



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Cowlitz

**Annual Statistical
Review and Highlights**

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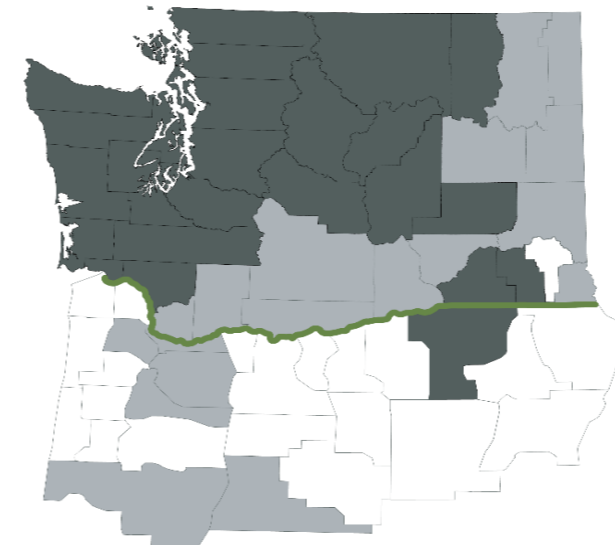
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

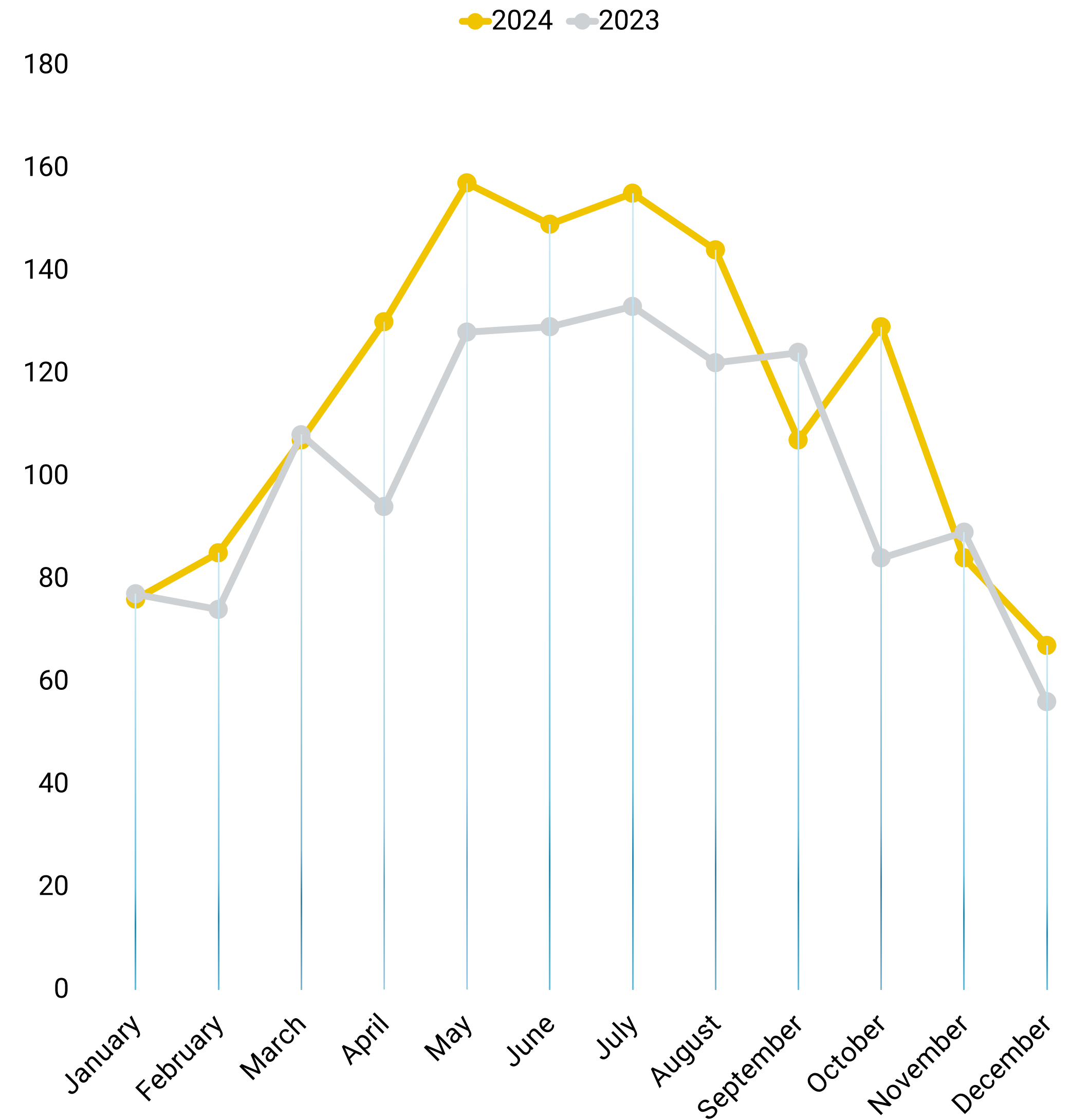
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Cowlitz: Residential Homes and Condominiums

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).

	2024	2023	% chg.
January	76	77	-1.30%
February	85	74	14.86%
March	107	108	-0.93%
April	130	94	38.30%
May	157	128	22.66%
June	149	129	15.50%
July	155	133	16.54%
August	144	122	18.03%
September	107	124	-13.71%
October	129	84	53.57%
November	84	89	-5.62%
December	67	56	19.64%
Total	1,390	1,218	
% chg.	14.12%		

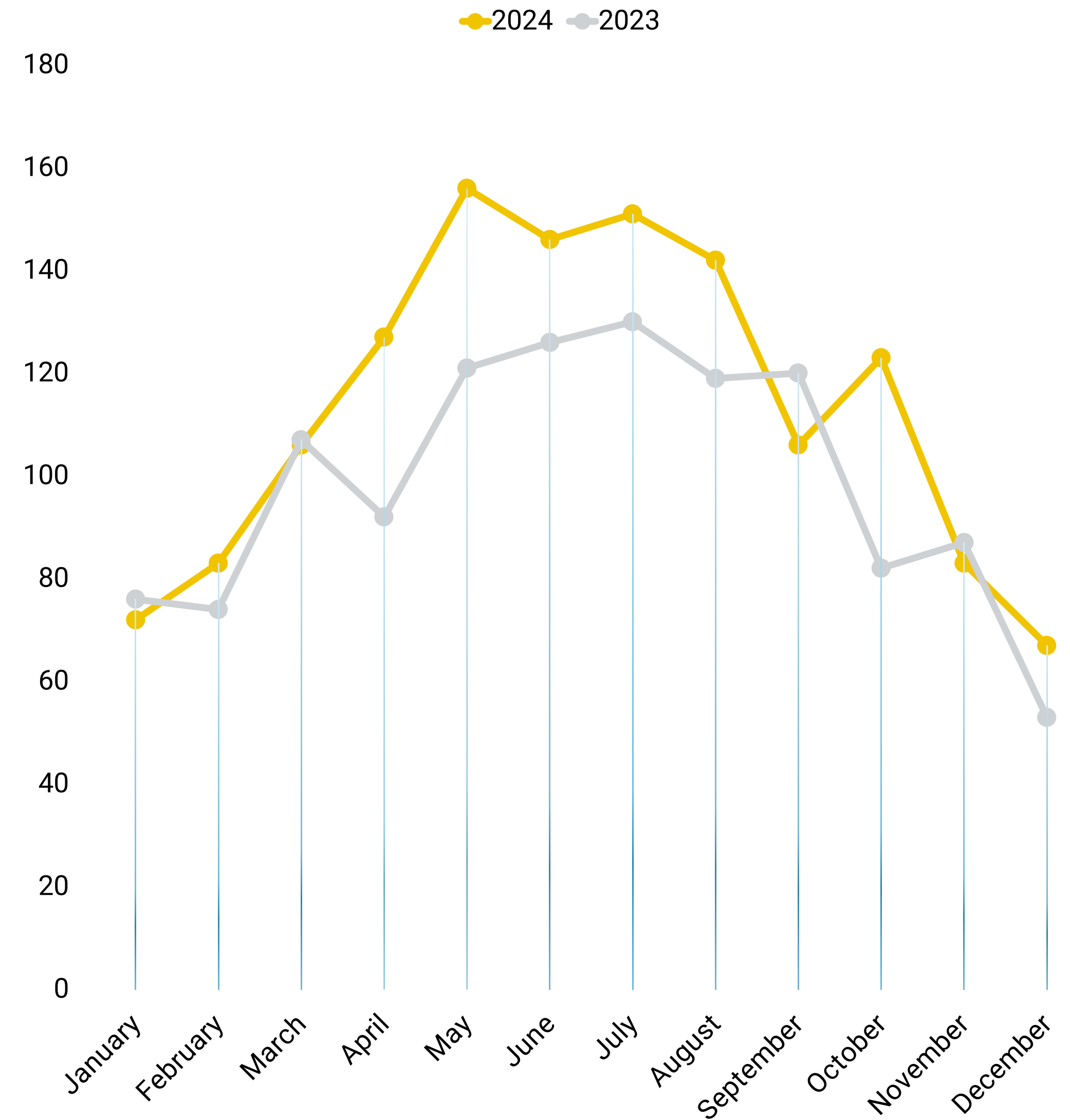


Cowlitz: Residential Homes Only

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).

