



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2022

Cowlitz

Annual Statistical Review and Highlights



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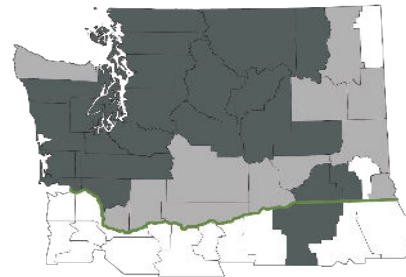
Member Offices

2,603



Total Members/Subscribers

33,861



Counties

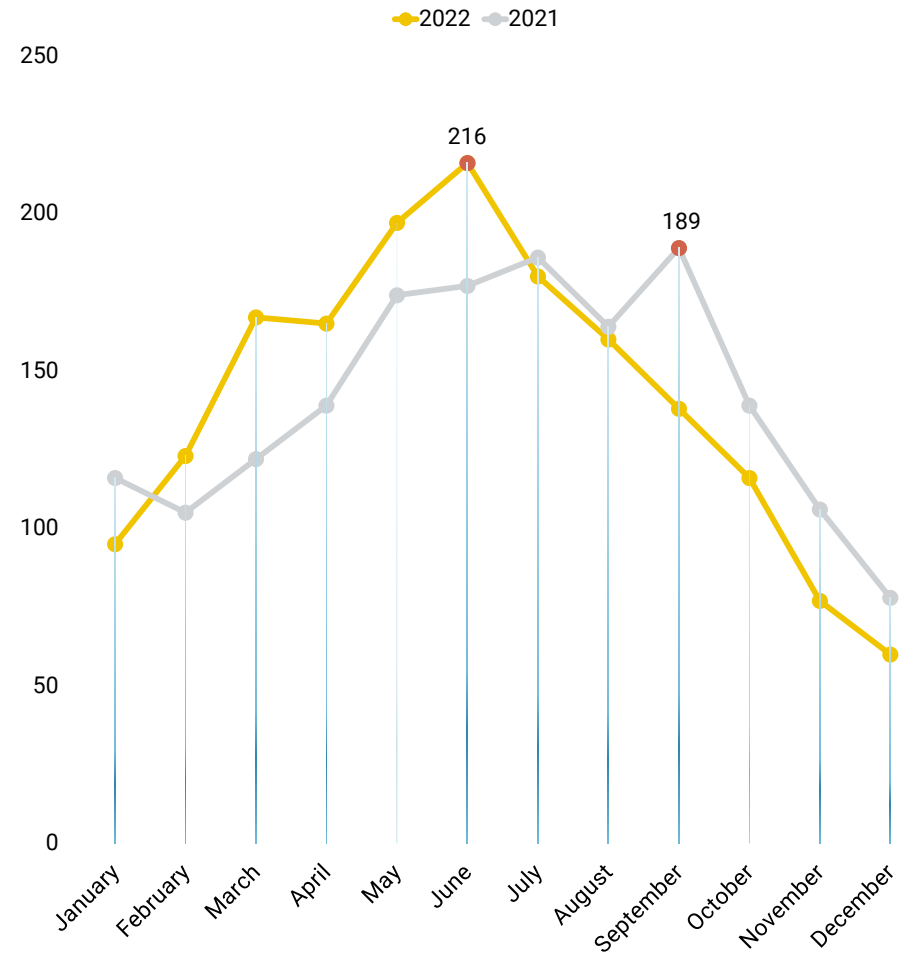
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Cowlitz: Residential Homes and Condominiums

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).

	2022	2021	% chg.
January	95	116	-18.10%
February	123	105	17.14%
March	167	122	36.89%
April	165	139	18.71%
May	197	174	13.22%
June	216	177	22.03%
July	180	186	-3.23%
August	160	164	-2.44%
September	138	189	-26.98%
October	116	139	-16.55%
November	77	106	-27.36%
December	60	78	-23.08%
Total	1,694	1,695	
% chg.			-0.06%

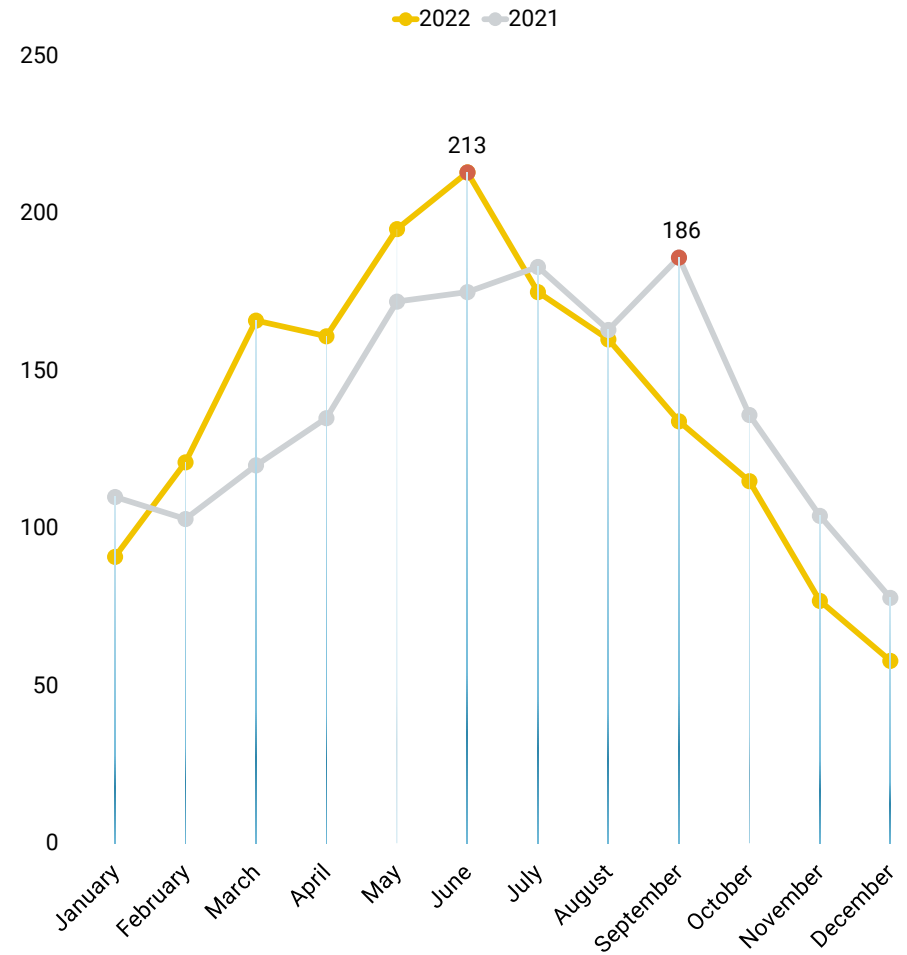


Cowlitz: Residential Homes Only

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).

