

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - April 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2026	New Apr 2025	Ttl Active Apr 2026	Ttl Active Apr 2025	% Change, Ttl Active	Pending Apr 2026	Pending Apr 2025	% Change, Pending	Closed Apr 2026	Closed Apr 2025	% Change, Closed	Median \$, Apr 2026	Median \$, Apr 2025	% Change, Median Price	Months of Inventory
401	6	5	11	17	-35.29%	2	6	-66.67%	4	1	300.00%	\$211,250	\$399,000	-47.06%	2.75
402	3	2	8	8	0.00%	5	6	-16.67%	2	3	-33.33%	\$352,450	\$340,500	3.51%	4.00
403	2	7	8	6	33.33%	3	14	-78.57%	3	8	-62.50%	\$331,500	\$335,500	-1.19%	2.67
404	7	2	5	3	66.67%	8	5	60.00%	1	3	-66.67%	\$405,000	\$305,000	32.79%	5.00
405	8	4	15	12	25.00%	6	9	-33.33%	10	8	25.00%	\$379,750	\$390,000	-2.63%	1.50
406	9	9	13	11	18.18%	4	10	-60.00%	4	9	-55.56%	\$422,000	\$445,000	-5.17%	3.25
407	7	3	6	10	-40.00%	4	3	33.33%	2	3	-33.33%	\$562,500	\$570,000	-1.32%	3.00
408	11	3	10	2	400.00%	5	2	150.00%	4	5	-20.00%	\$355,500	\$355,000	0.14%	2.50
409	4	1	9	3	200.00%	2	3	-33.33%	3	1	200.00%	\$500,000	\$448,000	11.61%	3.00
410	8	11	9	8	12.50%	8	9	-11.11%	5	1	400.00%	\$439,900	\$376,500	16.84%	1.80
411	9	8	11	13	-15.38%	11	15	-26.67%	9	8	12.50%	\$472,000	\$429,750	9.83%	1.22
412	7	9	10	14	-28.57%	7	8	-12.50%	5	7	-28.57%	\$460,000	\$431,100	6.70%	2.00
414	17	21	45	37	21.62%	17	19	-10.53%	7	7	0.00%	\$385,000	\$485,000	-20.62%	6.43
415	1	3	2	3	-33.33%	4	2	100.00%	3	2	50.00%	\$387,000	\$469,950	-17.65%	0.67
416	8	4	8	9	-11.11%	7	7	0.00%	2	4	-50.00%	\$312,000	\$312,750	-0.24%	4.00
417	5	10	10	9	11.11%	6	8	-25.00%	6	4	50.00%	\$360,000	\$396,500	-9.21%	1.67
418	9	7	16	10	60.00%	6	7	-14.29%	4	4	0.00%	\$312,450	\$336,250	-7.08%	4.00
419	6	9	11	18	-38.89%	5	9	-44.44%	4	5	-20.00%	\$472,500	\$510,000	-7.35%	2.75
420	30	25	45	36	25.00%	19	22	-13.64%	13	9	44.44%	\$522,000	\$440,000	18.64%	3.46
<b>All Cowl Co</b>	<b>157</b>	<b>143</b>	<b>252</b>	<b>229</b>	<b>10.04%</b>	<b>129</b>	<b>164</b>	<b>-21.34%</b>	<b>91</b>	<b>92</b>	<b>-1.09%</b>	<b>\$410,000</b>	<b>\$399,950</b>	<b>2.51%</b>	<b>2.77</b>

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Map Area	New Apr 2026	New Apr 2025	Ttl Active Apr 2026	Ttl Active Apr 2025	% Change, Ttl Active	Pending Apr 2026	Pending Apr 2025	% Change, Pending	Closed Apr 2026	Closed Apr 2025	% Change, Closed	Median \$, Apr 2026	Median \$, Apr 2025	% Change, Median Price	Months of Inventory
401	5	4	8	13	-38.46%	2	4	-50.00%	4	1	300.00%	\$211,250	\$399,000	-47.06%	2.00
402	3	2	8	8	0.00%	5	6	-16.67%	2	3	-33.33%	\$352,450	\$340,500	3.51%	4.00
403	2	7	8	6	33.33%	3	14	-78.57%	3	8	-62.50%	\$331,500	\$335,500	-1.19%	2.67
404	7	2	5	3	66.67%	7	5	40.00%	1	2	-50.00%	\$405,000	\$382,500	5.88%	5.00
405	8	4	10	11	-9.09%	6	9	-33.33%	10	8	25.00%	\$379,750	\$390,000	-2.63%	1.00
406	9	9	13	11	18.18%	4	10	-60.00%	4	9	-55.56%	\$422,000	\$445,000	-5.17%	3.25
407	7	3	5	9	-44.44%	4	3	33.33%	2	3	-33.33%	\$562,500	\$570,000	-1.32%	2.50
408	11	3	10	2	400.00%	5	2	150.00%	4	5	-20.00%	\$355,500	\$355,000	0.14%	2.50
409	4	1	9	3	200.00%	2	3	-33.33%	3	1	200.00%	\$500,000	\$448,000	11.61%	3.00
410	7	11	9	8	12.50%	7	9	-22.22%	5	1	400.00%	\$439,900	\$376,500	16.84%	1.80
411	8	8	10	10	0.00%	9	15	-40.00%	7	8	-12.50%	\$489,900	\$429,750	14.00%	1.43
412	7	9	10	14	-28.57%	7	8	-12.50%	5	7	-28.57%	\$460,000	\$431,100	6.70%	2.00
414	17	21	45	37	21.62%	17	19	-10.53%	7	7	0.00%	\$385,000	\$485,000	-20.62%	6.43
415	1	3	2	3	-33.33%	4	2	100.00%	3	2	50.00%	\$387,000	\$469,950	-17.65%	0.67
416	8	4	8	9	-11.11%	7	7	0.00%	2	4	-50.00%	\$312,000	\$312,750	-0.24%	4.00
417	5	10	10	9	11.11%	6	8	-25.00%	6	4	50.00%	\$360,000	\$396,500	-9.21%	1.67
418	9	7	16	10	60.00%	6	7	-14.29%	4	4	0.00%	\$312,450	\$336,250	-7.08%	4.00
419	6	9	11	18	-38.89%	5	9	-44.44%	4	5	-20.00%	\$472,500	\$510,000	-7.35%	2.75
420	30	25	45	36	25.00%	19	22	-13.64%	13	9	44.44%	\$522,000	\$440,000	18.64%	3.46
<b>All Cowl Co</b>	<b>154</b>	<b>142</b>	<b>242</b>	<b>220</b>	<b>10.00%</b>	<b>125</b>	<b>162</b>	<b>-22.84%</b>	<b>89</b>	<b>91</b>	<b>-2.20%</b>	<b>\$413,000</b>	<b>\$400,000</b>	<b>3.25%</b>	<b>2.72</b>

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401	1	1	3	4	-25.00%	0	2	-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	0	0	0.00%	1	0	0.00%	0	1	-100.00%	\$0	\$230,800	-100.00%	0.00
405	0	0	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	0	0	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	1	0	0	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	1	0	1	3	-66.67%	2	0	0.00%	2	0	0.00%	\$317,000	\$0	0.00%	0.50
412	0	0	0	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>3</b>	<b>1</b>	<b>10</b>	<b>9</b>	<b>11.11%</b>	<b>4</b>	<b>2</b>	<b>100.00%</b>	<b>2</b>	<b>1</b>	<b>100.00%</b>	<b>\$317,000</b>	<b>\$230,800</b>	<b>37.35%</b>	<b>5.00</b>