	2024	2023	% chg.
January	72	76	-5.26%
February	83	74	12.16%
March	106	107	-0.93%
April	127	92	38.04%
May	156	121	28.93%
June	146	126	15.87%
July	151	130	16.15%
August	142	119	19.33%
September	106	120	-11.67%
October	123	82	50.00%
November	83	87	-4.60%
December	67	53	26.42%
Total	1,362	1,187	
% chg.	14.74%		

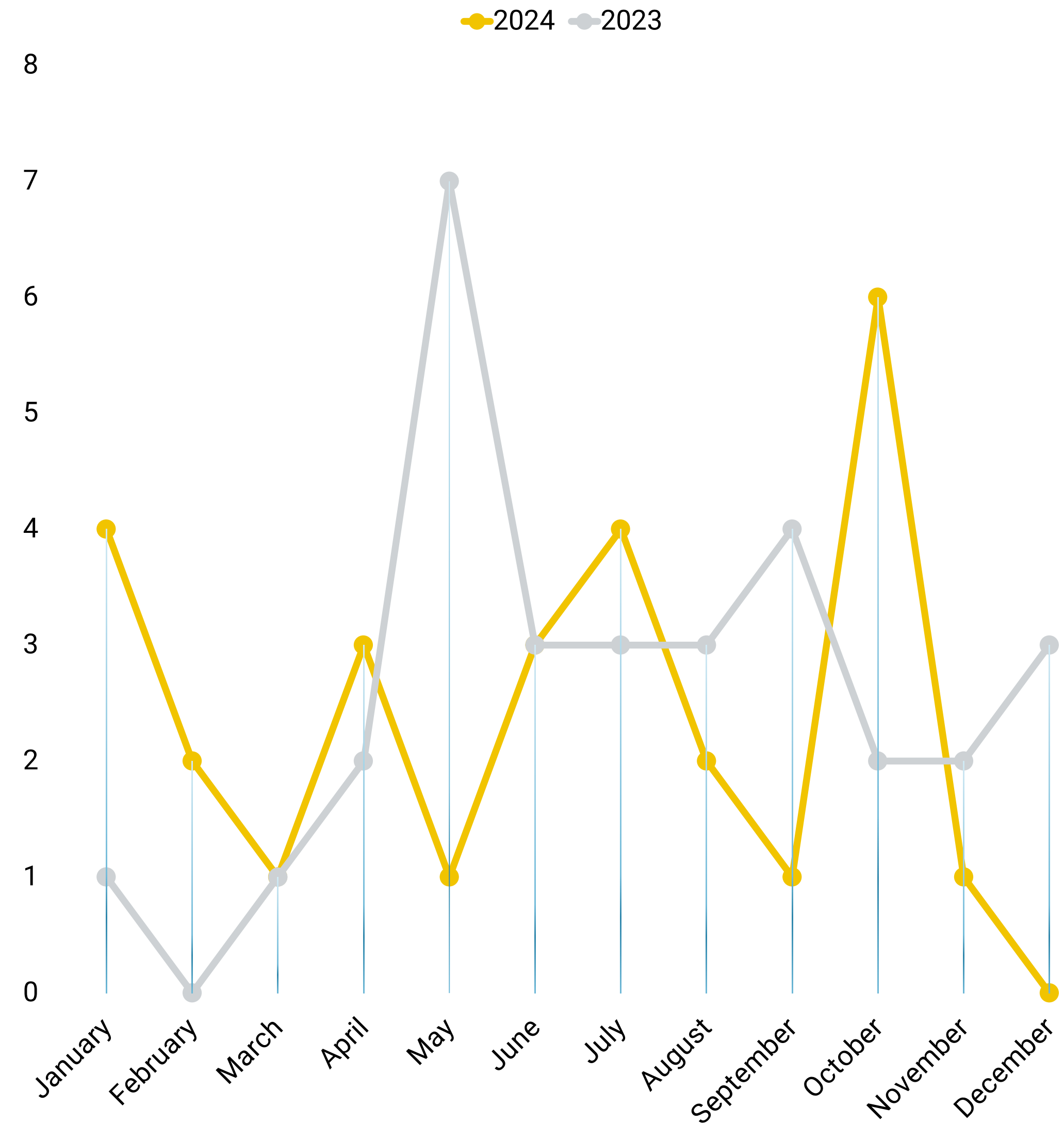


Cowlitz: Condominiums Only

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).

	2024	2023	% chg.
January	4	1	300.00%
February	2	0	0.00%
March	1	1	0.00%
April	3	2	50.00%
May	1	7	-85.71%
June	3	3	0.00%
July	4	3	33.33%
August	2	3	-33.33%
September	1	4	-75.00%
October	6	2	200.00%
November	1	2	-50.00%
December	0	3	-100.00%
Total	28	31	
% chg.			-9.68%

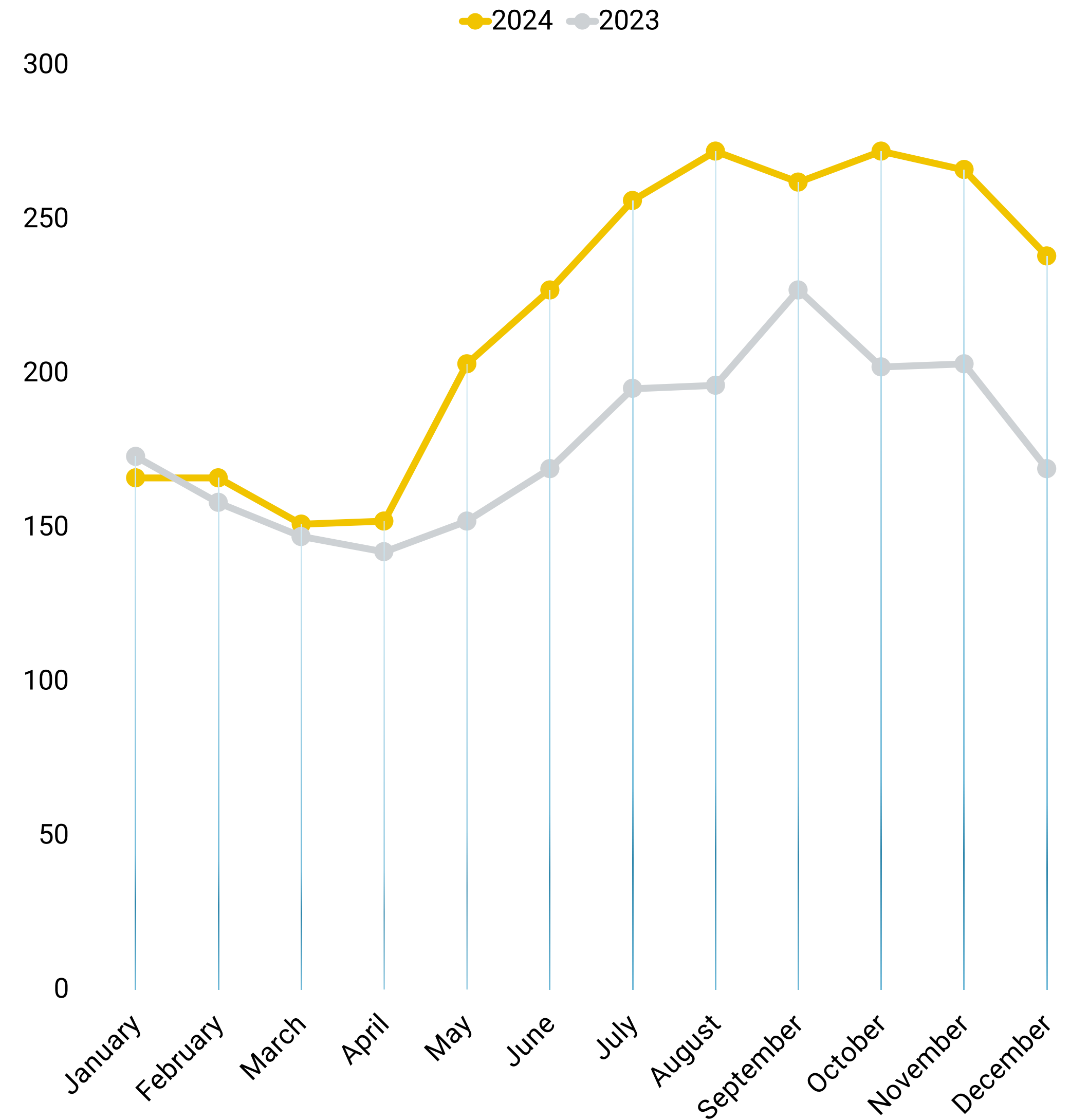


Cowlitz: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	166	173	-4.05%
February	166	158	5.06%
March	151	147	2.72%
April	152	142	7.04%
May	203	152	33.55%
June	227	169	34.32%
July	256	195	31.28%
August	272	196	38.78%
September	262	227	15.42%
October	272	202	34.65%
November	266	203	31.03%
December	238	169	40.83%
Total	2,631	2,133	
% chg.			23.35%

