



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Cowlitz
Annual Statistical
Review and Highlights

Table of Contents

p 2.....Table of Contents

New Listings

p 3-5.....By Month

Active Inventory

p 6-8.....By Month

Pending Sales

p 9-11....By Month

Closed Sales

p 12-14....By Month

Median Sales Price

p 15-17....By Month

Months of Inventory

p 18-20....By Month



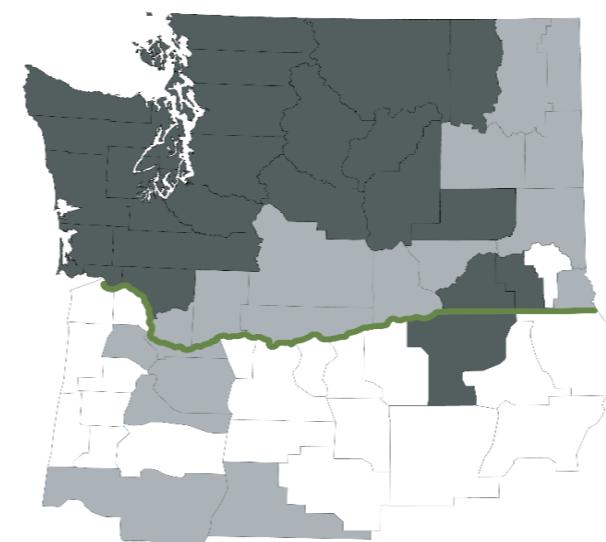
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

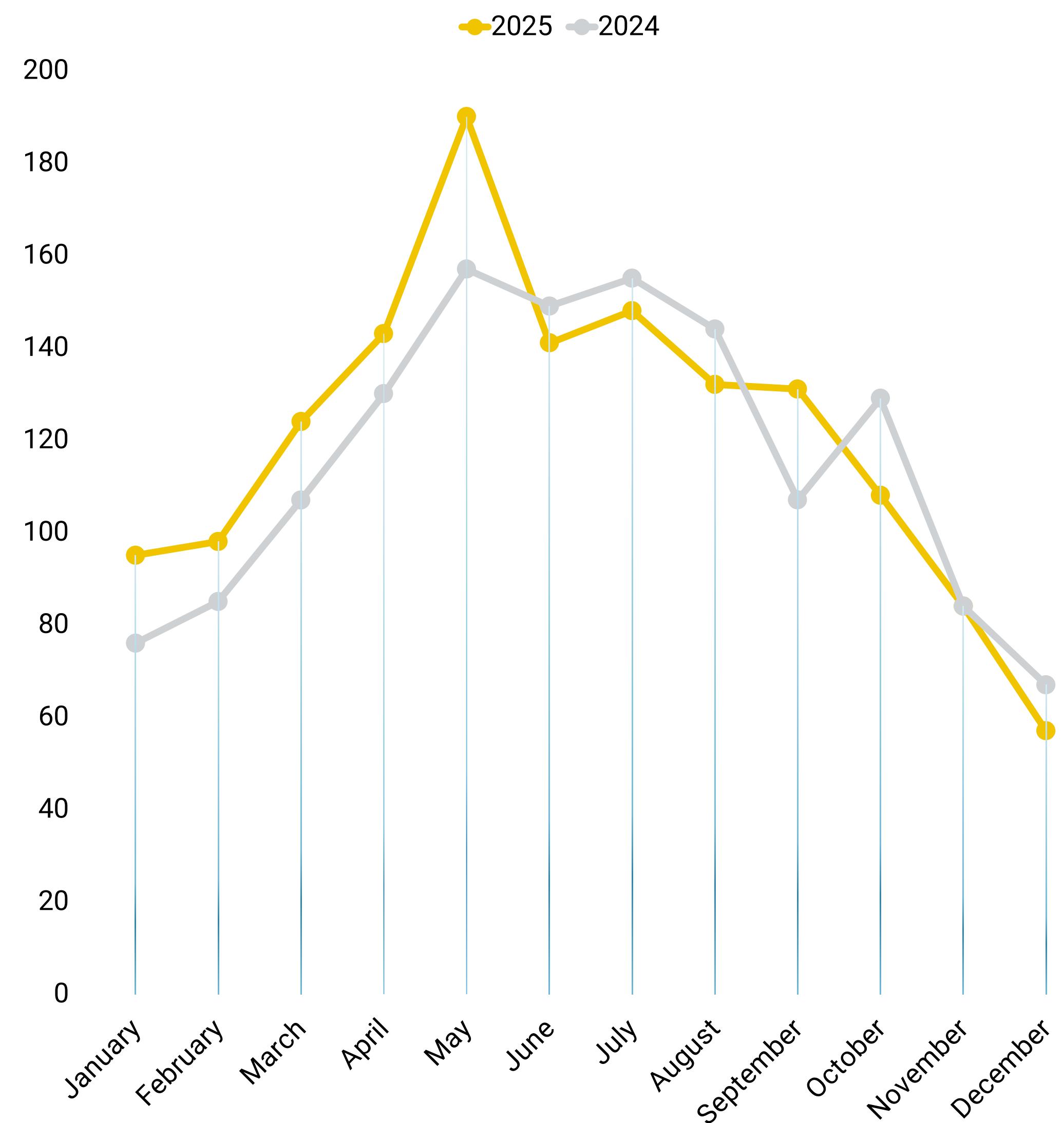
27

Cowlitz: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	95	76	25.00%
February	98	85	15.29%
March	124	107	15.89%
April	143	130	10.00%
May	190	157	21.02%
June	141	149	-5.37%
July	148	155	-4.52%
August	132	144	-8.33%
September	131	107	22.43%
October	108	129	-16.28%
November	84	84	0.00%
December	57	67	-14.93%
Total	1,451	1,390	
% chg.		4.39%	

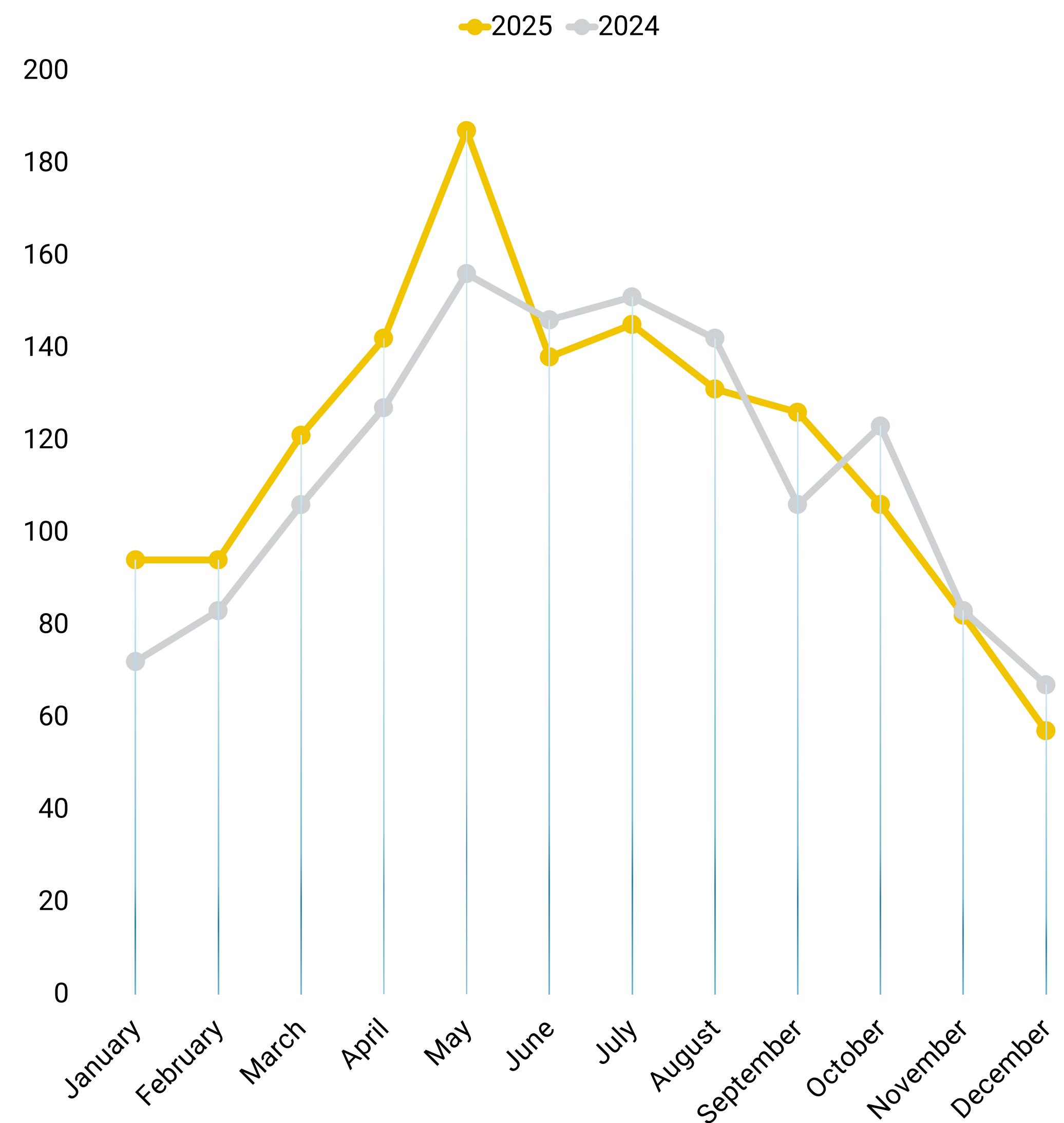


Cowlitz: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	94	72	30.56%
February	94	83	13.25%
March	121	106	14.15%
April	142	127	11.81%
May	187	156	19.87%
June	138	146	-5.48%
July	145	151	-3.97%
August	131	142	-7.75%
September	126	106	18.87%
October	106	123	-13.82%
November	82	83	-1.20%
December	57	67	-14.93%
Total	1,423	1,362	
% chg.		4.48%	

