



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Cowlitz

Annual Statistical Review and Highlights



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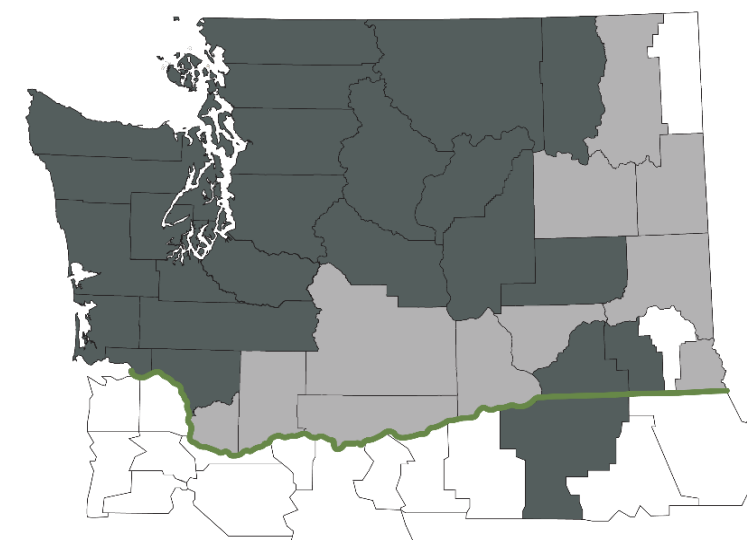
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

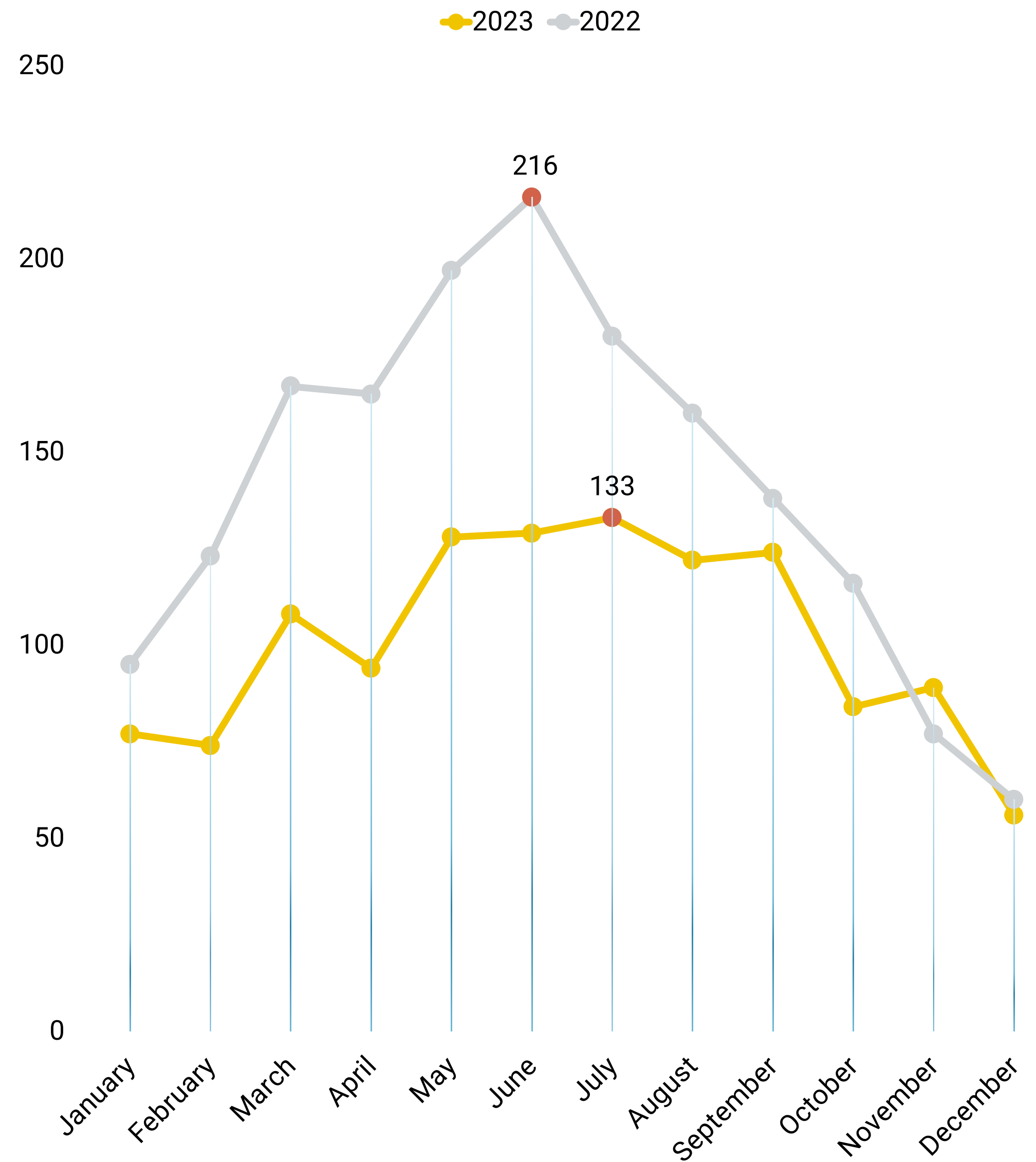
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Cowlitz: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	77	95	-18.95%
February	74	123	-39.84%
March	108	167	-35.33%
April	94	165	-43.03%
May	128	197	-35.03%
June	129	216	-40.28%
July	133	180	-26.11%
August	122	160	-23.75%
September	124	138	-10.14%
October	84	116	-27.59%
November	89	77	15.58%
December	56	60	-6.67%
Total	1,218	1,694	
% chg.			-28.10%

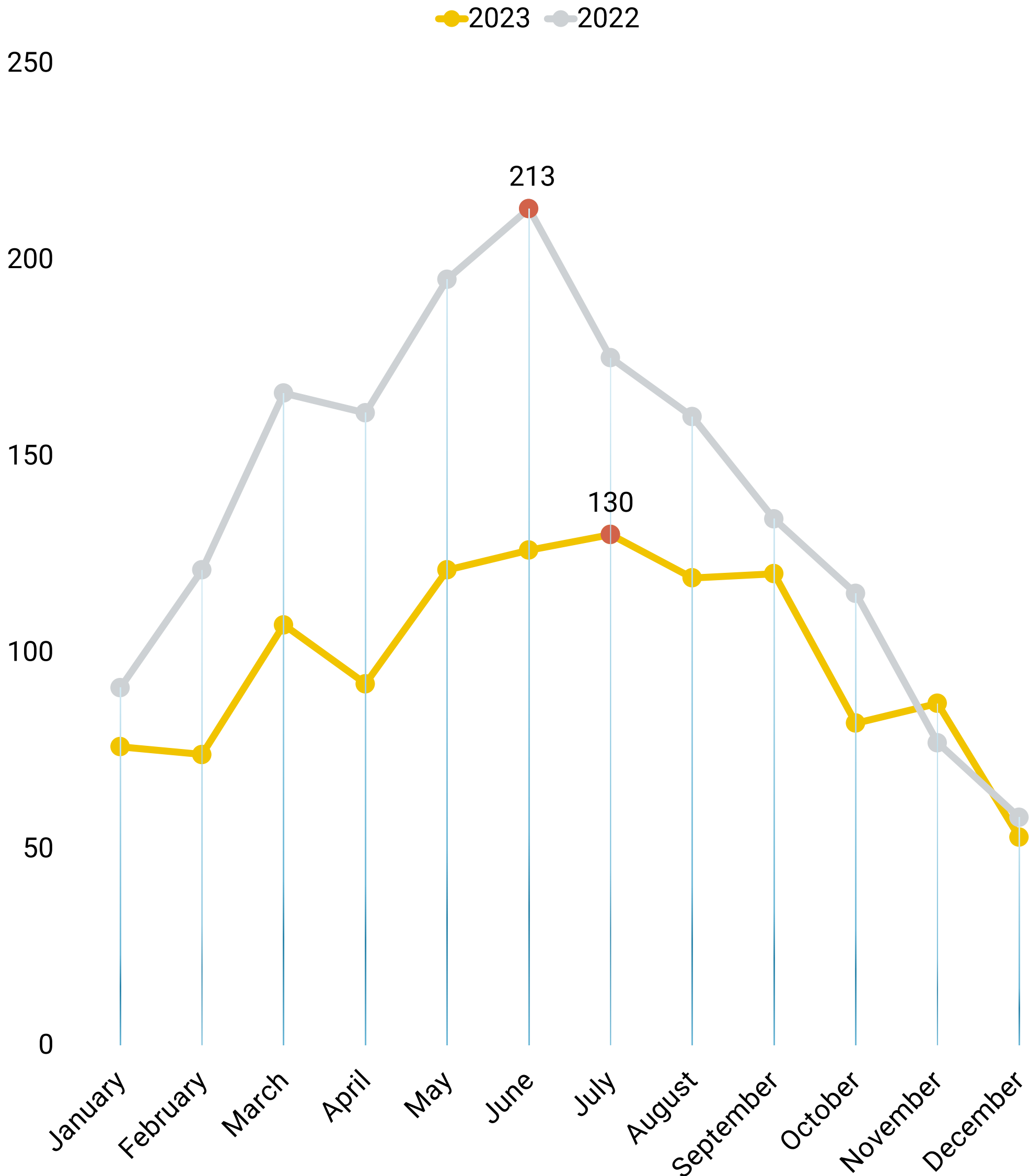


Cowlitz: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	76	91	-16.48%
February	74	121	-38.84%
March	107	166	-35.54%
April	92	161	-42.86%
May	121	195	-37.95%
June	126	213	-40.85%
July	130	175	-25.71%
August	119	160	-25.63%
September	120	134	-10.45%
October	82	115	-28.70%
November	87	77	12.99%
December	53	58	-8.62%
Total	1,187	1,666	
% chg.			-28.75%

