

Breakouts: COWLITZ MAP AREAS									Northwest Multiple Listing Service - July 2026						
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
401	5	3	16	14	14.29%	4	5	-20.00%	3	4	-25.00%	\$350,000	\$322,865	8.40%	5.33
402	6	14	12	15	-20.00%	4	8	-50.00%	5	5	0.00%	\$324,000	\$299,900	8.04%	2.40
403	7	4	12	8	50.00%	7	4	75.00%	4	4	0.00%	\$335,250	\$348,500	-3.80%	3.00
404	7	8	7	5	40.00%	5	11	-54.55%	3	1	200.00%	\$449,900	\$500,000	-10.02%	2.33
405	10	13	18	24	-25.00%	10	14	-28.57%	9	4	125.00%	\$349,950	\$377,500	-7.30%	2.00
406	7	5	14	14	0.00%	6	8	-25.00%	2	6	-66.67%	\$587,500	\$406,000	44.70%	7.00
407	6	7	9	13	-30.77%	4	2	100.00%	2	2	0.00%	\$484,950	\$381,500	27.12%	4.50
408	4	7	9	7	28.57%	6	5	20.00%	4	1	300.00%	\$342,000	\$370,000	-7.57%	2.25
409	2	1	6	7	-14.29%	5	2	150.00%	6	2	200.00%	\$430,450	\$452,000	-4.77%	1.00
410	6	8	11	11	0.00%	7	9	-22.22%	5	9	-44.44%	\$525,000	\$415,000	26.51%	2.20
411	22	9	22	20	10.00%	13	7	85.71%	9	8	12.50%	\$419,900	\$453,000	-7.31%	2.44
412	5	4	19	13	46.15%	5	12	-58.33%	4	9	-55.56%	\$505,000	\$456,000	10.75%	4.75
414	20	11	70	55	27.27%	11	18	-38.89%	6	11	-45.45%	\$570,825	\$437,000	30.62%	11.67
415	7	6	9	8	12.50%	3	5	-40.00%	2	2	0.00%	\$485,000	\$475,000	2.11%	4.50
416	4	10	13	16	-18.75%	3	3	0.00%	5	4	25.00%	\$310,000	\$310,000	0.00%	2.60
417	8	7	15	13	15.38%	11	6	83.33%	8	5	60.00%	\$397,450	\$450,000	-11.68%	1.88
418	3	6	5	13	-61.54%	4	5	-20.00%	4	4	0.00%	\$320,500	\$360,500	-11.10%	1.25
419	5	4	16	19	-15.79%	5	5	0.00%	7	9	-22.22%	\$500,000	\$560,000	-10.71%	2.29
420	22	21	77	60	28.33%	11	11	0.00%	11	20	-45.00%	\$735,000	\$450,000	63.33%	7.00
All Cowl Co	156	148	360	335	7.46%	124	140	-11.43%	99	110	-10.00%	\$415,000	\$410,000	1.22%	3.64

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
401	2	2	12	8	50.00%	2	5	-60.00%	2	4	-50.00%	\$372,500	\$322,865	15.37%	6.00
402	6	14	12	15	-20.00%	4	8	-50.00%	5	5	0.00%	\$324,000	\$299,900	8.04%	2.40
403	7	4	12	8	50.00%	7	4	75.00%	4	4	0.00%	\$335,250	\$348,500	-3.80%	3.00
404	6	8	6	5	20.00%	5	11	-54.55%	3	1	200.00%	\$449,900	\$500,000	-10.02%	2.00
405	10	12	15	21	-28.57%	9	14	-35.71%	8	4	100.00%	\$367,475	\$377,500	-2.66%	1.88
406	7	5	14	14	0.00%	6	8	-25.00%	2	6	-66.67%	\$587,500	\$406,000	44.70%	7.00
407	6	7	9	12	-25.00%	4	2	100.00%	1	2	-50.00%	\$580,000	\$381,500	52.03%	9.00
408	4	7	9	7	28.57%	6	5	20.00%	4	1	300.00%	\$342,000	\$370,000	-7.57%	2.25
409	2	1	6	7	-14.29%	5	2	150.00%	6	2	200.00%	\$430,450	\$452,000	-4.77%	1.00
410	6	8	11	11	0.00%	7	9	-22.22%	5	9	-44.44%	\$525,000	\$415,000	26.51%	2.20
411	22	8	22	18	22.22%	13	6	116.67%	8	7	14.29%	\$419,950	\$465,000	-9.69%	2.75
412	5	4	19	13	46.15%	5	12	-58.33%	4	9	-55.56%	\$505,000	\$456,000	10.75%	4.75
414	20	11	70	55	27.27%	11	18	-38.89%	6	11	-45.45%	\$570,825	\$437,000	30.62%	11.67
415	7	6	9	8	12.50%	3	5	-40.00%	2	2	0.00%	\$485,000	\$475,000	2.11%	4.50
416	4	10	13	16	-18.75%	3	3	0.00%	5	4	25.00%	\$310,000	\$310,000	0.00%	2.60
417	8	7	15	13	15.38%	11	6	83.33%	8	5	60.00%	\$397,450	\$450,000	-11.68%	1.88
418	3	6	5	13	-61.54%	4	5	-20.00%	4	4	0.00%	\$320,500	\$360,500	-11.10%	1.25
419	5	4	16	19	-15.79%	5	5	0.00%	7	9	-22.22%	\$500,000	\$560,000	-10.71%	2.29
420	22	21	77	60	28.33%	11	11	0.00%	11	20	-45.00%	\$735,000	\$450,000	63.33%	7.00
All Cowl Co	152	145	352	323	8.98%	121	139	-12.95%	95	109	-12.84%	\$419,900	\$410,000	2.41%	3.71

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
401	3	1	4	6	-33.33%	2	0	0.00%	1	0	0.00%	\$350,000	\$0	0.00%	4.00
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	1	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	1	3	3	0.00%	1	0	0.00%	1	0	0.00%	\$175,000	\$0	0.00%	3.00
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%	0	0	0.00%	1	0	0.00%	\$389,900	\$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	0	2	-100.00%	0	1	-100.00%	1	1	0.00%	\$375,000	\$381,000	-1.57%	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
All Cowl Co	4	3	8	12	-33.33%	3	1	200.00%	4	1	300.00%	\$362,500	\$381,000	-4.86%	2.00