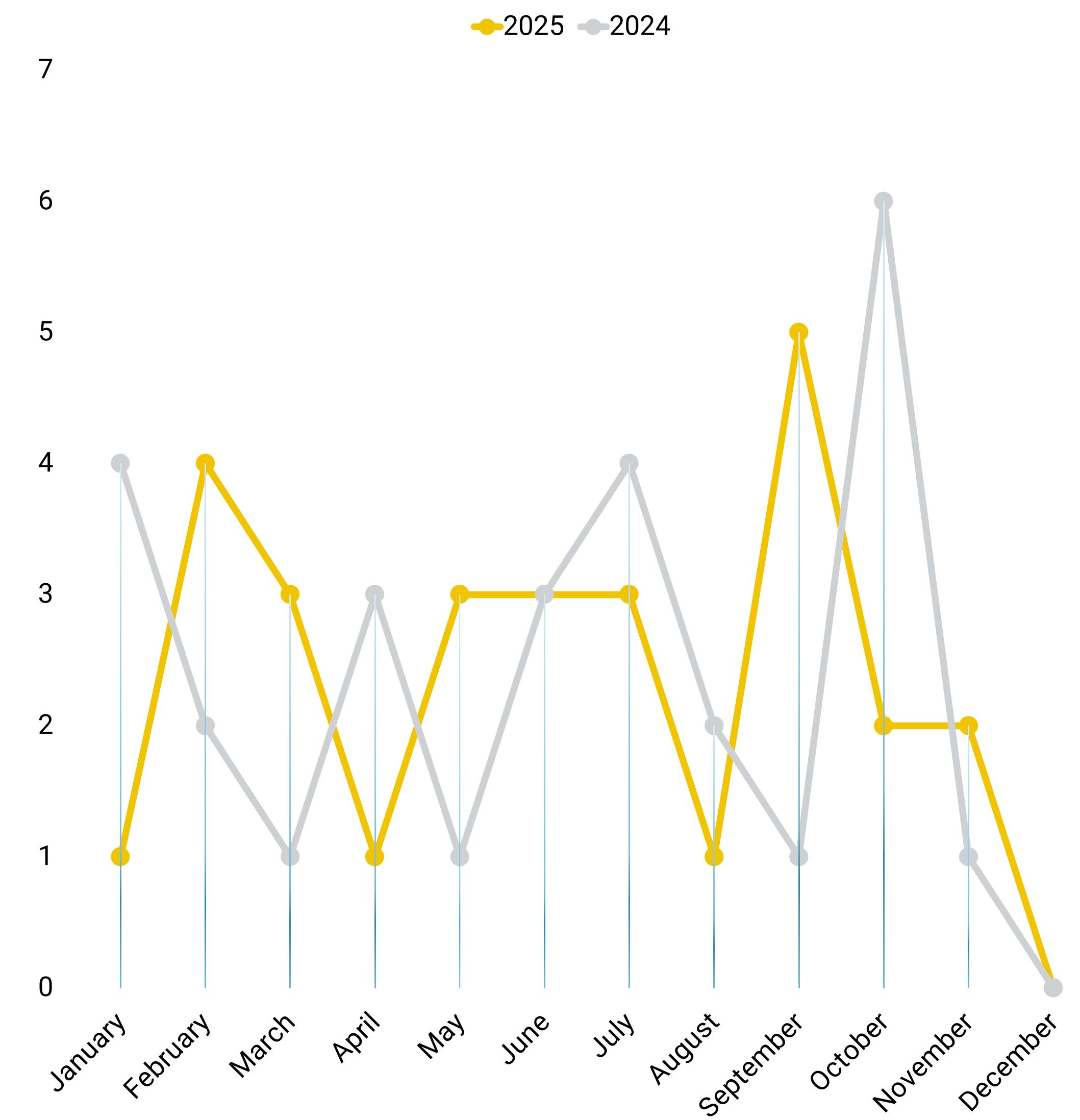


Cowlitz: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	1	4	-75.00%
February	4	2	100.00%
March	3	1	200.00%
April	1	3	-66.67%
May	3	1	200.00%
June	3	3	0.00%
July	3	4	-25.00%
August	1	2	-50.00%
September	5	1	400.00%
October	2	6	-66.67%
November	2	1	100.00%
December	0	0	0.00%
Total	28	28	
% chg.		0.00%	

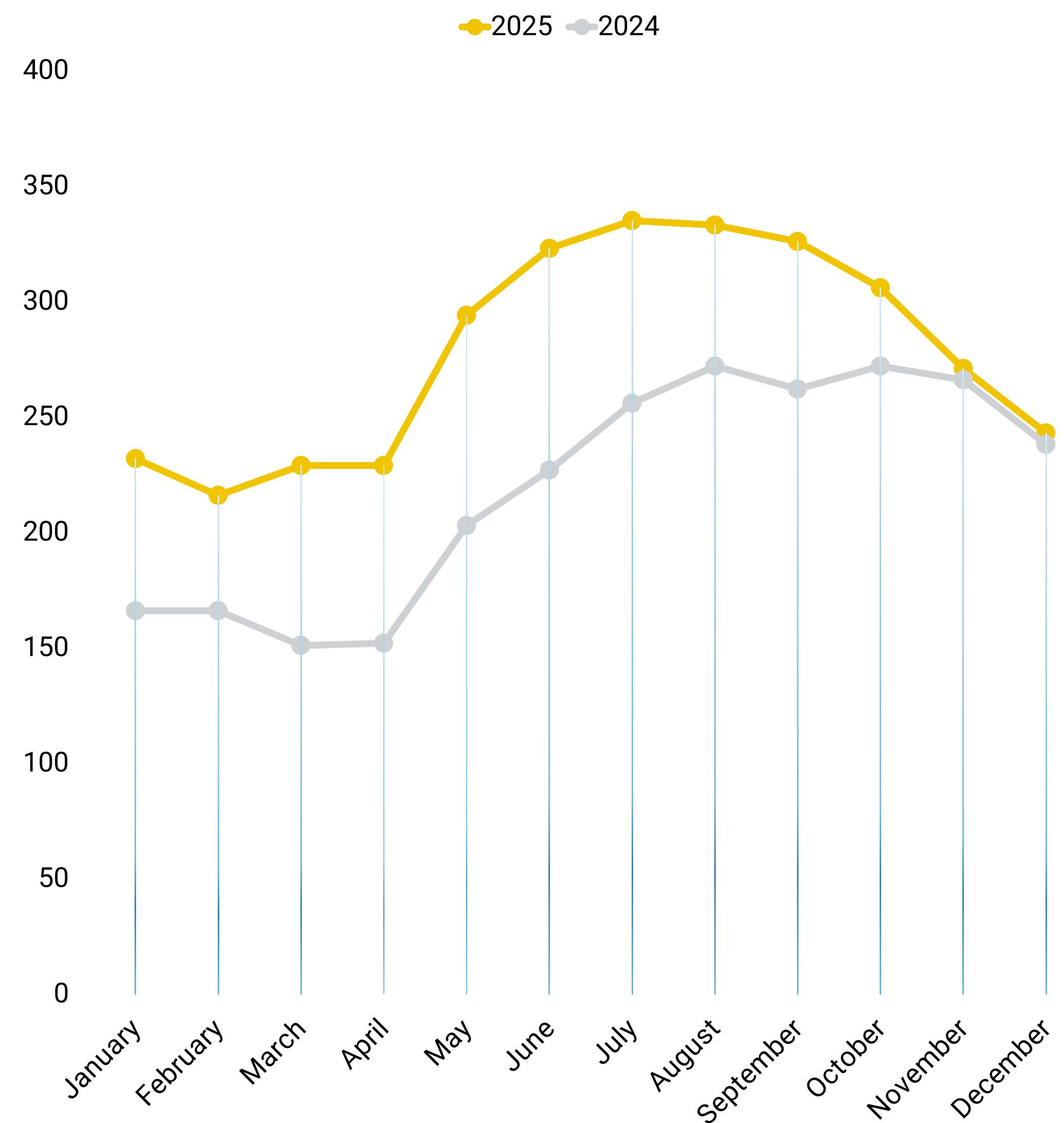


Cowlitz: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	232	166	39.76%
February	216	166	30.12%
March	229	151	51.66%
April	229	152	50.66%
May	294	203	44.83%
June	323	227	42.29%
July	335	256	30.86%
August	333	272	22.43%
September	326	262	24.43%
October	306	272	12.50%
November	271	266	1.88%
December	243	238	2.10%
Total	3,337	2,631	
% chg.	26.83%		