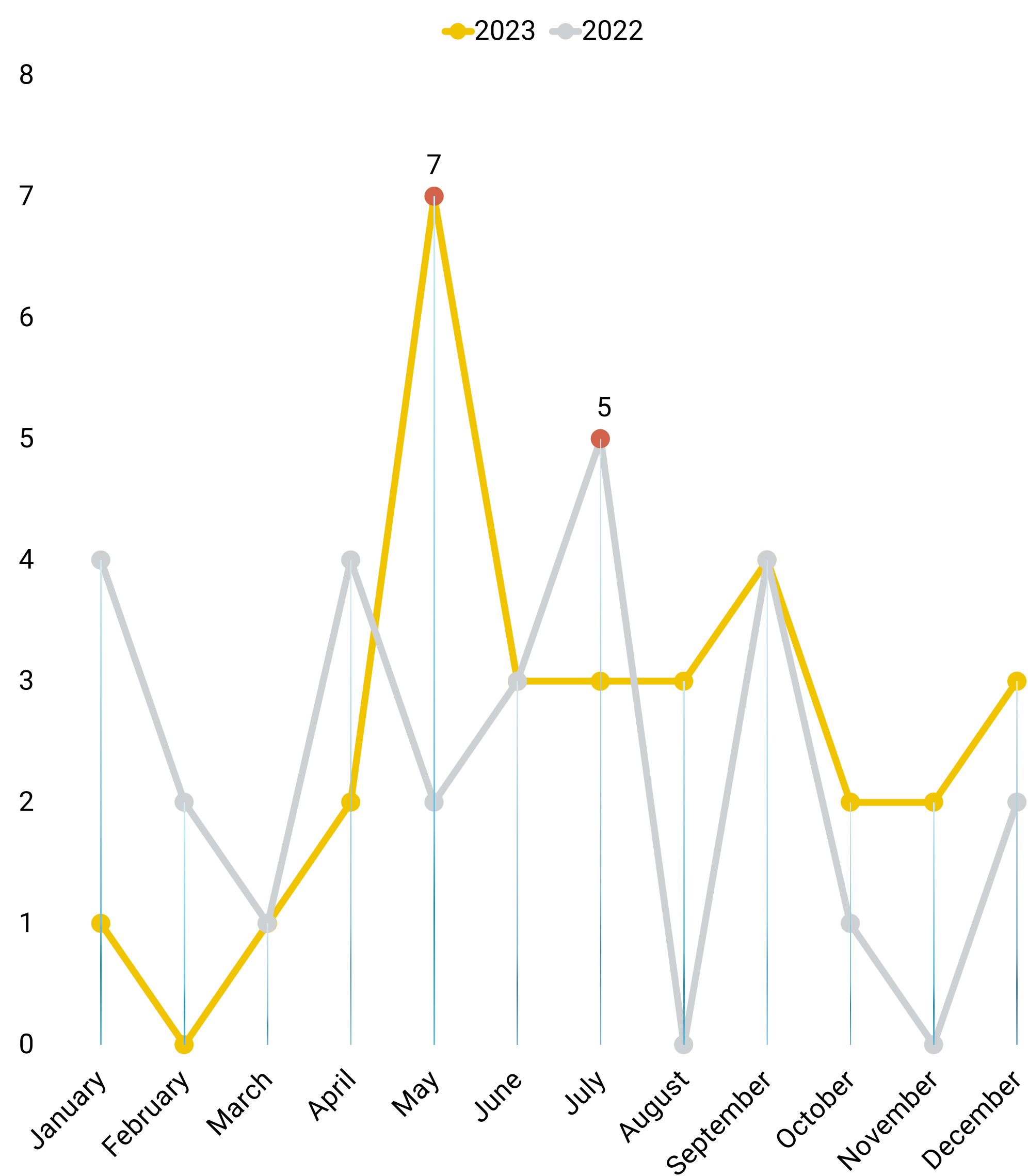


Cowlitz: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	1	4	-75.00%
February	0	2	-100.00%
March	1	1	0.00%
April	2	4	-50.00%
May	7	2	250.00%
June	3	3	0.00%
July	3	5	-40.00%
August	3	0	0.00%
September	4	4	0.00%
October	2	1	100.00%
November	2	0	0.00%
December	3	2	50.00%
Total	31	28	
% chg.			10.71%

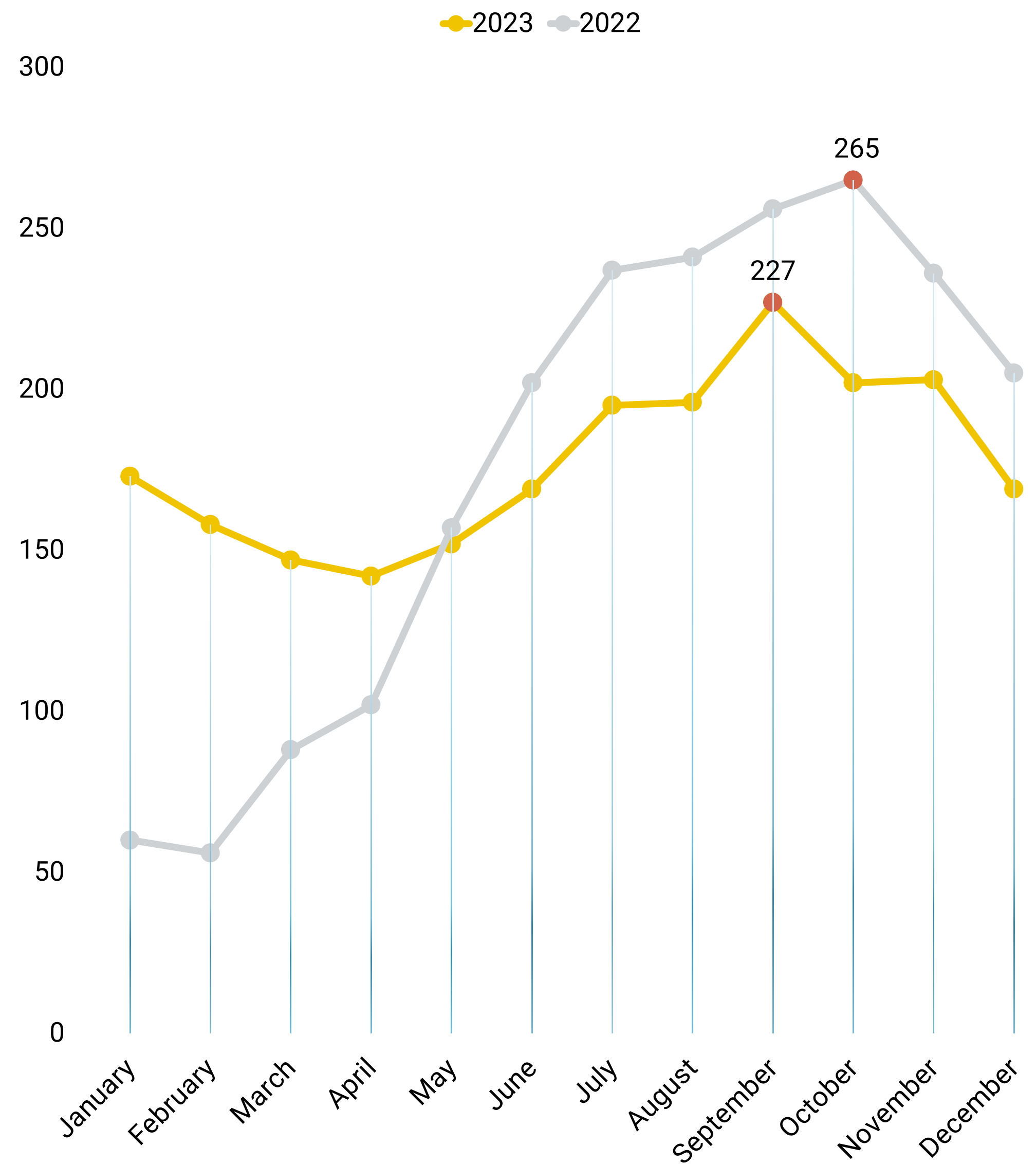


Cowlitz: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	173	60	188.33%
February	158	56	182.14%
March	147	88	67.05%
April	142	102	39.22%
May	152	157	-3.18%
June	169	202	-16.34%
July	195	237	-17.72%
August	196	241	-18.67%
September	227	256	-11.33%
October	202	265	-23.77%
November	203	236	-13.98%
December	169	205	-17.56%
Total	2,133	2,105	
% chg.	1.33%		

