

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - May 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2025	New May 2024	Ttl Active May 2025	Ttl Active May 2024	% Change, Ttl Active	Pending May 2025	Pending May 2024	% Change, Pending	Closed May 2025	Closed May 2024	% Change, Closed	Median \$, May 2025	Median \$, May 2024	% Change, Median Price	Months of Inventory
401	3	7	18	3	500.00%	3	5	-40.00%	4	2	100.00%	\$350,050	\$335,750	4.26%	4.50
402	10	9	12	5	140.00%	5	10	-50.00%	8	5	60.00%	\$309,500	\$325,000	-4.77%	1.50
403	5	6	7	5	40.00%	6	3	100.00%	7	3	133.33%	\$345,000	\$315,000	9.52%	1.00
404	5	3	6	8	-25.00%	3	2	50.00%	3	5	-40.00%	\$401,085	\$456,000	-12.04%	2.00
405	17	4	20	5	300.00%	7	5	40.00%	6	7	-14.29%	\$342,425	\$363,213	-5.72%	3.33
406	9	5	14	7	100.00%	3	3	0.00%	9	3	200.00%	\$480,000	\$476,000	0.84%	1.56
407	1	5	7	7	0.00%	4	3	33.33%	1	1	0.00%	\$505,000	\$474,000	6.54%	7.00
408	2	3	2	1	100.00%	2	7	-71.43%	2	3	-33.33%	\$360,975	\$360,000	0.27%	1.00
409	6	9	5	11	-54.55%	4	4	0.00%	4	2	100.00%	\$492,950	\$419,000	17.65%	1.25
410	8	4	10	4	150.00%	9	4	125.00%	6	4	50.00%	\$384,950	\$409,000	-5.88%	1.67
411	9	9	16	7	128.57%	6	6	0.00%	14	4	250.00%	\$431,725	\$457,450	-5.62%	1.14
412	11	7	18	10	80.00%	9	8	12.50%	11	6	83.33%	\$432,600	\$479,900	-9.86%	1.64
414	37	27	58	49	18.37%	16	12	33.33%	15	13	15.38%	\$441,000	\$450,000	-2.00%	3.87
415	5	0	4	2	100.00%	4	2	100.00%	2	1	100.00%	\$363,500	\$414,500	-12.30%	2.00
416	7	6	9	8	12.50%	8	4	100.00%	5	2	150.00%	\$304,000	\$268,555	13.20%	1.80
417	8	6	12	8	50.00%	6	4	50.00%	10	4	150.00%	\$344,000	\$445,000	-22.70%	1.20
418	4	3	8	7	14.29%	6	4	50.00%	4	7	-42.86%	\$320,000	\$339,000	-5.60%	2.00
419	7	10	15	14	7.14%	9	3	200.00%	5	3	66.67%	\$475,000	\$455,000	4.40%	3.00
420	36	34	53	42	26.19%	17	20	-15.00%	17	15	13.33%	\$515,000	\$537,500	-4.19%	3.12
All Cowl Co	190	157	294	203	44.83%	127	109	16.51%	133	90	47.78%	\$400,000	\$427,000	-6.32%	2.21

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2025	New May 2024	Ttl Active May 2025	Ttl Active May 2024	% Change, Ttl Active	Pending May 2025	Pending May 2024	% Change, Pending	Closed May 2025	Closed May 2024	% Change, Closed	Median \$, May 2025	Median \$, May 2024	% Change, Median Price	Months of Inventory
401	3	7	15	2	650.00%	2	5	-60.00%	2	2	0.00%	\$326,550	\$335,750	-2.74%	7.50
402	10	9	12	5	140.00%	5	10	-50.00%	8	5	60.00%	\$309,500	\$325,000	-4.77%	1.50
403	5	6	7	5	40.00%	6	3	100.00%	7	3	133.33%	\$345,000	\$315,000	9.52%	1.00
404	5	3	6	7	-14.29%	3	2	50.00%	3	5	-40.00%	\$401,085	\$456,000	-12.04%	2.00
405	16	4	18	4	350.00%	7	5	40.00%	6	7	-14.29%	\$342,425	\$363,213	-5.72%	3.00
406	9	5	14	7	100.00%	3	3	0.00%	9	3	200.00%	\$480,000	\$476,000	0.84%	1.56
407	1	5	6	7	-14.29%	4	3	33.33%	1	1	0.00%	\$505,000	\$474,000	6.54%	6.00
408	2	3	2	1	100.00%	2	7	-71.43%	2	3	-33.33%	\$360,975	\$360,000	0.27%	1.00
409	6	9	5	11	-54.55%	4	4	0.00%	4	2	100.00%	\$492,950	\$419,000	17.65%	1.25
410	8	4	10	3	233.33%	9	4	125.00%	6	4	50.00%	\$384,950	\$409,000	-5.88%	1.67
411	7	8	12	6	100.00%	6	4	50.00%	13	4	225.00%	\$433,500	\$457,450	-5.24%	0.92
412	11	7	18	10	80.00%	9	8	12.50%	11	6	83.33%	\$432,600	\$479,900	-9.86%	1.64
414	37	27	58	49	18.37%	16	12	33.33%	15	13	15.38%	\$441,000	\$450,000	-2.00%	3.87
415	5	0	4	2	100.00%	4	2	100.00%	2	1	100.00%	\$363,500	\$414,500	-12.30%	2.00
416	7	6	9	8	12.50%	8	4	100.00%	5	2	150.00%	\$304,000	\$268,555	13.20%	1.80
417	8	6	12	8	50.00%	6	4	50.00%	10	4	150.00%	\$344,000	\$445,000	-22.70%	1.20
418	4	3	8	7	14.29%	6	4	50.00%	4	7	-42.86%	\$320,000	\$339,000	-5.60%	2.00
419	7	10	15	14	7.14%	9	3	200.00%	5	3	66.67%	\$475,000	\$455,000	4.40%	3.00
420	36	34	53	42	26.19%	17	20	-15.00%	17	15	13.33%	\$515,000	\$537,500	-4.19%	3.12
All Cowl Co	187	156	284	198	43.43%	126	107	17.76%	130	90	44.44%	\$403,042	\$427,000	-5.61%	2.18

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2025	New May 2024	Ttl Active May 2025	Ttl Active May 2024	% Change, Ttl Active	Pending May 2025	Pending May 2024	% Change, Pending	Closed May 2025	Closed May 2024	% Change, Closed	Median \$, May 2025	Median \$, May 2024	% Change, Median Price	Months of Inventory
401	0	0	3	1	200.00%	1	0	0.00%	2	0	0.00%	\$358,000	\$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	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	1	0	2	1	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	1	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	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
411	2	1	4	1	300.00%	0	2	-100.00%	1	0	0.00%	\$360,000	\$0	0.00%	4.00
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	3	1	10	5	100.00%	1	2	-50.00%	3	0	0.00%	\$359,000	\$0	0.00%	3.33