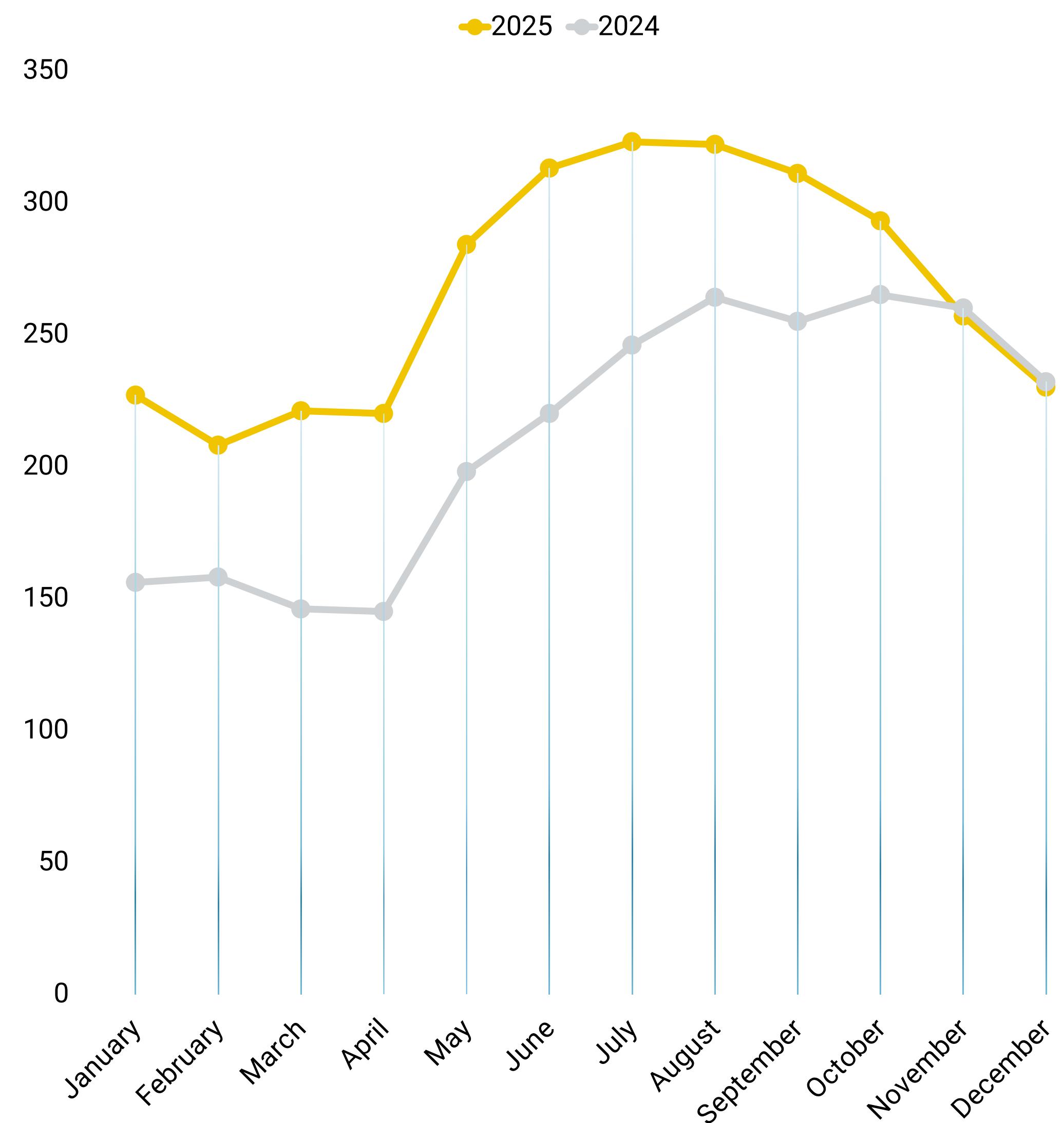


Cowlitz: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	227	156	45.51%
February	208	158	31.65%
March	221	146	51.37%
April	220	145	51.72%
May	284	198	43.43%
June	313	220	42.27%
July	323	246	31.30%
August	322	264	21.97%
September	311	255	21.96%
October	293	265	10.57%
November	257	260	-1.15%
December	230	232	-0.86%
Total	3,209	2,545	
% chg.	26.09%		

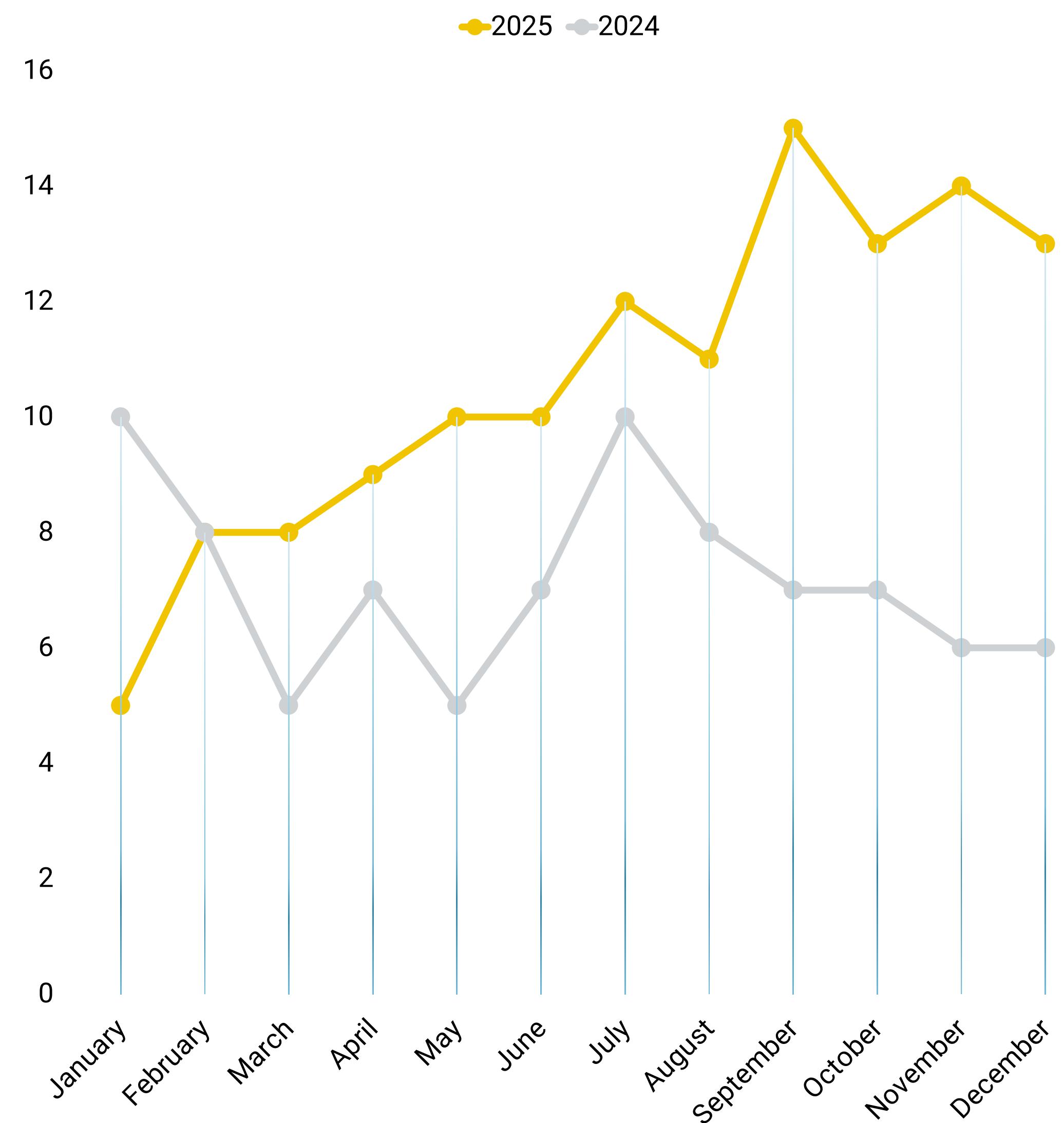


Cowlitz: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	5	10	-50.00%
February	8	8	0.00%
March	8	5	60.00%
April	9	7	28.57%
May	10	5	100.00%
June	10	7	42.86%
July	12	10	20.00%
August	11	8	37.50%
September	15	7	114.29%
October	13	7	85.71%
November	14	6	133.33%
December	13	6	116.67%
Total	128	86	
% chg.		48.84%	



