

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - June 2026										
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES							
Map Area	New Jun 2026	New Jun 2025	Ttl Active Jun 2026	Ttl Active Jun 2025	% Change, Ttl Active	Pending Jun 2026	Pending Jun 2025	% Change, Pending	Closed Jun 2026	Closed Jun 2025	% Change, Closed	Median \$, Jun 2026	Median \$, Jun 2025	% Change, Median Price	Months of Inventory	
401	6	3	14	15	-6.67%	4	5	-20.00%	3	1	200.00%	\$305,000	\$270,500	12.75%	4.67	
402	10	2	9	9	0.00%	9	6	50.00%	6	4	50.00%	\$339,802	\$297,450	14.24%	1.50	
403	8	7	9	8	12.50%	6	7	-14.29%	7	6	16.67%	\$320,000	\$337,500	-5.19%	1.29	
404	4	6	5	6	-16.67%	2	4	-50.00%	5	1	400.00%	\$505,000	\$458,000	10.26%	1.00	
405	7	8	18	25	-28.00%	13	4	225.00%	8	6	33.33%	\$395,500	\$381,950	3.55%	2.25	
406	6	9	12	18	-33.33%	4	5	-20.00%	8	2	300.00%	\$357,450	\$564,450	-36.67%	1.50	
407	5	2	7	9	-22.22%	3	0	0.00%	3	2	50.00%	\$469,000	\$588,000	-20.24%	2.33	
408	5	5	9	5	80.00%	6	1	500.00%	7	2	250.00%	\$350,000	\$355,000	-1.41%	1.29	
409	6	4	10	7	42.86%	3	4	-25.00%	4	2	100.00%	\$552,500	\$425,000	30.00%	2.50	
410	5	9	13	11	18.18%	5	9	-44.44%	7	8	-12.50%	\$491,900	\$457,000	7.64%	1.86	
411	6	10	11	17	-35.29%	9	6	50.00%	10	6	66.67%	\$415,000	\$394,950	5.08%	1.10	
412	7	9	19	17	11.76%	4	8	-50.00%	8	4	100.00%	\$467,500	\$443,450	5.42%	2.38	
414	20	19	68	67	1.49%	14	13	7.69%	19	11	72.73%	\$438,000	\$443,700	-1.28%	3.58	
415	7	2	8	5	60.00%	4	1	300.00%	4	2	100.00%	\$375,000	\$674,450	-44.40%	2.00	
416	2	2	10	9	11.11%	5	0	0.00%	0	5	-100.00%	\$0	\$352,000	-100.00%	0.00	
417	13	4	15	11	36.36%	7	7	0.00%	6	5	20.00%	\$472,450	\$275,000	71.80%	2.50	
418	5	6	6	12	-50.00%	5	3	66.67%	6	3	100.00%	\$345,000	\$300,500	14.81%	1.00	
419	8	10	17	18	-5.56%	7	8	-12.50%	3	7	-57.14%	\$377,000	\$650,000	-42.00%	5.67	
420	23	24	69	54	27.78%	15	23	-34.78%	19	13	46.15%	\$575,000	\$630,000	-8.73%	3.63	
All Cowl Co	153	141	329	323	1.86%	125	114	9.65%	133	90	47.78%	\$410,000	\$417,000	-1.68%	2.47	

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401	4	1	11	10	10.00%	4	5	-20.00%	1	1	0.00%	\$305,000	\$270,500	12.75%	11.00
402	10	2	9	9	0.00%	9	6	50.00%	6	4	50.00%	\$339,802	\$297,450	14.24%	1.50
403	8	7	9	8	12.50%	6	7	-14.29%	7	6	16.67%	\$320,000	\$337,500	-5.19%	1.29
404	4	6	5	6	-16.67%	2	4	-50.00%	5	1	400.00%	\$505,000	\$458,000	10.26%	1.00
405	7	8	14	23	-39.13%	13	4	225.00%	8	6	33.33%	\$395,500	\$381,950	3.55%	1.75
406	6	9	12	18	-33.33%	4	5	-20.00%	8	2	300.00%	\$357,450	\$564,450	-36.67%	1.50
407	5	2	7	8	-12.50%	2	0	0.00%	3	2	50.00%	\$469,000	\$588,000	-20.24%	2.33
408	5	5	9	5	80.00%	6	1	500.00%	7	2	250.00%	\$350,000	\$355,000	-1.41%	1.29
409	6	4	10	7	42.86%	3	4	-25.00%	4	2	100.00%	\$552,500	\$425,000	30.00%	2.50
410	5	9	13	11	18.18%	5	9	-44.44%	7	8	-12.50%	\$491,900	\$457,000	7.64%	1.86
411	5	10	11	15	-26.67%	8	5	60.00%	9	6	50.00%	\$420,000	\$394,950	6.34%	1.22
412	7	8	19	17	11.76%	4	8	-50.00%	8	4	100.00%	\$467,500	\$443,450	5.42%	2.38
414	20	19	68	67	1.49%	14	13	7.69%	19	11	72.73%	\$438,000	\$443,700	-1.28%	3.58
415	7	2	8	5	60.00%	4	1	300.00%	4	2	100.00%	\$375,000	\$674,450	-44.40%	2.00
416	2	2	10	9	11.11%	5	0	0.00%	0	5	-100.00%	\$0	\$352,000	-100.00%	0.00
417	13	4	15	11	36.36%	7	7	0.00%	6	5	20.00%	\$472,450	\$275,000	71.80%	2.50
418	5	6	6	12	-50.00%	5	3	66.67%	6	3	100.00%	\$345,000	\$300,500	14.81%	1.00
419	8	10	17	18	-5.56%	7	8	-12.50%	3	7	-57.14%	\$377,000	\$650,000	-42.00%	5.67
420	23	24	69	54	27.78%	15	23	-34.78%	19	13	46.15%	\$575,000	\$630,000	-8.73%	3.63
All Cowl Co	150	138	322	313	2.88%	123	113	8.85%	130	90	44.44%	\$416,500	\$417,000	-0.12%	2.48

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401	2	2	3	5	-40.00%	0	0	0.00%	2	0	0.00%	\$307,000	\$0	0.00%	1.50
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	0	4	2	100.00%	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	1	-100.00%	1	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	1	0	0	2	-100.00%	1	1	0.00%	1	0	0.00%	\$349,900	\$0	0.00%	0.00
412	0	1	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
All Cowl Co	3	3	7	10	-30.00%	2	1	100.00%	3	0	0.00%	\$329,000	\$0	0.00%	2.33