	2022	2021	% chg.
January	91	110	-17.27%
February	121	103	17.48%
March	166	120	38.33%
April	161	135	19.26%
May	195	172	13.37%
June	213	175	21.71%
July	175	183	-4.37%
August	160	163	-1.84%
September	134	186	-27.96%
October	115	136	-15.44%
November	77	104	-25.96%
December	58	78	-25.64%
Total	1,666	1,665	
% chg.	0.06%		

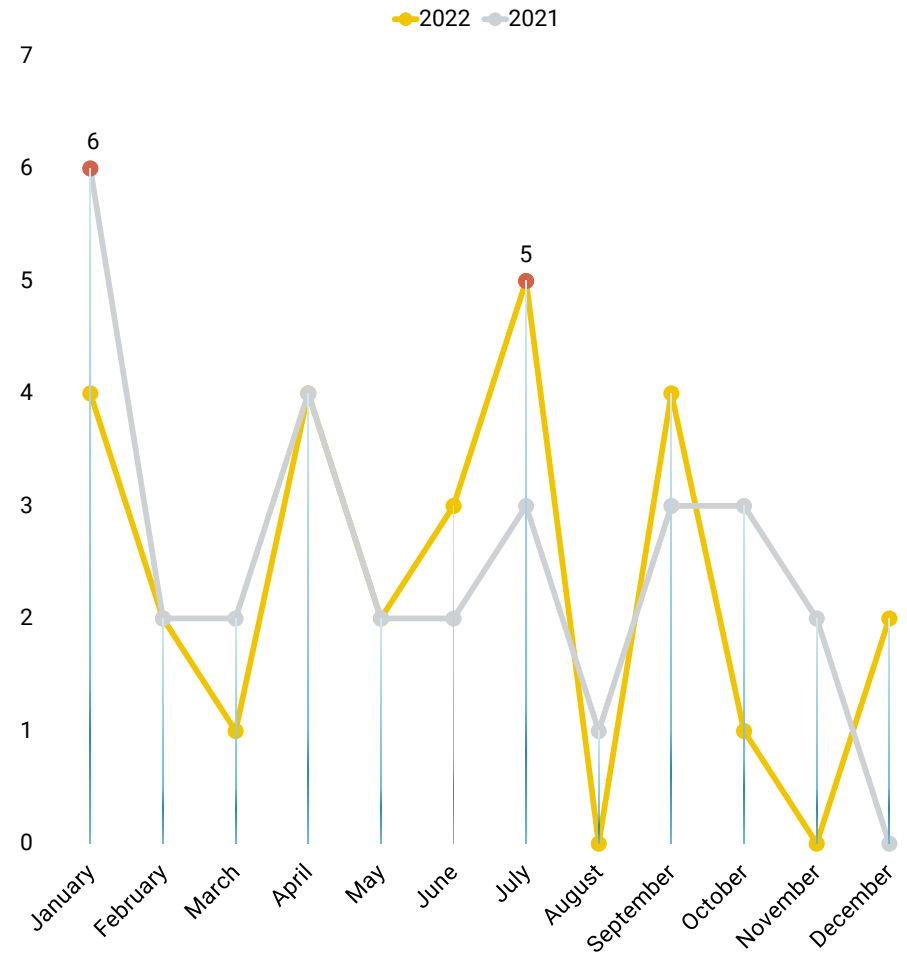


Cowlitz: Condominiums Only

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).

	2022	2021	% chg.
January	4	6	-33.33%
February	2	2	0.00%
March	1	2	-50.00%
April	4	4	0.00%
May	2	2	0.00%
June	3	2	50.00%
July	5	3	66.67%
August	0	1	-100.00%
September	4	3	33.33%
October	1	3	-66.67%
November	0	2	-100.00%
December	2	0	0.00%
Total	28	30	
% chg.			-6.67%

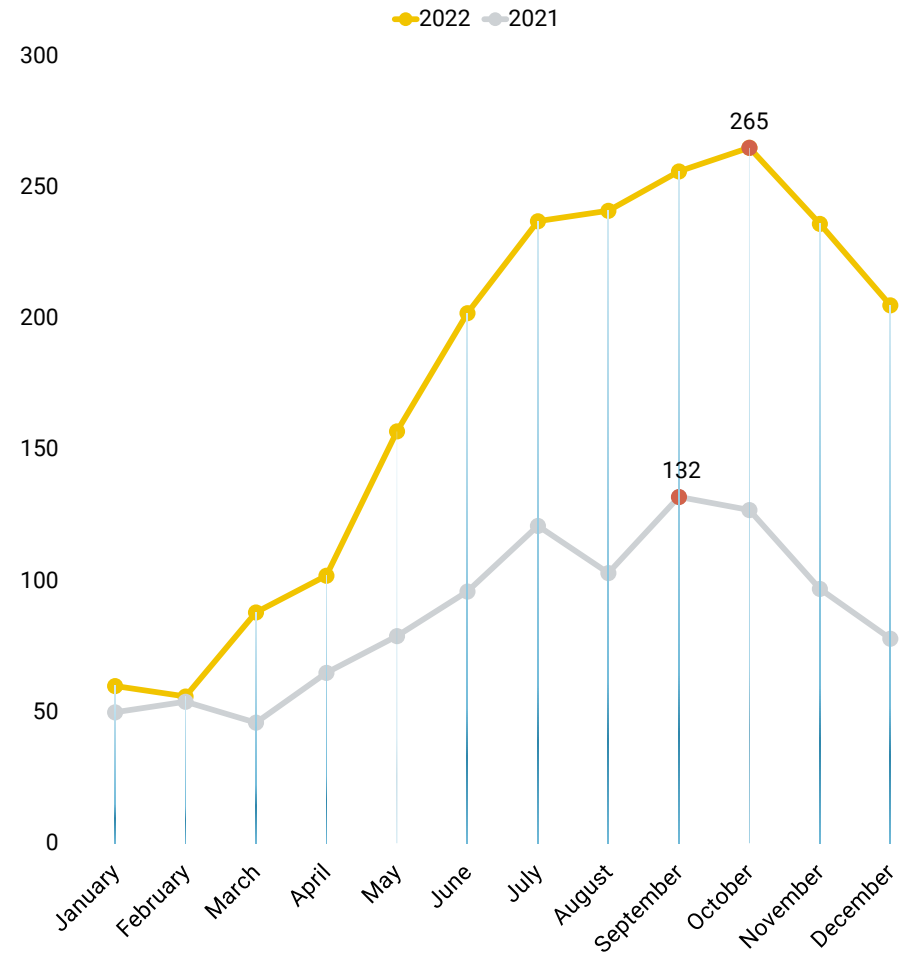


Cowlitz: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	60	50	20.00%
February	56	54	3.70%
March	88	46	91.30%
April	102	65	56.92%
May	157	79	98.73%
June	202	96	110.42%
July	237	121	95.87%
August	241	103	133.98%
September	256	132	93.94%
October	265	127	108.66%
November	236	97	143.30%
December	205	78	162.82%
Total	2,105	1,048	
% chg.			100.86%