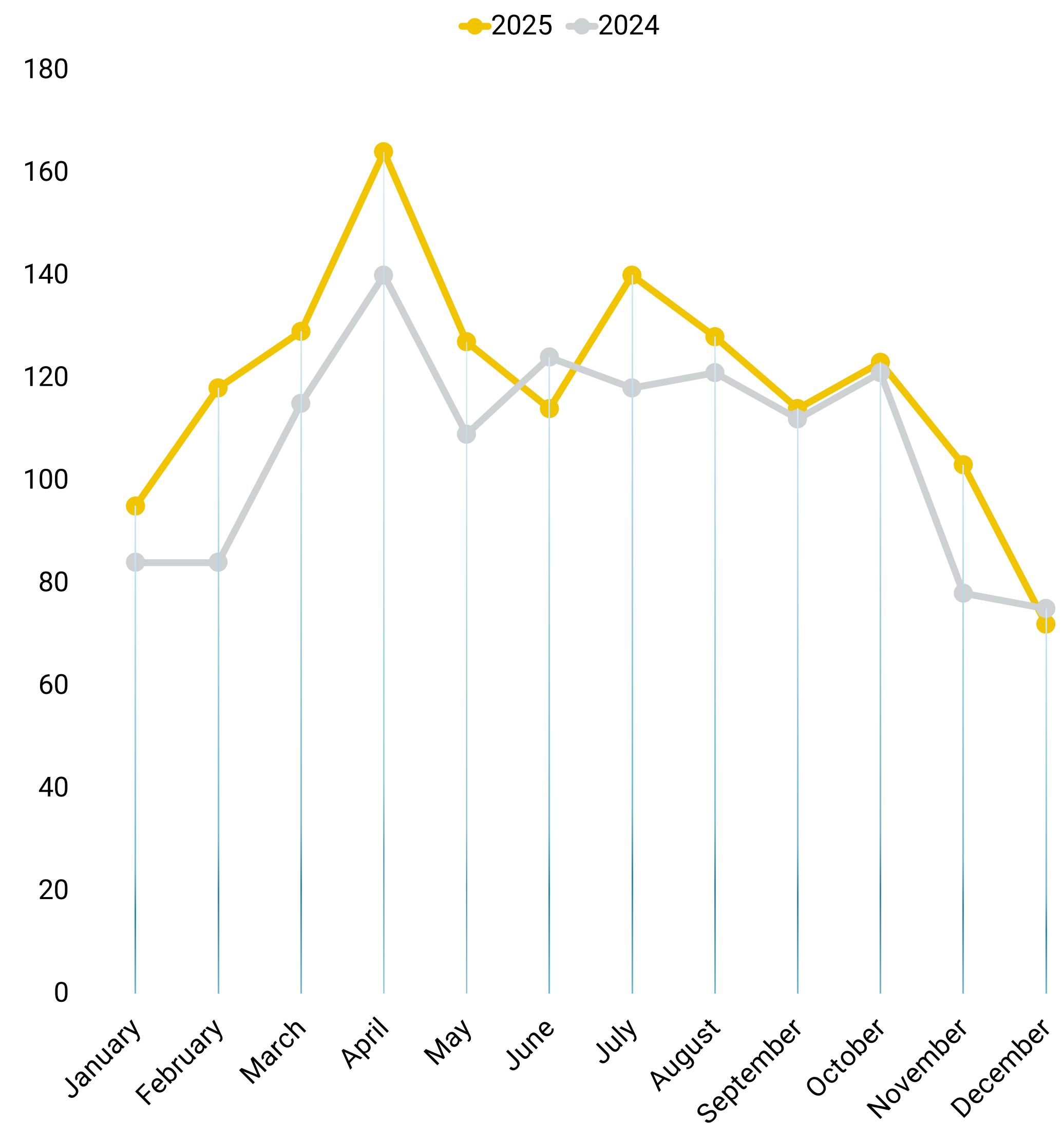
Cowlitz: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	95	84	13.10%
February	118	84	40.48%
March	129	115	12.17%
April	164	140	17.14%
May	127	109	16.51%
June	114	124	-8.06%
July	140	118	18.64%
August	128	121	5.79%
September	114	112	1.79%
October	123	121	1.65%
November	103	78	32.05%
December	72	75	-4.00%
Total	1,427	1,281	
% chg.		11.40%	



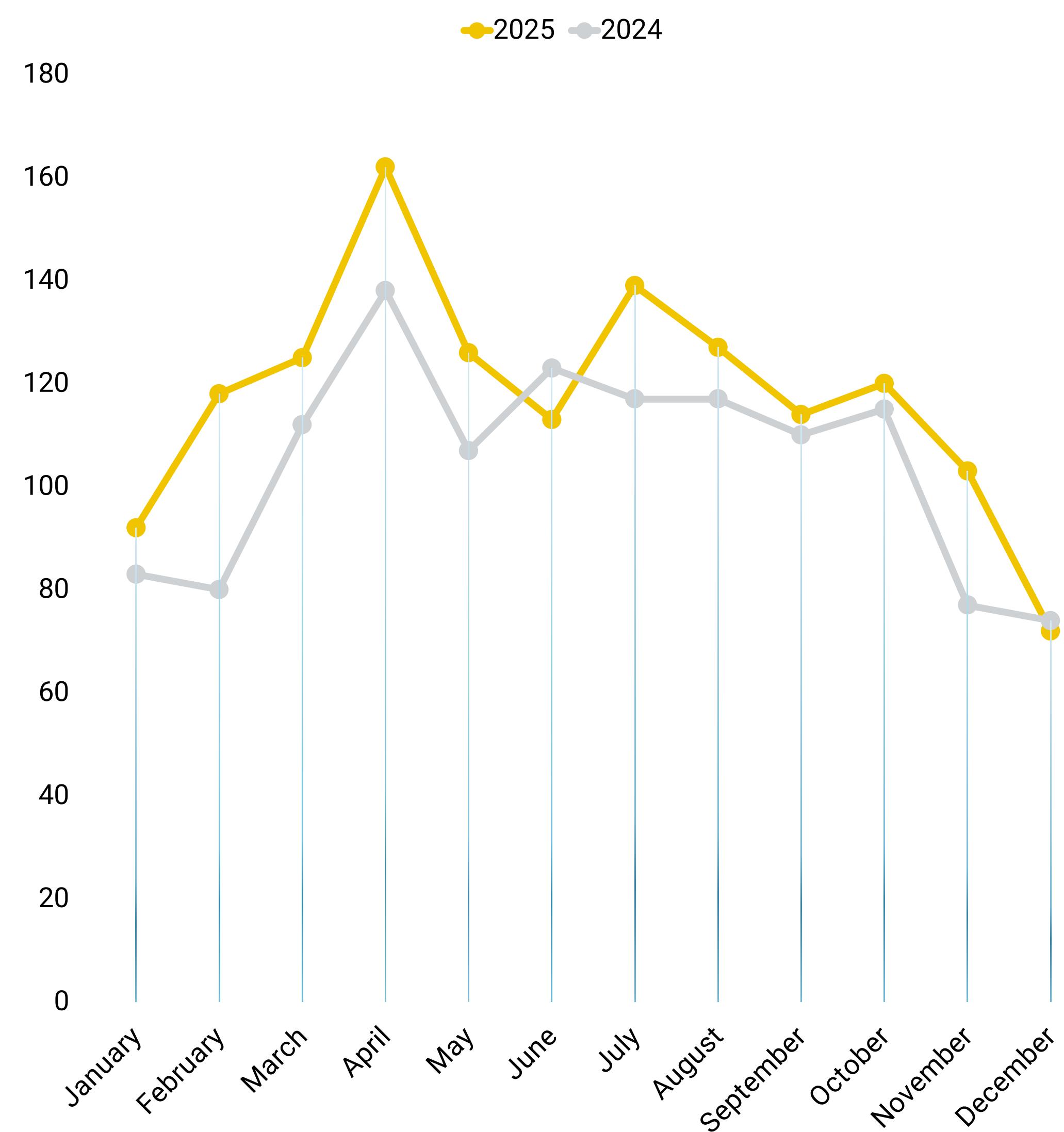
Cowlitz: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	92	83	10.84%
February	118	80	47.50%
March	125	112	11.61%
April	162	138	17.39%
May	126	107	17.76%
June	113	123	-8.13%
July	139	117	18.80%
August	127	117	8.55%
September	114	110	3.64%
October	120	115	4.35%
November	103	77	33.77%
December	72	74	-2.70%
Total	1,411	1,253	
% chg.		12.61%	



