38%	8	7	14.29%	5	9	-44.44%	\$420,000	\$496,000	-15.32%	2.00
414	15	21	49	50	-2.00%	16	20	-20.00%	19	19	0.00%	\$499,000	\$490,000	1.84%	2.58
415	5	3	5	3	66.67%	2	1	100.00%	1	2	-50.00%	\$359,900	\$327,500	9.89%	5.00
416	5	4	11	11	0.00%	4	2	100.00%	2	4	-50.00%	\$369,000	\$286,250	28.91%	5.50
417	8	3	18	12	50.00%	6	2	200.00%	7	4	75.00%	\$385,000	\$502,500	-23.38%	2.57
418	6	7	17	9	88.89%	5	6	-16.67%	1	4	-75.00%	\$605,000	\$354,500	70.66%	17.00
419	4	7	18	21	-14.29%	7	4	75.00%	4	3	33.33%	\$572,500	\$650,000	-11.92%	4.50
420	8	14	47	37	27.03%	19	14	35.71%	17	18	-5.56%	\$492,500	\$513,500	-4.09%	2.76
All Cowl Co	106	123	293	265	10.57%	120	115	4.35%	101	107	-5.61%	\$419,000	\$420,000	-0.24%	2.90

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
401	0	1	4	1	300.00%	1	1	0.00%	1	0	0.00%	\$320,000	\$0	0.00%	4.00
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	1	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	1	4	1	300.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$148,500	-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	1	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	1	3	1	4	-75.00%	2	3	-33.33%	1	2	-50.00%	\$180,000	\$351,500	-48.79%	1.00
412	0	0	2	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	2	6	13	7	85.71%	3	6	-50.00%	2	3	-33.33%	\$250,000	\$348,000	-28.16%	6.50