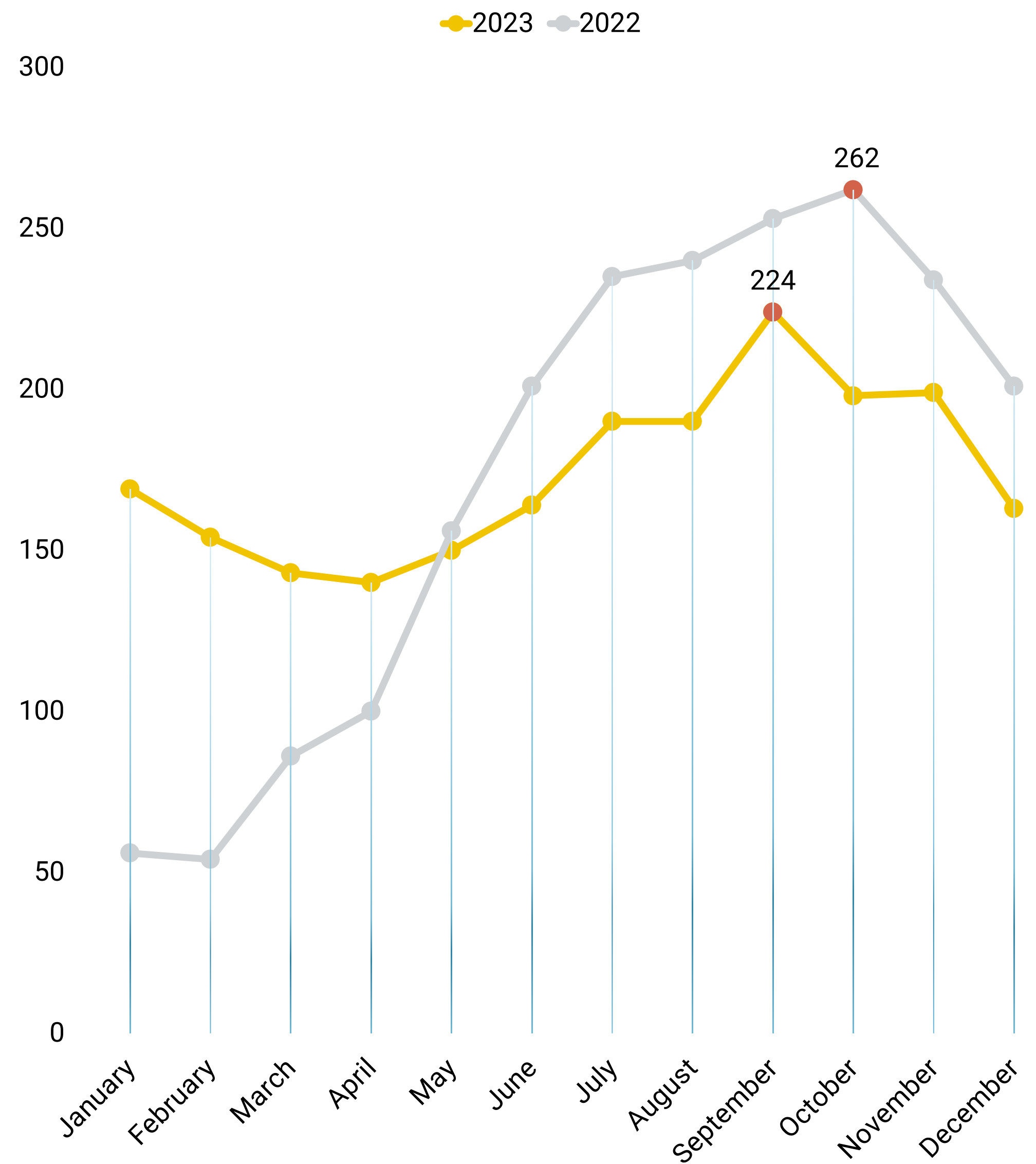


Cowlitz: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	169	56	201.79%
February	154	54	185.19%
March	143	86	66.28%
April	140	100	40.00%
May	150	156	-3.85%
June	164	201	-18.41%
July	190	235	-19.15%
August	190	240	-20.83%
September	224	253	-11.46%
October	198	262	-24.43%
November	199	234	-14.96%
December	163	201	-18.91%
Total	2,084	2,078	
% chg.	0.29%		

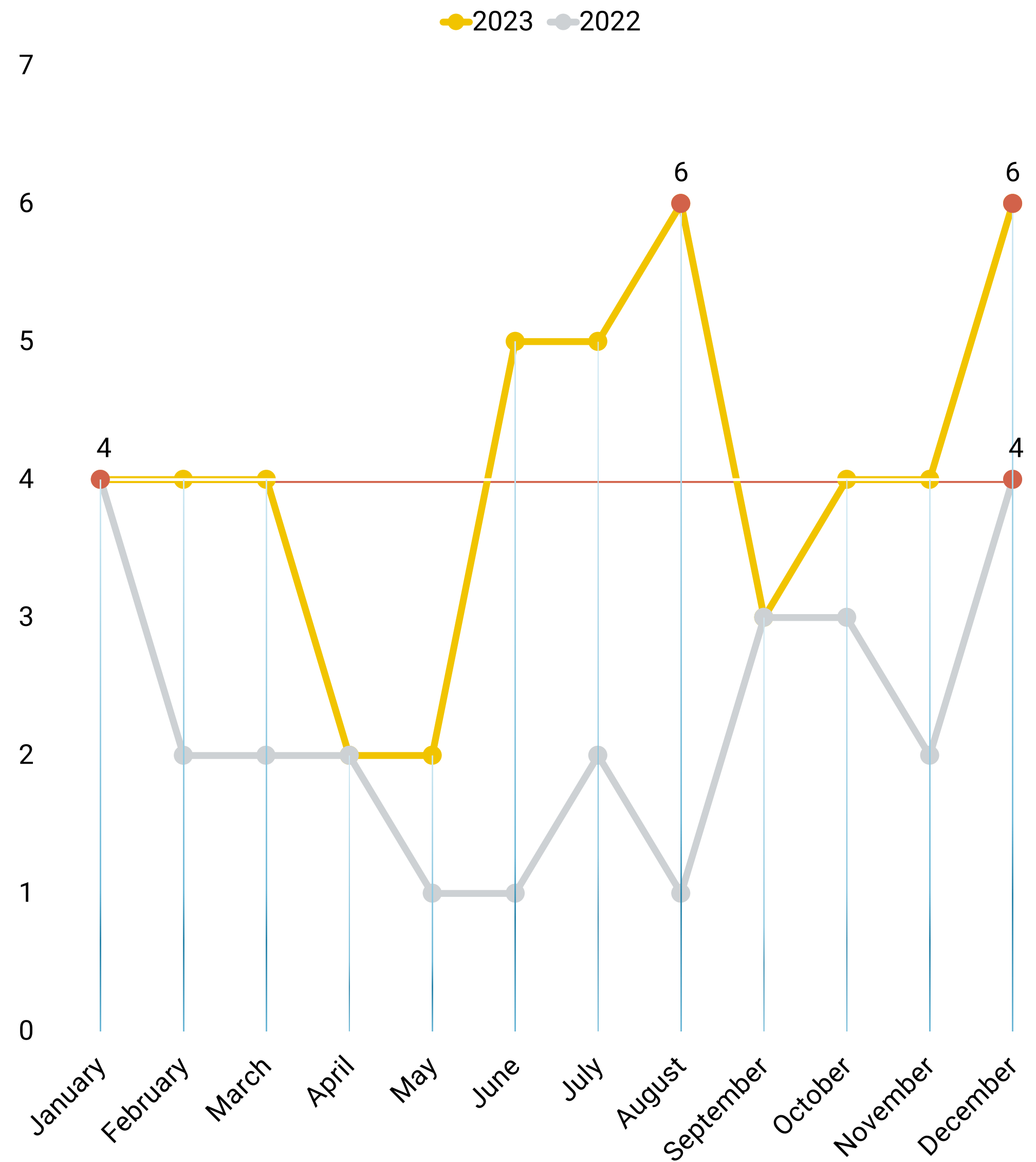


Cowlitz: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	4	4	0.00%
February	4	2	100.00%
March	4	2	100.00%
April	2	2	0.00%
May	2	1	100.00%
June	5	1	400.00%
July	5	2	150.00%
August	6	1	500.00%
September	3	3	0.00%
October	4	3	33.33%
November	4	2	100.00%
December	6	4	50.00%
Total	49	27	
% chg.			81.48%



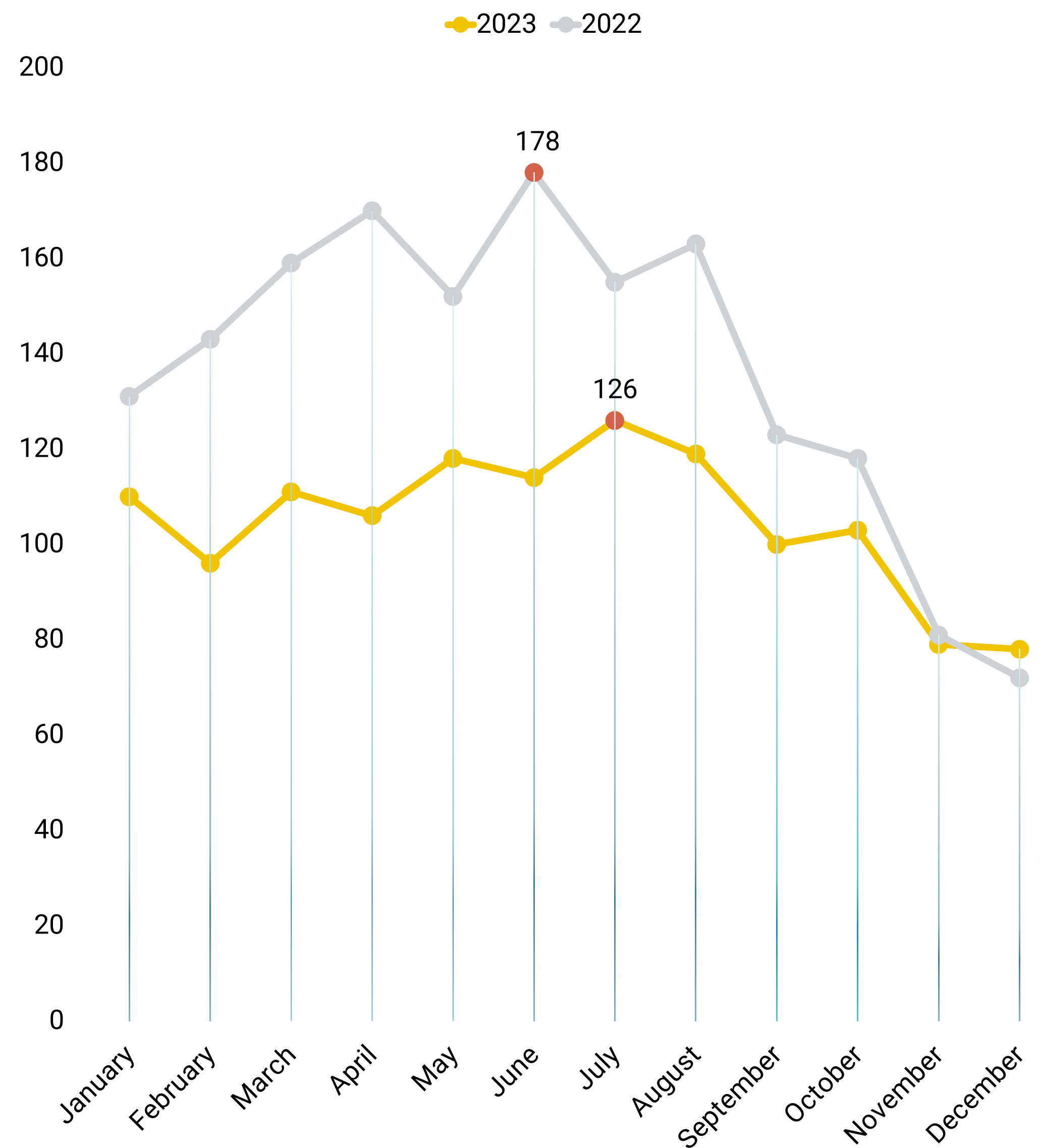
Cowlitz: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	110	131	-16.03%
February	96	143	-32.87%
March	111	159	-30.19%
April	106	170	-37.65%
May	118	152	-22.37%
June	114	178	-35.96%
July	126	155	-18.71%
August	119	163	-26.99%
September	100	123	-18.70%
October	103	118	-12.71%
November	79	81	-2.47%
December	78	72	8.33%
Total	1,260	1,645	
% chg.			-23.40%