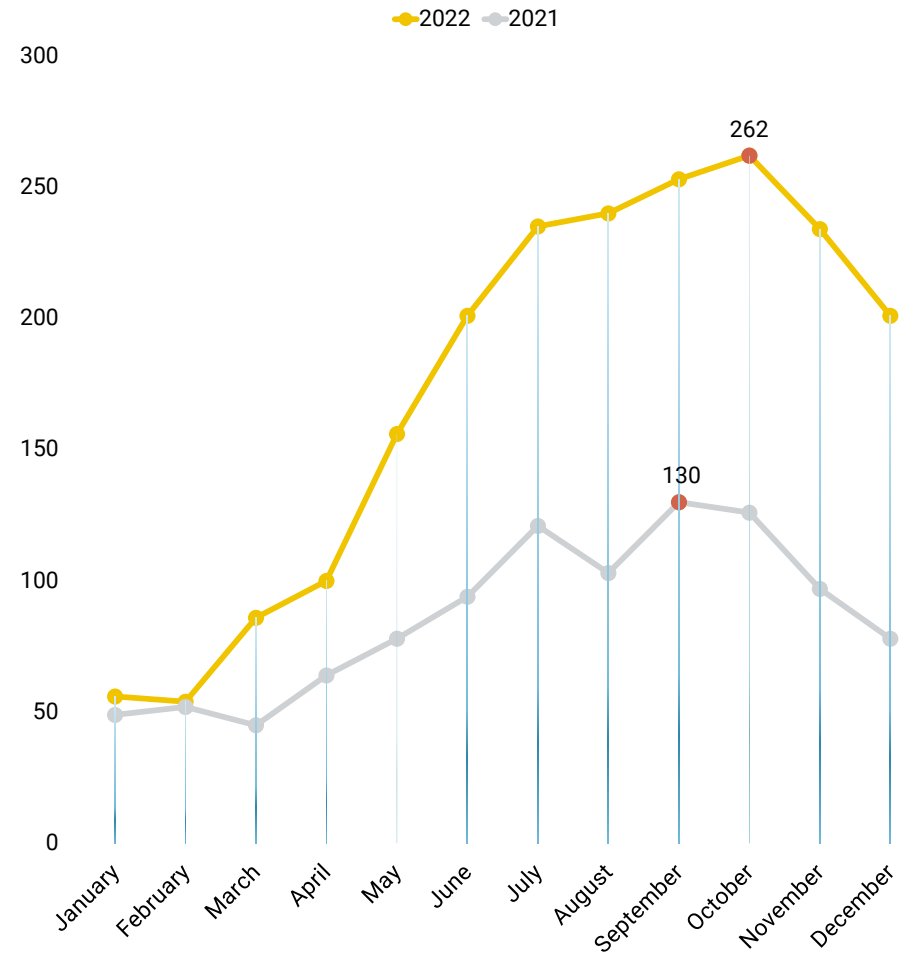


Cowlitz: Residential Homes Only

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.

	2022	2021	% chg.
January	56	49	14.29%
February	54	52	3.85%
March	86	45	91.11%
April	100	64	56.25%
May	156	78	100.00%
June	201	94	113.83%
July	235	121	94.21%
August	240	103	133.01%
September	253	130	94.62%
October	262	126	107.94%
November	234	97	141.24%
December	201	78	157.69%
Total	2,078	1,037	
% chg.			100.39%

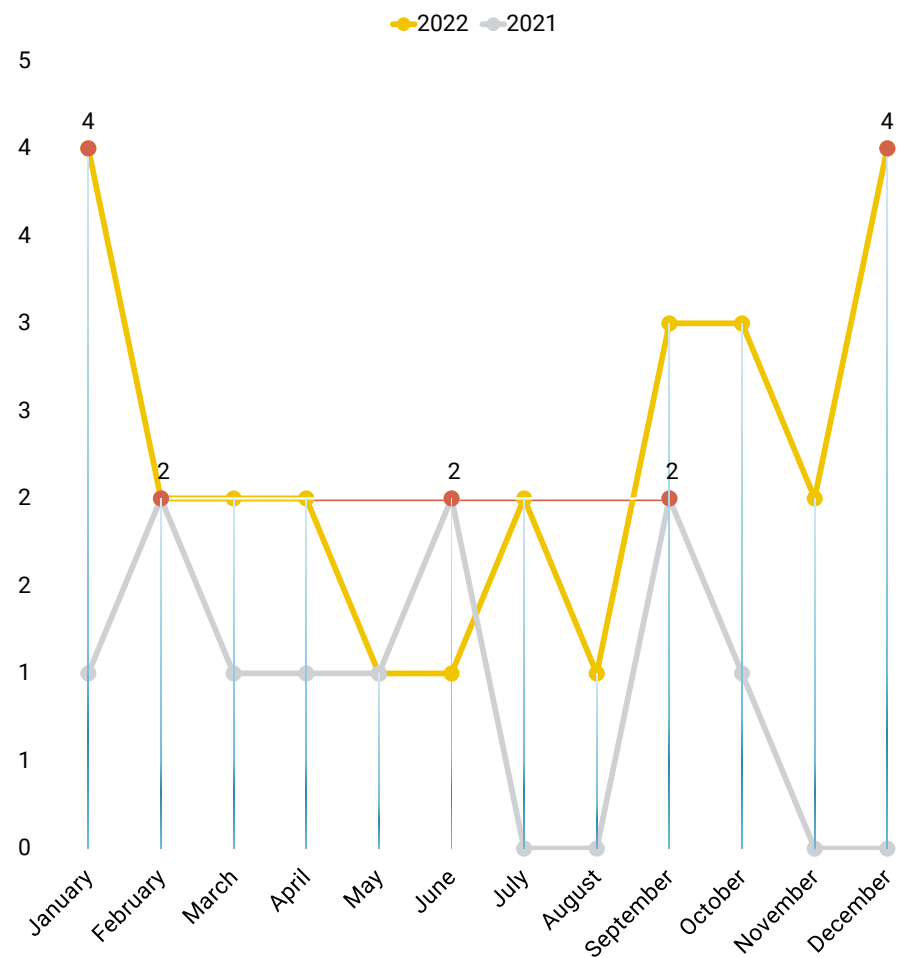


Cowlitz: Condominiums Only

Active Listings by Month

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

	2022	2021	% chg.
January	4	1	300.00%
February	2	2	0.00%
March	2	1	100.00%
April	2	1	100.00%
May	1	1	0.00%
June	1	2	-50.00%
July	2	0	0.00%
August	1	0	0.00%
September	3	2	50.00%
October	3	1	200.00%
November	2	0	0.00%
December	4	0	0.00%
Total	27	11	
% chg.			145.45%