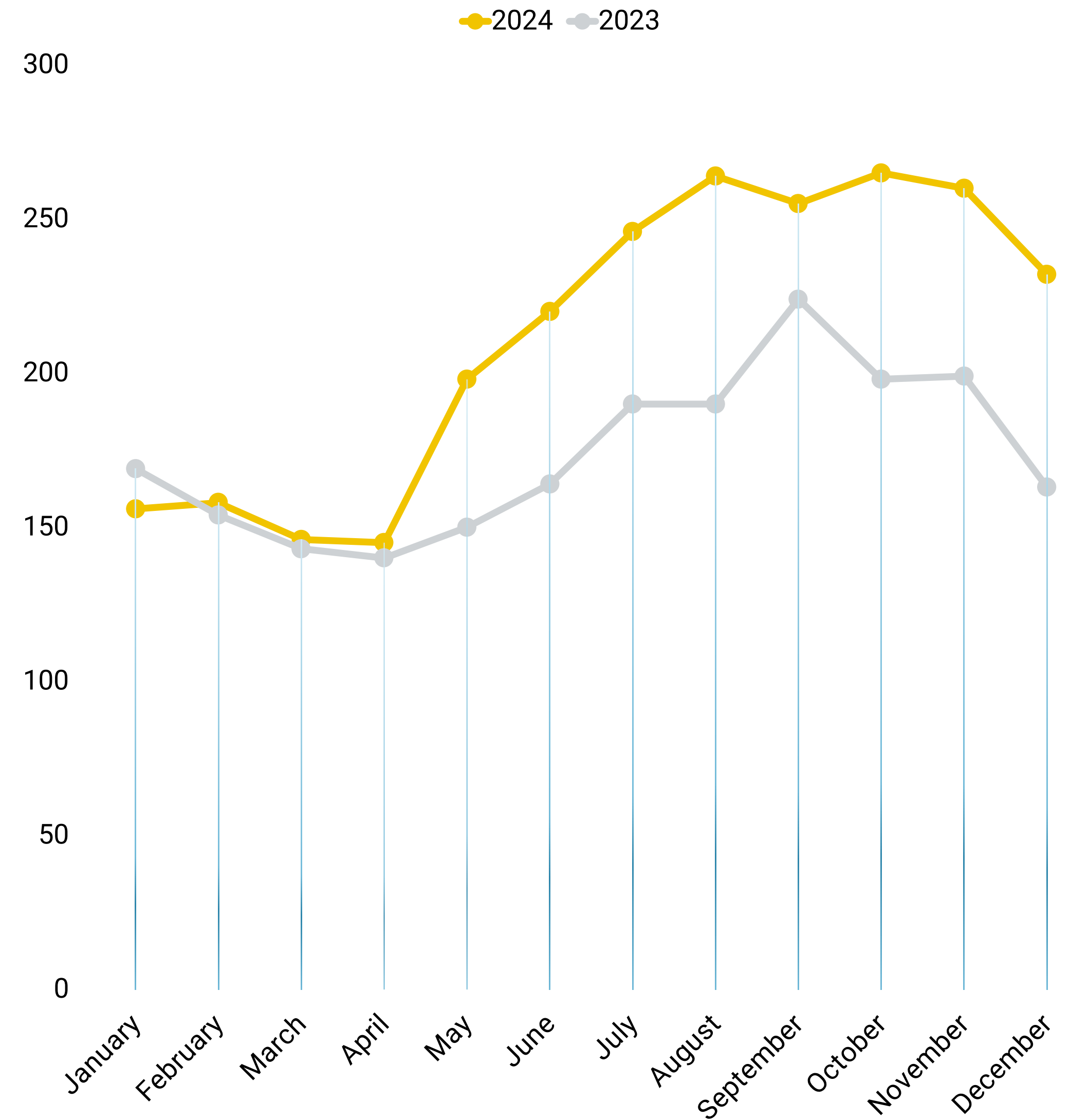


Cowlitz: Residential Homes Only

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.

	2024	2023	% chg.
January	156	169	-7.69%
February	158	154	2.60%
March	146	143	2.10%
April	145	140	3.57%
May	198	150	32.00%
June	220	164	34.15%
July	246	190	29.47%
August	264	190	38.95%
September	255	224	13.84%
October	265	198	33.84%
November	260	199	30.65%
December	232	163	42.33%
Total	2,545	2,084	
% chg.			22.12%

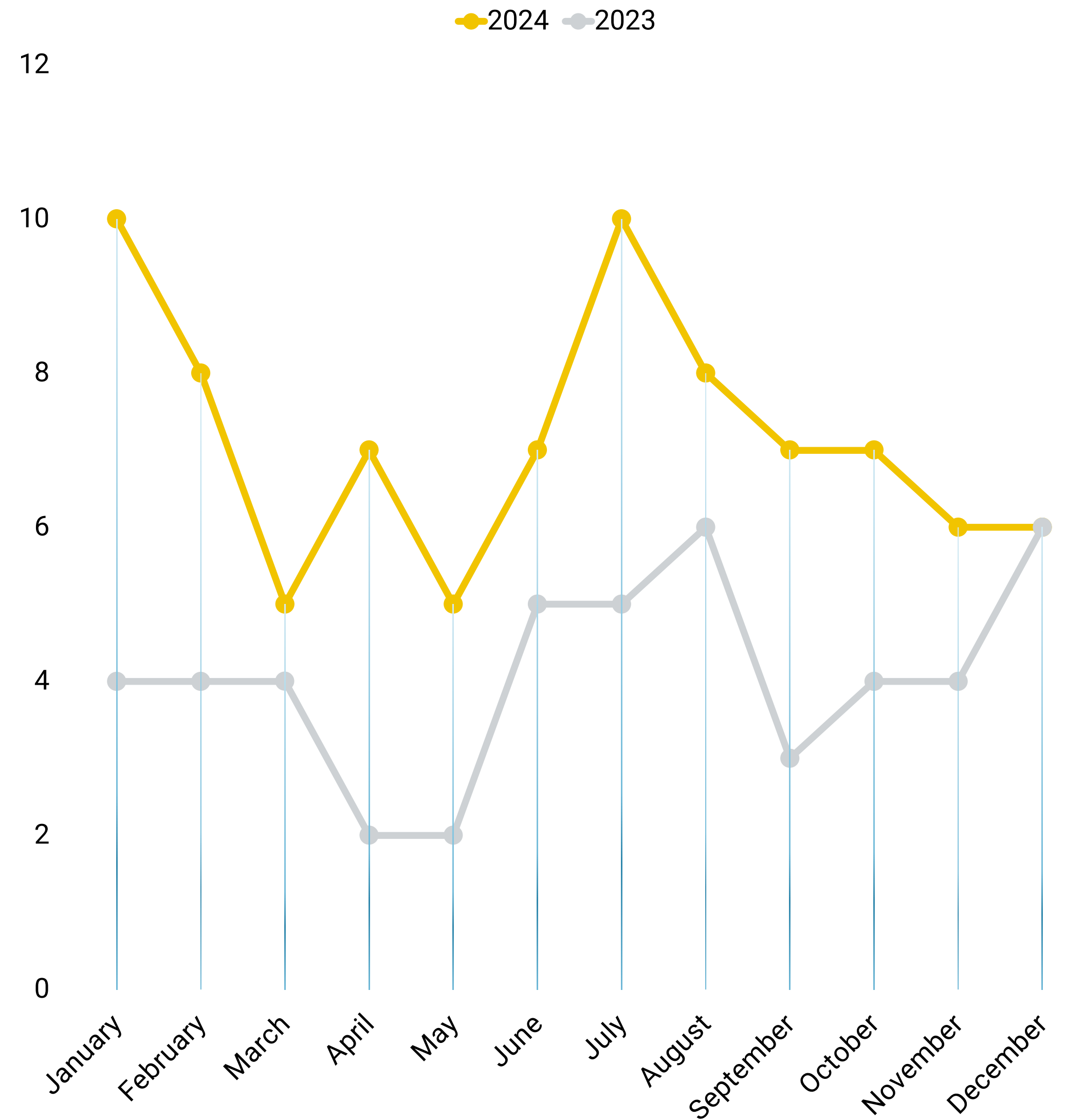


Cowlitz: Condominiums Only

Active Listings by Month

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

	2024	2023	% chg.
January	10	4	150.00%
February	8	4	100.00%
March	5	4	25.00%
April	7	2	250.00%
May	5	2	150.00%
June	7	5	40.00%
July	10	5	100.00%
August	8	6	33.33%
September	7	3	133.33%
October	7	4	75.00%
November	6	4	50.00%
December	6	6	0.00%
Total	86	49	
% chg.			75.51%



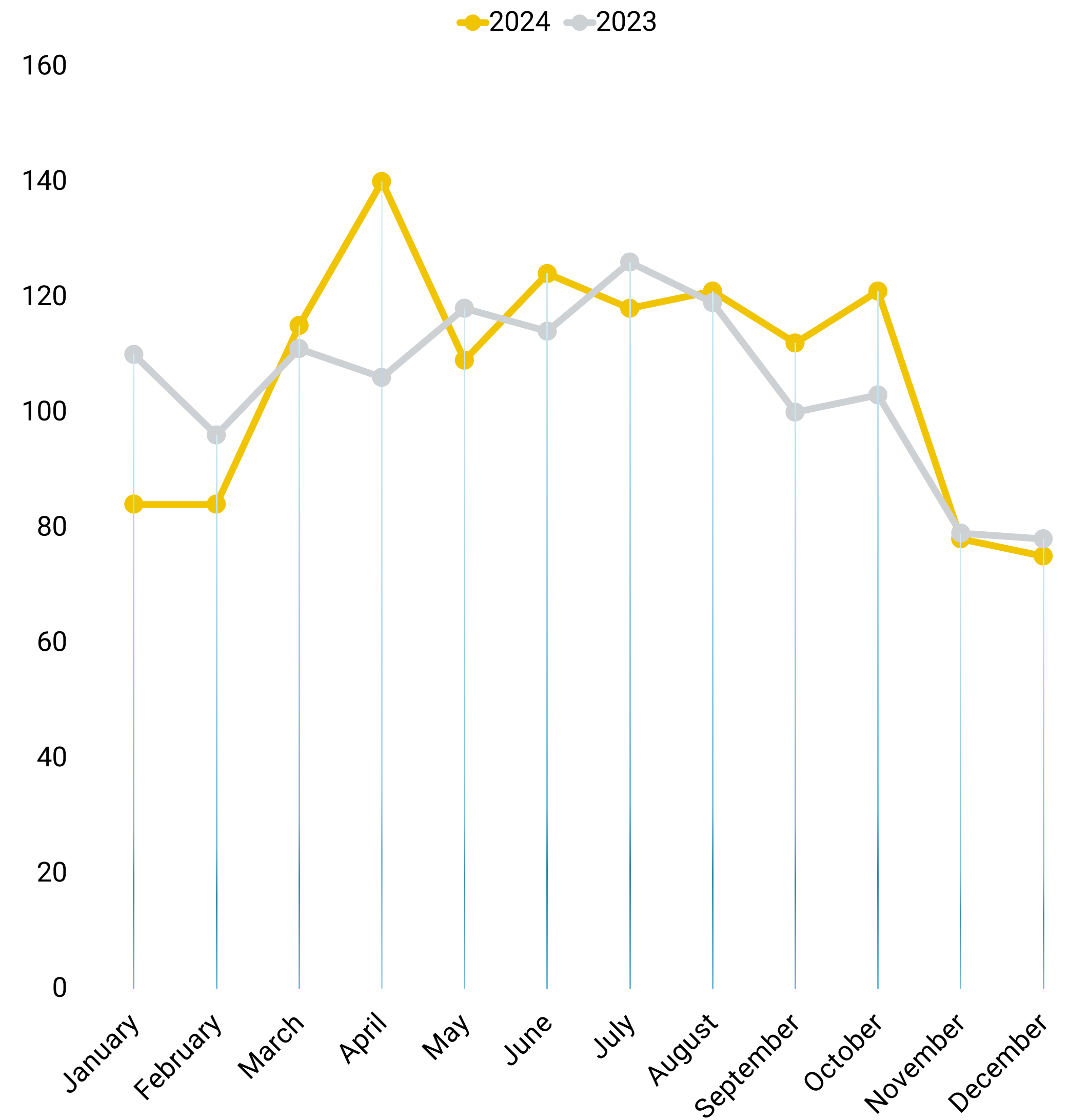
Cowlitz: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	84	110	-23.64%
February	84	96	-12.50%
March	115	111	3.60%
April	140	106	32.08%
May	109	118	-7.63%
June	124	114	8.77%
July	118	126	-6.35%
August	121	119	1.68%
September	112	100	12.00%
October	121	103	17.48%
November	78	79	-1.27%
December	75	78	-3.85%
Total	1,281	1,260	
% chg.			1.67%