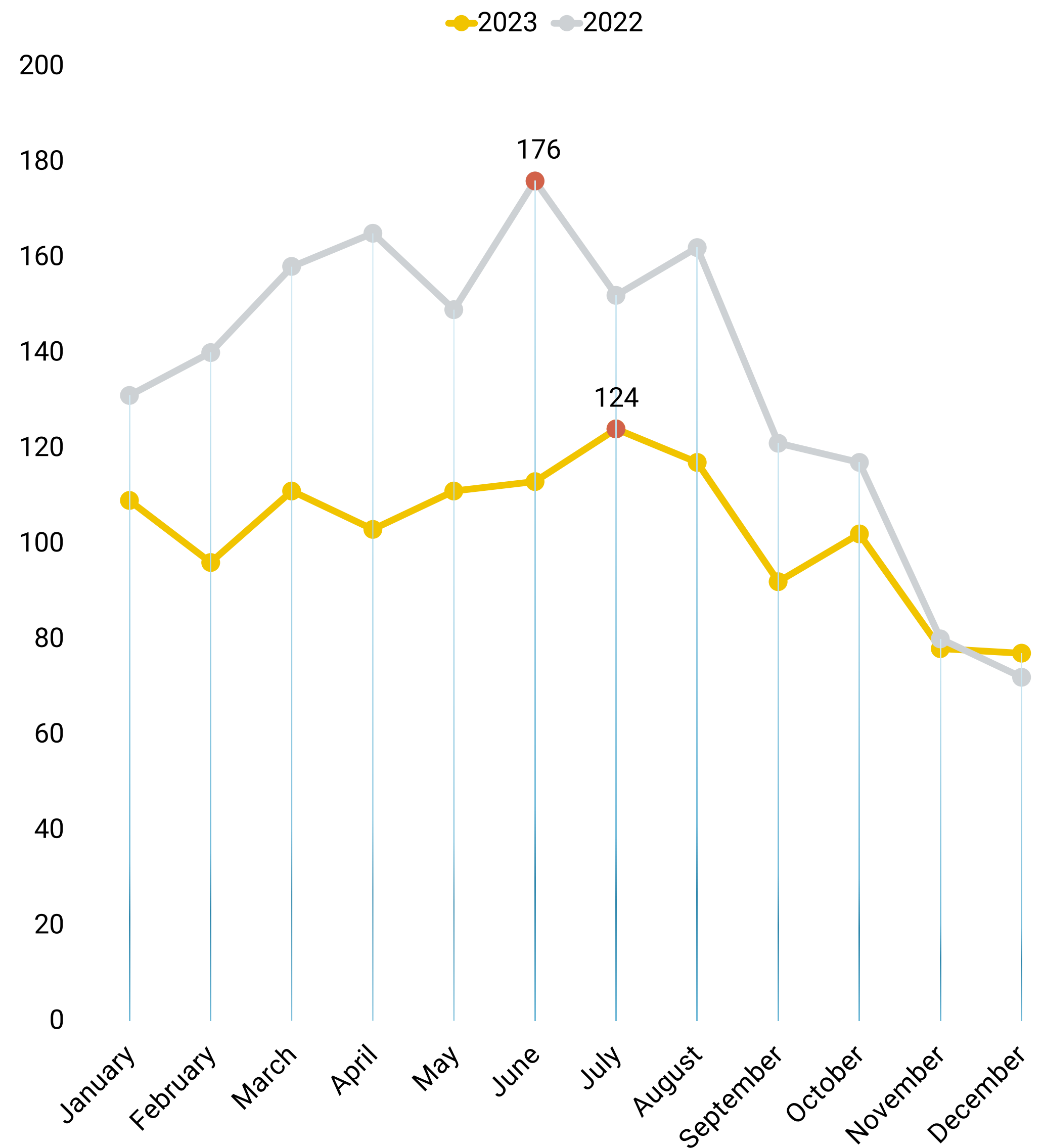
Cowlitz: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	109	131	-16.79%
February	96	140	-31.43%
March	111	158	-29.75%
April	103	165	-37.58%
May	111	149	-25.50%
June	113	176	-35.80%
July	124	152	-18.42%
August	117	162	-27.78%
September	92	121	-23.97%
October	102	117	-12.82%
November	78	80	-2.50%
December	77	72	6.94%
Total	1,233	1,623	
% chg.			-24.03%



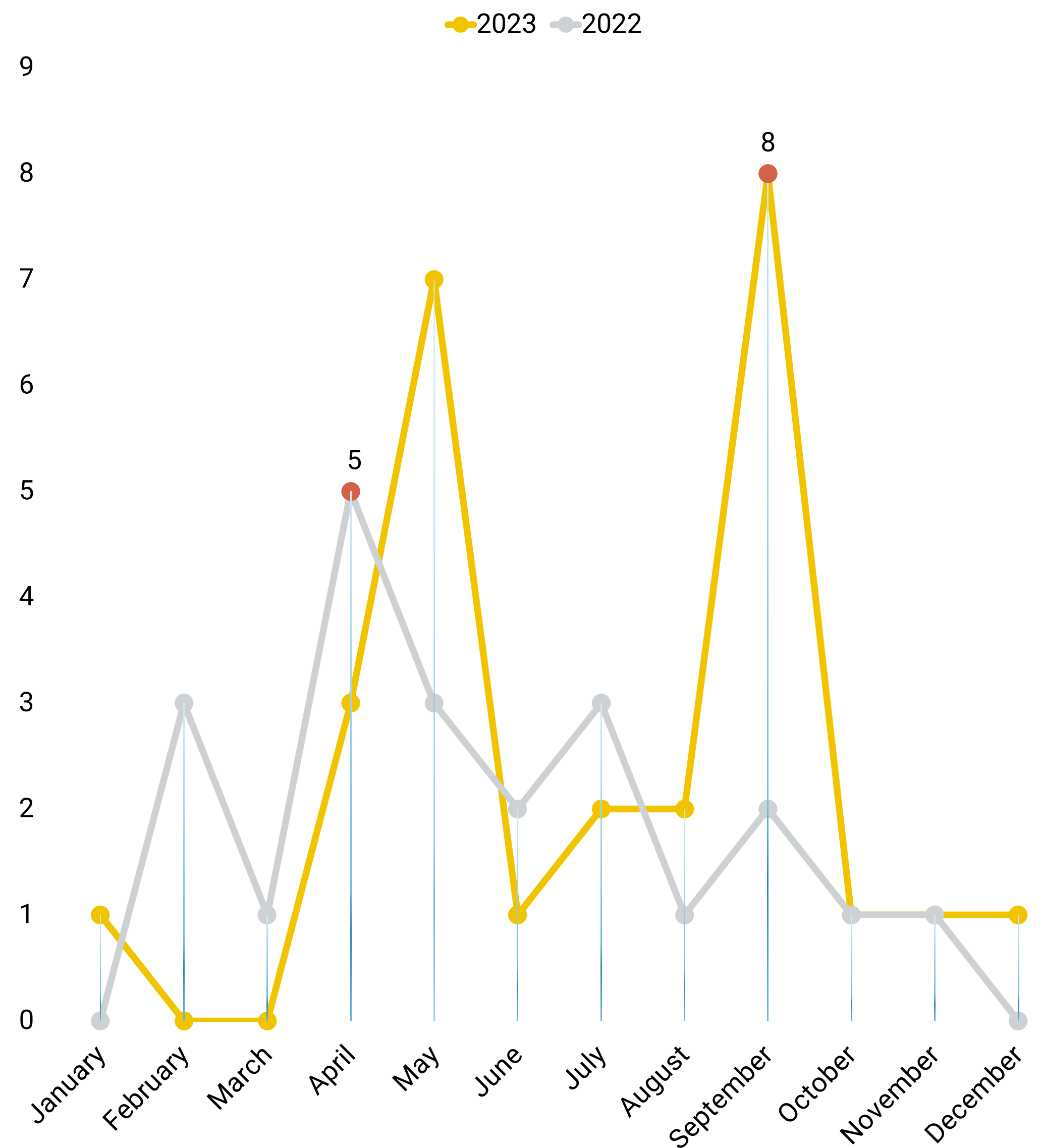
Cowlitz: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	1	0	0.00%
February	0	3	-100.00%
March	0	1	-100.00%
April	3	5	-40.00%
May	7	3	133.33%
June	1	2	-50.00%
July	2	3	-33.33%
August	2	1	100.00%
September	8	2	300.00%
October	1	1	0.00%
November	1	1	0.00%
December	1	0	0.00%
Total	27	22	
% chg.			22.73%