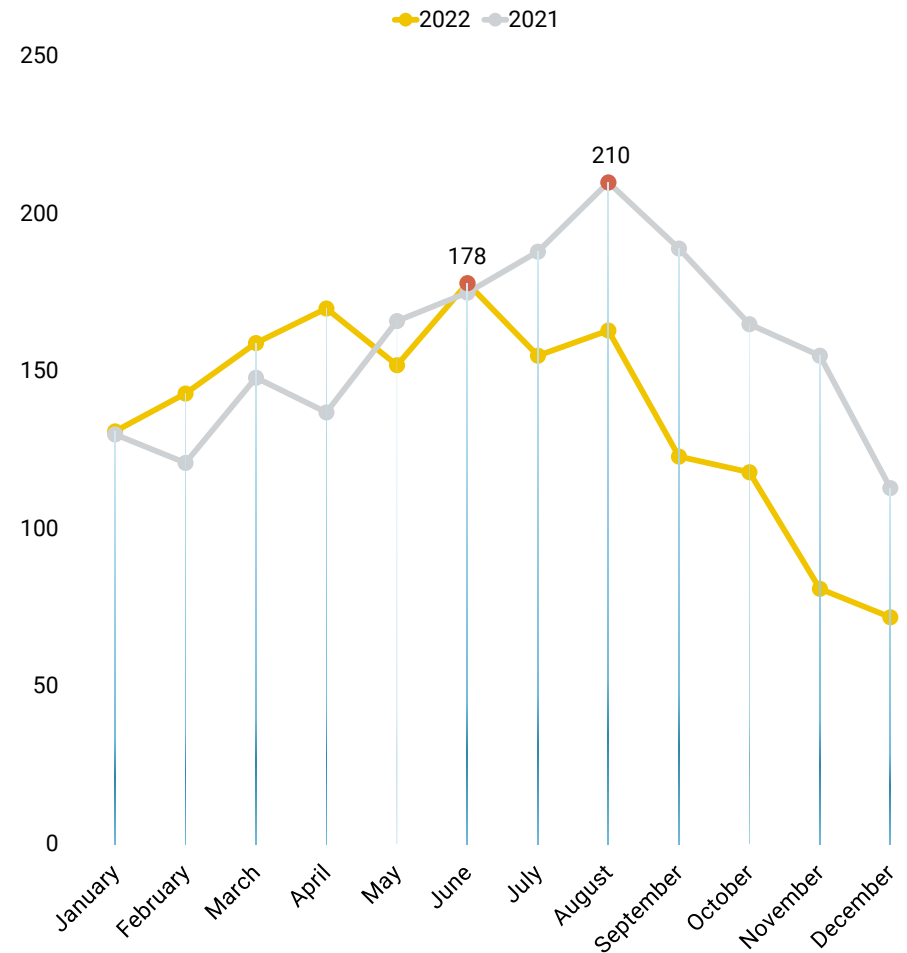
Cowlitz: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	131	130	0.77%
February	143	121	18.18%
March	159	148	7.43%
April	170	137	24.09%
May	152	166	-8.43%
June	178	175	1.71%
July	155	188	-17.55%
August	163	210	-22.38%
September	123	189	-34.92%
October	118	165	-28.48%
November	81	155	-47.74%
December	72	113	-36.28%
Total	1,645	1,897	
% chg.	-13.28%		



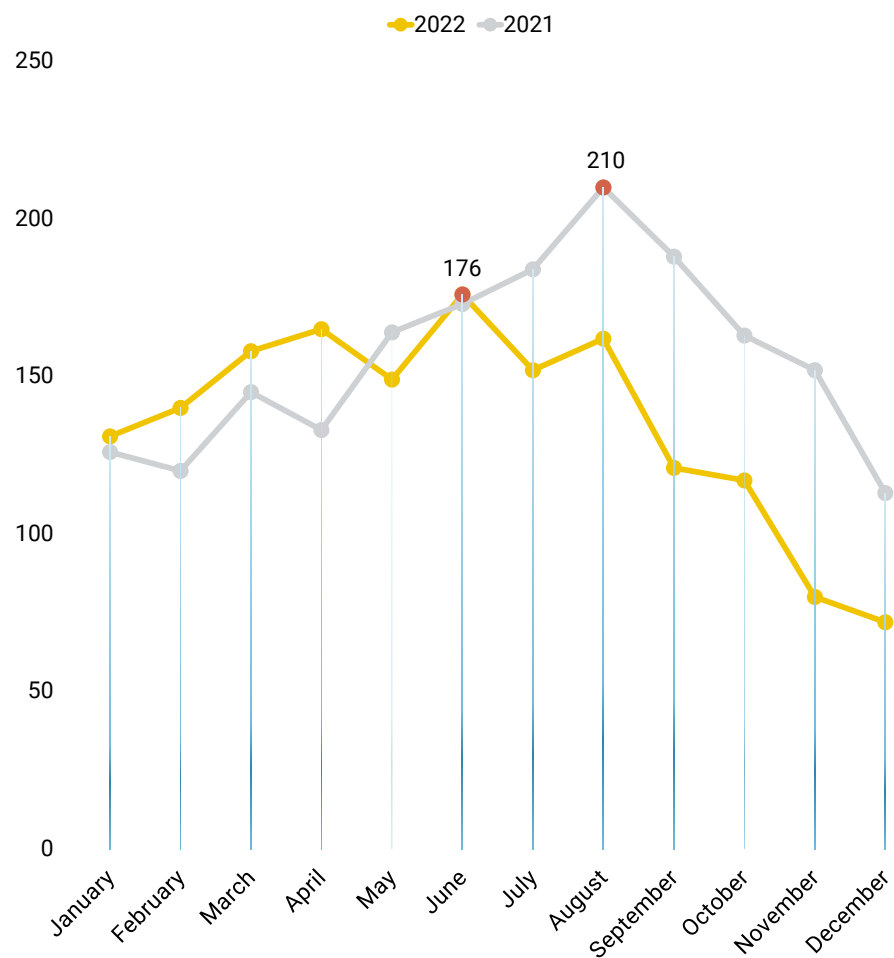
Cowlitz: Residential Homes Only

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.

	2022	2021	% chg.
January	131	126	3.97%
February	140	120	16.67%
March	158	145	8.97%
April	165	133	24.06%
May	149	164	-9.15%
June	176	173	1.73%
July	152	184	-17.39%
August	162	210	-22.86%
September	121	188	-35.64%
October	117	163	-28.22%
November	80	152	-47.37%
December	72	113	-36.28%
Total	1,623	1,871	
% chg.	-13.25%		



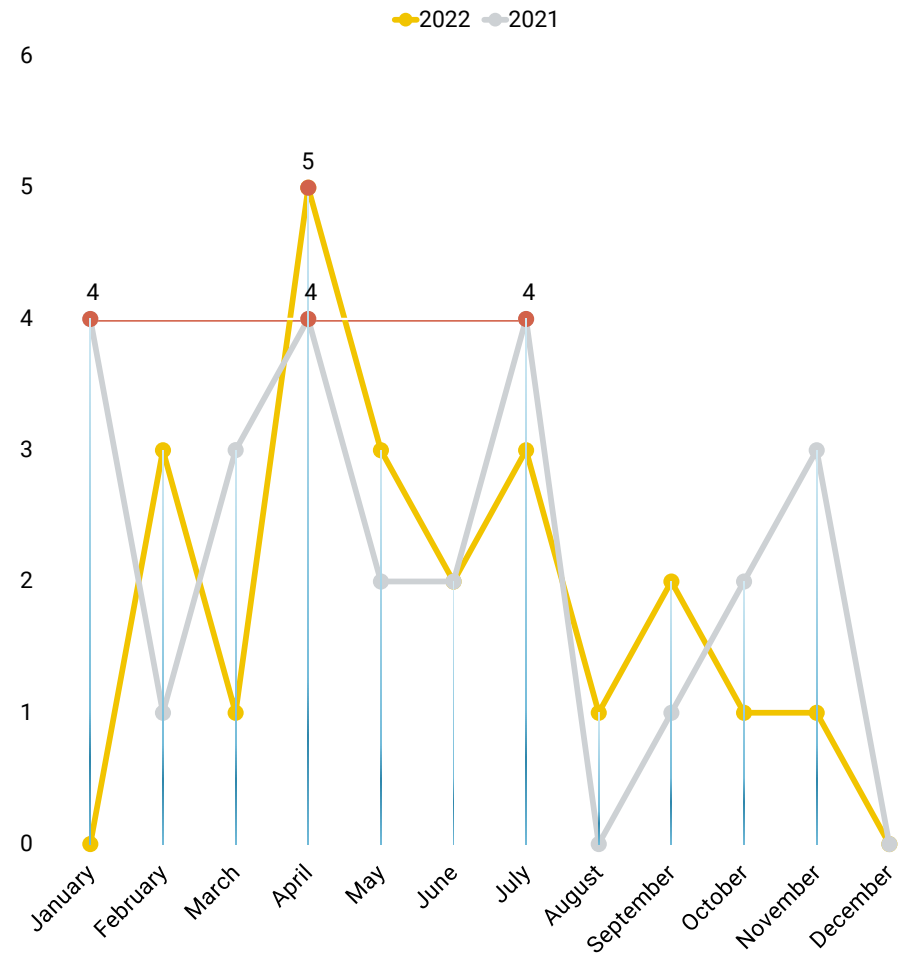
Cowlitz: Condominiums Only

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.

