

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - May 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2026	New May 2025	Ttl Active May 2026	Ttl Active May 2025	% Change, Ttl Active	Pending May 2026	Pending May 2025	% Change, Pending	Closed May 2026	Closed May 2025	% Change, Closed	Median \$, May 2026	Median \$, May 2025	% Change, Median Price	Months of Inventory
401	5	3	12	18	-33.33%	6	3	100.00%	1	4	-75.00%	\$295,000	\$350,050	-15.73%	12.00
402	5	10	8	12	-33.33%	7	5	40.00%	4	8	-50.00%	\$299,450	\$309,500	-3.25%	2.00
403	6	5	4	7	-42.86%	10	6	66.67%	1	7	-85.71%	\$280,000	\$345,000	-18.84%	4.00
404	5	5	2	6	-66.67%	7	3	133.33%	5	3	66.67%	\$425,000	\$401,085	5.96%	0.40
405	13	17	20	20	0.00%	8	7	14.29%	6	6	0.00%	\$334,950	\$342,425	-2.18%	3.33
406	7	9	11	14	-21.43%	9	3	200.00%	6	9	-33.33%	\$432,500	\$480,000	-9.90%	1.83
407	4	1	6	7	-14.29%	3	4	-25.00%	4	1	300.00%	\$525,000	\$505,000	3.96%	1.50
408	6	2	9	2	350.00%	9	2	350.00%	5	2	150.00%	\$359,000	\$360,975	-0.55%	1.80
409	6	6	7	5	40.00%	8	4	100.00%	4	4	0.00%	\$492,250	\$492,950	-0.14%	1.75
410	10	8	14	10	40.00%	7	9	-22.22%	8	6	33.33%	\$408,750	\$384,950	6.18%	1.75
411	13	9	15	16	-6.25%	12	6	100.00%	7	14	-50.00%	\$401,000	\$431,725	-7.12%	2.14
412	15	11	16	18	-11.11%	10	9	11.11%	4	11	-63.64%	\$519,950	\$432,600	20.19%	4.00
414	33	37	63	58	8.62%	17	16	6.25%	11	15	-26.67%	\$449,000	\$441,000	1.81%	5.73
415	5	5	5	4	25.00%	2	4	-50.00%	2	2	0.00%	\$473,500	\$363,500	30.26%	2.50
416	10	7	12	9	33.33%	5	8	-37.50%	7	5	40.00%	\$359,000	\$304,000	18.09%	1.71
417	9	8	7	12	-41.67%	12	6	100.00%	6	10	-40.00%	\$397,000	\$344,000	15.41%	1.17
418	2	4	10	8	25.00%	7	6	16.67%	6	4	50.00%	\$304,950	\$320,000	-4.70%	1.67
419	11	7	16	15	6.67%	7	9	-22.22%	5	5	0.00%	\$399,900	\$475,000	-15.81%	3.20
420	35	36	58	53	9.43%	21	17	23.53%	18	17	5.88%	\$481,000	\$515,000	-6.60%	3.22
<b>All Cowl Co</b>	<b>200</b>	<b>190</b>	<b>295</b>	<b>294</b>	<b>0.34%</b>	<b>167</b>	<b>127</b>	<b>31.50%</b>	<b>110</b>	<b>133</b>	<b>-17.29%</b>	<b>\$409,500</b>	<b>\$400,000</b>	<b>2.38%</b>	<b>2.68</b>