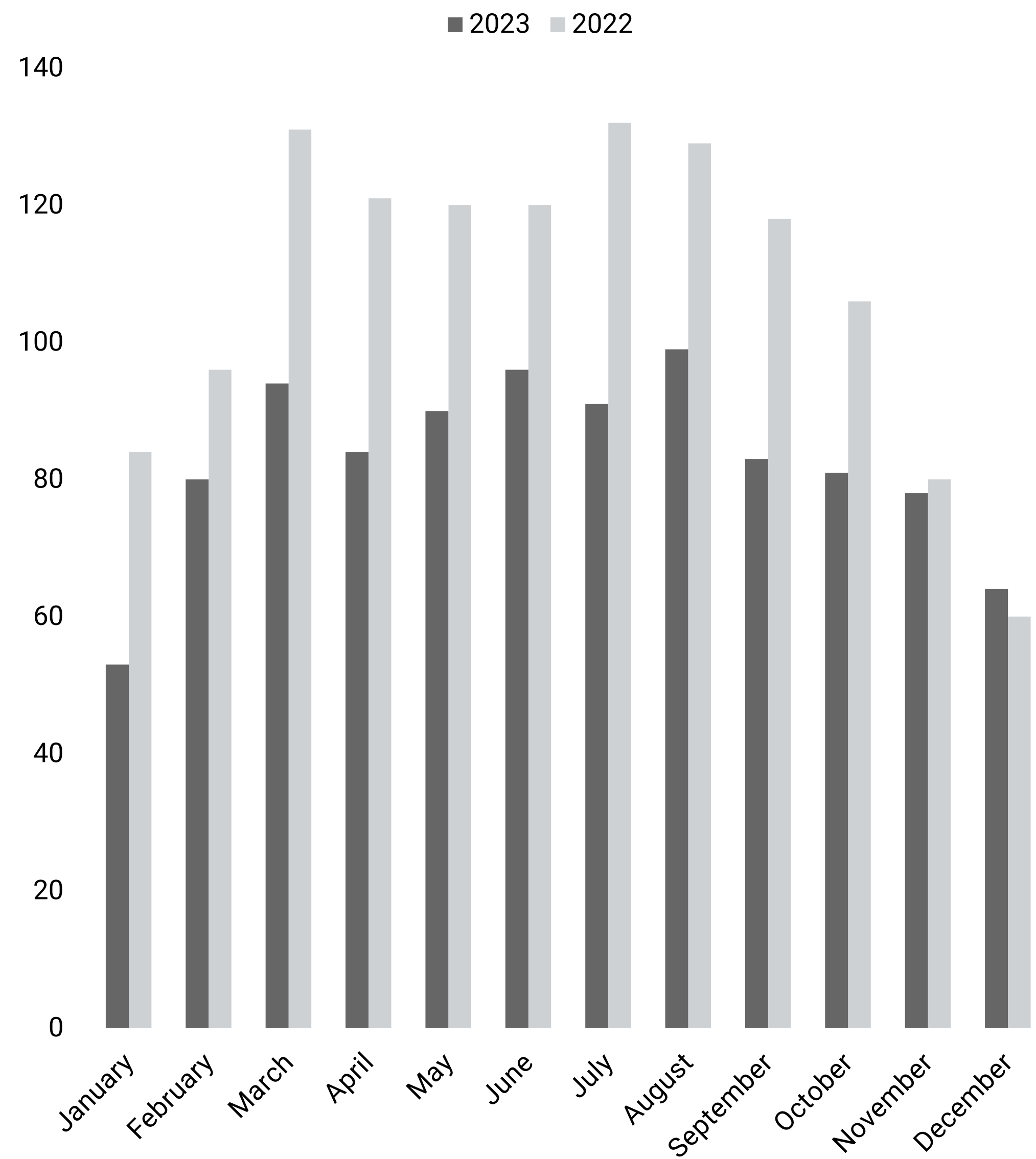


Cowlitz: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
January	53	84	-36.90%
February	80	96	-16.67%
March	94	131	-28.24%
April	84	121	-30.58%
May	90	120	-25.00%
June	96	120	-20.00%
July	91	132	-31.06%
August	99	129	-23.26%
September	83	118	-29.66%
October	81	106	-23.58%
November	78	80	-2.50%
December	64	60	6.67%
Total	993	1,297	
% chg.			-23.44%

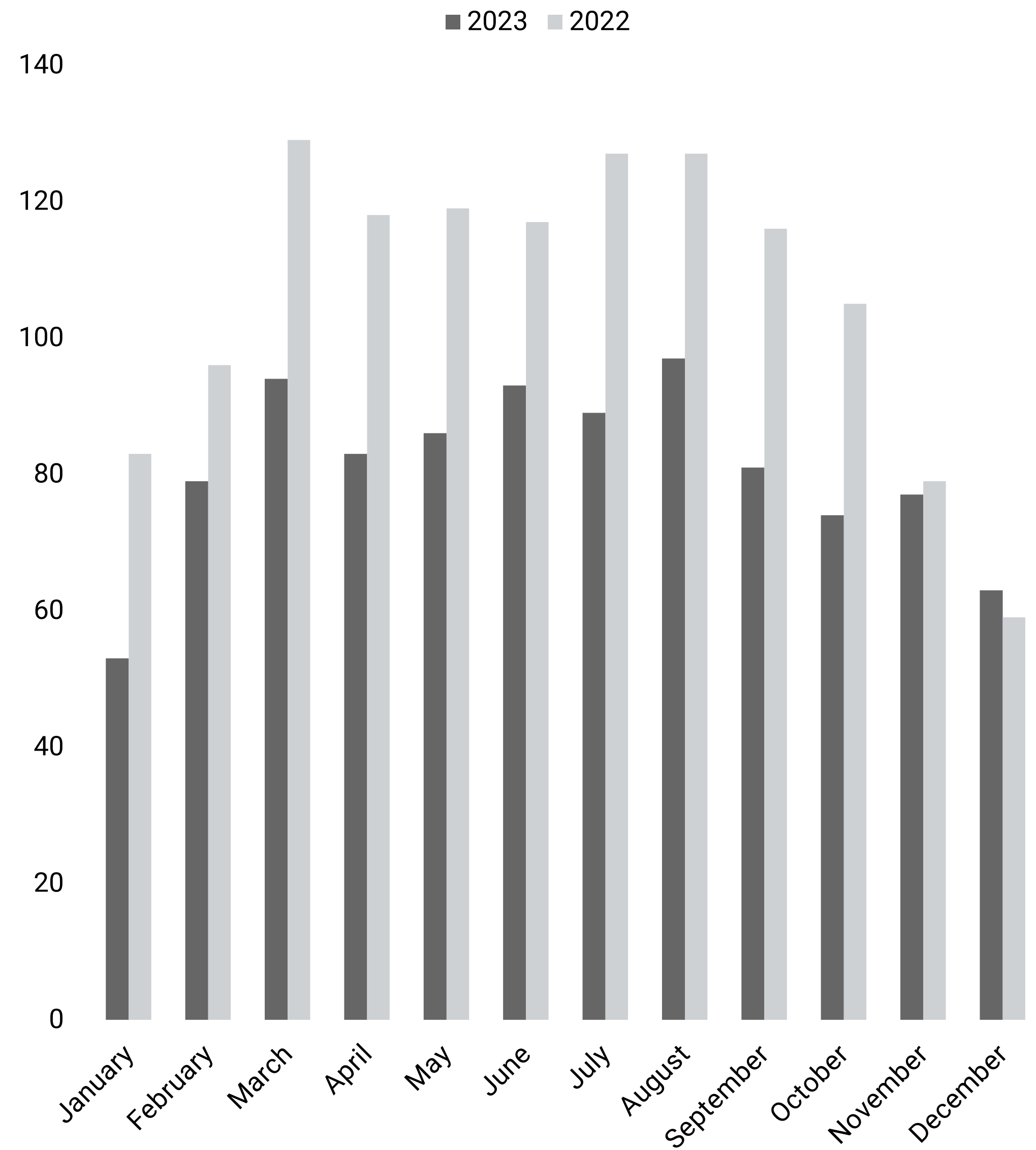


Cowlitz: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2023	2022	% chg.
January	53	83	-36.14%
February	79	96	-17.71%
March	94	129	-27.13%
April	83	118	-29.66%
May	86	119	-27.73%
June	93	117	-20.51%
July	89	127	-29.92%
August	97	127	-23.62%
September	81	116	-30.17%
October	74	105	-29.52%
November	77	79	-2.53%
December	63	59	6.78%
Total	969	1,275	
% chg.			-24.00%

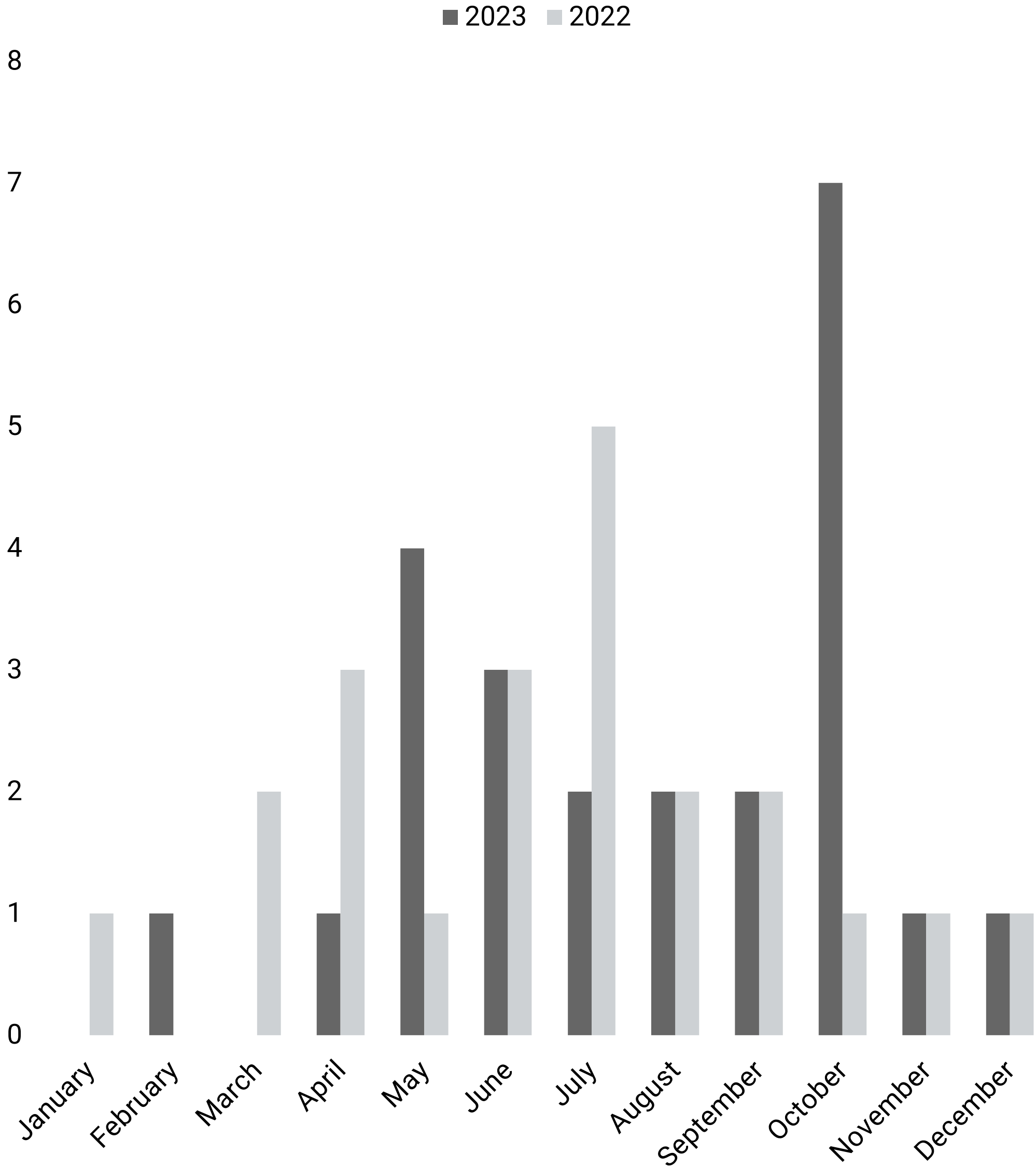


Cowlitz: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2023	2022	% chg.
January	0	1	-100.00%
February	1	0	0.00%
March	0	2	-100.00%
April	1	3	-66.67%
May	4	1	300.00%
June	3	3	0.00%
July	2	5	-60.00%
August	2	2	0.00%
September	2	2	0.00%
October	7	1	600.00%
November	1	1	0.00%
December	1	1	0.00%
Total	24	22	
% chg.			9.09%

