

Cowlitz



2020 NWMLS Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14....By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



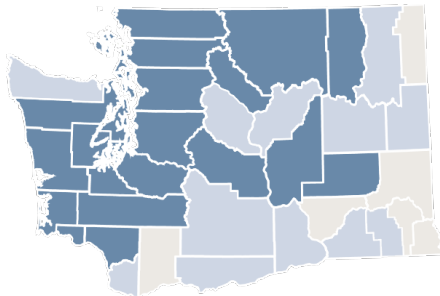
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

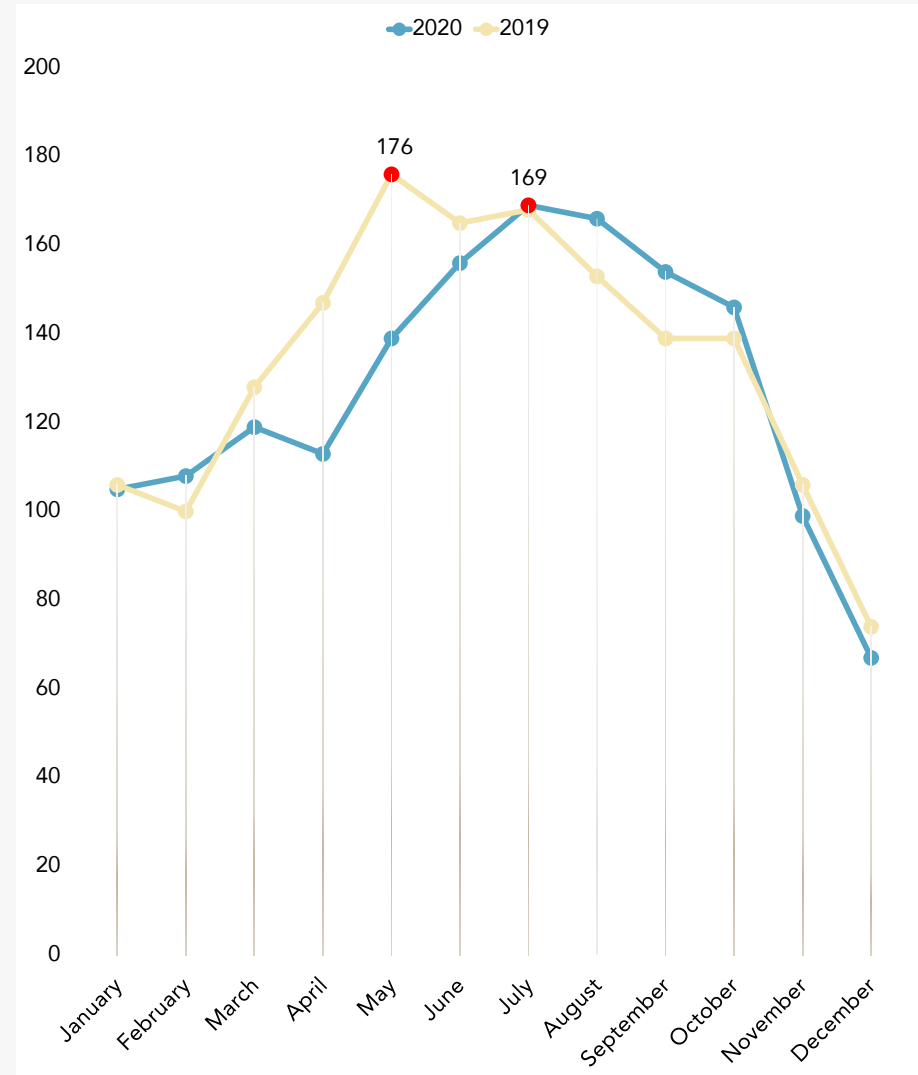
23

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).

	2020	2019	% chg.
January	105	106	-0.94%
February	108	100	8.00%
March	119	128	-7.03%
April	113	147	-23.13%
May	139	176	-21.02%
June	156	165	-5.45%
July	169	168	0.60%
August	166	153	8.50%
September	154	139	10.79%
October	146	139	5.04%
November	99	106	-6.60%
December	67	74	-9.46%
Total	1,541	1,601	
% chg.	-3.75%		