	2022	2021	% chg.
January	0	4	-100.00%
February	3	1	200.00%
March	1	3	-66.67%
April	5	4	25.00%
May	3	2	50.00%
June	2	2	0.00%
July	3	4	-25.00%
August	1	0	0.00%
September	2	1	100.00%
October	1	2	-50.00%
November	1	3	-66.67%
December	0	0	0.00%
Total	22	26	
% chg.			-15.38%

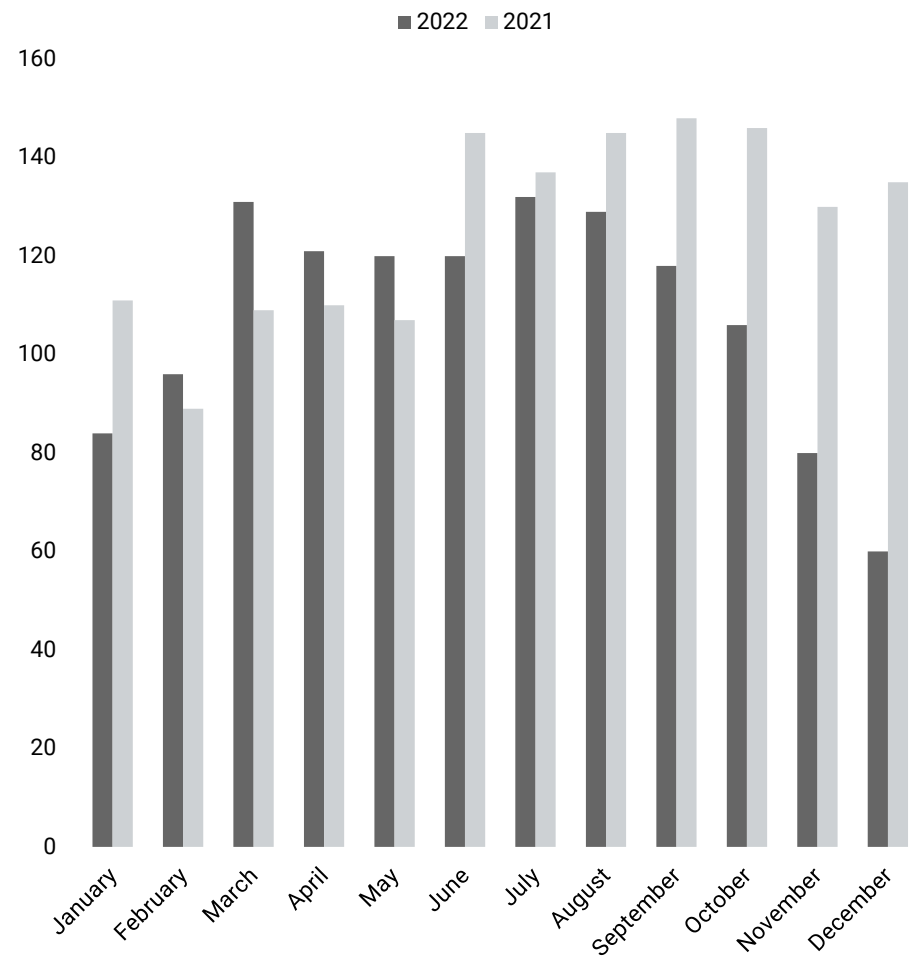


Cowlitz: Residential Homes and Condominiums

Closed Sales by Month

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

	2022	2021	% chg.
January	84	111	-24.32%
February	96	89	7.87%
March	131	109	20.18%
April	121	110	10.00%
May	120	107	12.15%
June	120	145	-17.24%
July	132	137	-3.65%
August	129	145	-11.03%
September	118	148	-20.27%
October	106	146	-27.40%
November	80	130	-38.46%
December	60	135	-55.56%
Total	1,297	1,512	
% chg.			-14.22%

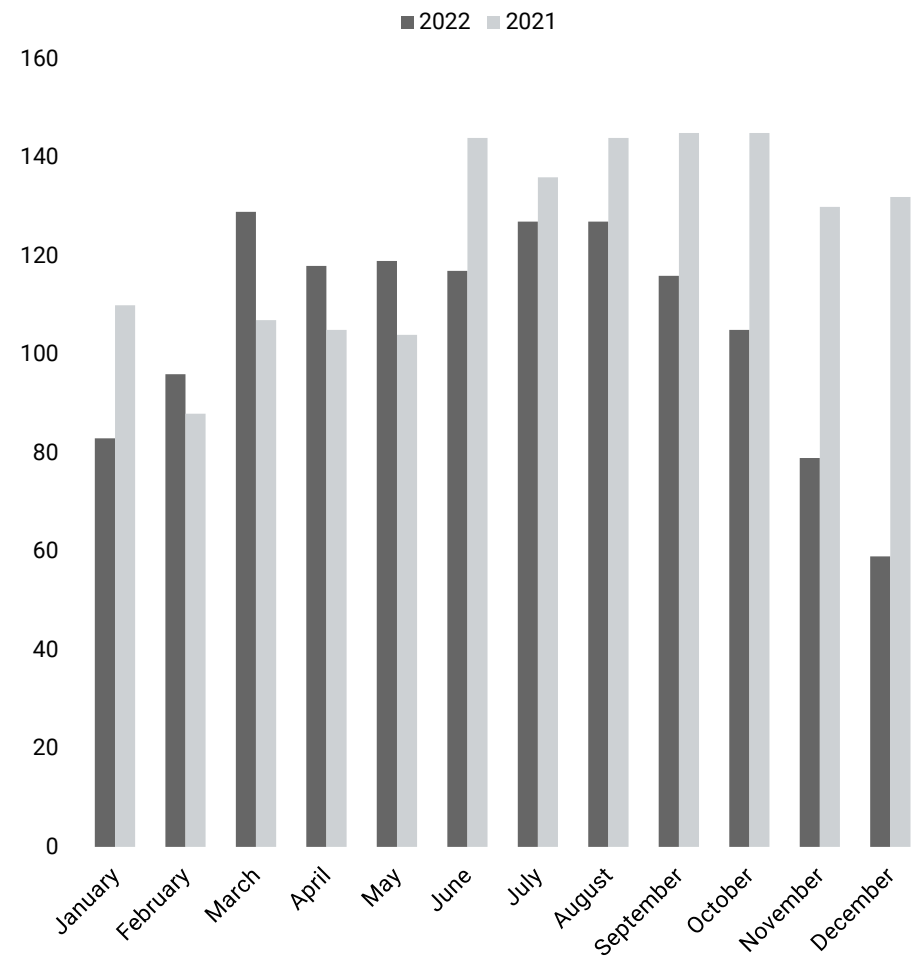


Cowlitz: Residential Homes Only

Closed Sales by Month

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

	2022	2021	% chg.
January	83	110	-24.55%
February	96	88	9.09%
March	129	107	20.56%
April	118	105	12.38%
May	119	104	14.42%
June	117	144	-18.75%
July	127	136	-6.62%
August	127	144	-11.81%
September	116	145	-20.00%
October	105	145	-27.59%
November	79	130	-39.23%
December	59	132	-55.30%
Total	1,275	1,490	
% chg.			-14.43%