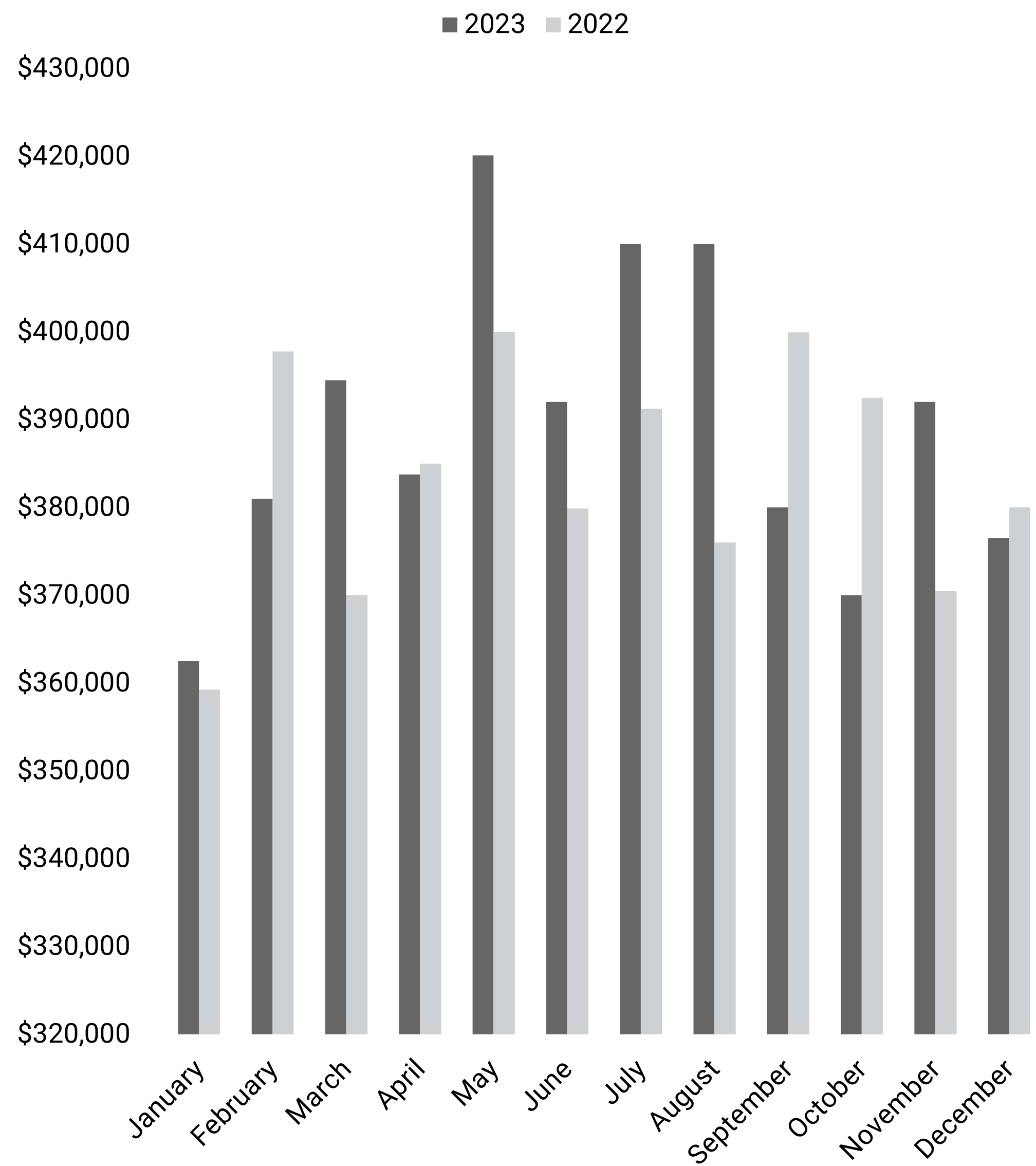


Cowlitz: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023		2022	% chg.
January	\$ 362,500	\$ 359,250		0.90%
February	\$ 381,000	\$ 397,750		-4.21%
March	\$ 394,500	\$ 370,000		6.62%
April	\$ 383,750	\$ 385,000		-0.32%
May	\$ 420,075	\$ 400,000		5.02%
June	\$ 392,000	\$ 379,900		3.19%
July	\$ 410,000	\$ 391,250		4.79%
August	\$ 410,000	\$ 376,000		9.04%
September	\$ 380,000	\$ 399,950		-4.99%
October	\$ 370,000	\$ 392,500		-5.73%
November	\$ 392,000	\$ 370,450		5.82%
December	\$ 376,500	\$ 380,000		-0.92%
Total	\$ 392,000	\$ 383,500		
% chg.				2.22%

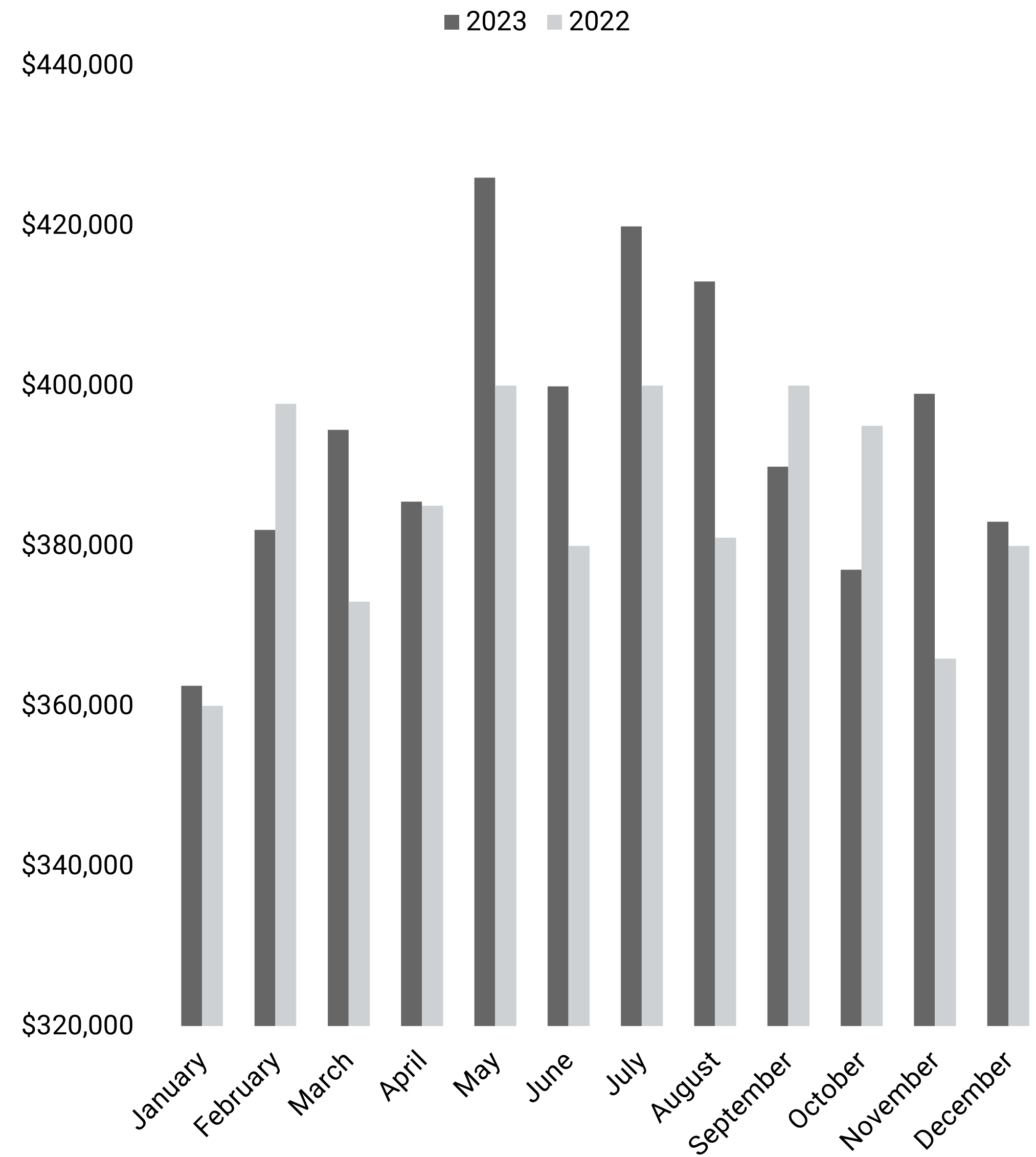


Cowlitz: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 362,500	\$ 360,000	0.69%
February	\$ 382,000	\$ 397,750	-3.96%
March	\$ 394,500	\$ 373,000	5.76%
April	\$ 385,500	\$ 385,000	0.13%
May	\$ 426,000	\$ 400,000	6.50%
June	\$ 399,900	\$ 380,000	5.24%
July	\$ 419,900	\$ 400,000	4.98%
August	\$ 413,000	\$ 381,000	8.40%
September	\$ 389,900	\$ 400,000	-2.53%
October	\$ 377,000	\$ 395,000	-4.56%
November	\$ 399,000	\$ 365,900	9.05%
December	\$ 383,000	\$ 380,000	0.79%
Total	\$ 399,000	\$ 385,000	
% chg.			3.64%