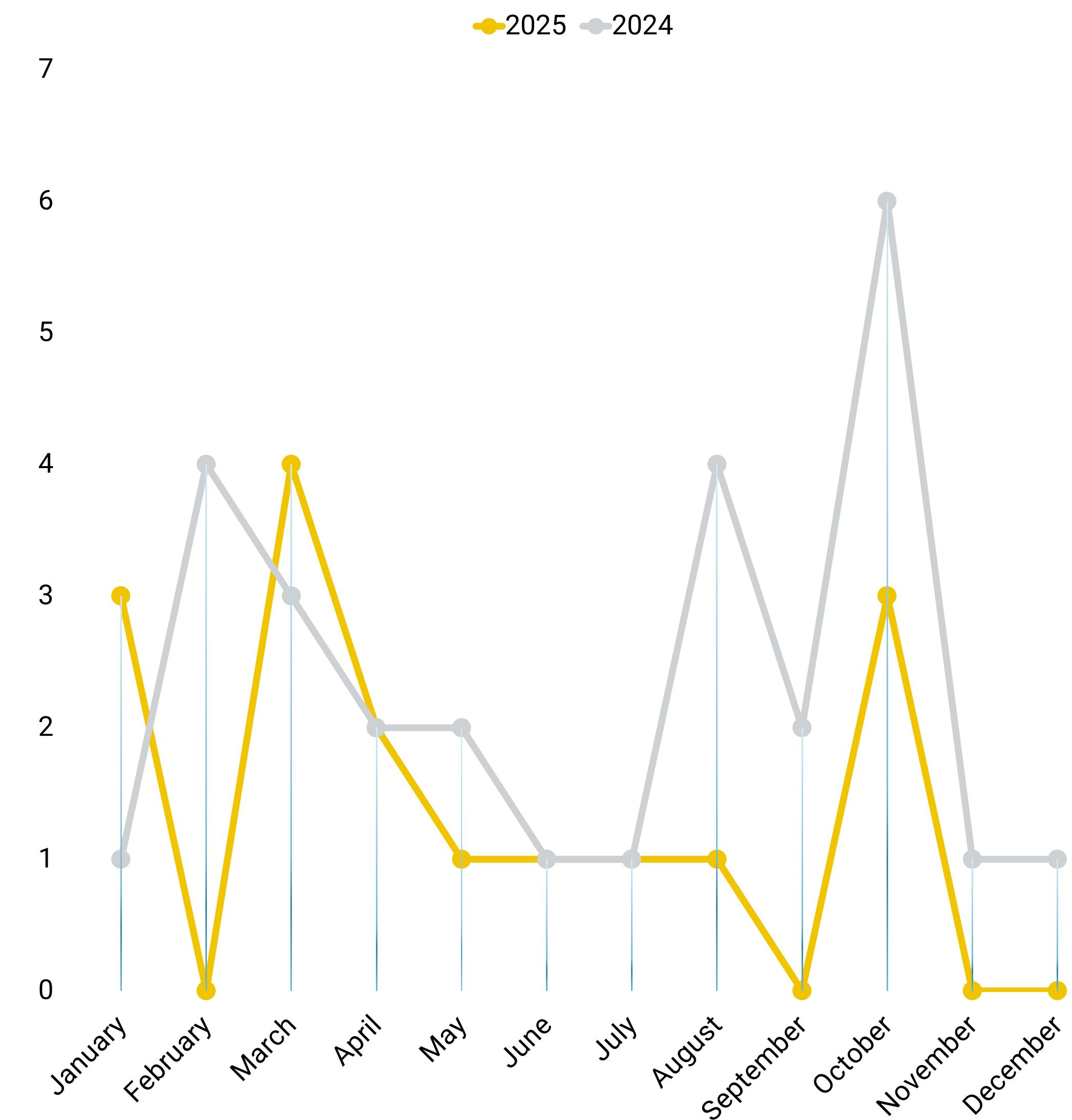
Cowlitz: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	3	1	200.00%
February	0	4	-100.00%
March	4	3	33.33%
April	2	2	0.00%
May	1	2	-50.00%
June	1	1	0.00%
July	1	1	0.00%
August	1	4	-75.00%
September	0	2	-100.00%
October	3	6	-50.00%
November	0	1	-100.00%
December	0	1	-100.00%
Total	16	28	
% chg.		-42.86%	

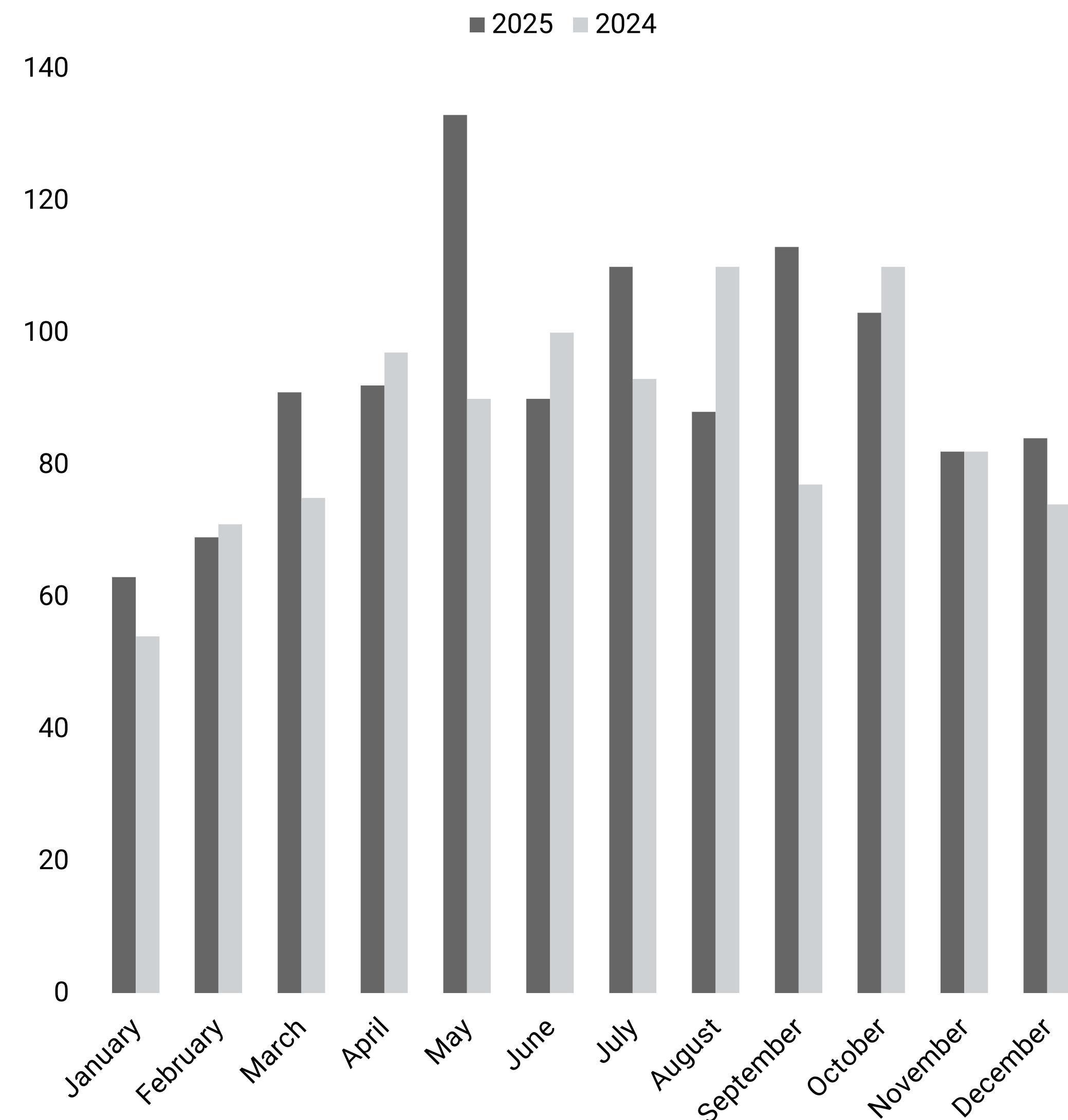


Cowlitz: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2025	2024	% chg.
January	63	54	16.67%
February	69	71	-2.82%
March	91	75	21.33%
April	92	97	-5.15%
May	133	90	47.78%
June	90	100	-10.00%
July	110	93	18.28%
August	88	110	-20.00%
September	113	77	46.75%
October	103	110	-6.36%
November	82	82	0.00%
December	84	74	13.51%
Total	1,118	1,033	
% chg.		8.23%	

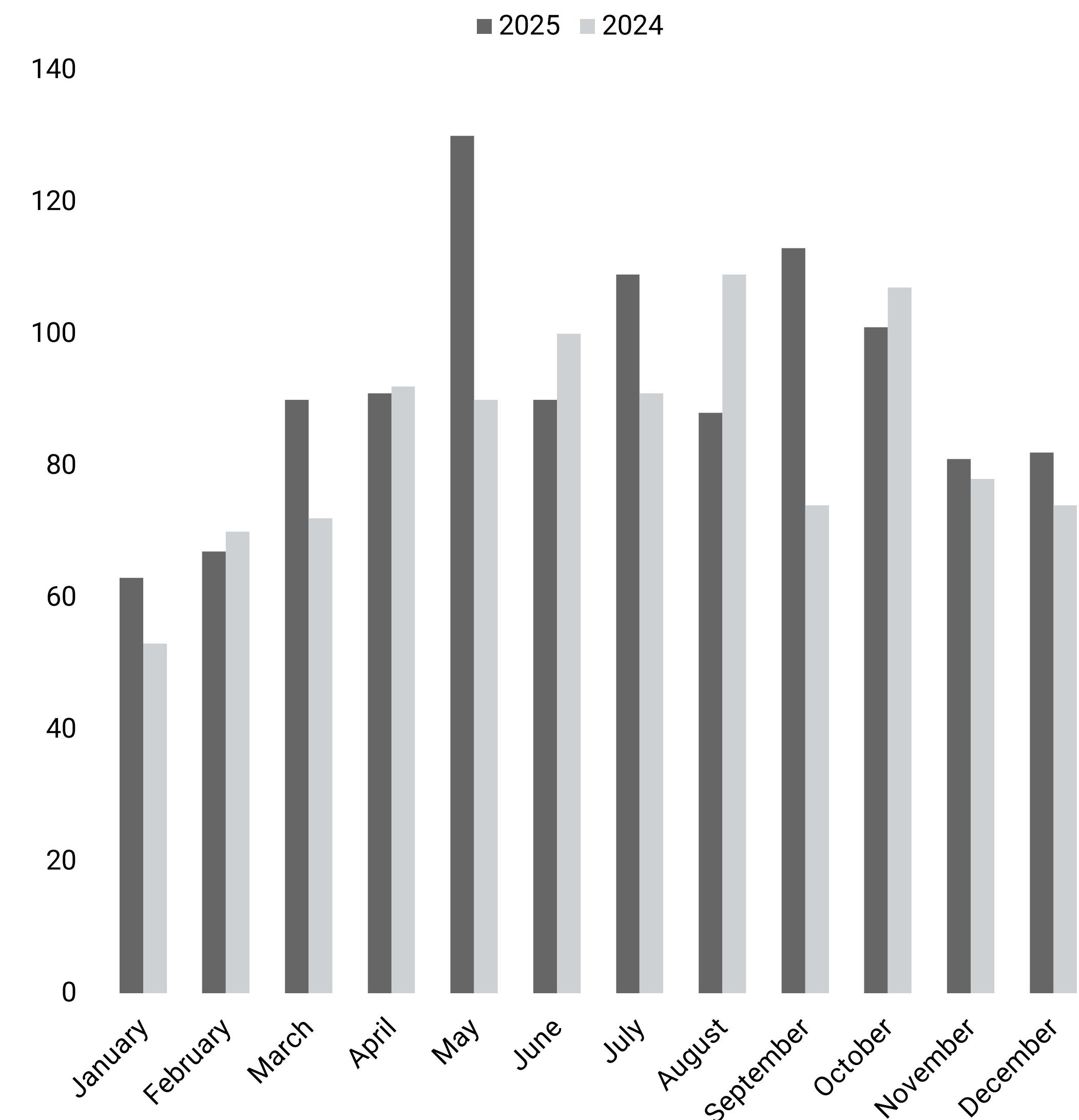


Cowlitz: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2025	2024	% chg.
January	63	53	18.87%
February	67	70	-4.29%
March	90	72	25.00%
April	91	92	-1.09%
May	130	90	44.44%
June	90	100	-10.00%
July	109	91	19.78%
August	88	109	-19.27%
September	113	74	52.70%
October	101	107	-5.61%
November	81	78	3.85%
December	82	74	10.81%
Total	1,105	1,010	
% chg.			9.41%