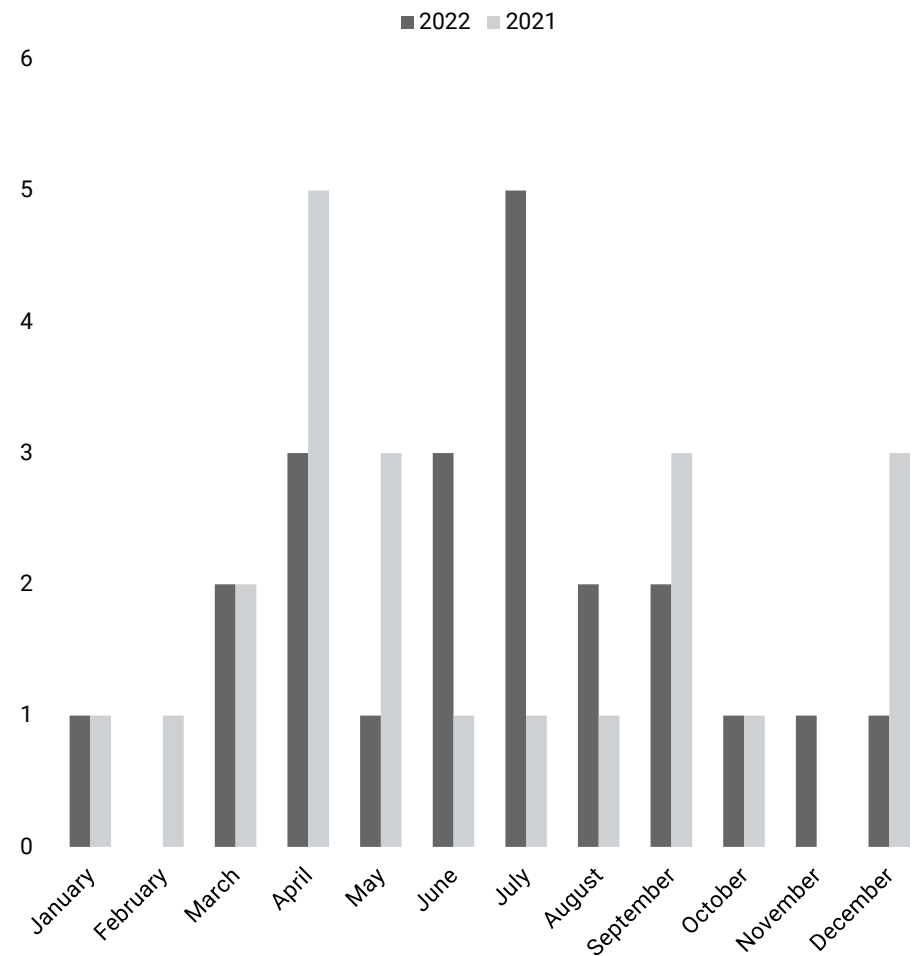


Cowlitz: Condominiums Only

Closed Sales by Month

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

	2022	2021	% chg.
January	1	1	0.00%
February	0	1	-100.00%
March	2	2	0.00%
April	3	5	-40.00%
May	1	3	-66.67%
June	3	1	200.00%
July	5	1	400.00%
August	2	1	100.00%
September	2	3	-33.33%
October	1	1	0.00%
November	1	0	0.00%
December	1	3	-66.67%
Total	22	22	
% chg.			0.00%

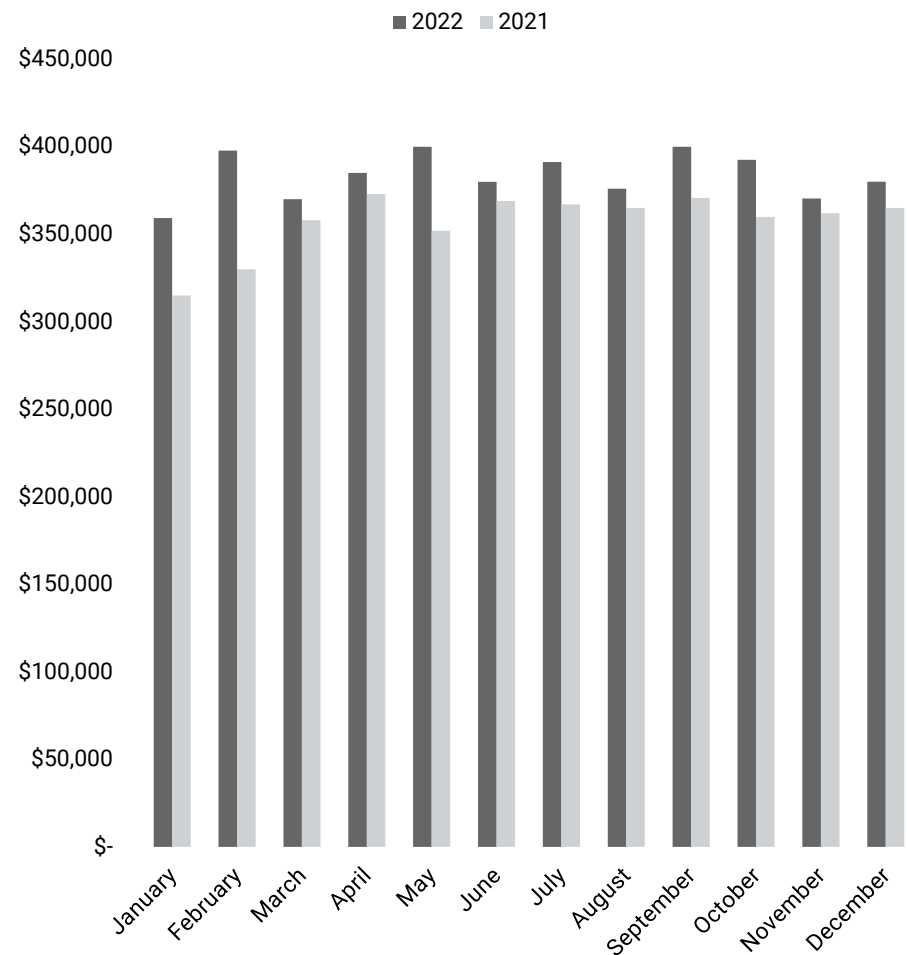


Cowlitz: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	\$ 359,250	\$ 315,000	14.05%
February	\$ 397,750	\$ 329,900	20.57%
March	\$ 370,000	\$ 358,000	3.35%
April	\$ 385,000	\$ 373,000	3.22%
May	\$ 400,000	\$ 352,000	13.64%
June	\$ 379,900	\$ 369,000	2.95%
July	\$ 391,250	\$ 367,000	6.61%
August	\$ 376,000	\$ 365,000	3.01%
September	\$ 399,950	\$ 370,750	7.88%
October	\$ 392,500	\$ 359,900	9.06%
November	\$ 370,450	\$ 362,000	2.33%
December	\$ 380,000	\$ 365,000	4.11%
Total	\$ 383,500	\$ 359,900	
% chg.			6.56%