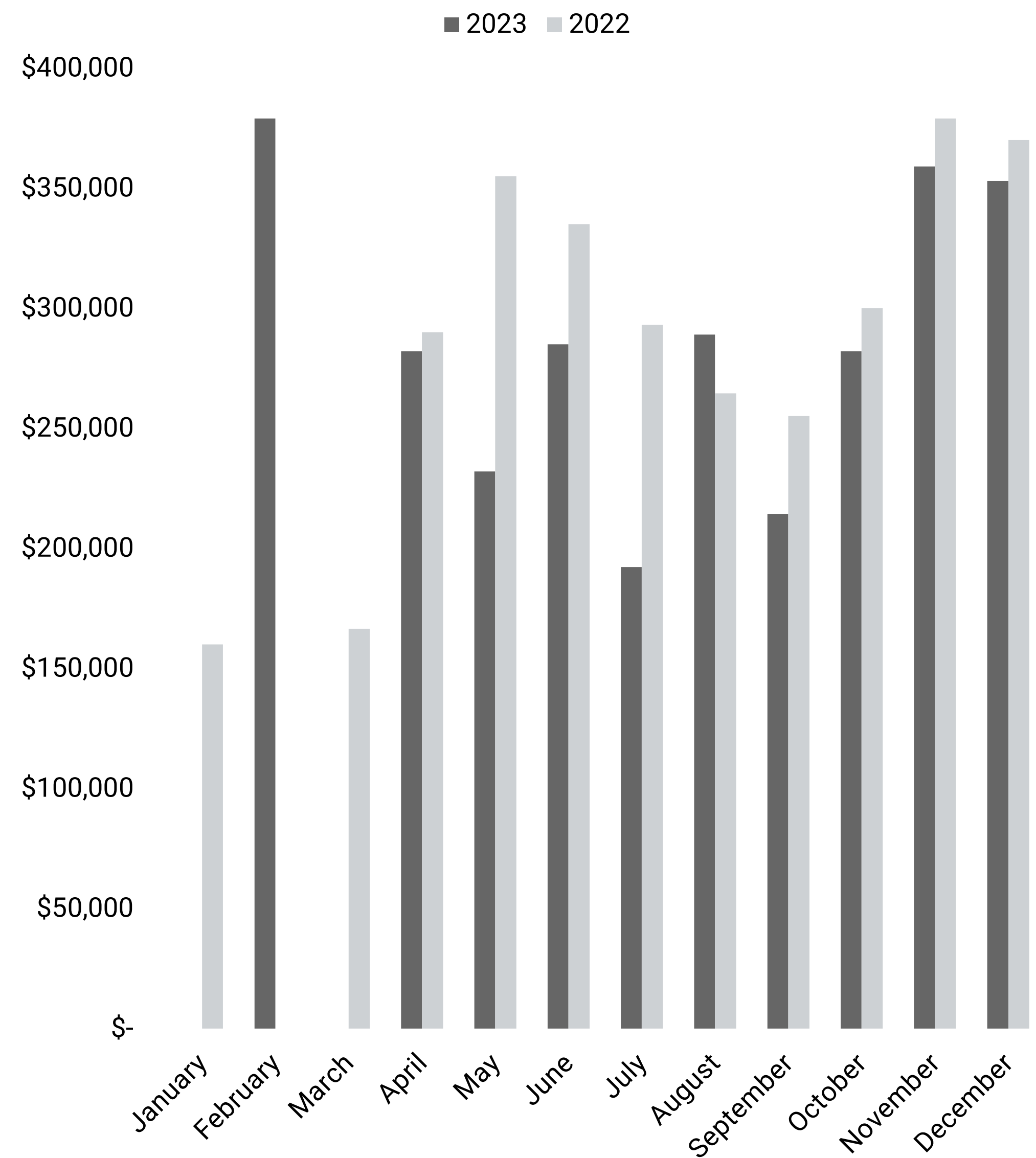


Cowlitz: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ -	\$ 159,900	-100.00%
February	\$ 379,000	\$ -	0.00%
March	\$ -	\$ 166,500	-100.00%
April	\$ 282,000	\$ 290,000	-2.76%
May	\$ 232,000	\$ 355,000	-34.65%
June	\$ 285,000	\$ 335,000	-14.93%
July	\$ 192,125	\$ 293,000	-34.43%
August	\$ 288,950	\$ 264,450	9.26%
September	\$ 214,400	\$ 255,000	-15.92%
October	\$ 282,000	\$ 300,000	-6.00%
November	\$ 359,000	\$ 379,000	-5.28%
December	\$ 353,000	\$ 370,000	-4.59%
Total	\$ 281,250	\$ 292,500	
% chg.			-3.85%



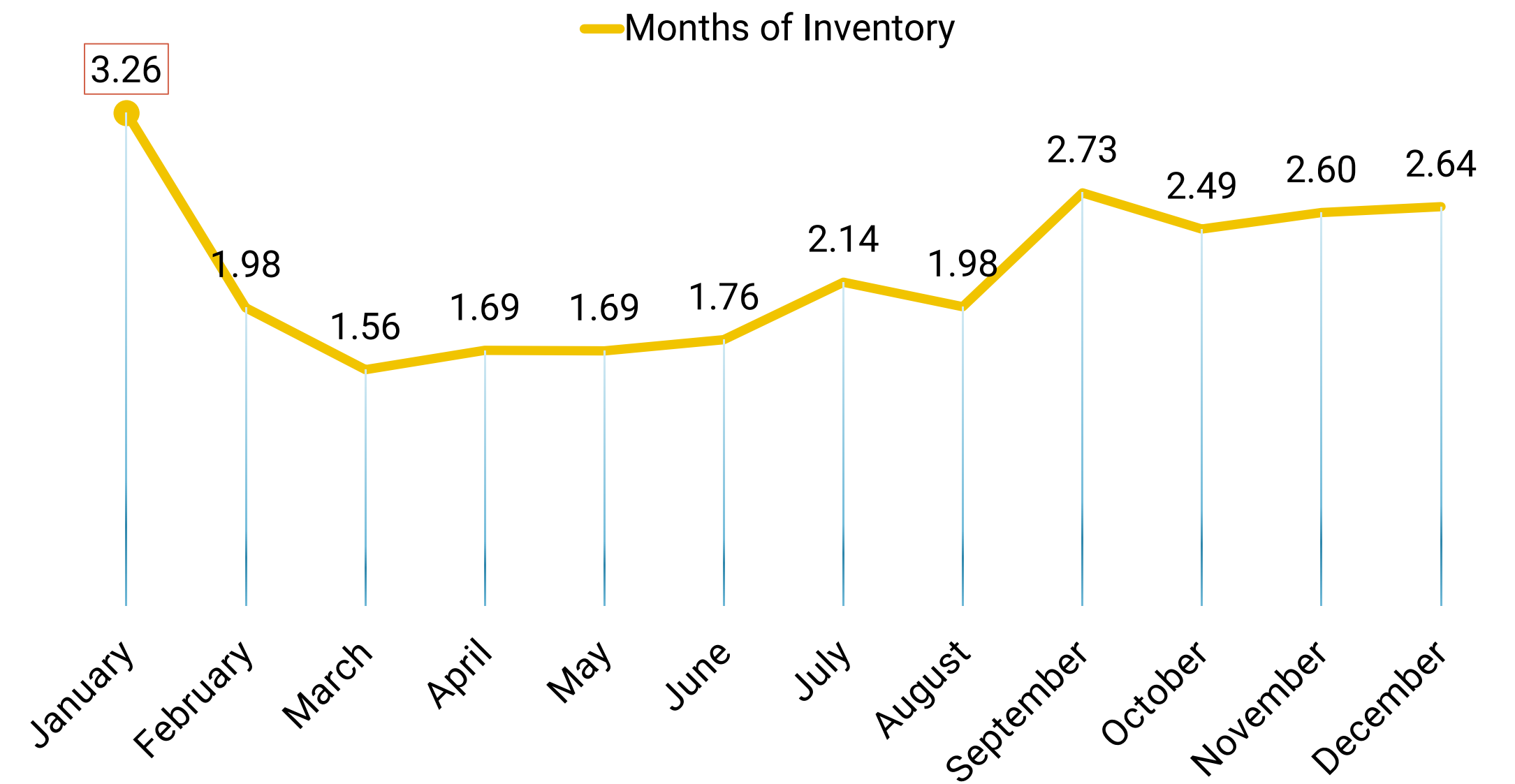
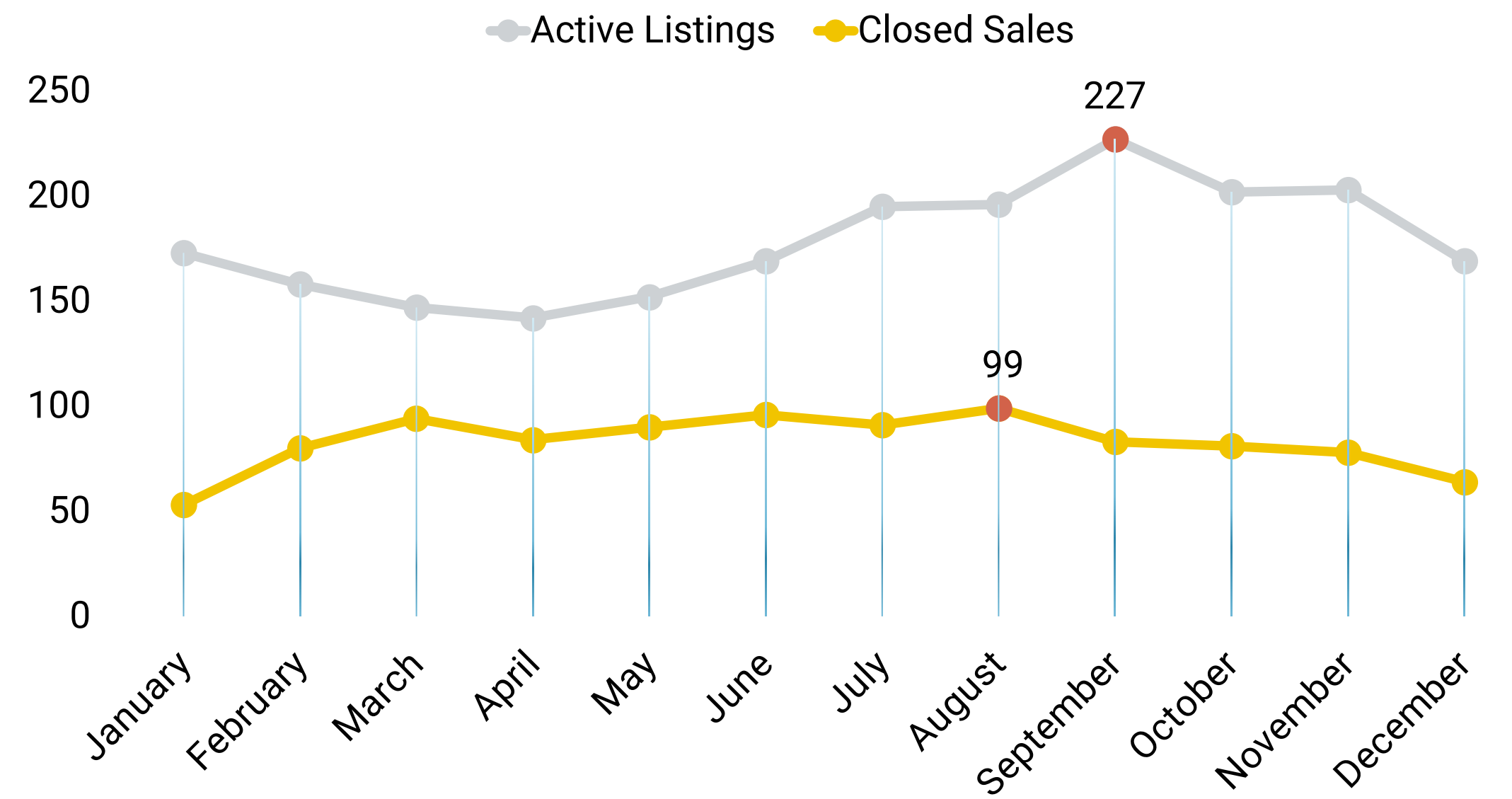
Cowlitz: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	173	53	3.26
February	158	80	1.98
March	147	94	1.56
April	142	84	1.69
May	152	90	1.69
June	169	96	1.76
July	195	91	2.14
August	196	99	1.98
September	227	83	2.73
October	202	81	2.49
November	203	78	2.60
December	169	64	2.64