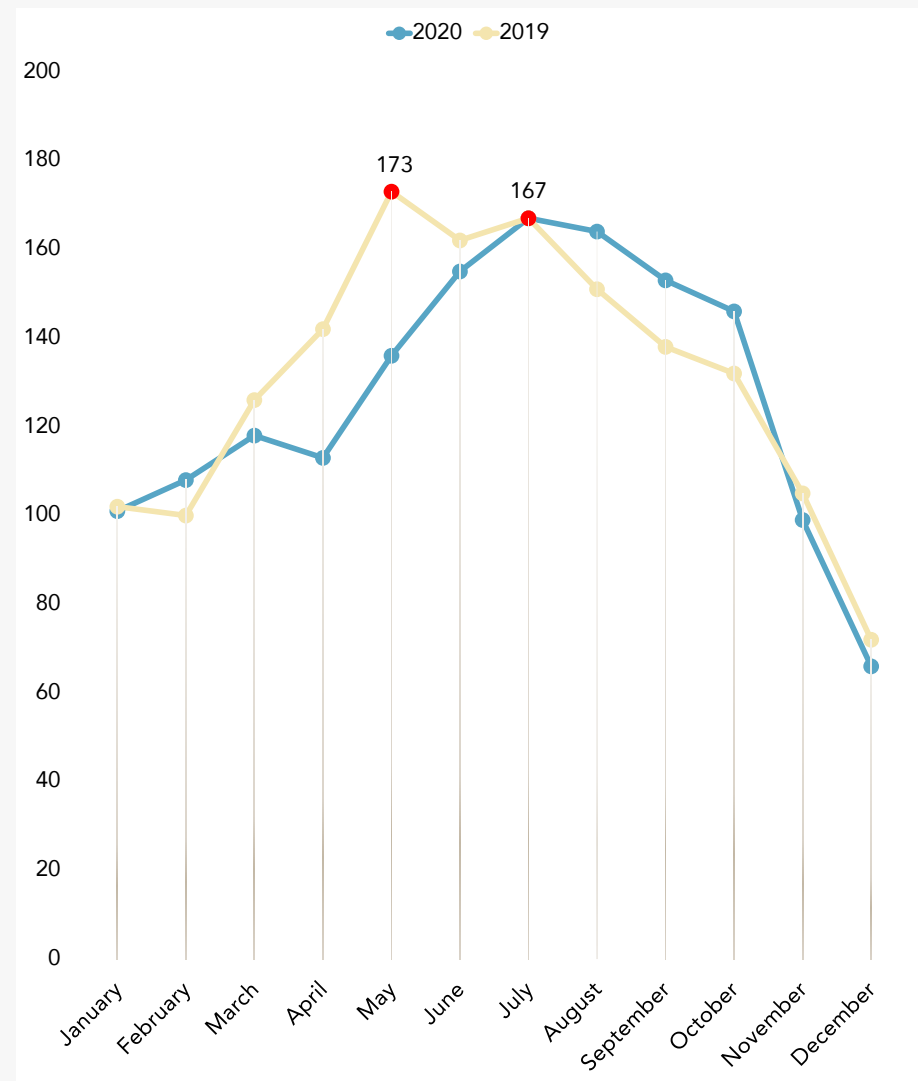


Cowlitz: Residential Homes Only

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).

	2020	2019	% chg.
January	101	102	-0.98%
February	108	100	8.00%
March	118	126	-6.35%
April	113	142	-20.42%
May	136	173	-21.39%
June	155	162	-4.32%
July	167	167	0.00%
August	164	151	8.61%
September	153	138	10.87%
October	146	132	10.61%
November	99	105	-5.71%
December	66	72	-8.33%
Total	1,526	1,570	
% chg.	-2.80%		

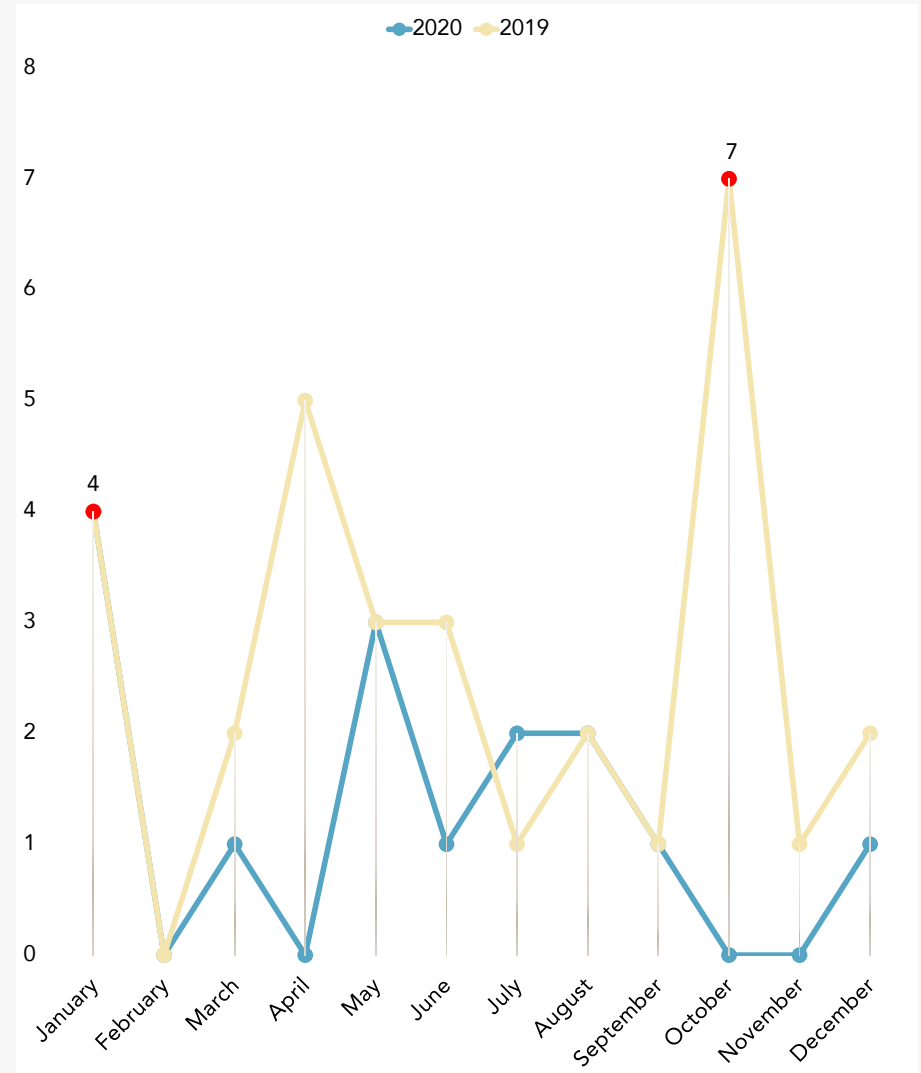


Cowlitz: Condominiums Only

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).

