

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - February 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
401	3	5	12	12	0.00%	3	3	0.00%	0	2	-100.00%	\$0	\$297,500	-100.00%	0.00
402	8	6	10	9	11.11%	5	12	-58.33%	2	1	100.00%	\$327,000	\$220,000	48.64%	5.00
403	3	2	8	9	-11.11%	6	4	50.00%	1	4	-75.00%	\$310,000	\$363,450	-14.71%	8.00
404	1	0	5	3	66.67%	0	2	-100.00%	0	3	-100.00%	\$0	\$359,900	-100.00%	0.00
405	9	5	13	18	-27.78%	10	5	100.00%	5	2	150.00%	\$324,000	\$321,000	0.93%	2.60
406	3	8	8	13	-38.46%	5	9	-44.44%	0	5	-100.00%	\$0	\$530,000	-100.00%	0.00
407	1	3	3	7	-57.14%	4	2	100.00%	5	2	150.00%	\$452,500	\$712,500	-36.49%	0.60
408	2	1	6	3	100.00%	4	2	100.00%	4	2	100.00%	\$358,200	\$464,000	-22.80%	1.50
409	3	3	7	6	16.67%	4	2	100.00%	2	2	0.00%	\$519,500	\$431,000	20.53%	3.50
410	7	1	11	3	266.67%	5	4	25.00%	7	5	40.00%	\$430,000	\$390,000	10.26%	1.57
411	7	7	14	15	-6.67%	5	5	0.00%	6	5	20.00%	\$396,000	\$395,000	0.25%	2.33
412	6	5	9	16	-43.75%	6	7	-14.29%	4	7	-42.86%	\$567,500	\$430,600	31.79%	2.25
414	15	18	39	37	5.41%	15	17	-11.76%	11	8	37.50%	\$413,000	\$416,000	-0.72%	3.55
415	4	3	4	3	33.33%	3	4	-25.00%	2	1	100.00%	\$449,500	\$433,000	3.81%	2.00
416	1	5	5	10	-50.00%	11	3	266.67%	3	2	50.00%	\$309,900	\$350,000	-11.46%	1.67
417	7	5	11	10	10.00%	7	7	0.00%	5	6	-16.67%	\$441,000	\$422,450	4.39%	2.20
418	5	6	14	10	40.00%	1	4	-75.00%	2	2	0.00%	\$371,500	\$331,750	11.98%	7.00
419	4	6	12	12	0.00%	6	10	-40.00%	0	3	-100.00%	\$0	\$447,000	-100.00%	0.00
420	12	9	29	20	45.00%	14	16	-12.50%	10	7	42.86%	\$480,000	\$580,000	-17.24%	2.90
All Cowl Co	101	98	220	216	1.85%	114	118	-3.39%	69	69	0.00%	\$424,000	\$425,000	-0.24%	3.19

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401	2	3	8	9	-11.11%	3	3	0.00%	0	1	-100.00%	\$0	\$240,000	-100.00%	0.00
402	8	6	10	9	11.11%	5	12	-58.33%	2	1	100.00%	\$327,000	\$220,000	48.64%	5.00
403	3	2	8	9	-11.11%	6	4	50.00%	1	4	-75.00%	\$310,000	\$363,450	-14.71%	8.00
404	1	0	4	2	100.00%	0	2	-100.00%	0	3	-100.00%	\$0	\$359,900	-100.00%	0.00
405	7	4	8	17	-52.94%	10	5	100.00%	5	2	150.00%	\$324,000	\$321,000	0.93%	1.60
406	3	8	8	13	-38.46%	5	9	-44.44%	0	5	-100.00%	\$0	\$530,000	-100.00%	0.00
407	0	3	2	7	-71.43%	4	2	100.00%	5	2	150.00%	\$452,500	\$712,500	-36.49%	0.40
408	2	1	6	3	100.00%	4	2	100.00%	4	2	100.00%	\$358,200	\$464,000	-22.80%	1.50
409	3	3	7	6	16.67%	4	2	100.00%	2	2	0.00%	\$519,500	\$431,000	20.53%	3.50
410	7	1	11	3	266.67%	5	4	25.00%	6	5	20.00%	\$432,450	\$390,000	10.88%	1.83
411	5	6	11	12	-8.33%	5	5	0.00%	6	4	50.00%	\$396,000	\$414,500	-4.46%	1.83
412	6	5	7	16	-56.25%	6	7	-14.29%	4	7	-42.86%	\$567,500	\$430,600	31.79%	1.75
414	15	18	39	37	5.41%	15	17	-11.76%	11	8	37.50%	\$413,000	\$416,000	-0.72%	3.55
415	4	3	4	3	33.33%	3	4	-25.00%	2	1	100.00%	\$449,500	\$433,000	3.81%	2.00
416	1	5	5	10	-50.00%	11	3	266.67%	3	2	50.00%	\$309,900	\$350,000	-11.46%	1.67
417	7	5	11	10	10.00%	7	7	0.00%	5	6	-16.67%	\$441,000	\$422,450	4.39%	2.20
418	5	6	14	10	40.00%	1	4	-75.00%	2	2	0.00%	\$371,500	\$331,750	11.98%	7.00
419	4	6	12	12	0.00%	6	10	-40.00%	0	3	-100.00%	\$0	\$447,000	-100.00%	0.00
420	12	9	29	20	45.00%	14	16	-12.50%	10	7	42.86%	\$480,000	\$580,000	-17.24%	2.90
All Cowl Co	95	94	204	208	-1.92%	114	118	-3.39%	68	67	1.49%	\$424,500	\$425,000	-0.12%	3.00

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
401	1	2	4	3	33.33%	0	0	0.00%	0	1	-100.00%	\$0	\$355,000	-100.00%	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	2	1	5	1	400.00%	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	1	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	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$225,000	\$0	0.00%	0.00
411	2	1	3	3	0.00%	0	0	0.00%	0	1	-100.00%	\$0	\$265,000	-100.00%	0.00
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	6	4	16	8	100.00%	0	0	0.00%	1	2	-50.00%	\$225,000	\$310,000	-27.42%	16.00