

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - March 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Mar 2026	New Mar 2025	Ttl Active Mar 2026	Ttl Active Mar 2025	% Change, Ttl Active	Pending Mar 2026	Pending Mar 2025	% Change, Pending	Closed Mar 2026	Closed Mar 2025	% Change, Closed	Median \$, Mar 2026	Median \$, Mar 2025	% Change, Median Price	Months of Inventory
401	1	6	8	15	-46.67%	3	6	-50.00%	3	3	0.00%	\$290,000	\$300,000	-3.33%	2.67
402	3	7	12	12	0.00%	5	6	-16.67%	4	11	-63.64%	\$304,150	\$278,000	9.41%	3.00
403	7	7	9	11	-18.18%	4	9	-55.56%	3	3	0.00%	\$356,500	\$325,000	9.69%	3.00
404	1	4	5	4	25.00%	1	3	-66.67%	0	1	-100.00%	\$0	\$395,000	-100.00%	0.00
405	11	5	13	19	-31.58%	15	7	114.29%	9	3	200.00%	\$375,000	\$375,000	0.00%	1.44
406	9	10	10	10	0.00%	10	12	-16.67%	6	5	20.00%	\$433,500	\$429,000	1.05%	1.67
407	3	6	5	9	-44.44%	2	3	-33.33%	3	1	200.00%	\$550,000	\$449,000	22.49%	1.67
408	6	3	4	1	300.00%	7	6	16.67%	3	2	50.00%	\$335,000	\$372,450	-10.06%	1.33
409	5	3	8	5	60.00%	4	4	0.00%	2	2	0.00%	\$424,750	\$353,500	20.16%	4.00
410	9	3	9	7	28.57%	10	1	900.00%	2	2	0.00%	\$506,725	\$421,400	20.25%	4.50
411	8	13	9	18	-50.00%	11	10	10.00%	4	6	-33.33%	\$464,000	\$431,850	7.44%	2.25
412	9	7	11	7	57.14%	6	13	-53.85%	4	3	33.33%	\$577,500	\$385,000	50.00%	2.75
414	15	7	45	35	28.57%	9	13	-30.77%	14	14	0.00%	\$435,000	\$517,500	-15.94%	3.21
415	2	1	5	1	400.00%	4	4	0.00%	2	5	-60.00%	\$495,000	\$398,700	24.15%	2.50
416	6	8	7	13	-46.15%	3	4	-25.00%	8	3	166.67%	\$312,000	\$305,000	2.30%	0.88
417	6	5	10	7	42.86%	9	7	28.57%	4	5	-20.00%	\$414,950	\$379,900	9.23%	2.50
418	5	5	13	6	116.67%	5	7	-28.57%	2	4	-50.00%	\$323,500	\$324,500	-0.31%	6.50
419	6	6	11	15	-26.67%	6	4	50.00%	9	5	80.00%	\$597,000	\$605,000	-1.32%	1.22
420	20	18	36	34	5.88%	13	10	30.00%	13	13	0.00%	\$503,000	\$650,000	-22.62%	2.77
<b>All Cowl Co</b>	<b>132</b>	<b>124</b>	<b>230</b>	<b>229</b>	<b>0.44%</b>	<b>127</b>	<b>129</b>	<b>-1.55%</b>	<b>95</b>	<b>91</b>	<b>4.40%</b>	<b>\$414,900</b>	<b>\$409,900</b>	<b>1.22%</b>	<b>2.42</b>

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401	0	5	4	12	-66.67%	3	5	-40.00%	3	3	0.00%	\$290,000	\$300,000	-3.33%	1.33
402	3	7	12	12	0.00%	5	6	-16.67%	4	11	-63.64%	\$304,150	\$278,000	9.41%	3.00
403	7	7	9	11	-18.18%	4	9	-55.56%	3	3	0.00%	\$356,500	\$325,000	9.69%	3.00
404	1	4	4	4	0.00%	1	2	-50.00%	0	1	-100.00%	\$0	\$395,000	-100.00%	0.00
405	11	5	9	18	-50.00%	13	6	116.67%	9	3	200.00%	\$375,000	\$375,000	0.00%	1.00
406	9	10	10	10	0.00%	10	12	-16.67%	6	5	20.00%	\$433,500	\$429,000	1.05%	1.67
407	3	5	4	8	-50.00%	2	3	-33.33%	3	1	200.00%	\$550,000	\$449,000	22.49%	1.33
408	6	3	4	1	300.00%	7	6	16.67%	3	2	50.00%	\$335,000	\$372,450	-10.06%	1.33
409	5	3	8	5	60.00%	4	4	0.00%	2	2	0.00%	\$424,750	\$353,500	20.16%	4.00
410	9	3	9	7	28.57%	10	1	900.00%	2	2	0.00%	\$506,725	\$421,400	20.25%	4.50
411	8	12	7	15	-53.33%	10	9	11.11%	4	5	-20.00%	\$464,000	\$449,900	3.13%	1.75
412	9	7	10	7	42.86%	6	13	-53.85%	4	3	33.33%	\$577,500	\$385,000	50.00%	2.50
414	15	7	45	35	28.57%	9	13	-30.77%	14	14	0.00%	\$435,000	\$517,500	-15.94%	3.21
415	2	1	5	1	400.00%	4	4	0.00%	2	5	-60.00%	\$495,000	\$398,700	24.15%	2.50
416	6	8	7	13	-46.15%	3	4	-25.00%	8	3	166.67%	\$312,000	\$305,000	2.30%	0.88
417	6	5	10	7	42.86%	9	7	28.57%	4	5	-20.00%	\$414,950	\$379,900	9.23%	2.50
418	5	5	13	6	116.67%	5	7	-28.57%	2	4	-50.00%	\$323,500	\$324,500	-0.31%	6.50
419	6	6	11	15	-26.67%	6	4	50.00%	9	5	80.00%	\$597,000	\$605,000	-1.32%	1.22
420	20	18	36	34	5.88%	13	10	30.00%	13	13	0.00%	\$503,000	\$650,000	-22.62%	2.77
<b>All Cowl Co</b>	<b>131</b>	<b>121</b>	<b>217</b>	<b>221</b>	<b>-1.81%</b>	<b>124</b>	<b>125</b>	<b>-0.80%</b>	<b>95</b>	<b>90</b>	<b>5.56%</b>	<b>\$414,900</b>	<b>\$411,850</b>	<b>0.74%</b>	<b>2.28</b>

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401	1	1	4	3	33.33%	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	0	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	0	4	1	300.00%	2	1	100.00%	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	1	1	1	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%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	0	1	2	3	-33.33%	1	1	0.00%	0	1	-100.00%	\$0	\$363,900	-100.00%	0.00
412	0	0	1	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
<b>All Cowl Co</b>	<b>1</b>	<b>3</b>	<b>13</b>	<b>8</b>	<b>62.50%</b>	<b>3</b>	<b>4</b>	<b>-25.00%</b>	<b>0</b>	<b>1</b>	<b>-100.00%</b>	<b>\$0</b>	<b>\$363,900</b>	<b>0.00%</b>	<b>0.00</b>