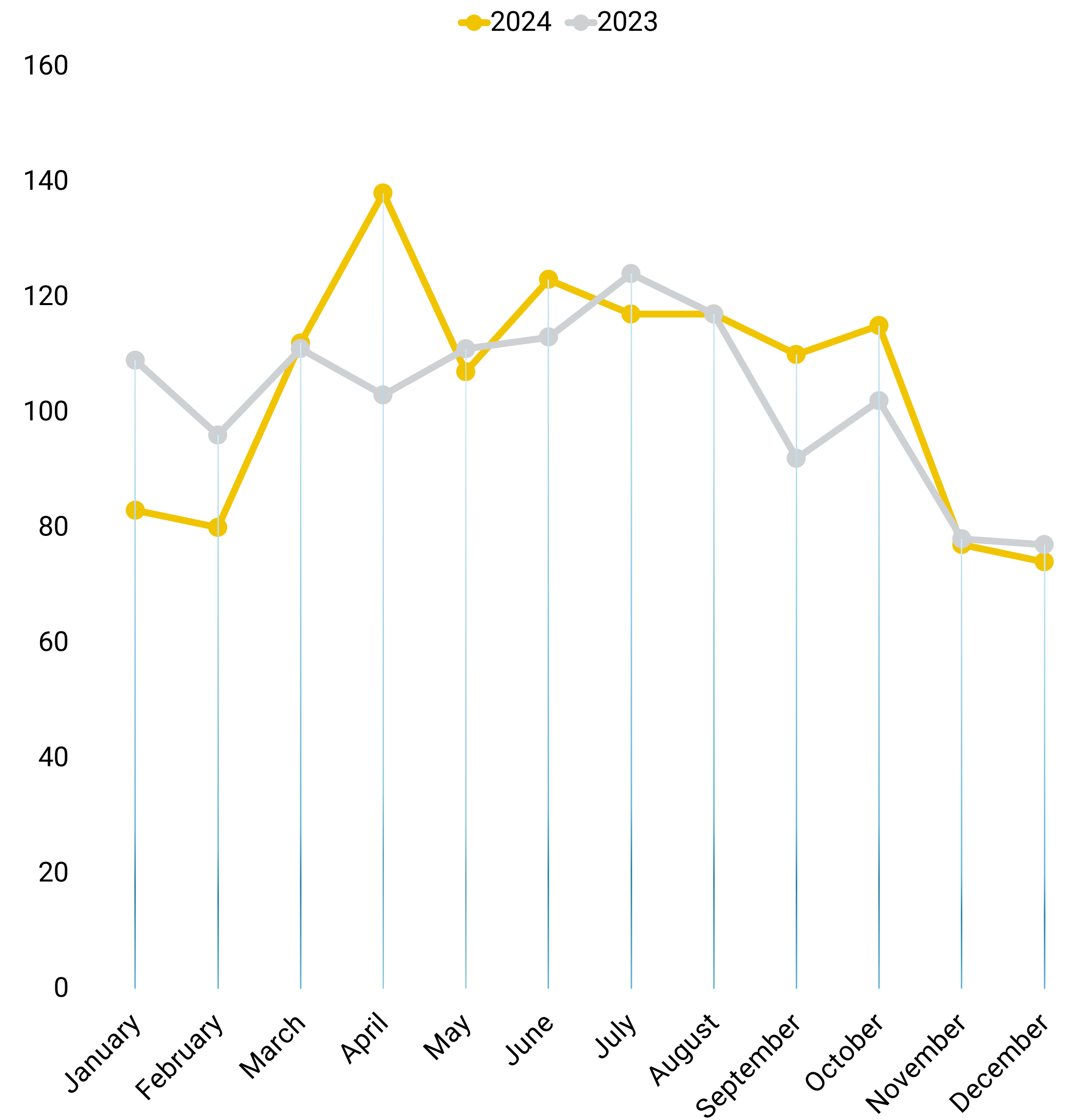
Cowlitz: Residential Homes Only

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.

	2024	2023	% chg.
January	83	109	-23.85%
February	80	96	-16.67%
March	112	111	0.90%
April	138	103	33.98%
May	107	111	-3.60%
June	123	113	8.85%
July	117	124	-5.65%
August	117	117	0.00%
September	110	92	19.57%
October	115	102	12.75%
November	77	78	-1.28%
December	74	77	-3.90%
Total	1,253	1,233	
% chg.			1.62%



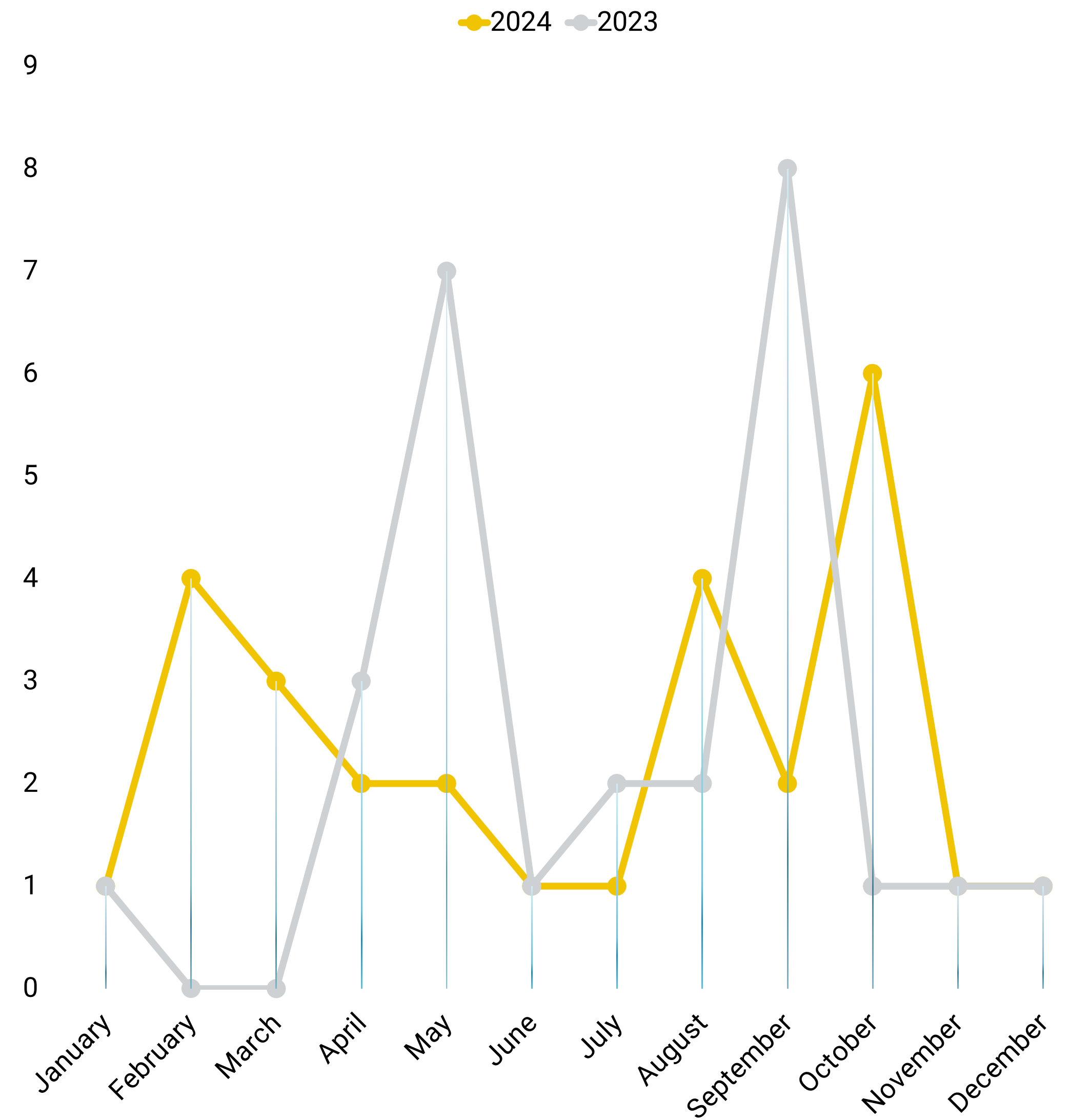
Cowlitz: Condominiums Only

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.

