

Breakouts: COWLITZ MAP AREAS

Northwest Multiple Listing Service - August 2026

RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Aug 2026	New Aug 2025	Ttl Active Aug 2026	Ttl Active Aug 2025	% Change, Ttl Active	Pending Aug 2026	Pending Aug 2025	% Change, Pending	Closed Aug 2026	Closed Aug 2025	% Change, Closed	Median \$ Aug 2026	Median \$ Aug 2025	% Change, Median Price	Months of Inventory
401	1	1	10	12	-16.67%	5	3	66.67%	5	1	400.00%	\$309,000	\$315,000	-1.90%	2.00
402	7	4	17	10	70.00%	4	10	-60.00%	8	3	166.67%	\$283,647	\$295,000	-3.85%	2.13
403	11	4	17	6	183.33%	8	4	100.00%	5	3	66.67%	\$310,000	\$272,000	13.97%	3.40
404	8	8	11	10	10.00%	5	2	150.00%	4	8	-50.00%	\$456,500	\$425,000	7.41%	2.75
405	6	9	17	23	-26.09%	8	13	-38.46%	6	9	-33.33%	\$304,000	\$373,000	-18.50%	2.83
406	4	3	16	13	23.08%	6	5	20.00%	4	5	-20.00%	\$461,000	\$445,000	3.60%	4.00
407	4	1	9	6	50.00%	4	7	-42.86%	4	3	33.33%	\$597,000	\$545,000	9.54%	2.25
408	1	7	9	11	-18.18%	1	5	-80.00%	4	3	33.33%	\$327,000	\$380,000	-13.95%	2.25
409	3	2	7	4	75.00%	1	3	-66.67%	5	2	150.00%	\$400,000	\$337,250	18.61%	1.40
410	9	11	19	15	26.67%	5	7	-28.57%	2	6	-66.67%	\$427,000	\$430,000	-0.70%	9.50
411	8	8	22	18	22.22%	9	10	-10.00%	8	5	60.00%	\$417,500	\$465,000	-10.22%	2.75
412	4	7	17	17	0.00%	6	3	100.00%	4	7	-42.86%	\$585,000	\$455,000	28.57%	4.25
414	21	19	69	59	16.95%	24	14	71.43%	10	11	-9.09%	\$390,750	\$365,000	7.05%	6.90
415	5	2	10	4	150.00%	4	5	-20.00%	4	3	33.33%	\$361,750	\$425,000	-14.88%	2.50
416	2	4	8	13	-38.46%	6	7	-14.29%	1	2	-50.00%	\$315,000	\$375,000	-16.00%	8.00
417	8	7	16	15	6.67%	5	6	-16.67%	6	2	200.00%	\$393,500	\$565,450	-30.41%	2.67
418	3	5	5	13	-61.54%	1	4	-75.00%	2	4	-50.00%	\$272,000	\$265,000	2.64%	2.50
419	13	6	25	19	31.58%	9	7	28.57%	4	3	33.33%	\$565,000	\$545,000	3.67%	6.25
420	18	24	72	65	10.77%	20	13	53.85%	5	8	-37.50%	\$796,100	\$560,000	42.16%	14.40
All Cowl Co	136	132	376	333	12.91%	131	128	2.34%	91	88	3.41%	\$385,000	\$425,000	-9.41%	4.13

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401	1	1	6	7	-14.29%	5	2	150.00%	4	1	300.00%	\$287,000	\$315,000	-8.89%	1.50
402	7	4	17	10	70.00%	4	10	-60.00%	8	3	166.67%	\$283,647	\$295,000	-3.85%	2.13
403	11	4	17	6	183.33%	8	4	100.00%	5	3	66.67%	\$310,000	\$272,000	13.97%	3.40
404	8	8	10	10	0.00%	5	2	150.00%	4	8	-50.00%	\$456,500	\$425,000	7.41%	2.50
405	5	9	13	20	-35.00%	8	13	-38.46%	5	9	-44.44%	\$308,000	\$373,000	-17.43%	2.60
406	4	3	16	13	23.08%	6	5	20.00%	4	5	-20.00%	\$461,000	\$445,000	3.60%	4.00
407	4	1	9	6	50.00%	4	7	-42.86%	4	3	33.33%	\$597,000	\$545,000	9.54%	2.25
408	1	7	9	11	-18.18%	1	5	-80.00%	4	3	33.33%	\$327,000	\$380,000	-13.95%	2.25
409	3	2	7	4	75.00%	1	3	-66.67%	5	2	150.00%	\$400,000	\$337,250	18.61%	1.40
410	9	11	19	15	26.67%	5	7	-28.57%	2	6	-66.67%	\$427,000	\$430,000	-0.70%	9.50
411	8	8	22	16	37.50%	9	10	-10.00%	8	5	60.00%	\$417,500	\$465,000	-10.22%	2.75
412	4	6	17	16	6.25%	6	3	100.00%	4	7	-42.86%	\$585,000	\$455,000	28.57%	4.25
414	21	19	69	59	16.95%	24	14	71.43%	10	11	-9.09%	\$390,750	\$365,000	7.05%	6.90
415	5	2	10	4	150.00%	4	5	-20.00%	4	3	33.33%	\$361,750	\$425,000	-14.88%	2.50
416	2	4	8	13	-38.46%	6	7	-14.29%	1	2	-50.00%	\$315,000	\$375,000	-16.00%	8.00
417	8	7	16	15	6.67%	5	6	-16.67%	6	2	200.00%	\$393,500	\$565,450	-30.41%	2.67
418	3	5	5	13	-61.54%	1	4	-75.00%	2	4	-50.00%	\$272,000	\$265,000	2.64%	2.50
419	13	6	25	19	31.58%	9	7	28.57%	4	3	33.33%	\$565,000	\$545,000	3.67%	6.25
420	18	24	72	65	10.77%	20	13	53.85%	5	8	-37.50%	\$796,100	\$560,000	42.16%	14.40
All Cowl Co	135	131	367	322	13.98%	131	127	3.15%	89	88	1.14%	\$388,500	\$425,000	-8.59%	4.12

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401	0	0	4	5	-20.00%	0	1	-100.00%	1	0	0.00%	\$360,000	\$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	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	1	0	4	3	33.33%	0	0	0.00%	1	0	0.00%	\$165,000	\$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	0	0	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	0	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
412	0	1	0	1	-100.00%	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	1	1	9	11	-18.18%	0	1	-100.00%	2	0	0.00%	\$262,500	\$0	0.00%	4.50