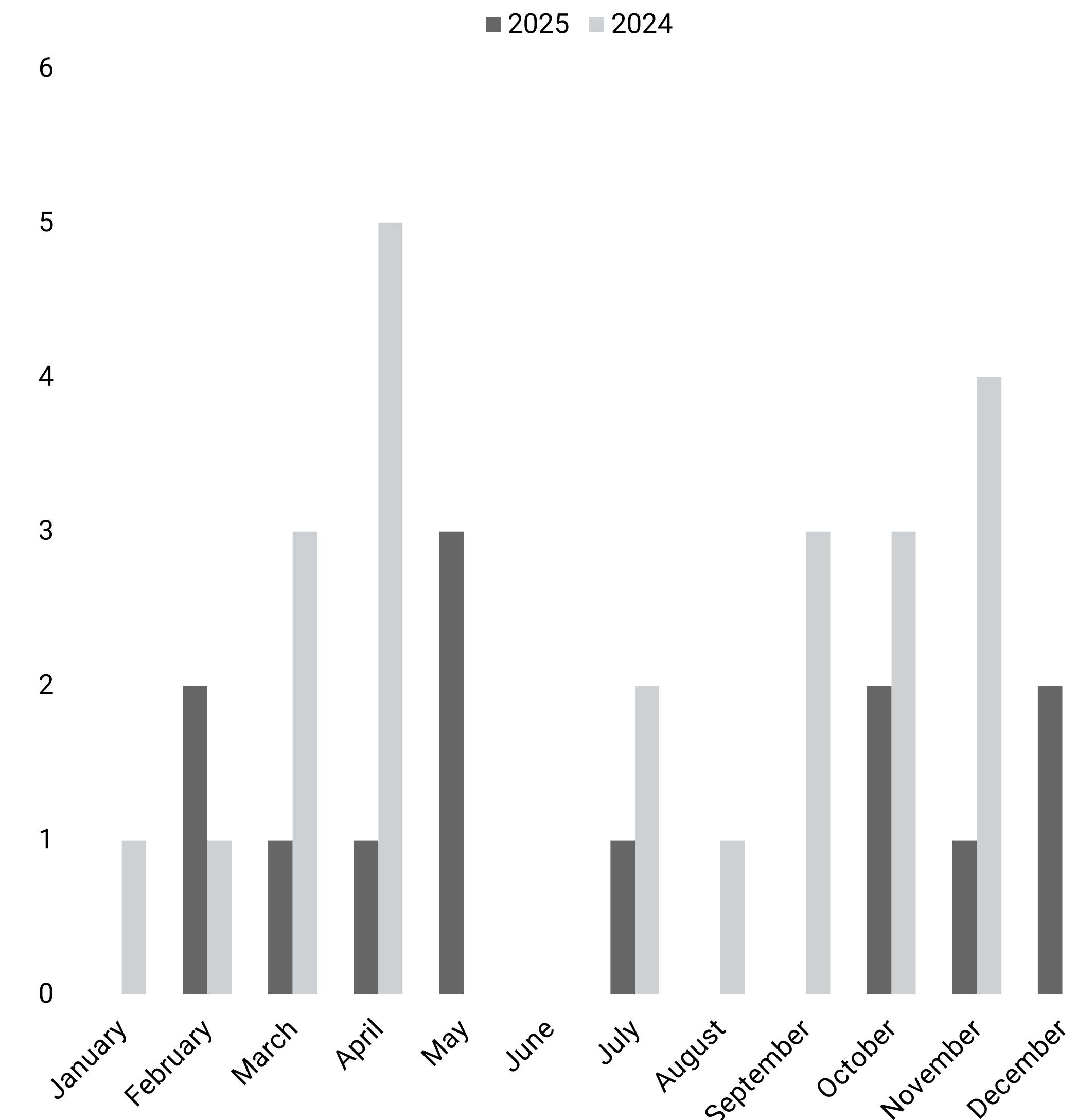


Cowlitz: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2025	2024	% chg.
January	0	1	-100.00%
February	2	1	100.00%
March	1	3	-66.67%
April	1	5	-80.00%
May	3	0	0.00%
June	0	0	0.00%
July	1	2	-50.00%
August	0	1	-100.00%
September	0	3	-100.00%
October	2	3	-33.33%
November	1	4	-75.00%
December	2	0	0.00%
Total	13	23	
% chg.			-43.48%

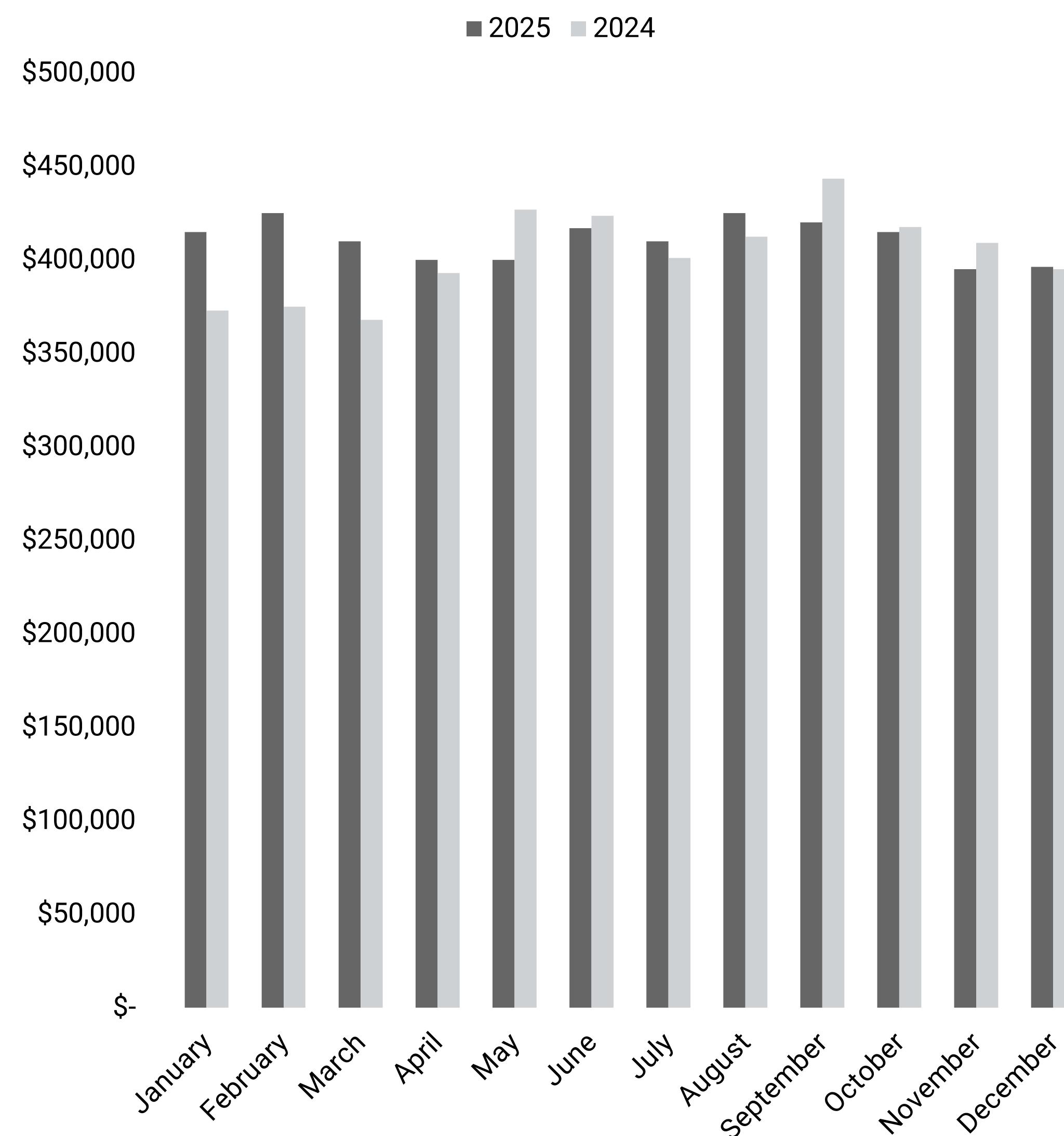


Cowlitz: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 415,000	\$ 373,000	11.26%
February	\$ 425,000	\$ 375,000	13.33%
March	\$ 409,900	\$ 368,000	11.39%
April	\$ 399,950	\$ 393,000	1.77%
May	\$ 400,000	\$ 427,000	-6.32%
June	\$ 417,000	\$ 423,500	-1.53%
July	\$ 410,000	\$ 401,000	2.24%
August	\$ 425,000	\$ 412,500	3.03%
September	\$ 420,000	\$ 443,500	-5.30%
October	\$ 415,000	\$ 417,500	-0.60%
November	\$ 395,000	\$ 409,125	-3.45%
December	\$ 396,250	\$ 395,000	0.32%
Total	\$ 410,250	\$ 403,750	
% chg.		1.61%	