	2024	2023	% chg.
January	1	1	0.00%
February	4	0	0.00%
March	3	0	0.00%
April	2	3	-33.33%
May	2	7	-71.43%
June	1	1	0.00%
July	1	2	-50.00%
August	4	2	100.00%
September	2	8	-75.00%
October	6	1	500.00%
November	1	1	0.00%
December	1	1	0.00%
Total	28	27	
% chg.			3.70%

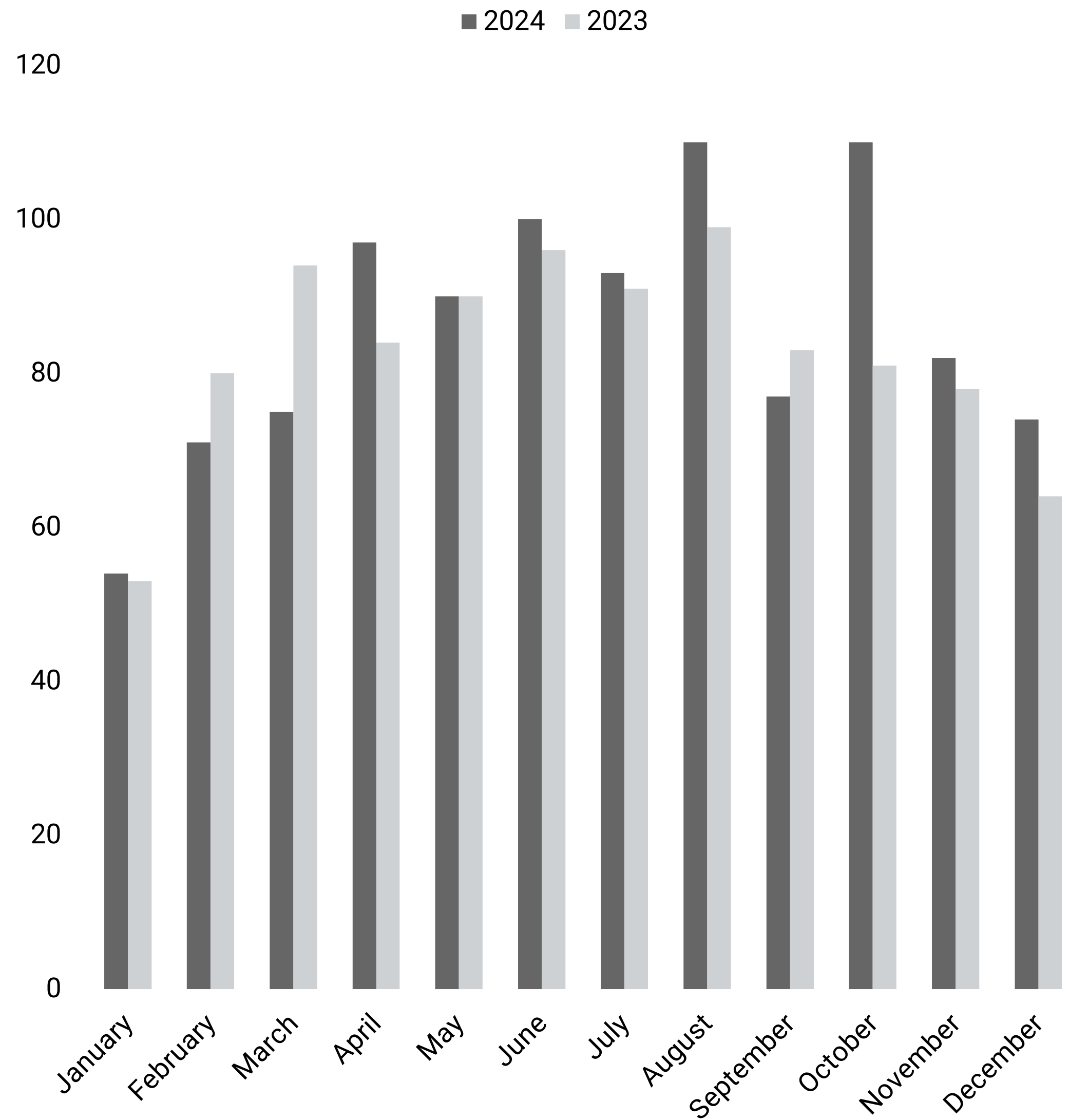


Cowlitz: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	54	53	1.89%
February	71	80	-11.25%
March	75	94	-20.21%
April	97	84	15.48%
May	90	90	0.00%
June	100	96	4.17%
July	93	91	2.20%
August	110	99	11.11%
September	77	83	-7.23%
October	110	81	35.80%
November	82	78	5.13%
December	74	64	15.63%
Total	1,033	993	
% chg.			4.03%

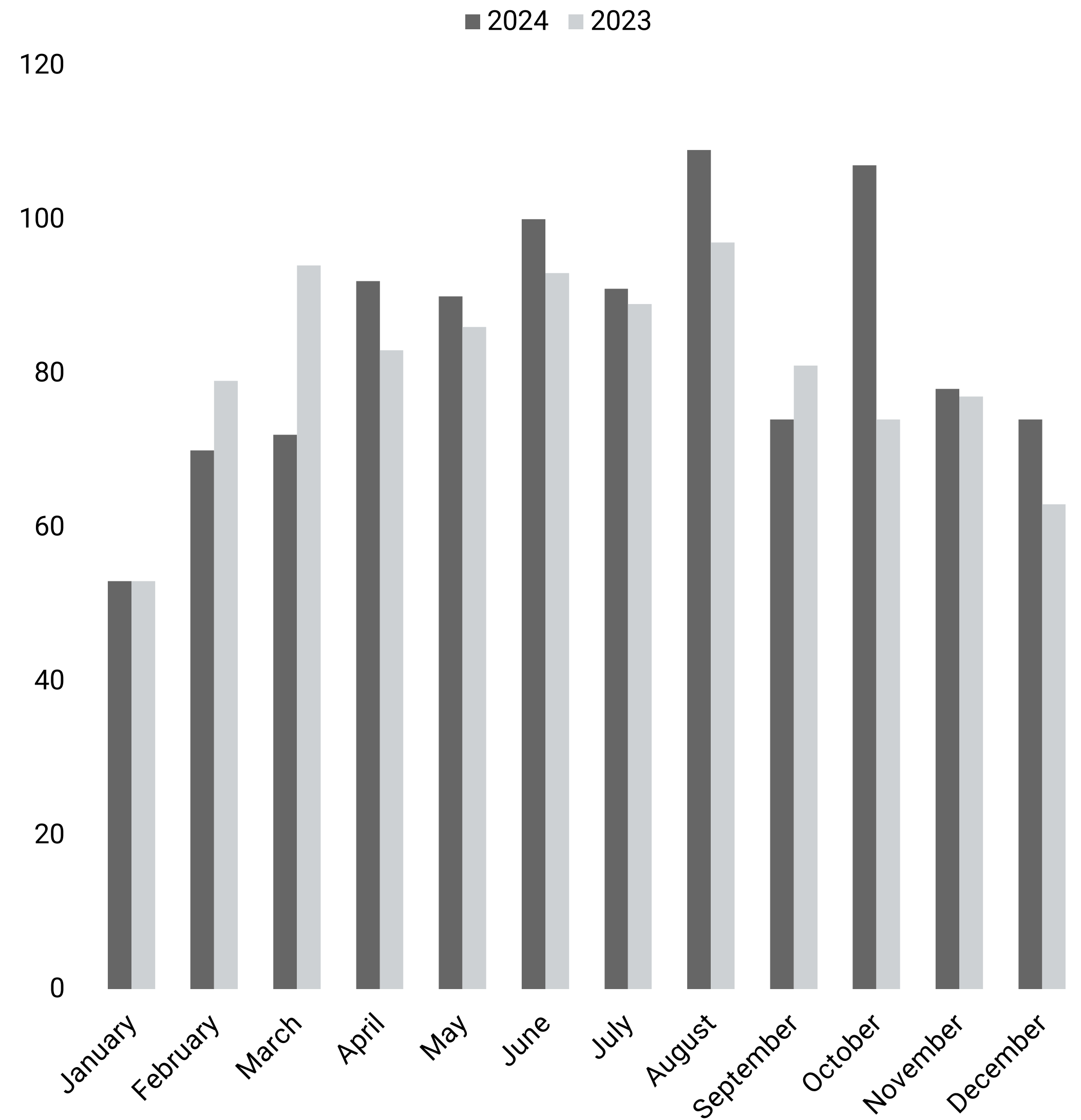


Cowlitz: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	53	53	0.00%
February	70	79	-11.39%
March	72	94	-23.40%
April	92	83	10.84%
May	90	86	4.65%
June	100	93	7.53%
July	91	89	2.25%
August	109	97	12.37%
September	74	81	-8.64%
October	107	74	44.59%
November	78	77	1.30%
December	74	63	17.46%
Total	1,010	969	
% chg.			4.23%