	2020	2019	% chg.
January	4	4	0.00%
February	0	0	0.00%
March	1	2	-50.00%
April	0	5	-100.00%
May	3	3	0.00%
June	1	3	-66.67%
July	2	1	100.00%
August	2	2	0.00%
September	1	1	0.00%
October	0	7	-100.00%
November	0	1	-100.00%
December	1	2	-50.00%
Total	15	31	
% chg.	-51.61%		

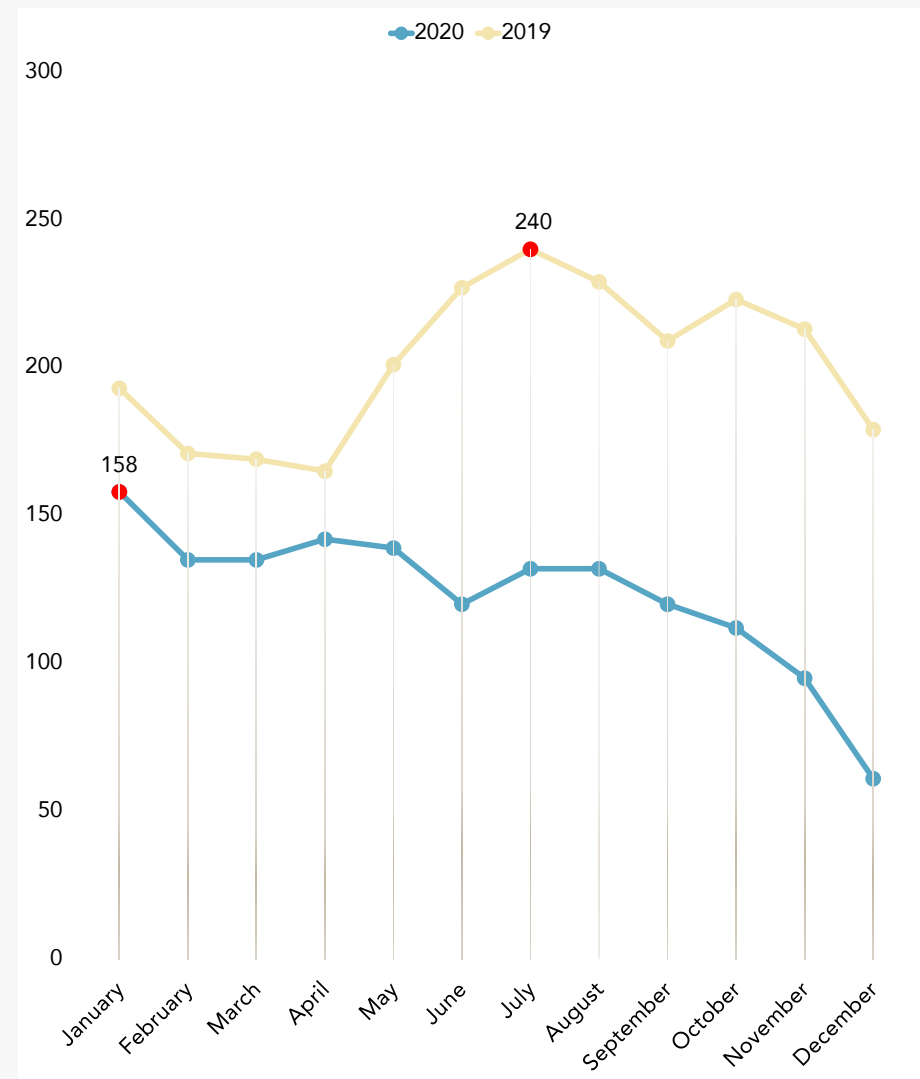


Cowlitz: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	158	193	-18.13%
February	135	171	-21.05%
March	135	169	-20.12%
April	142	165	-13.94%
May	139	201	-30.85%
June	120	227	-47.14%
July	132	240	-45.00%
August	132	229	-42.36%
September	120	209	-42.58%
October	112	223	-49.78%
November	95	213	-55.40%
December	61	179	-65.92%
Total	1,481	2,419	
% chg.	-38.78%		