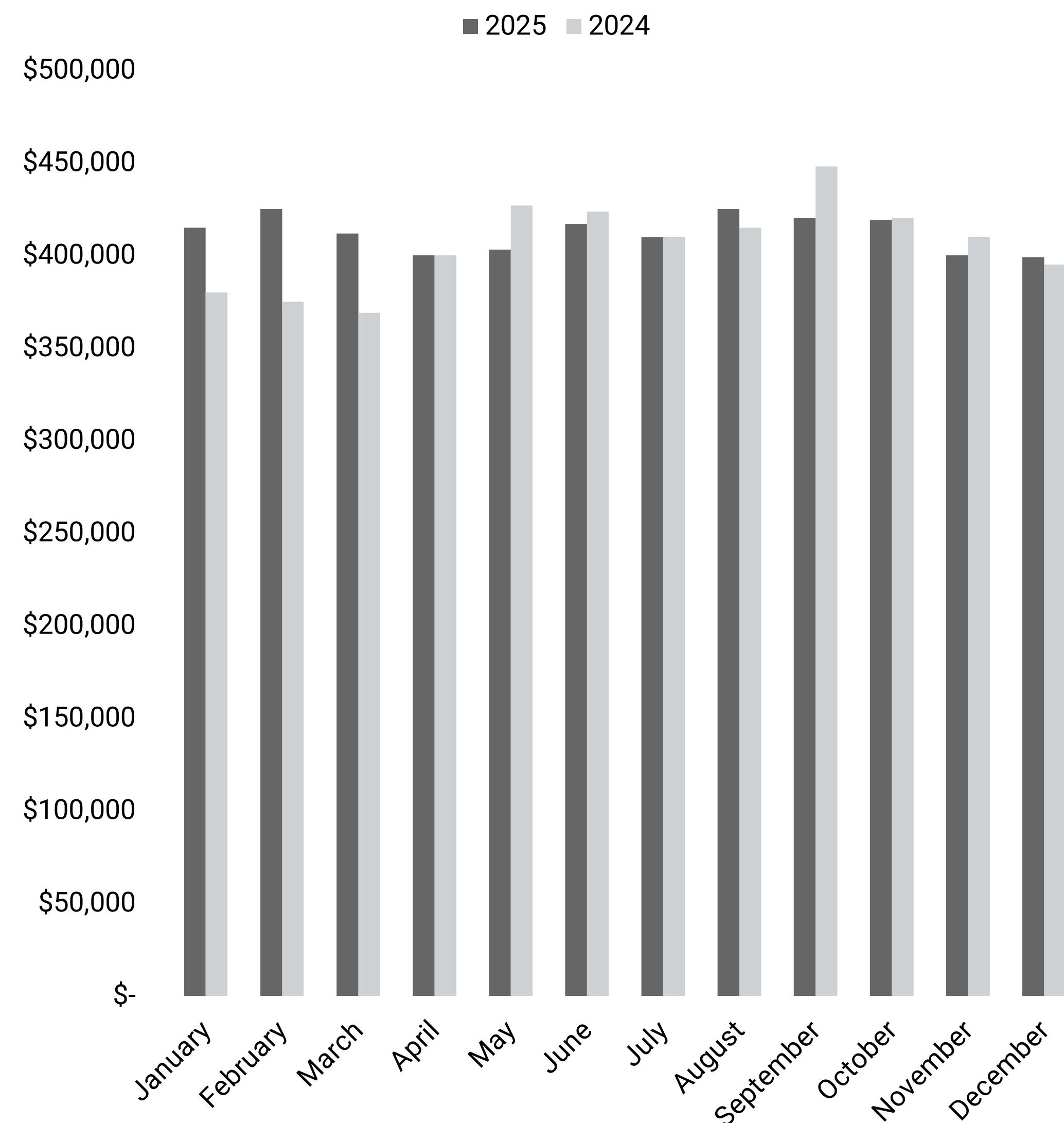


Cowlitz: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 415,000	\$ 380,000	9.21%
February	\$ 425,000	\$ 375,000	13.33%
March	\$ 411,850	\$ 368,950	11.63%
April	\$ 400,000	\$ 400,000	0.00%
May	\$ 403,042	\$ 427,000	-5.61%
June	\$ 417,000	\$ 423,500	-1.53%
July	\$ 410,000	\$ 410,000	0.00%
August	\$ 425,000	\$ 415,000	2.41%
September	\$ 420,000	\$ 448,000	-6.25%
October	\$ 419,000	\$ 420,000	-0.24%
November	\$ 400,000	\$ 409,950	-2.43%
December	\$ 399,000	\$ 395,000	1.01%
Total	\$ 413,800	\$ 407,000	
% chg.		1.67%	

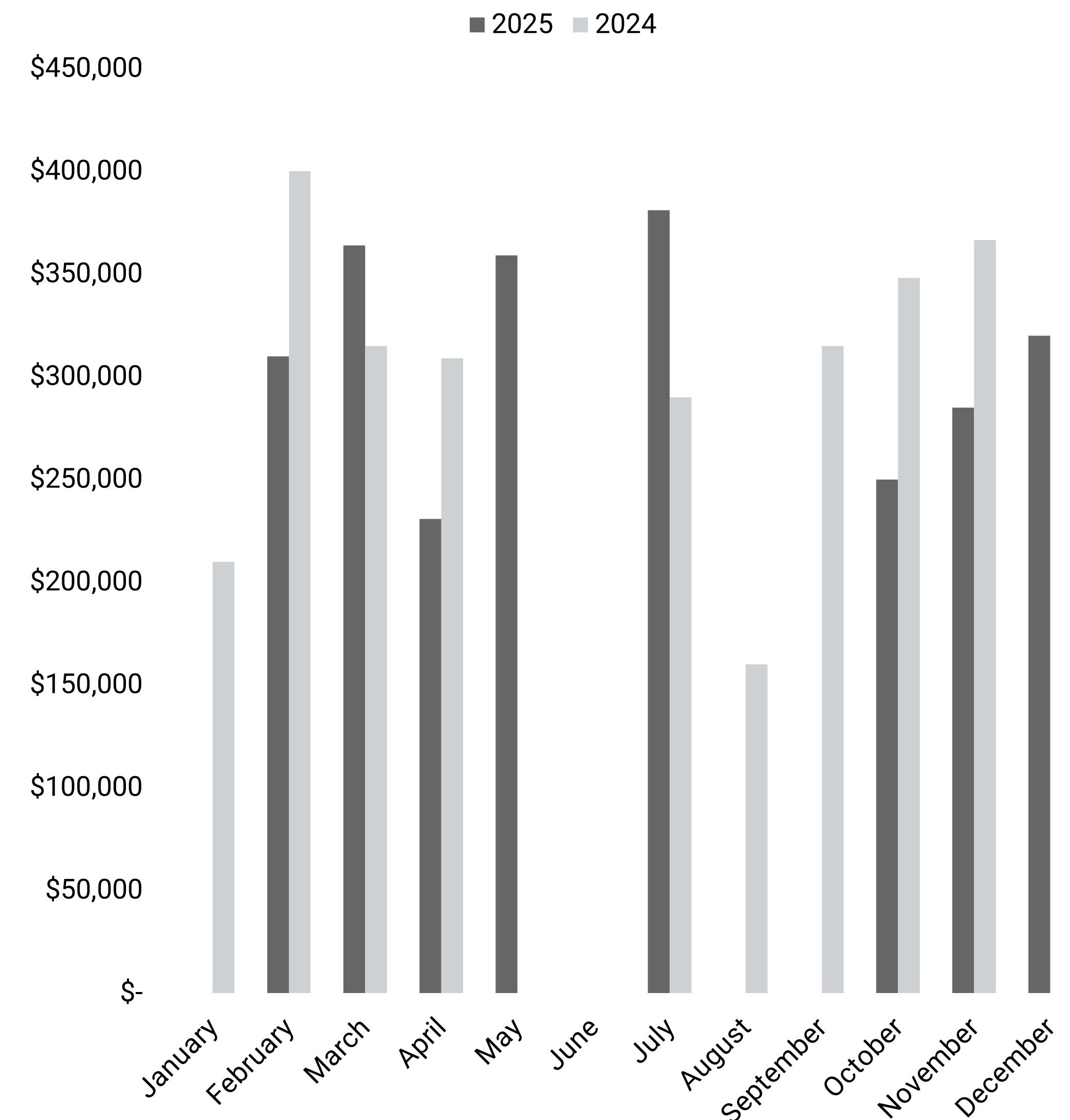


Cowlitz: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ -	\$ 209,900	-100.00%
February	\$ 310,000	\$ 400,000	-22.50%
March	\$ 363,900	\$ 315,000	15.52%
April	\$ 230,800	\$ 309,000	-25.31%
May	\$ 359,000	\$ -	0.00%
June	\$ -	\$ -	0.00%
July	\$ 381,000	\$ 289,900	31.42%
August	\$ -	\$ 160,000	-100.00%
September	\$ -	\$ 315,000	-100.00%
October	\$ 250,000	\$ 348,000	-28.16%
November	\$ 285,000	\$ 366,500	-22.24%
December	\$ 320,000	\$ -	0.00%
Total	\$ 350,000	\$ 315,000	
% chg.		11.11%	