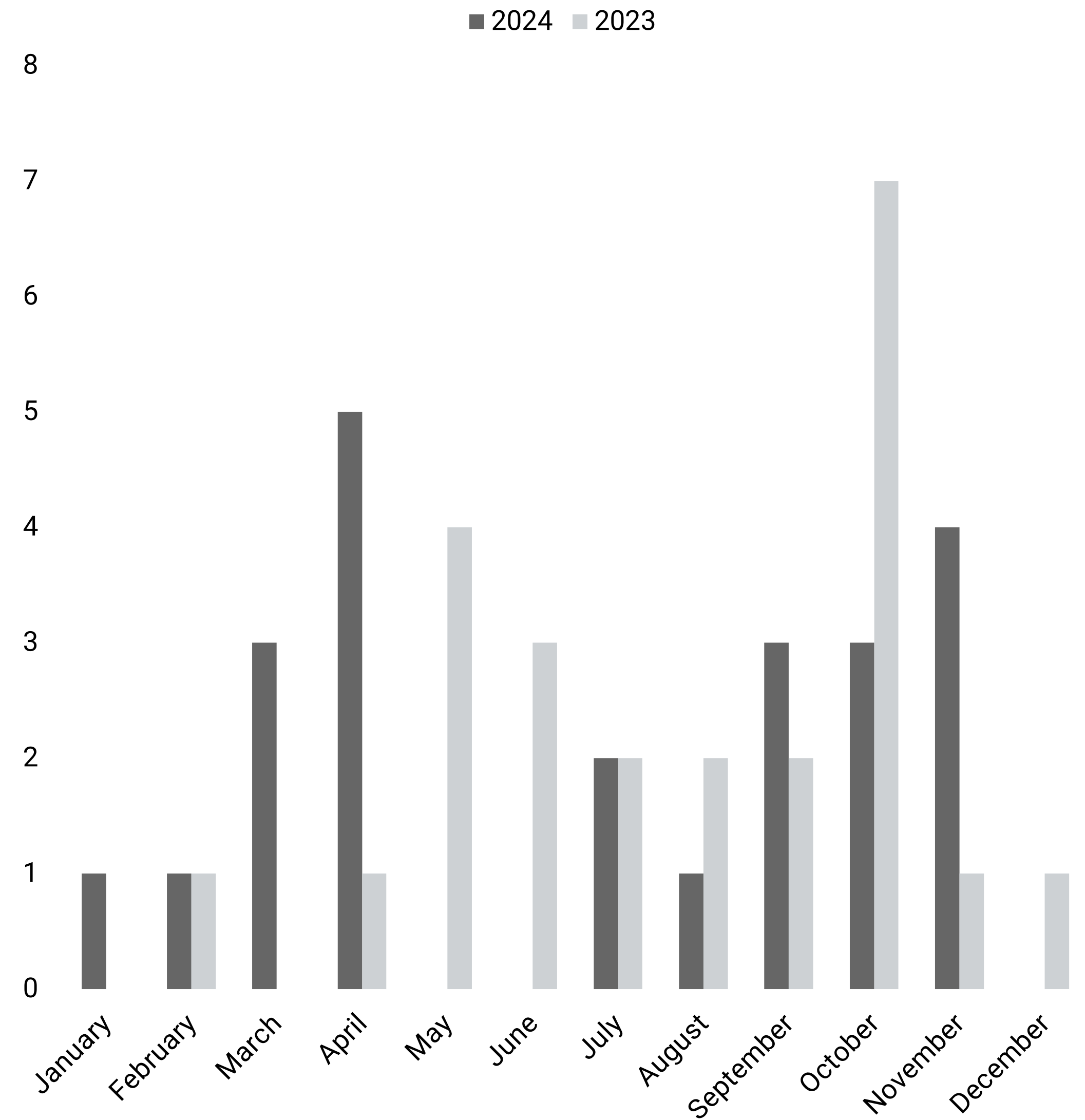


Cowlitz: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	1	0	0.00%
February	1	1	0.00%
March	3	0	0.00%
April	5	1	400.00%
May	0	4	-100.00%
June	0	3	-100.00%
July	2	2	0.00%
August	1	2	-50.00%
September	3	2	50.00%
October	3	7	-57.14%
November	4	1	300.00%
December	0	1	-100.00%
Total	23	24	
% chg.			-4.17%

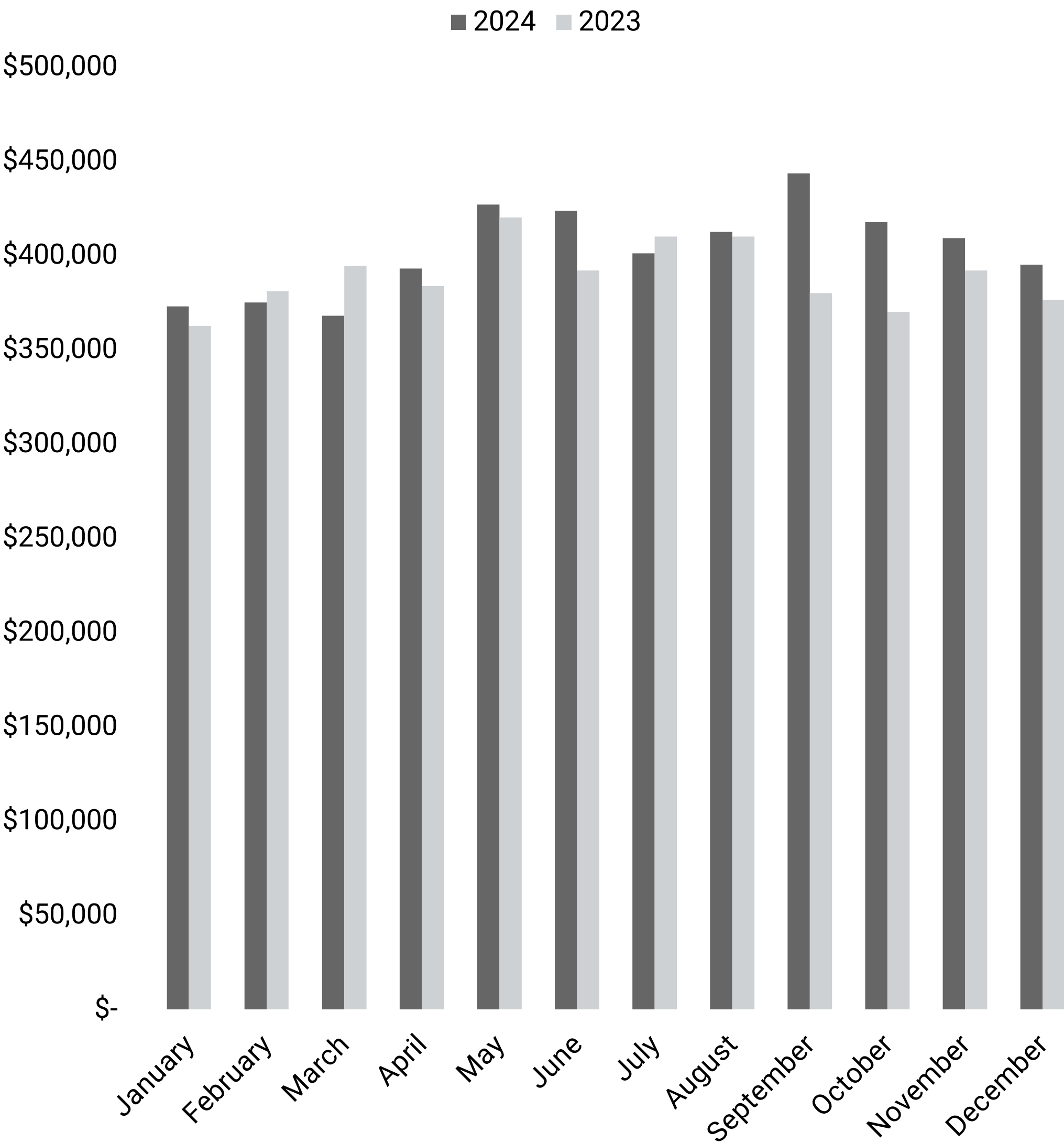


Cowlitz: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	\$ 373,000	\$ 362,500	2.90%
February	\$ 375,000	\$ 381,000	-1.57%
March	\$ 368,000	\$ 394,500	-6.72%
April	\$ 393,000	\$ 383,750	2.41%
May	\$ 427,000	\$ 420,075	1.65%
June	\$ 423,500	\$ 392,000	8.04%
July	\$ 401,000	\$ 410,000	-2.20%
August	\$ 412,500	\$ 410,000	0.61%
September	\$ 443,500	\$ 380,000	16.71%
October	\$ 417,500	\$ 370,000	12.84%
November	\$ 409,125	\$ 392,000	4.37%
December	\$ 395,000	\$ 376,500	4.91%
Total	\$ 403,750	\$ 392,000	
% chg.			3.00%