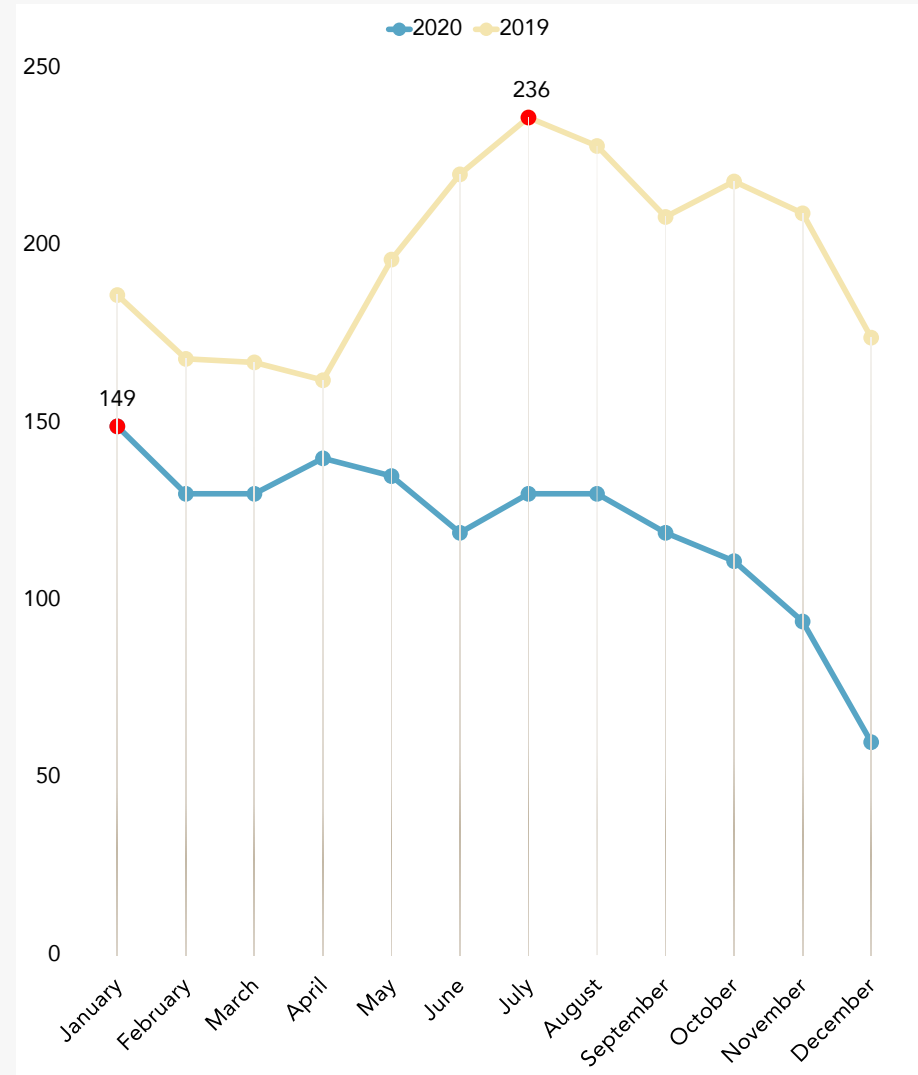


Cowlitz: Residential Homes Only

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.

	2020	2019	% chg.
January	149	186	-19.89%
February	130	168	-22.62%
March	130	167	-22.16%
April	140	162	-13.58%
May	135	196	-31.12%
June	119	220	-45.91%
July	130	236	-44.92%
August	130	228	-42.98%
September	119	208	-42.79%
October	111	218	-49.08%
November	94	209	-55.02%
December	60	174	-65.52%
Total	1,447	2,372	
% chg.	-39.00%		



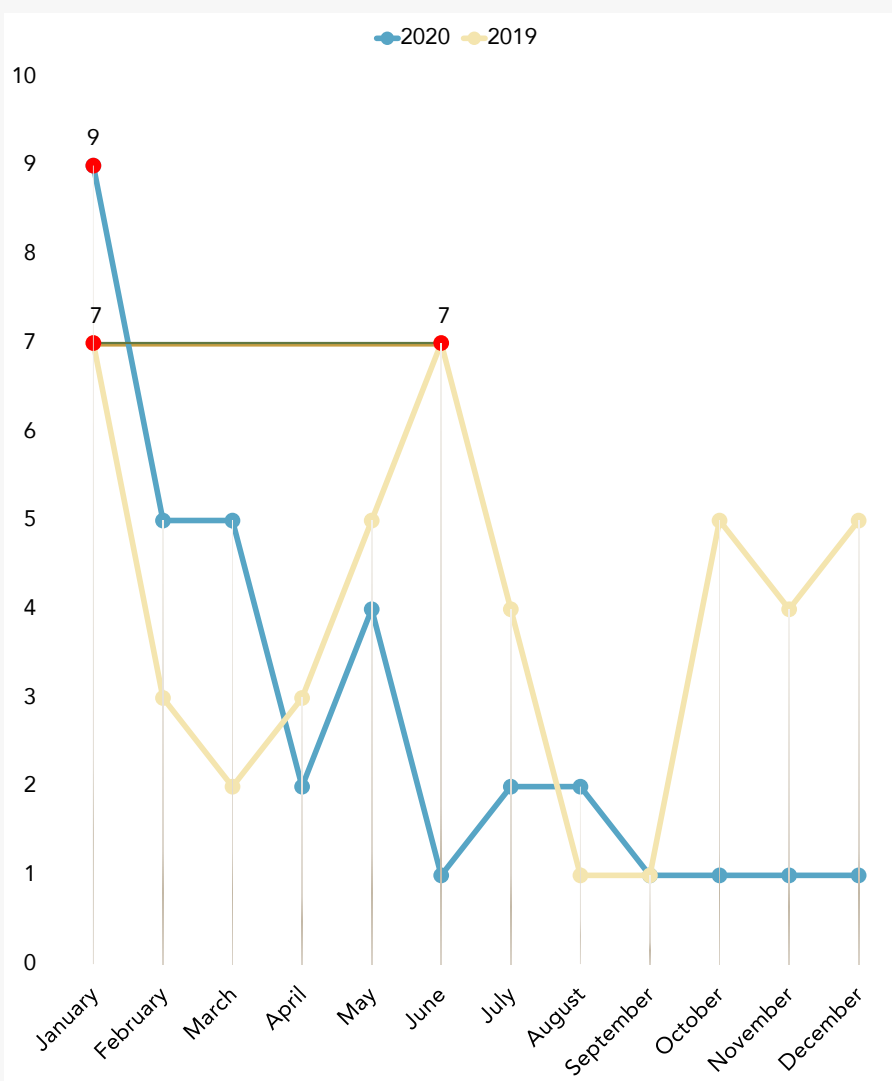
Cowlitz: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	9	7	28.57%
February	5	3	66.67%
March	5	2	150.00%
April	2	3	-33.33%
May	4	5	-20.00%
June	1	7	-85.71%
July	2	4	-50.00%
August	2	1	100.00%
September	1	1	0.00%
October	1	5	-80.00%
November	1	4	-75.00%
December	1	5	-80.00%
Total	34	47	
% chg.	-27.66%		