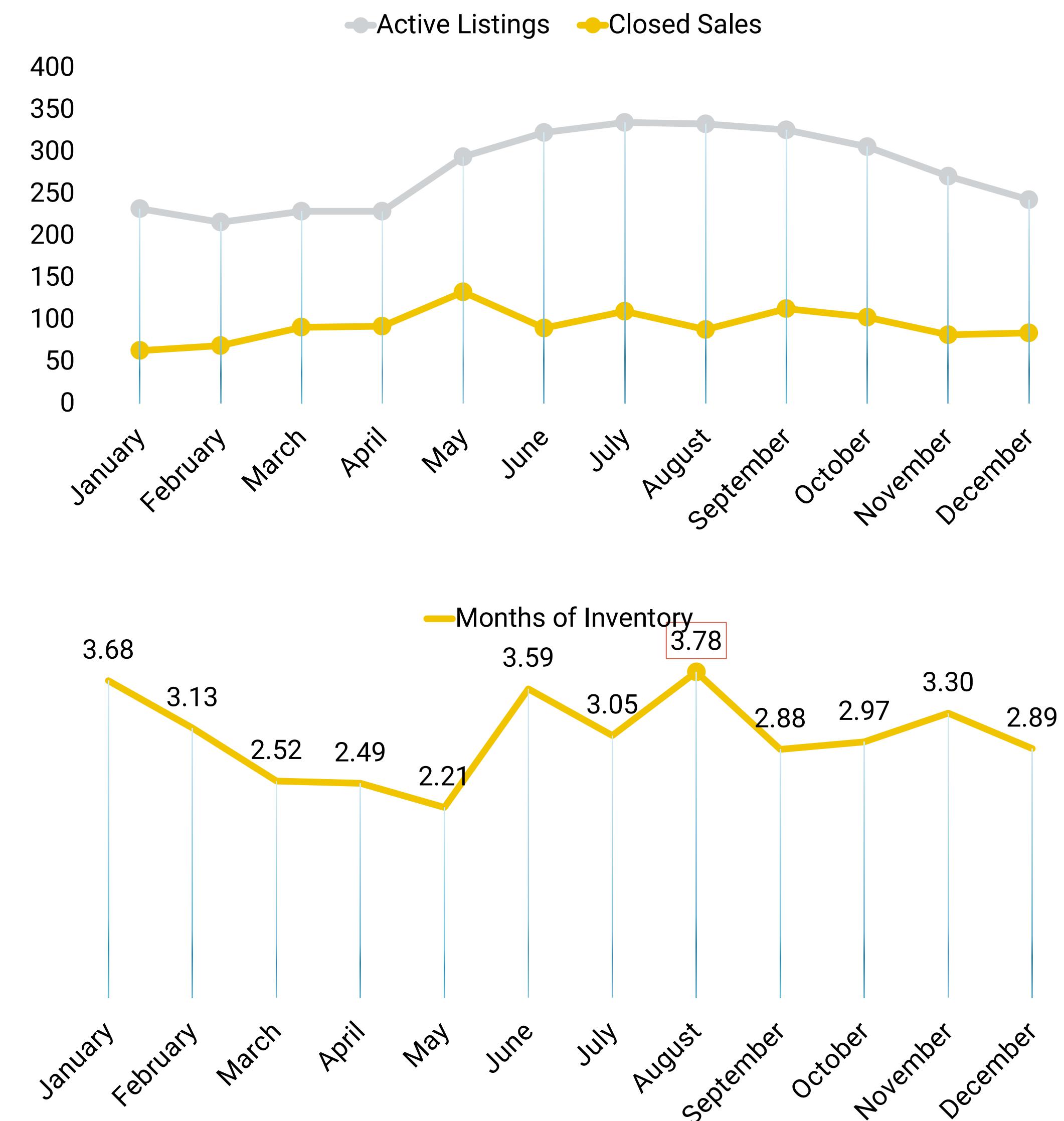
Cowlitz: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	232	63	3.68
February	216	69	3.13
March	229	91	2.52
April	229	92	2.49
May	294	133	2.21
June	323	90	3.59
July	335	110	3.05
August	333	88	3.78
September	326	113	2.88
October	306	103	2.97
November	271	82	3.30
December	243	84	2.89



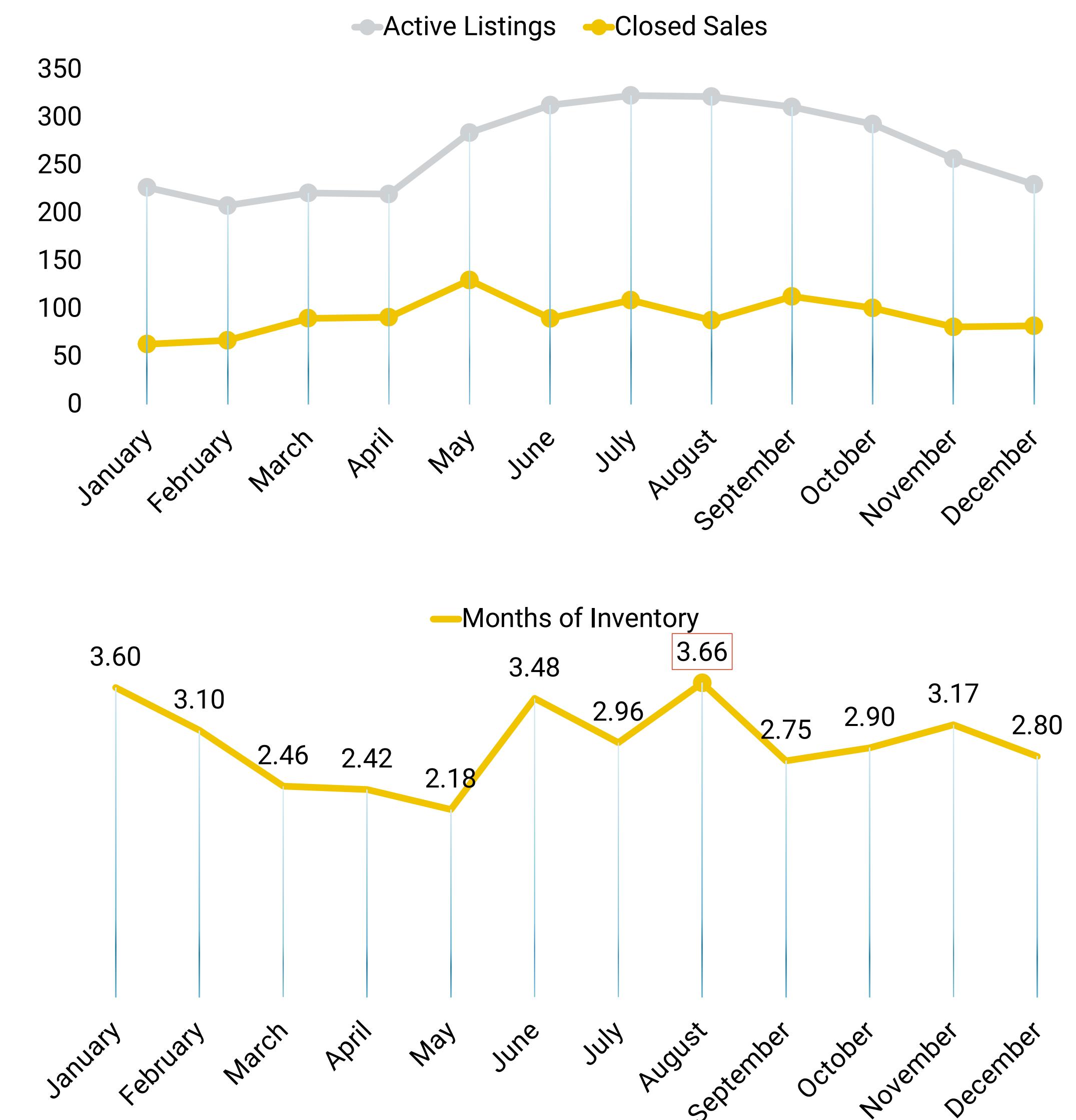
Cowlitz: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	227	63	3.60
February	208	67	3.10
March	221	90	2.46
April	220	91	2.42
May	284	130	2.18
June	313	90	3.48
July	323	109	2.96
August	322	88	3.66
September	311	113	2.75
October	293	101	2.90
November	257	81	3.17
December	230	82	2.80



Cowlitz: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	5	0	0.00
February	8	2	4.00
March	8	1	8.00
April	9	1	9.00
May	10	3	3.33
June	10	0	0.00
July	12	1	12.00
August	11	0	0.00
September	15	0	0.00
October	13	2	6.50
November	14	1	14.00
December	13	2	6.50