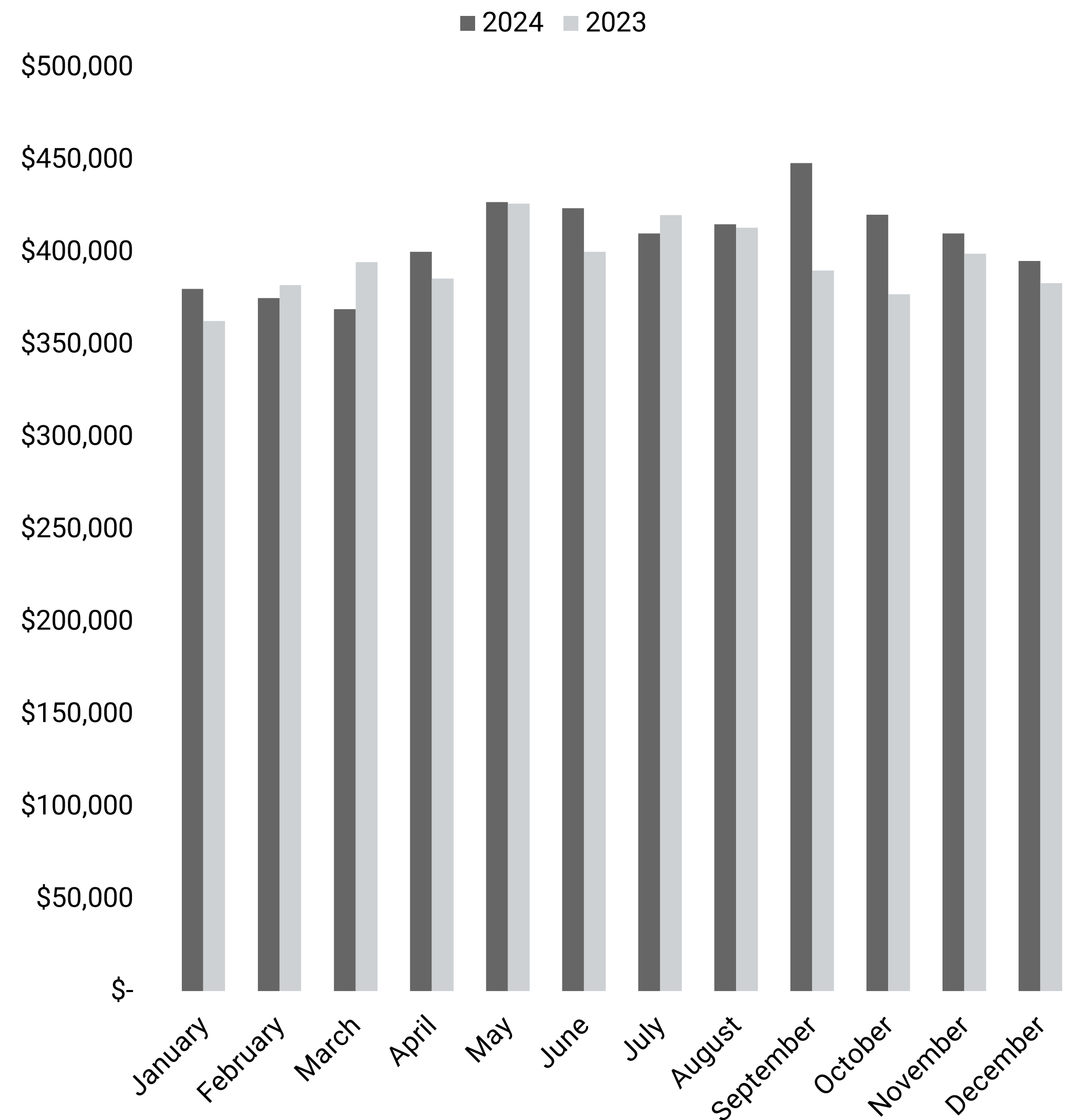


Cowlitz: Residential Homes Only

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.

	2024	2023	% chg.
January	\$ 380,000	\$ 362,500	4.83%
February	\$ 375,000	\$ 382,000	-1.83%
March	\$ 368,950	\$ 394,500	-6.48%
April	\$ 400,000	\$ 385,500	3.76%
May	\$ 427,000	\$ 426,000	0.23%
June	\$ 423,500	\$ 399,900	5.90%
July	\$ 410,000	\$ 419,900	-2.36%
August	\$ 415,000	\$ 413,000	0.48%
September	\$ 448,000	\$ 389,900	14.90%
October	\$ 420,000	\$ 377,000	11.41%
November	\$ 409,950	\$ 399,000	2.74%
December	\$ 395,000	\$ 383,000	3.13%
Total	\$ 407,000	\$ 399,000	
% chg.			2.01%

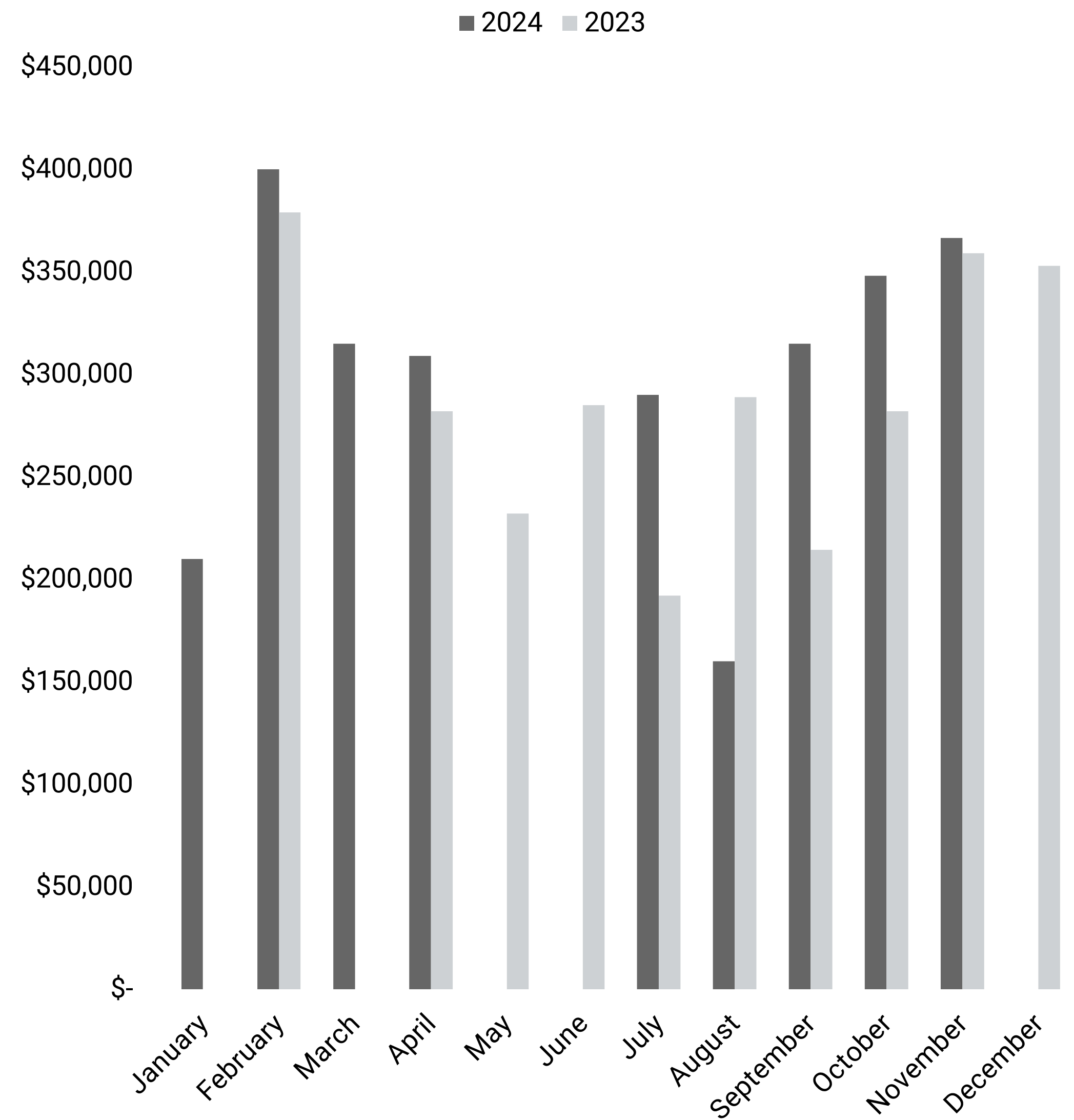


Cowlitz: Condominiums Only

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.

	2024		2023	% chg.
January	\$ 209,900	\$ -		0.00%
February	\$ 400,000	\$ 379,000		5.54%
March	\$ 315,000	\$ -		0.00%
April	\$ 309,000	\$ 282,000		9.57%
May	\$ -	\$ 232,000		-100.00%
June	\$ -	\$ 285,000		-100.00%
July	\$ 289,900	\$ 192,125		50.89%
August	\$ 160,000	\$ 288,950		-44.63%
September	\$ 315,000	\$ 214,400		46.92%
October	\$ 348,000	\$ 282,000		23.40%
November	\$ 366,500	\$ 359,000		2.09%
December	\$ -	\$ 353,000		-100.00%
Total	\$ 315,000	\$ 281,250		
% chg.				12.00%



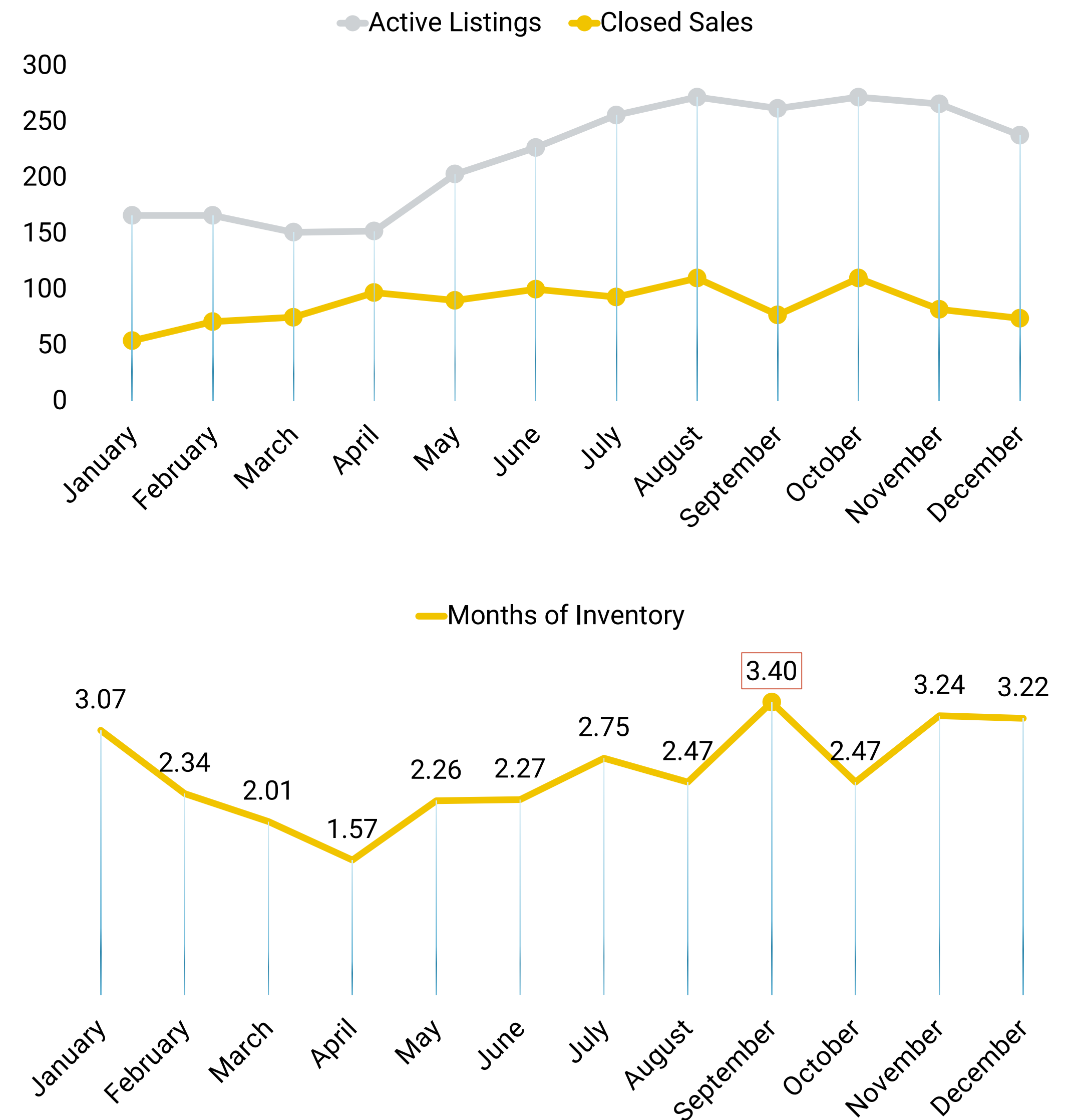
Cowlitz: Residential Homes and Condominiums

