

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - April 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
401	5	4	17	4	325.00%	6	6	0.00%	1	3	-66.67%	\$399,000	\$309,000	29.13%	17.00
402	2	6	8	4	100.00%	6	5	20.00%	3	4	-25.00%	\$340,500	\$280,000	21.61%	2.67
403	7	1	6	2	200.00%	14	2	600.00%	8	5	60.00%	\$335,500	\$367,500	-8.71%	0.75
404	2	7	3	7	-57.14%	5	4	25.00%	3	4	-25.00%	\$305,000	\$282,400	8.00%	1.00
405	4	8	12	5	140.00%	9	9	0.00%	8	8	0.00%	\$390,000	\$397,500	-1.89%	1.50
406	9	6	11	8	37.50%	10	6	66.67%	9	7	28.57%	\$445,000	\$410,000	8.54%	1.22
407	3	2	10	6	66.67%	3	2	50.00%	3	1	200.00%	\$570,000	\$525,000	8.57%	3.33
408	3	7	2	2	0.00%	2	10	-80.00%	5	2	150.00%	\$355,000	\$425,000	-16.47%	0.40
409	1	4	3	6	-50.00%	3	3	0.00%	1	1	0.00%	\$448,000	\$485,000	-7.63%	3.00
410	11	7	8	6	33.33%	9	5	80.00%	1	5	-80.00%	\$376,500	\$409,000	-7.95%	8.00
411	8	6	13	5	160.00%	15	7	114.29%	8	8	0.00%	\$429,750	\$360,750	19.13%	1.63
412	9	3	14	7	100.00%	8	7	14.29%	7	2	250.00%	\$431,100	\$630,225	-31.60%	2.00
414	21	26	37	34	8.82%	19	17	11.76%	7	12	-41.67%	\$485,000	\$350,000	38.57%	5.29
415	3	2	3	3	0.00%	2	6	-66.67%	2	0	0.00%	\$469,950	\$0	0.00%	1.50
416	4	4	9	4	125.00%	7	7	0.00%	4	5	-20.00%	\$312,750	\$334,900	-6.61%	2.25
417	10	6	9	5	80.00%	8	7	14.29%	4	5	-20.00%	\$396,500	\$387,000	2.45%	2.25
418	7	5	10	10	0.00%	7	7	0.00%	4	8	-50.00%	\$336,250	\$268,750	25.12%	2.50
419	9	3	18	7	157.14%	9	3	200.00%	5	2	150.00%	\$510,000	\$592,500	-13.92%	3.60
420	25	23	36	27	33.33%	22	27	-18.52%	9	15	-40.00%	\$440,000	\$535,000	-17.76%	4.00
All Cowl Co	143	130	229	152	50.66%	164	140	17.14%	92	97	-5.15%	\$399,950	\$393,000	1.77%	2.49

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
401	4	4	13	3	333.33%	4	6	-33.33%	1	2	-50.00%	\$399,000	\$327,000	22.02%	13.00
402	2	6	8	4	100.00%	6	5	20.00%	3	4	-25.00%	\$340,500	\$280,000	21.61%	2.67
403	7	1	6	2	200.00%	14	2	600.00%	8	5	60.00%	\$335,500	\$367,500	-8.71%	0.75
404	2	6	3	6	-50.00%	5	4	25.00%	2	3	-33.33%	\$382,500	\$299,900	27.54%	1.50
405	4	8	11	4	175.00%	9	9	0.00%	8	7	14.29%	\$390,000	\$400,000	-2.50%	1.38
406	9	6	11	8	37.50%	10	6	66.67%	9	7	28.57%	\$445,000	\$410,000	8.54%	1.22
407	3	2	9	6	50.00%	3	2	50.00%	3	1	200.00%	\$570,000	\$525,000	8.57%	3.00
408	3	7	2	1	100.00%	2	10	-80.00%	5	2	150.00%	\$355,000	\$425,000	-16.47%	0.40
409	1	4	3	6	-50.00%	3	3	0.00%	1	1	0.00%	\$448,000	\$485,000	-7.63%	3.00
410	11	6	8	5	60.00%	9	5	80.00%	1	5	-80.00%	\$376,500	\$409,000	-7.95%	8.00
411	8	5	10	3	233.33%	15	5	200.00%	8	6	33.33%	\$429,750	\$375,700	14.39%	1.25
412	9	3	14	7	100.00%	8	7	14.29%	7	2	250.00%	\$431,100	\$630,225	-31.60%	2.00
414	21	26	37	34	8.82%	19	17	11.76%	7	12	-41.67%	\$485,000	\$350,000	38.57%	5.29
415	3	2	3	3	0.00%	2	6	-66.67%	2	0	0.00%	\$469,950	\$0	0.00%	1.50
416	4	4	9	4	125.00%	7	7	0.00%	4	5	-20.00%	\$312,750	\$334,900	-6.61%	2.25
417	10	6	9	5	80.00%	8	7	14.29%	4	5	-20.00%	\$396,500	\$387,000	2.45%	2.25
418	7	5	10	10	0.00%	7	7	0.00%	4	8	-50.00%	\$336,250	\$268,750	25.12%	2.50
419	9	3	18	7	157.14%	9	3	200.00%	5	2	150.00%	\$510,000	\$592,500	-13.92%	3.60
420	25	23	36	27	33.33%	22	27	-18.52%	9	15	-40.00%	\$440,000	\$535,000	-17.76%	4.00
All Cowl Co	142	127	220	145	51.72%	162	138	17.39%	91	92	-1.09%	\$400,000	\$400,000	0.00%	2.42

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
401	1	0	4	1	300.00%	2	0	0.00%	0	1	-100.00%	\$0	\$309,000	-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	1	0	1	-100.00%	0	0	0.00%	1	1	0.00%	\$230,800	\$235,000	-1.79%	0.00
405	0	0	1	1	0.00%	0	0	0.00%	0	1	-100.00%	\$0	\$190,000	-100.00%	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	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
408	0	0	0	1	-100.00%	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	1	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	0	1	3	2	50.00%	0	2	-100.00%	0	2	-100.00%	\$0	\$349,000	-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
All Cowl Co	1	3	9	7	28.57%	2	2	0.00%	1	5	-80.00%	\$230,800	\$309,000	-25.31%	9.00