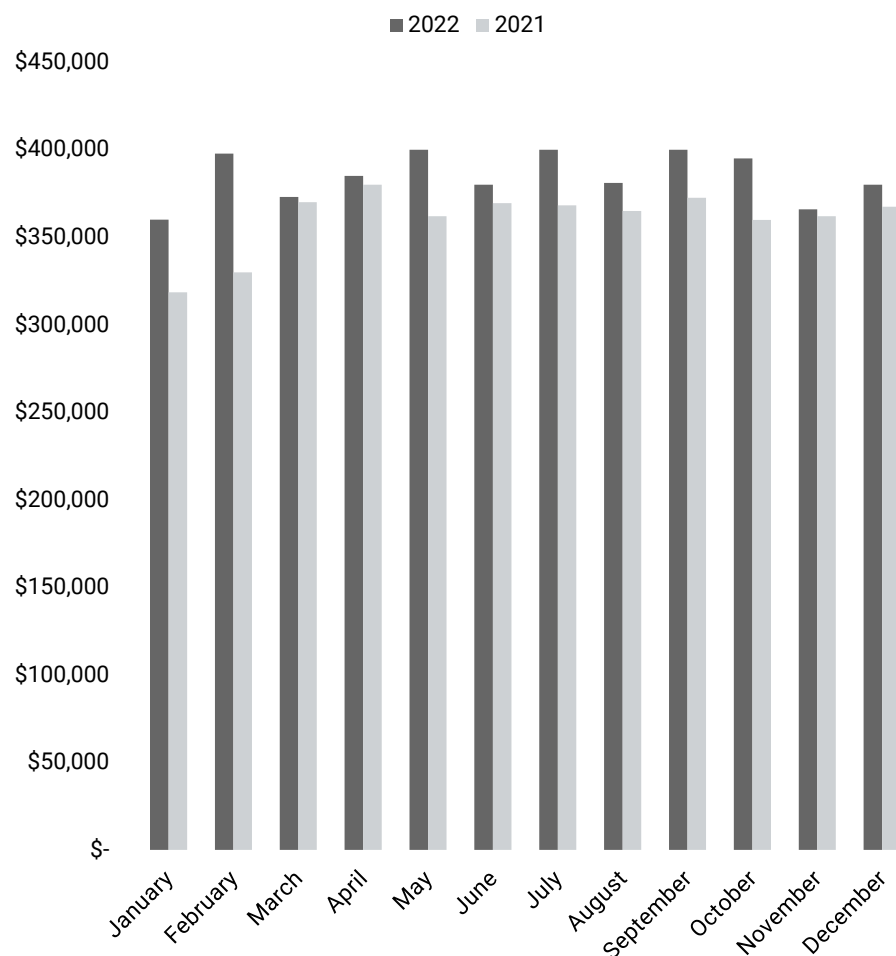


Cowlitz: Residential Homes Only

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.

	2022	2021	% chg.
January	\$ 360,000	\$ 318,500	13.03%
February	\$ 397,750	\$ 329,950	20.55%
March	\$ 373,000	\$ 370,000	0.81%
April	\$ 385,000	\$ 380,000	1.32%
May	\$ 400,000	\$ 362,000	10.50%
June	\$ 380,000	\$ 369,500	2.84%
July	\$ 400,000	\$ 368,250	8.62%
August	\$ 381,000	\$ 365,000	4.38%
September	\$ 400,000	\$ 372,500	7.38%
October	\$ 395,000	\$ 359,900	9.75%
November	\$ 365,900	\$ 362,000	1.08%
December	\$ 380,000	\$ 367,450	3.42%
Total	\$ 385,000	\$ 360,000	
% chg.	6.94%		

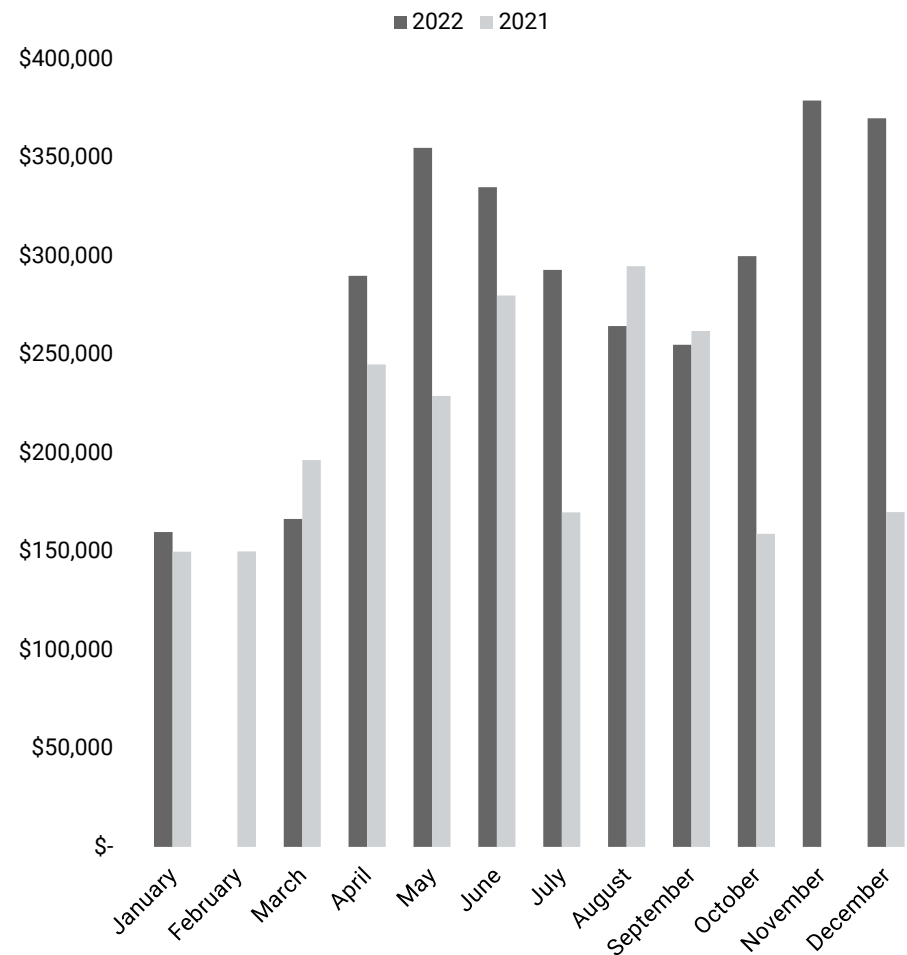


Cowlitz: Condominiums Only

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.