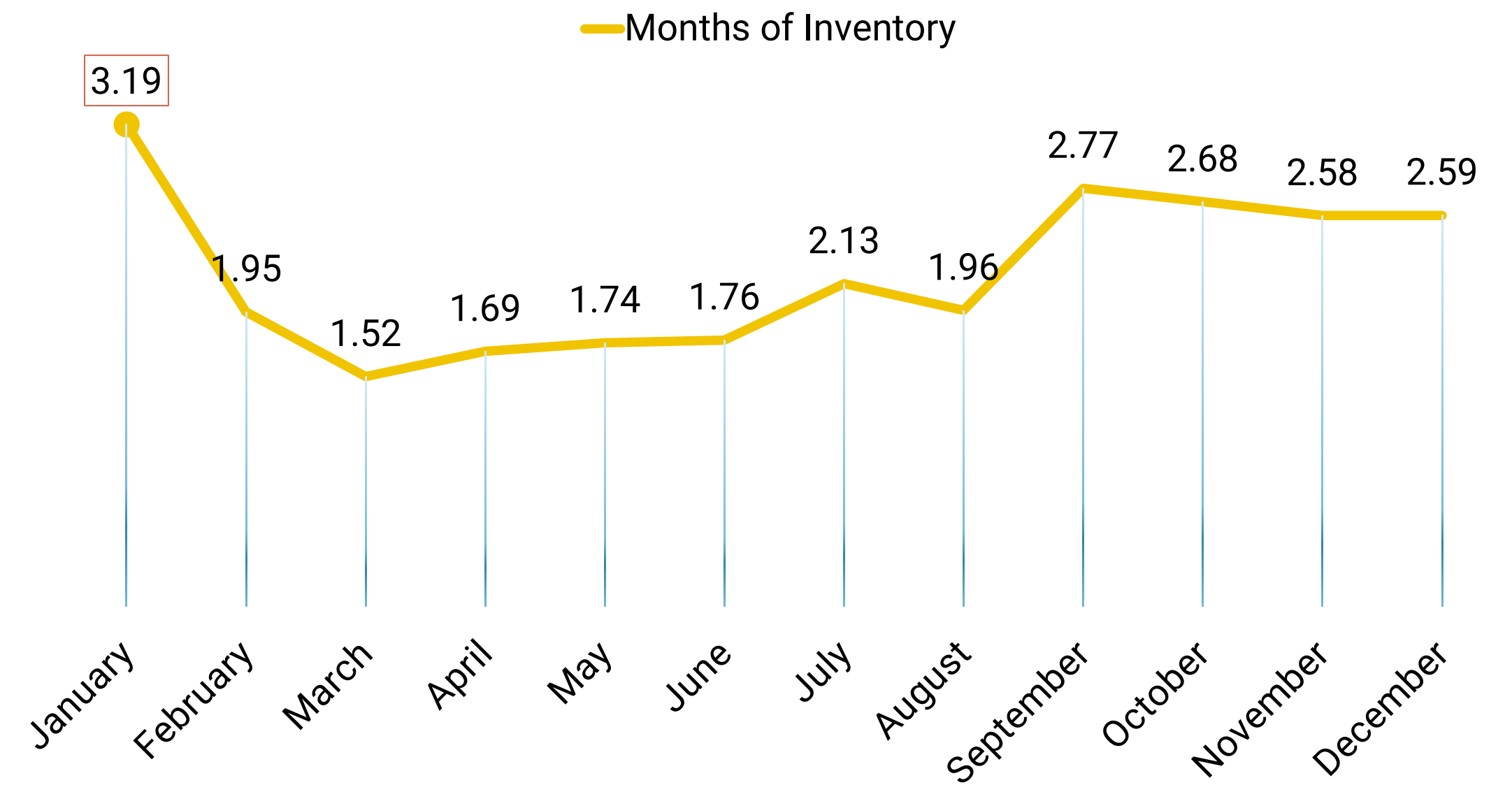
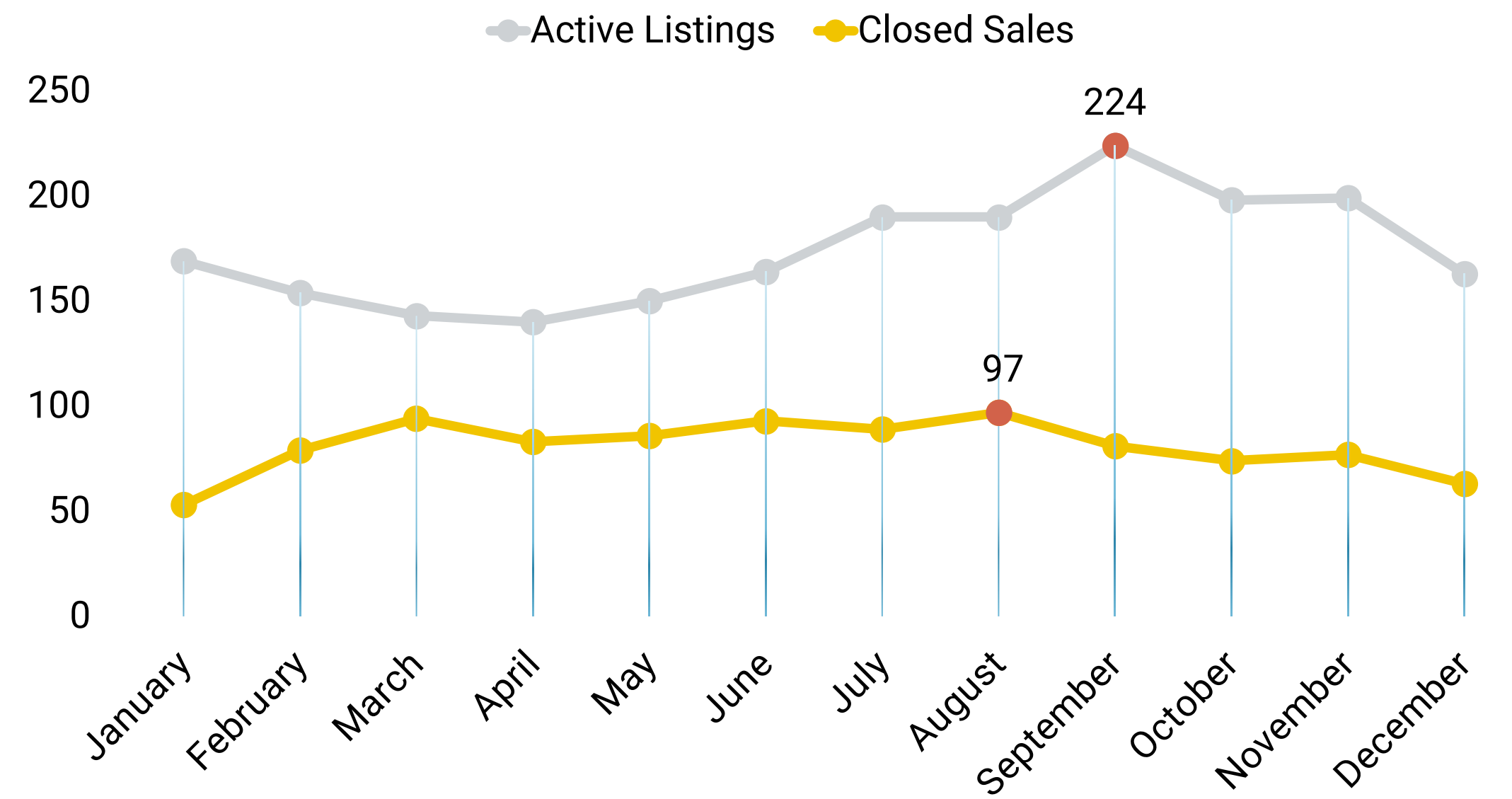
Cowlitz: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	169	53	3.19
February	154	79	1.95
March	143	94	1.52
April	140	83	1.69
May	150	86	1.74
June	164	93	1.76
July	190	89	2.13
August	190	97	1.96
September	224	81	2.77
October	198	74	2.68
November	199	77	2.58
December	163	63	2.59



Cowlitz: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	4	0	0.00
February	4	1	4.00
March	4	0	0.00
April	2	1	2.00
May	2	4	0.50
June	5	3	1.67
July	5	2	2.50
August	6	2	3.00
September	3	2	1.50
October	4	7	0.57
November	4	1	4.00
December	6	1	6.00

