

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - December 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median \$, Dec 2025	Median \$, Dec 2024	% Change, Median Price	Months of Inventory
401	1	2	13	10	30.00%	6	0	0.00%	3	1	200.00%	\$335,000	\$383,000	-12.53%	4.33
402	1	3	5	10	-50.00%	5	3	66.67%	4	3	33.33%	\$290,000	\$270,000	7.41%	1.25
403	1	4	7	9	-22.22%	2	1	100.00%	3	2	50.00%	\$315,000	\$343,000	-8.16%	2.33
404	1	1	6	5	20.00%	1	5	-80.00%	1	1	0.00%	\$365,000	\$284,000	28.52%	6.00
405	6	3	14	11	27.27%	2	3	-33.33%	8	3	166.67%	\$367,750	\$371,500	-1.01%	1.75
406	2	1	11	15	-26.67%	1	5	-80.00%	3	4	-25.00%	\$410,000	\$438,500	-6.50%	3.67
407	2	3	7	5	40.00%	2	3	-33.33%	3	1	200.00%	\$515,000	\$935,000	-44.92%	2.33
408	2	5	9	5	80.00%	6	3	100.00%	5	4	25.00%	\$347,500	\$356,250	-2.46%	1.80
409	0	4	8	9	-11.11%	0	2	-100.00%	0	2	-100.00%	\$0	\$629,450	-100.00%	0.00
410	4	4	8	11	-27.27%	6	4	50.00%	5	5	0.00%	\$422,000	\$415,000	1.69%	1.60
411	12	5	25	16	56.25%	3	8	-62.50%	6	8	-25.00%	\$385,250	\$441,500	-12.74%	4.17
412	2	7	10	18	-44.44%	3	4	-25.00%	3	2	50.00%	\$515,000	\$658,175	-21.75%	3.33
414	8	5	39	34	14.71%	14	10	40.00%	13	13	0.00%	\$405,000	\$369,000	9.76%	3.00
415	0	1	1	4	-75.00%	1	2	-50.00%	4	1	300.00%	\$438,500	\$395,000	11.01%	0.25
416	2	1	7	9	-22.22%	3	4	-25.00%	5	4	25.00%	\$260,000	\$294,750	-11.79%	1.40
417	1	5	11	11	0.00%	3	4	-25.00%	2	1	100.00%	\$427,500	\$242,500	76.29%	5.50
418	1	1	10	7	42.86%	2	1	100.00%	4	9	-55.56%	\$296,500	\$327,000	-9.33%	2.50
419	3	4	16	16	0.00%	2	3	-33.33%	3	3	0.00%	\$710,000	\$650,000	9.23%	5.33
420	8	8	36	33	9.09%	10	10	0.00%	9	7	28.57%	\$573,000	\$498,000	15.06%	4.00
All Cowl Co	57	67	243	238	2.10%	72	75	-4.00%	84	74	13.51%	\$396,250	\$395,000	0.32%	2.89

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median \$, Dec 2025	Median \$, Dec 2024	% Change, Median Price	Months of Inventory
401	1	2	8	9	-11.11%	6	0	0.00%	3	1	200.00%	\$335,000	\$383,000	-12.53%	2.67
402	1	3	5	10	-50.00%	5	3	66.67%	4	3	33.33%	\$290,000	\$270,000	7.41%	1.25
403	1	4	7	9	-22.22%	2	1	100.00%	3	2	50.00%	\$315,000	\$343,000	-8.16%	2.33
404	1	1	5	4	25.00%	1	5	-80.00%	1	1	0.00%	\$365,000	\$284,000	28.52%	5.00
405	6	3	11	10	10.00%	2	3	-33.33%	8	3	166.67%	\$367,750	\$371,500	-1.01%	1.38
406	2	1	11	15	-26.67%	1	5	-80.00%	3	4	-25.00%	\$410,000	\$438,500	-6.50%	3.67
407	2	3	7	5	40.00%	2	3	-33.33%	3	1	200.00%	\$515,000	\$935,000	-44.92%	2.33
408	2	5	9	5	80.00%	6	3	100.00%	5	4	25.00%	\$347,500	\$356,250	-2.46%	1.80
409	0	4	8	9	-11.11%	0	2	-100.00%	0	2	-100.00%	\$0	\$629,450	-100.00%	0.00
410	4	4	7	11	-36.36%	6	4	50.00%	5	5	0.00%	\$422,000	\$415,000	1.69%	1.40
411	12	5	24	13	84.62%	3	7	-57.14%	4	8	-50.00%	\$441,295	\$441,500	-0.05%	6.00
412	2	7	8	18	-55.56%	3	4	-25.00%	3	2	50.00%	\$515,000	\$658,175	-21.75%	2.67
414	8	5	39	34	14.71%	14	10	40.00%	13	13	0.00%	\$405,000	\$369,000	9.76%	3.00
415	0	1	1	4	-75.00%	1	2	-50.00%	4	1	300.00%	\$438,500	\$395,000	11.01%	0.25
416	2	1	7	9	-22.22%	3	4	-25.00%	5	4	25.00%	\$260,000	\$294,750	-11.79%	1.40
417	1	5	11	11	0.00%	3	4	-25.00%	2	1	100.00%	\$427,500	\$242,500	76.29%	5.50
418	1	1	10	7	42.86%	2	1	100.00%	4	9	-55.56%	\$296,500	\$327,000	-9.33%	2.50
419	3	4	16	16	0.00%	2	3	-33.33%	3	3	0.00%	\$710,000	\$650,000	9.23%	5.33
420	8	8	36	33	9.09%	10	10	0.00%	9	7	28.57%	\$573,000	\$498,000	15.06%	4.00
All Cowl Co	57	67	230	232	-0.86%	72	74	-2.70%	82	74	10.81%	\$399,000	\$395,000	1.01%	2.80

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Map Area	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median \$, Dec 2025	Median \$, Dec 2024	% Change, Median Price	Months of Inventory
401	0	0	5	1	400.00%	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	0	1	1	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	0	3	1	200.00%	0	0	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	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	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	0	0	1	3	-66.67%	0	1	-100.00%	2	0	0.00%	\$320,000	\$0	0.00%	0.50
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	0	0	13	6	116.67%	0	1	-100.00%	2	0	0.00%	\$320,000	\$0	0.00%	6.50