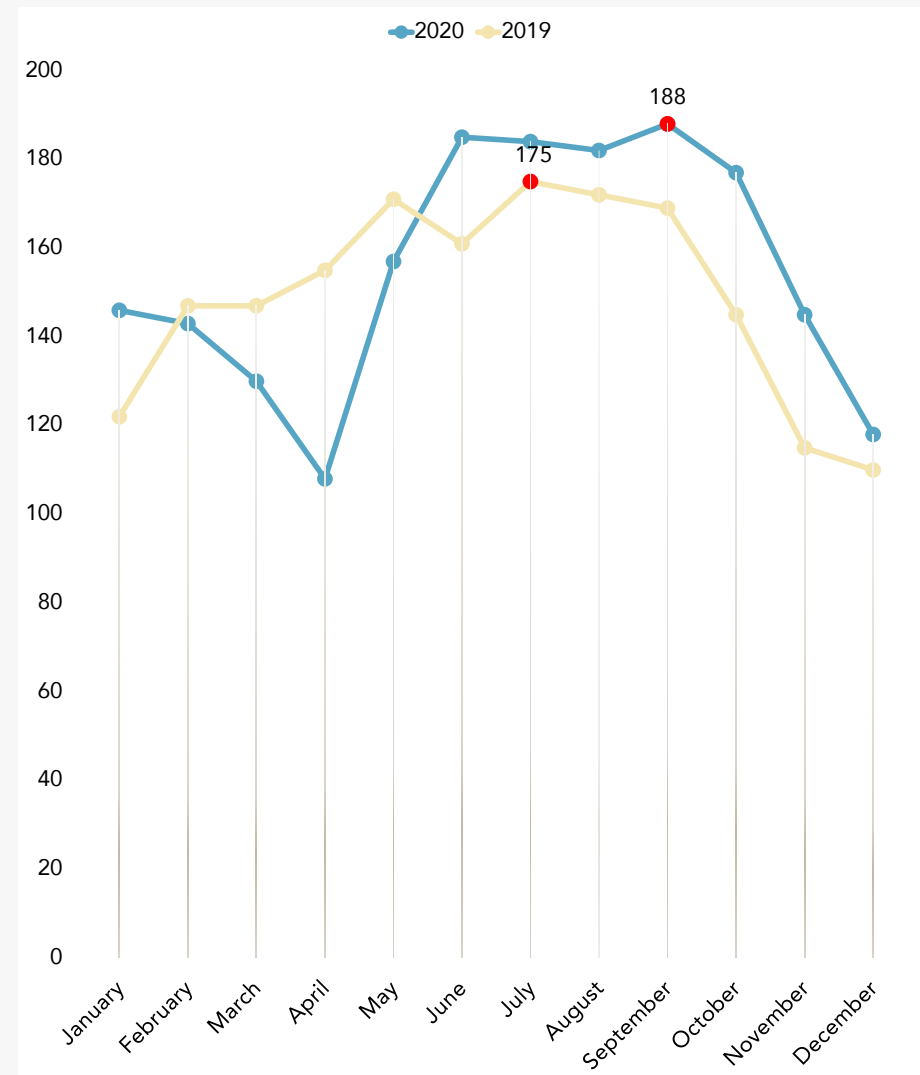
Cowlitz: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	146	122	19.67%
February	143	147	-2.72%
March	130	147	-11.56%
April	108	155	-30.32%
May	157	171	-8.19%
June	185	161	14.91%
July	184	175	5.14%
August	182	172	5.81%
September	188	169	11.24%
October	177	145	22.07%
November	145	115	26.09%
December	118	110	7.27%
Total	1,863	1,789	
% chg.	4.14%		



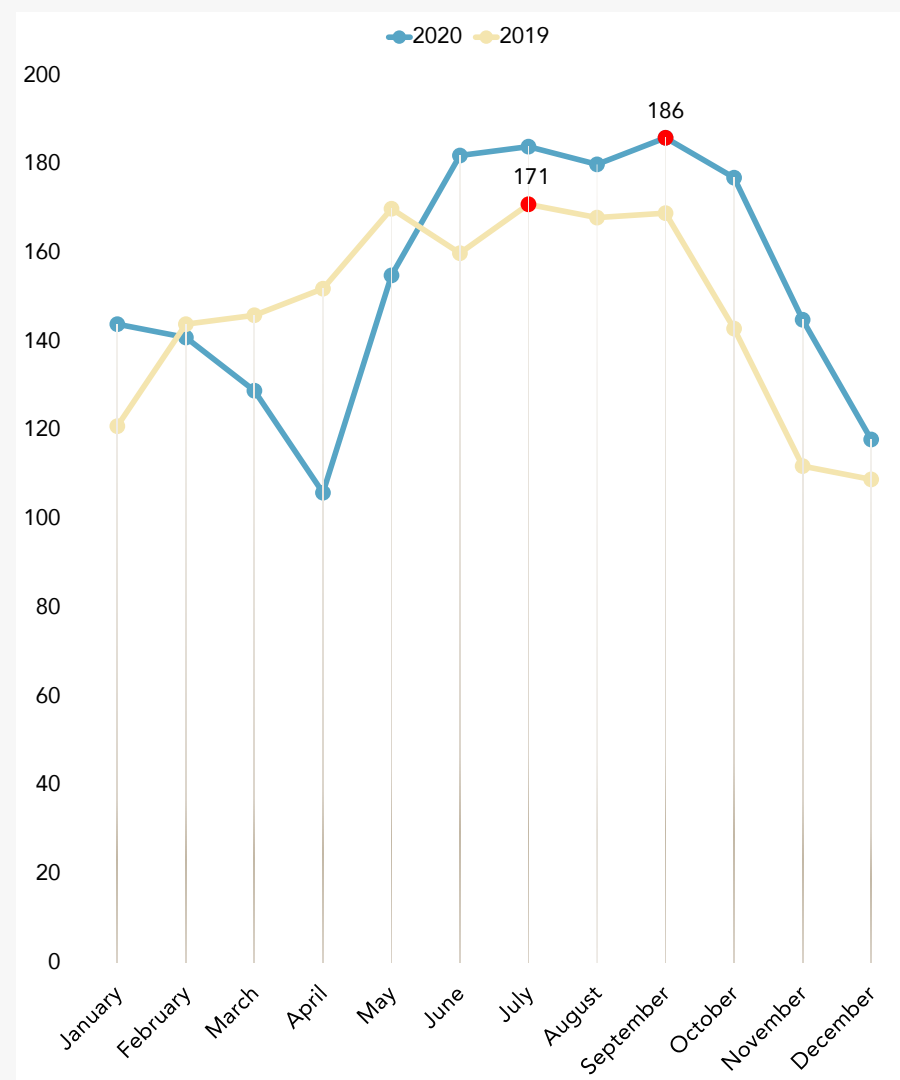
Cowlitz: Residential Homes Only

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.

