

Breakouts: COWLITZ MAP AREAS						Northwest Multiple Listing Service - January 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
401	4	1	11	7	57.14%	2	3	-33.33%	0	2	-100.00%	\$0	\$352,750	-100.00%	0.00
402	9	3	16	1	1500.00%	5	5	0.00%	3	4	-25.00%	\$300,000	\$310,000	-3.23%	5.33
403	8	5	11	5	120.00%	6	4	50.00%	3	3	0.00%	\$382,400	\$280,000	36.57%	3.67
404	3	0	5	3	66.67%	1	2	-50.00%	4	0	0.00%	\$370,250	\$0	0.00%	1.25
405	8	1	17	9	88.89%	2	3	-33.33%	1	0	0.00%	\$340,000	\$0	0.00%	17.00
406	3	7	14	13	7.69%	3	8	-62.50%	3	3	0.00%	\$378,000	\$322,000	17.39%	4.67
407	3	3	7	6	16.67%	1	6	-83.33%	3	2	50.00%	\$530,000	\$442,450	19.79%	2.33
408	1	3	3	6	-50.00%	4	6	-33.33%	4	1	300.00%	\$369,950	\$366,000	1.08%	0.75
409	1	0	5	2	150.00%	4	1	300.00%	5	1	400.00%	\$425,000	\$470,000	-9.57%	1.00
410	3	2	5	3	66.67%	7	3	133.33%	2	3	-33.33%	\$627,500	\$318,000	97.33%	2.50
411	4	8	14	6	133.33%	8	7	14.29%	4	5	-20.00%	\$415,000	\$405,000	2.47%	3.50
412	7	5	19	12	58.33%	6	4	50.00%	5	4	25.00%	\$449,900	\$432,500	4.02%	3.80
414	12	12	34	34	0.00%	11	10	10.00%	5	5	0.00%	\$495,000	\$636,000	-22.17%	6.80
415	1	4	3	4	-25.00%	4	2	100.00%	1	2	-50.00%	\$395,000	\$386,950	2.08%	3.00
416	3	5	8	8	0.00%	5	4	25.00%	3	2	50.00%	\$190,000	\$354,388	-46.39%	2.67
417	5	3	10	6	66.67%	6	4	50.00%	1	2	-50.00%	\$332,000	\$444,500	-25.31%	10.00
418	4	3	7	10	-30.00%	4	4	0.00%	1	4	-75.00%	\$455,000	\$200,750	126.65%	7.00
419	5	4	15	8	87.50%	3	1	200.00%	2	5	-60.00%	\$501,150	\$475,000	5.51%	7.50
420	11	7	28	23	21.74%	13	7	85.71%	13	6	116.67%	\$525,000	\$489,500	7.25%	2.15
All Cowl Co	95	76	232	166	39.76%	95	84	13.10%	63	54	16.67%	\$415,000	\$373,000	11.26%	3.68

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
401	3	0	10	4	150.00%	1	2	-50.00%	0	2	-100.00%	\$0	\$352,750	-100.00%	0.00
402	9	3	16	1	1500.00%	5	5	0.00%	3	4	-25.00%	\$300,000	\$310,000	-3.23%	5.33
403	8	5	11	5	120.00%	6	4	50.00%	3	3	0.00%	\$382,400	\$280,000	36.57%	3.67
404	3	0	4	3	33.33%	1	2	-50.00%	4	0	0.00%	\$370,250	\$0	0.00%	1.00
405	8	1	16	6	166.67%	2	3	-33.33%	1	0	0.00%	\$340,000	\$0	0.00%	16.00
406	3	7	14	13	7.69%	3	8	-62.50%	3	3	0.00%	\$378,000	\$322,000	17.39%	4.67
407	3	3	7	6	16.67%	1	6	-83.33%	3	2	50.00%	\$530,000	\$442,450	19.79%	2.33
408	1	3	3	5	-40.00%	4	6	-33.33%	4	1	300.00%	\$369,950	\$366,000	1.08%	0.75
409	1	0	5	2	150.00%	4	1	300.00%	5	1	400.00%	\$425,000	\$470,000	-9.57%	1.00
410	3	2	5	3	66.67%	7	3	133.33%	2	2	0.00%	\$627,500	\$494,000	27.02%	2.50
411	4	5	12	3	300.00%	6	7	-14.29%	4	5	-20.00%	\$415,000	\$405,000	2.47%	3.00
412	7	5	19	12	58.33%	6	4	50.00%	5	4	25.00%	\$449,900	\$432,500	4.02%	3.80
414	12	12	34	34	0.00%	11	10	10.00%	5	5	0.00%	\$495,000	\$636,000	-22.17%	6.80
415	1	4	3	4	-25.00%	4	2	100.00%	1	2	-50.00%	\$395,000	\$386,950	2.08%	3.00
416	3	5	8	8	0.00%	5	4	25.00%	3	2	50.00%	\$190,000	\$354,388	-46.39%	2.67
417	5	3	10	6	66.67%	6	4	50.00%	1	2	-50.00%	\$332,000	\$444,500	-25.31%	10.00
418	4	3	7	10	-30.00%	4	4	0.00%	1	4	-75.00%	\$455,000	\$200,750	126.65%	7.00
419	5	4	15	8	87.50%	3	1	200.00%	2	5	-60.00%	\$501,150	\$475,000	5.51%	7.50
420	11	7	28	23	21.74%	13	7	85.71%	13	6	116.67%	\$525,000	\$489,500	7.25%	2.15
All Cowl Co	94	72	227	156	45.51%	92	83	10.84%	63	53	18.87%	\$415,000	\$380,000	9.21%	3.60

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Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
401	1	1	1	3	-66.67%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	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	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
405	0	0	1	3	-66.67%	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	0	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	0	0	0	0.00%	0	0	0.00%	0	1	-100.00%	\$0	\$209,900	-100.00%	0.00
411	0	3	2	3	-33.33%	2	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	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	4	5	10	-50.00%	3	1	200.00%	0	1	-100.00%	\$0	\$209,900	0.00%	0.00