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - May 2026									
RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2026	New May 2025	Ttl Active May 2026	Ttl Active May 2025	% Change, Ttl Active	Pending May 2026	Pending May 2025	% Change, Pending	Closed May 2026	Closed May 2025	% Change, Closed	Median \$, May 2026	Median \$, May 2025	% Change, Median Price	Months of Inventory
401	4	3	10	15	-33.33%	4	2	100.00%	1	2	-50.00%	\$295,000	\$326,550	-9.66%	10.00
402	5	10	8	12	-33.33%	7	5	40.00%	4	8	-50.00%	\$299,450	\$309,500	-3.25%	2.00
403	6	5	4	7	-42.86%	10	6	66.67%	1	7	-85.71%	\$280,000	\$345,000	-18.84%	4.00
404	5	5	2	6	-66.67%	7	3	133.33%	5	3	66.67%	\$425,000	\$401,085	5.96%	0.40
405	13	16	16	18	-11.11%	7	7	0.00%	5	6	-16.67%	\$344,900	\$342,425	0.72%	3.20
406	7	9	11	14	-21.43%	9	3	200.00%	6	9	-33.33%	\$432,500	\$480,000	-9.90%	1.83
407	4	1	5	6	-16.67%	3	4	-25.00%	4	1	300.00%	\$525,000	\$505,000	3.96%	1.25
408	6	2	9	2	350.00%	9	2	350.00%	5	2	150.00%	\$359,000	\$360,975	-0.55%	1.80
409	6	6	7	5	40.00%	8	4	100.00%	4	4	0.00%	\$492,250	\$492,950	-0.14%	1.75
410	10	8	14	10	40.00%	7	9	-22.22%	7	6	16.67%	\$445,000	\$384,950	15.60%	2.00
411	12	7	14	12	16.67%	12	6	100.00%	7	13	-46.15%	\$401,000	\$433,500	-7.50%	2.00
412	15	11	16	18	-11.11%	10	9	11.11%	4	11	-63.64%	\$519,950	\$432,600	20.19%	4.00
414	33	37	63	58	8.62%	17	16	6.25%	11	15	-26.67%	\$449,000	\$441,000	1.81%	5.73
415	5	5	5	4	25.00%	2	4	-50.00%	2	2	0.00%	\$473,500	\$363,500	30.26%	2.50
416	10	7	12	9	33.33%	5	8	-37.50%	7	5	40.00%	\$359,000	\$304,000	18.09%	1.71
417	9	8	7	12	-41.67%	12	6	100.00%	6	10	-40.00%	\$397,000	\$344,000	15.41%	1.17
418	2	4	10	8	25.00%	7	6	16.67%	6	4	50.00%	\$304,950	\$320,000	-4.70%	1.67
419	11	7	16	15	6.67%	7	9	-22.22%	5	5	0.00%	\$399,900	\$475,000	-15.81%	3.20
420	35	36	58	53	9.43%	21	17	23.53%	18	17	5.88%	\$481,000	\$515,000	-6.60%	3.22
<b>All Cowl Co</b>	<b>198</b>	<b>187</b>	<b>287</b>	<b>284</b>	<b>1.06%</b>	<b>164</b>	<b>126</b>	<b>30.16%</b>	<b>108</b>	<b>130</b>	<b>-16.92%</b>	<b>\$413,000</b>	<b>\$403,042</b>	<b>2.47%</b>	<b>2.66</b>

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - May 2026									
CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2026	New May 2025	Ttl Active May 2026	Ttl Active May 2025	% Change, Ttl Active	Pending May 2026	Pending May 2025	% Change, Pending	Closed May 2026	Closed May 2025	% Change, Closed	Median \$, May 2026	Median \$, May 2025	% Change, Median Price	Months of Inventory
401	1	0	2	3	-33.33%	2	1	100.00%	0	2	-100.00%	\$0	\$358,000	-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	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	1	4	2	100.00%	1	0	0.00%	1	0	0.00%	\$174,900	\$0	0.00%	4.00
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	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$311,097	\$0	0.00%	0.00
411	1	2	1	4	-75.00%	0	0	0.00%	0	1	-100.00%	\$0	\$360,000	-100.00%	0.00
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>2</b>	<b>3</b>	<b>8</b>	<b>10</b>	<b>-20.00%</b>	<b>3</b>	<b>1</b>	<b>200.00%</b>	<b>2</b>	<b>3</b>	<b>-33.33%</b>	<b>\$242,998</b>	<b>\$359,000</b>	<b>-32.31%</b>	<b>4.00</b>