	2020	2019	% chg.
January	144	121	19.01%
February	141	144	-2.08%
March	129	146	-11.64%
April	106	152	-30.26%
May	155	170	-8.82%
June	182	160	13.75%
July	184	171	7.60%
August	180	168	7.14%
September	186	169	10.06%
October	177	143	23.78%
November	145	112	29.46%
December	118	109	8.26%
Total	1,847	1,765	
% chg.	4.65%		



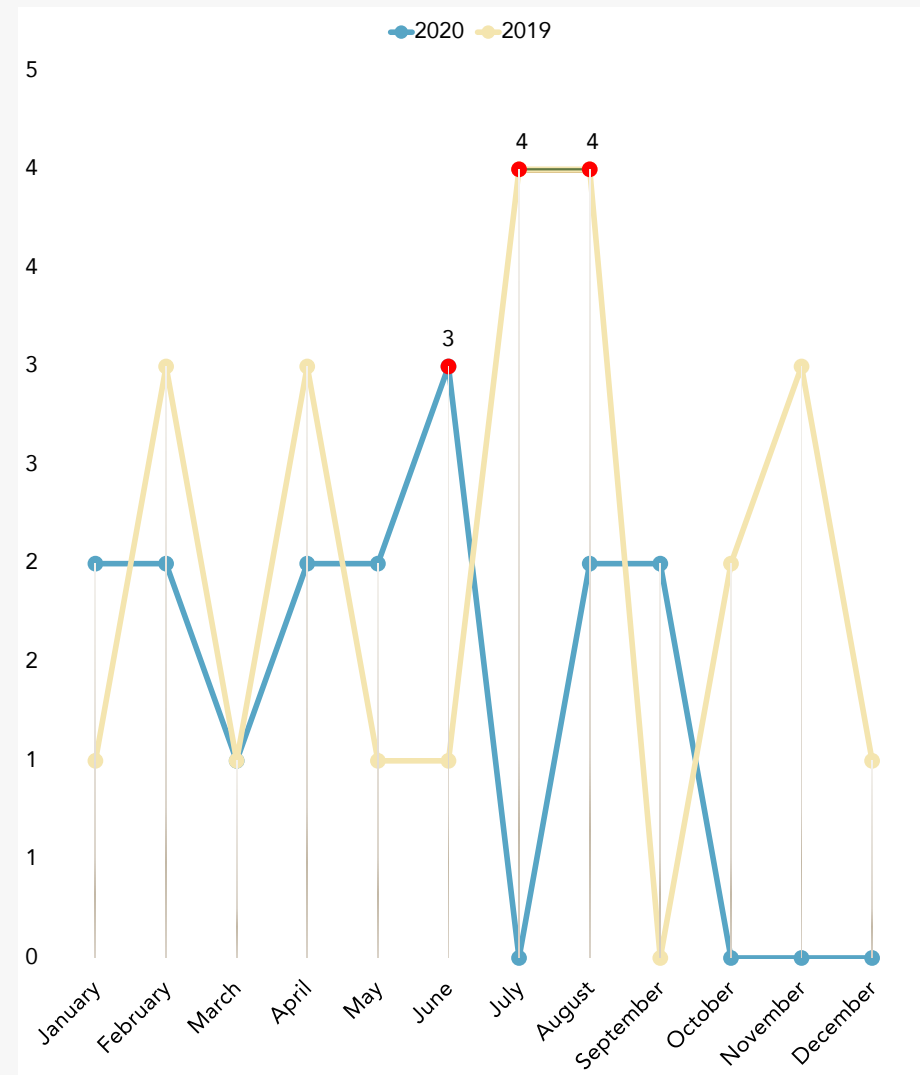
Cowlitz: Condominiums Only

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.

	2020	2019	% chg.
January	2	1	100.00%
February	2	3	-33.33%
March	1	1	0.00%
April	2	3	-33.33%
May	2	1	100.00%
June	3	1	200.00%
July	0	4	-100.00%
August	2	4	-50.00%
September	2	0	0.00%
October	0	2	-100.00%
November	0	3	-100.00%
December	0	1	-100.00%
Total	16	24	
% chg.	-33.33%		