	2022	2021	% chg.
January	\$ 159,900	\$ 149,900	6.67%
February	\$ -	\$ 150,000	-100.00%
March	\$ 166,500	\$ 196,450	-15.25%
April	\$ 290,000	\$ 245,000	18.37%
May	\$ 355,000	\$ 229,000	55.02%
June	\$ 335,000	\$ 280,000	19.64%
July	\$ 293,000	\$ 169,900	72.45%
August	\$ 264,450	\$ 294,900	-10.33%
September	\$ 255,000	\$ 262,000	-2.67%
October	\$ 300,000	\$ 159,000	88.68%
November	\$ 379,000	\$ -	0.00%
December	\$ 370,000	\$ 170,000	117.65%
Total	\$ 292,500	\$ 227,000	
% chg.	28.85%		



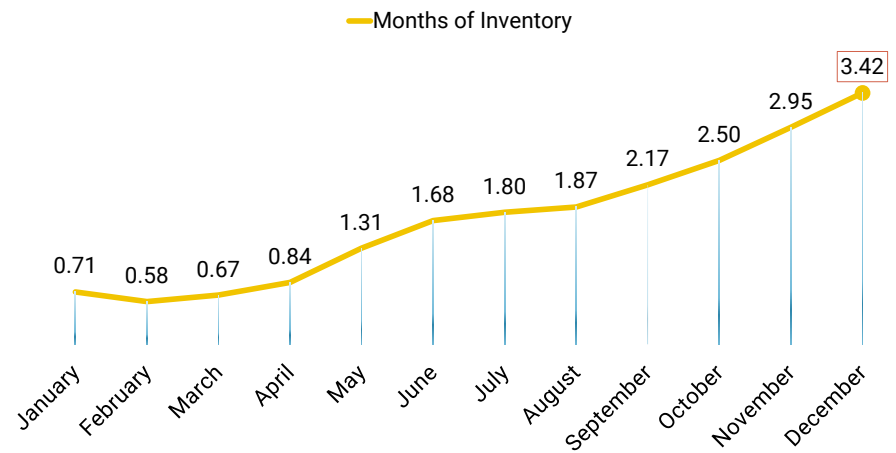
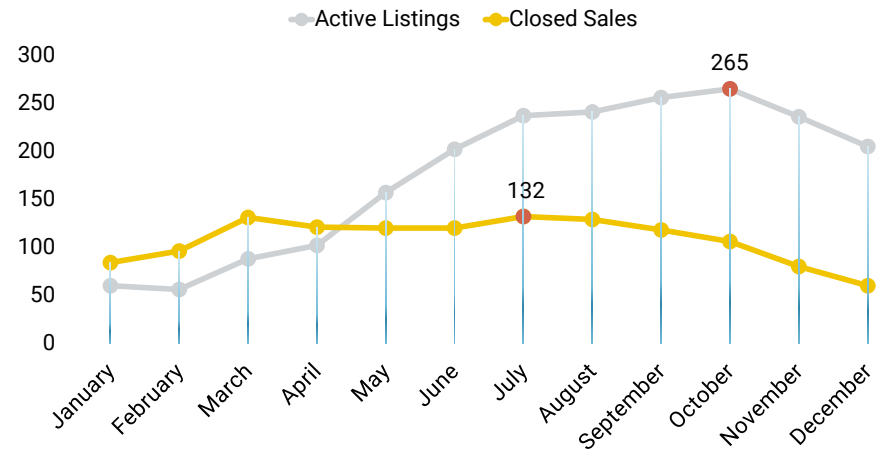
Cowlitz: Residential Homes and Condominiums

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	60	84	0.71
February	56	96	0.58
March	88	131	0.67
April	102	121	0.84
May	157	120	1.31
June	202	120	1.68
July	237	132	1.80
August	241	129	1.87
September	256	118	2.17
October	265	106	2.50
November	236	80	2.95
December	205	60	3.42



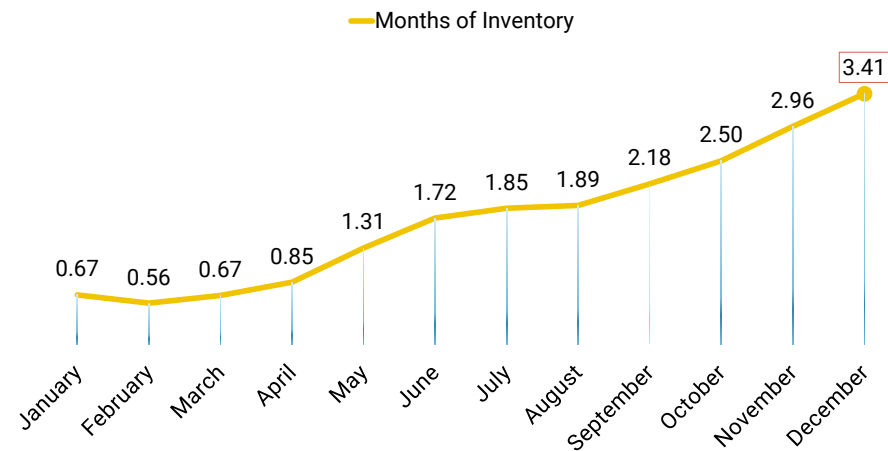
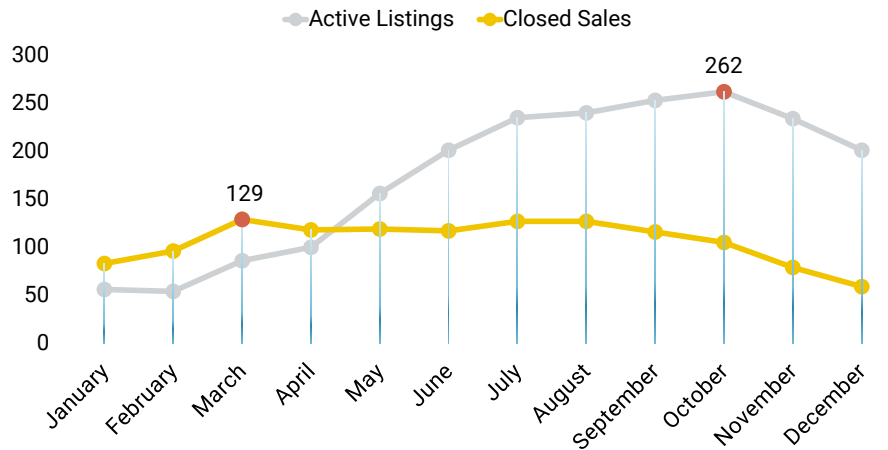
Cowlitz: Residential Homes Only

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	56	83	0.67
February	54	96	0.56
March	86	129	0.67
April	100	118	0.85
May	156	119	1.31
June	201	117	1.72
July	235	127	1.85
August	240	127	1.89
September	253	116	2.18
October	262	105	2.50
November	234	79	2.96
December	201	59	3.41



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	1	4.00
February	2	0	0.00
March	2	2	1.00
April	2	3	0.67
May	1	1	1.00
June	1	3	0.33
July	2	5	0.40
August	1	2	0.50
September	3	2	1.50
October	3	1	3.00
November	2	1	2.00
December	4	1	4.00