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	166	54	3.07
February	166	71	2.34
March	151	75	2.01
April	152	97	1.57
May	203	90	2.26
June	227	100	2.27
July	256	93	2.75
August	272	110	2.47
September	262	77	3.40
October	272	110	2.47
November	266	82	3.24
December	238	74	3.22



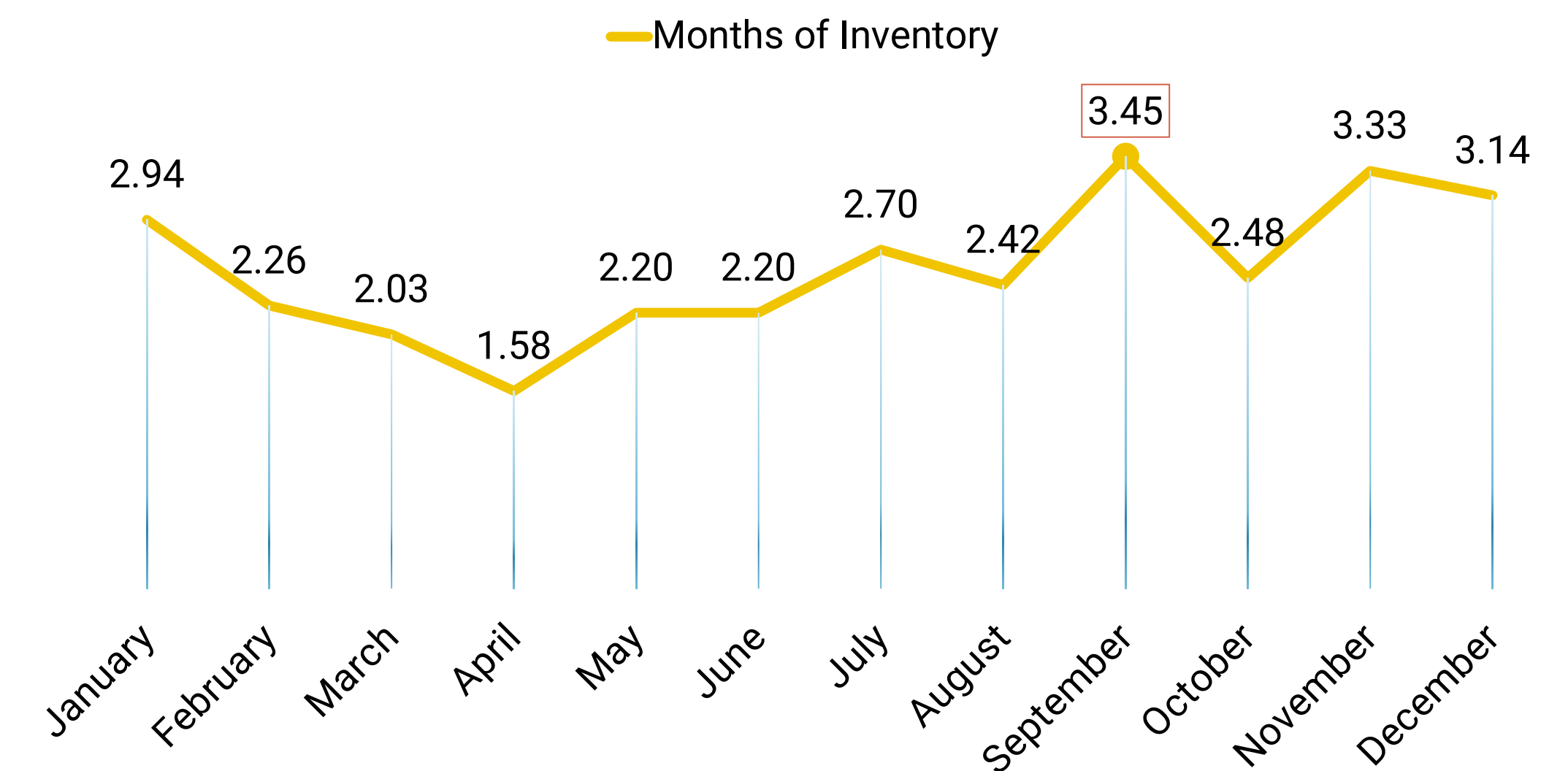
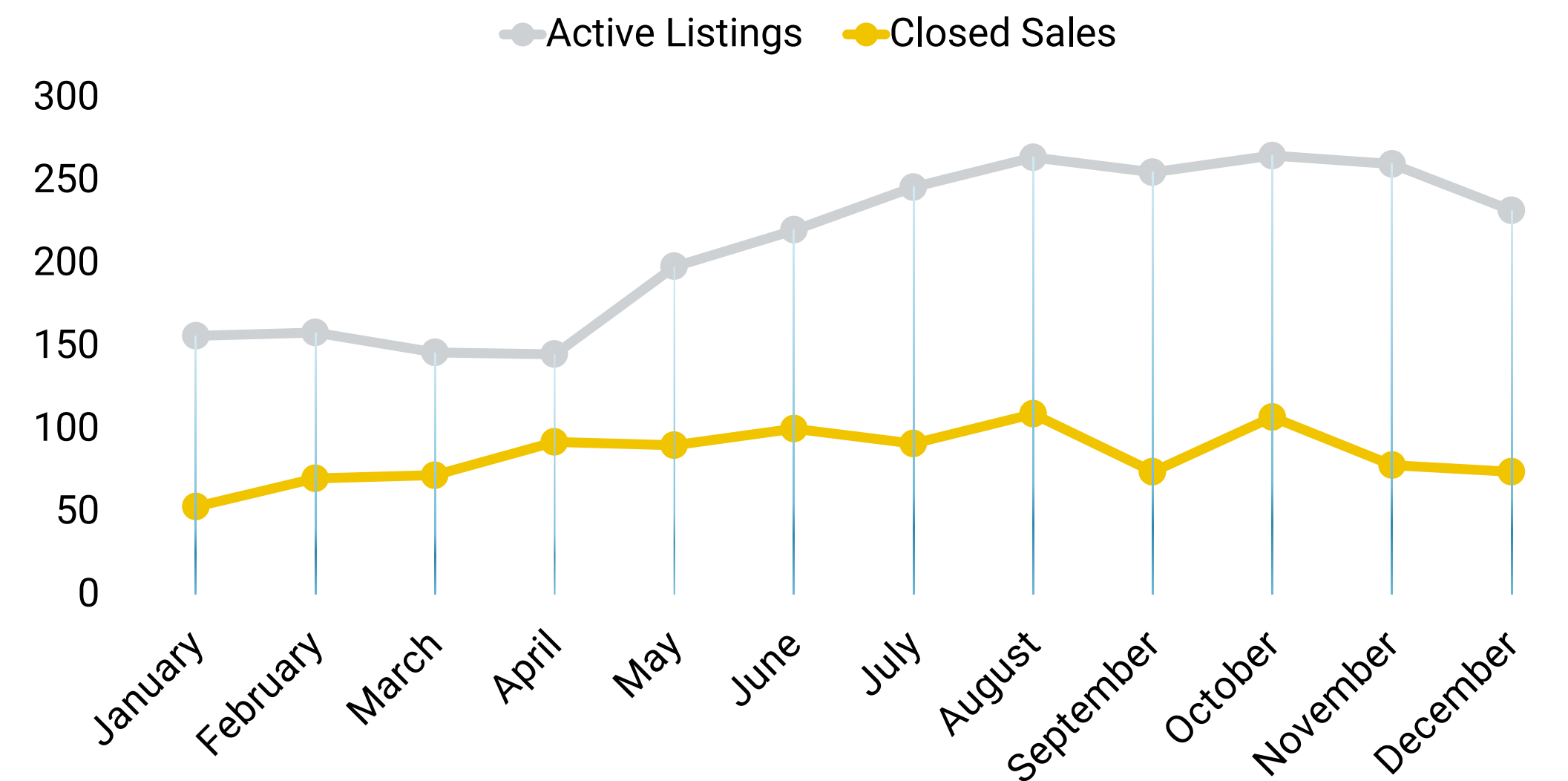
Cowlitz: Residential Homes Only

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	156	53	2.94
February	158	70	2.26
March	146	72	2.03
April	145	92	1.58
May	198	90	2.20
June	220	100	2.20
July	246	91	2.70
August	264	109	2.42
September	255	74	3.45
October	265	107	2.48
November	260	78	3.33
December	232	74	3.14



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	10	1	10.00
February	8	1	8.00
March	5	3	1.67
April	7	5	1.40
May	5	0	0.00
June	7	0	0.00
July	10	2	5.00
August	8	1	8.00
September	7	3	2.33
October	7	3	2.33
November	6	4	1.50
December	6	0	0.00