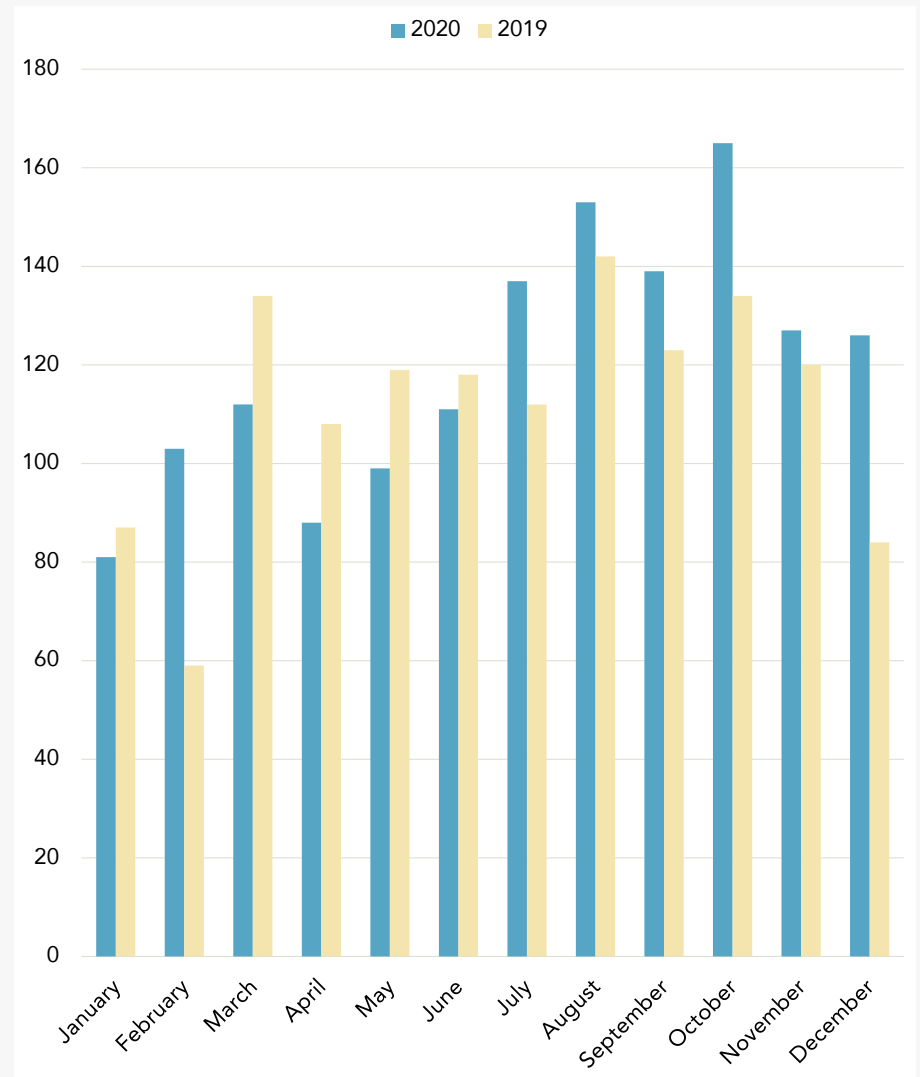


Cowlitz: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	81	87	-6.90%
February	103	59	74.58%
March	112	134	-16.42%
April	88	108	-18.52%
May	99	119	-16.81%
June	111	118	-5.93%
July	137	112	22.32%
August	153	142	7.75%
September	139	123	13.01%
October	165	134	23.13%
November	127	120	5.83%
December	126	84	50.00%
Total	1,441	1,340	
% chg.	7.54%		

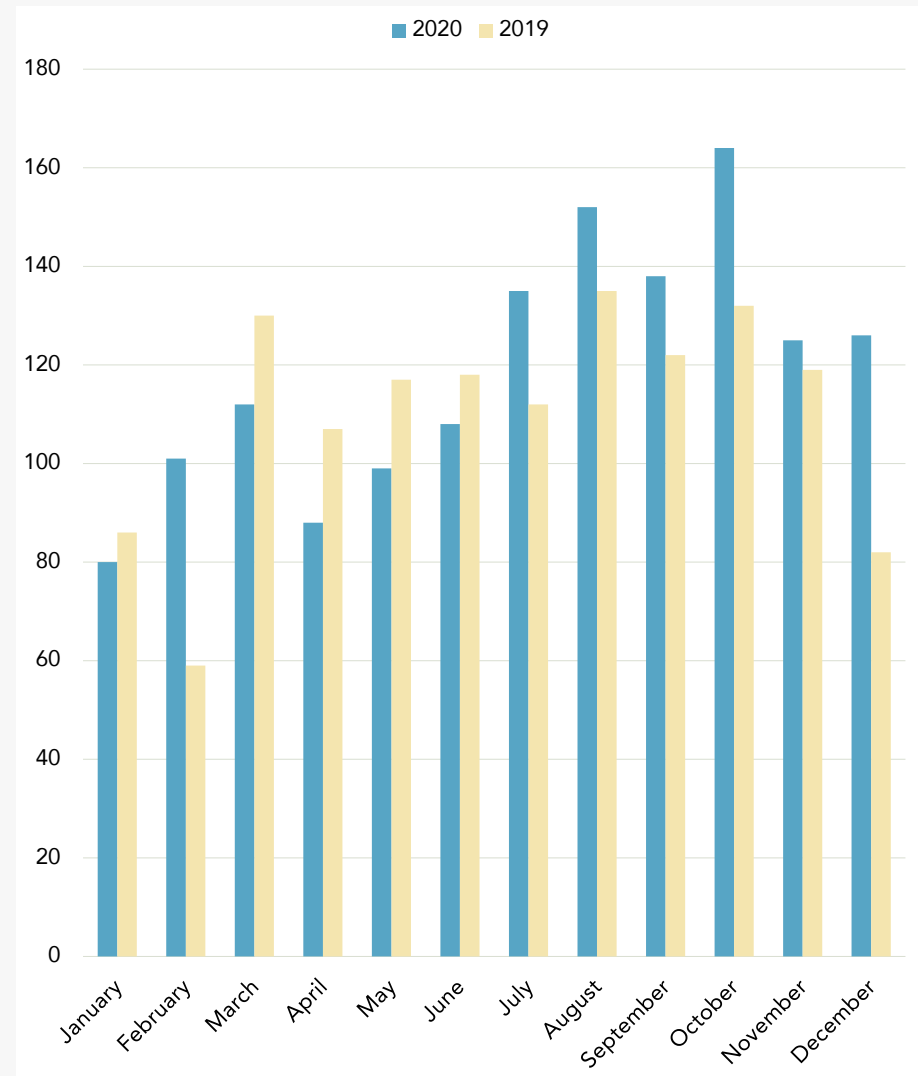


Cowlitz: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	80	86	-6.98%
February	101	59	71.19%
March	112	130	-13.85%
April	88	107	-17.76%
May	99	117	-15.38%
June	108	118	-8.47%
July	135	112	20.54%
August	152	135	12.59%
September	138	122	13.11%
October	164	132	24.24%
November	125	119	5.04%
December	126	82	53.66%
Total	1,428	1,319	
% chg.	8.26%		

