

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - January 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
401	3	4	12	11	9.09%	2	2	0.00%	3	0	0.00%	\$325,000	\$0	0.00%	4.00
402	3	9	6	16	-62.50%	3	5	-40.00%	3	3	0.00%	\$287,500	\$300,000	-4.17%	2.00
403	4	8	11	11	0.00%	1	6	-83.33%	0	3	-100.00%	\$0	\$382,400	-100.00%	0.00
404	2	3	5	5	0.00%	2	1	100.00%	2	4	-50.00%	\$359,500	\$370,250	-2.90%	2.50
405	8	8	12	17	-29.41%	10	2	400.00%	4	1	300.00%	\$332,500	\$340,000	-2.21%	3.00
406	4	3	8	14	-42.86%	3	3	0.00%	2	3	-33.33%	\$404,500	\$378,000	7.01%	4.00
407	4	3	6	7	-14.29%	7	1	600.00%	1	3	-66.67%	\$640,000	\$530,000	20.75%	6.00
408	2	1	9	3	200.00%	3	4	-25.00%	3	4	-25.00%	\$350,000	\$369,950	-5.39%	3.00
409	3	1	7	5	40.00%	2	4	-50.00%	1	5	-80.00%	\$903,000	\$425,000	112.47%	7.00
410	6	3	9	5	80.00%	5	7	-28.57%	5	2	150.00%	\$415,000	\$627,500	-33.86%	1.80
411	6	4	21	14	50.00%	11	8	37.50%	5	4	25.00%	\$425,000	\$415,000	2.41%	4.20
412	4	7	10	19	-47.37%	4	6	-33.33%	4	5	-20.00%	\$572,000	\$449,900	27.14%	2.50
414	16	12	42	34	23.53%	16	11	45.45%	10	5	100.00%	\$529,000	\$495,000	6.87%	4.20
415	4	1	2	3	-33.33%	3	4	-25.00%	2	1	100.00%	\$324,500	\$395,000	-17.85%	1.00
416	8	3	12	8	50.00%	3	5	-40.00%	2	3	-33.33%	\$299,000	\$190,000	57.37%	6.00
417	6	5	10	10	0.00%	6	6	0.00%	3	1	200.00%	\$460,000	\$332,000	38.55%	3.33
418	6	4	10	7	42.86%	5	4	25.00%	0	1	-100.00%	\$0	\$455,000	-100.00%	0.00
419	3	5	15	15	0.00%	2	3	-33.33%	2	2	0.00%	\$744,950	\$501,150	48.65%	7.50
420	12	11	32	28	14.29%	15	13	15.38%	8	13	-38.46%	\$452,450	\$525,000	-13.82%	4.00
All Cowl Co	104	95	239	232	3.02%	103	95	8.42%	60	63	-4.76%	\$407,500	\$415,000	-1.81%	3.98

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401	3	3	9	10	-10.00%	2	1	100.00%	3	0	0.00%	\$325,000	\$0	0.00%	3.00
402	3	9	6	16	-62.50%	3	5	-40.00%	3	3	0.00%	\$287,500	\$300,000	-4.17%	2.00
403	4	8	11	11	0.00%	1	6	-83.33%	0	3	-100.00%	\$0	\$382,400	-100.00%	0.00
404	2	3	4	4	0.00%	2	1	100.00%	2	4	-50.00%	\$359,500	\$370,250	-2.90%	2.00
405	8	8	9	16	-43.75%	10	2	400.00%	4	1	300.00%	\$332,500	\$340,000	-2.21%	2.25
406	4	3	8	14	-42.86%	3	3	0.00%	2	3	-33.33%	\$404,500	\$378,000	7.01%	4.00
407	4	3	6	7	-14.29%	7	1	600.00%	1	3	-66.67%	\$640,000	\$530,000	20.75%	6.00
408	2	1	9	3	200.00%	3	4	-25.00%	3	4	-25.00%	\$350,000	\$369,950	-5.39%	3.00
409	3	1	7	5	40.00%	2	4	-50.00%	1	5	-80.00%	\$903,000	\$425,000	112.47%	7.00
410	6	3	9	5	80.00%	4	7	-42.86%	5	2	150.00%	\$415,000	\$627,500	-33.86%	1.80
411	6	4	20	12	66.67%	11	6	83.33%	5	4	25.00%	\$425,000	\$415,000	2.41%	4.00
412	3	7	8	19	-57.89%	4	6	-33.33%	4	5	-20.00%	\$572,000	\$449,900	27.14%	2.00
414	16	12	42	34	23.53%	16	11	45.45%	10	5	100.00%	\$529,000	\$495,000	6.87%	4.20
415	4	1	2	3	-33.33%	3	4	-25.00%	2	1	100.00%	\$324,500	\$395,000	-17.85%	1.00
416	8	3	12	8	50.00%	3	5	-40.00%	2	3	-33.33%	\$299,000	\$190,000	57.37%	6.00
417	6	5	10	10	0.00%	6	6	0.00%	3	1	200.00%	\$460,000	\$332,000	38.55%	3.33
418	6	4	10	7	42.86%	5	4	25.00%	0	1	-100.00%	\$0	\$455,000	-100.00%	0.00
419	3	5	15	15	0.00%	2	3	-33.33%	2	2	0.00%	\$744,950	\$501,150	48.65%	7.50
420	12	11	32	28	14.29%	15	13	15.38%	8	13	-38.46%	\$452,450	\$525,000	-13.82%	4.00
All Cowl Co	103	94	229	227	0.88%	102	92	10.87%	60	63	-4.76%	\$407,500	\$415,000	-1.81%	3.82

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Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
401	0	1	3	1	200.00%	0	1	-100.00%	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	0	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	0	0	1	2	-50.00%	0	2	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
412	1	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	1	1	10	5	100.00%	1	3	-66.67%	0	0	0.00%	\$0	\$0	0.00%	0.00