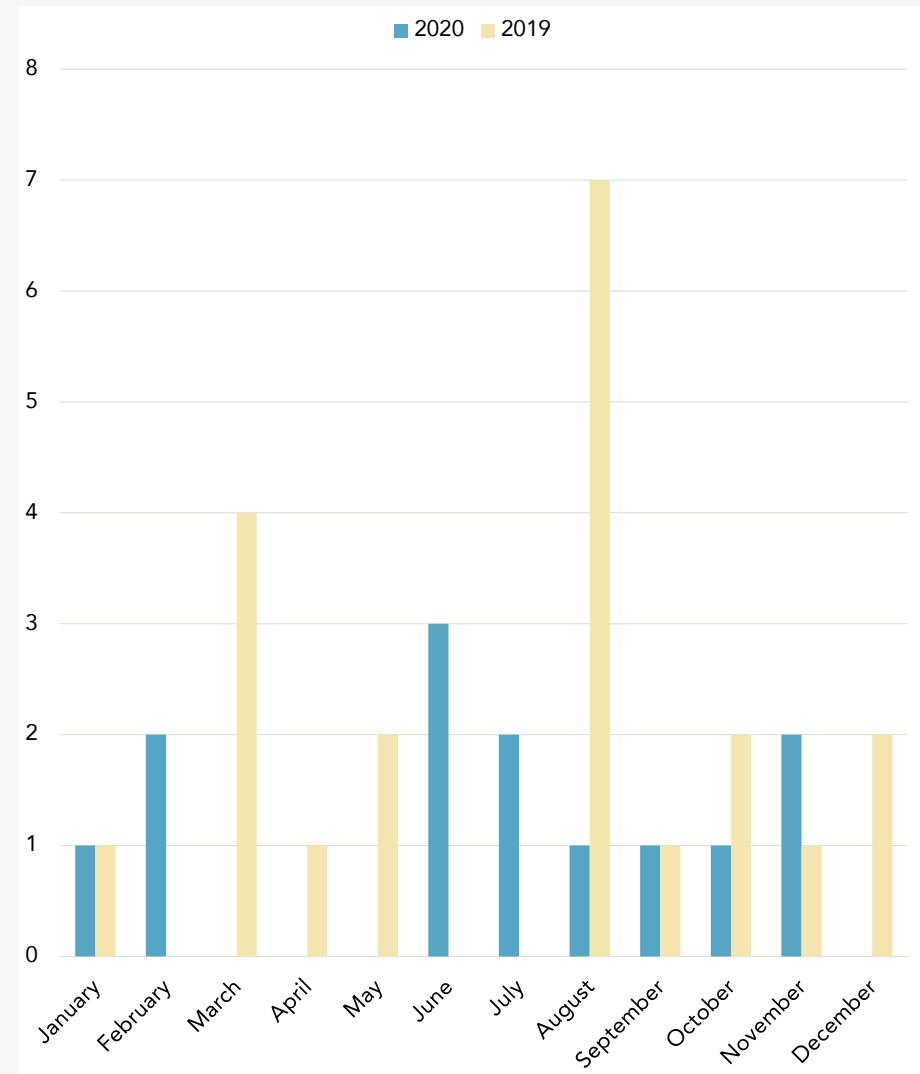


Cowlitz: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	1	1	0.00%
February	2	0	0.00%
March	0	4	-100.00%
April	0	1	-100.00%
May	0	2	-100.00%
June	3	0	0.00%
July	2	0	0.00%
August	1	7	-85.71%
September	1	1	0.00%
October	1	2	-50.00%
November	2	1	100.00%
December	0	2	-100.00%
Total	13	21	
% chg.	-38.10%		



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.

	2020	2019	% chg.
January	\$ 284,900	\$ 242,000	17.73%
February	\$ 274,000	\$ 284,000	-3.52%
March	\$ 298,000	\$ 272,250	9.46%
April	\$ 300,000	\$ 260,250	15.27%
May	\$ 295,000	\$ 264,900	11.36%
June	\$ 280,000	\$ 280,000	0.00%
July	\$ 317,500	\$ 266,750	19.03%
August	\$ 318,035	\$ 282,500	12.58%
September	\$ 319,900	\$ 295,000	8.44%
October	\$ 324,750	\$ 285,000	13.95%
November	\$ 338,500	\$ 280,150	20.83%
December	\$ 320,000	\$ 273,950	16.81%



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.

	2020	2019	% chg.
January	\$ 287,400	\$ 243,500	18.03%
February	\$ 275,000	\$ 284,000	-3.17%
March	\$ 298,000	\$ 277,000	7.58%
April	\$ 300,000	\$ 260,500	15.16%
May	\$ 295,000	\$ 265,000	11.32%
June	\$ 282,450	\$ 280,000	0.88%
July	\$ 318,000	\$ 266,750	19.21%
August	\$ 318,118	\$ 290,000	9.70%
September	\$ 320,400	\$ 293,500	9.17%
October	\$ 325,375	\$ 285,000	14.17%
November	\$ 340,000	\$ 280,300	21.30%
December	\$ 320,000	\$ 274,950	16.38%



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.

	2020	2019	% chg.
January	\$ 138,500	\$ 215,000	-35.58%
February	\$ 225,000	\$ -	0.00%
March	\$ -	\$ 213,500	-100.00%
April	\$ -	\$ 230,000	-100.00%
May	\$ -	\$ 158,125	-100.00%
June	\$ 180,000	\$ -	0.00%
July	\$ 241,450	\$ -	0.00%
August	\$ 150,000	\$ 128,000	17.19%
September	\$ 207,000	\$ 320,000	-35.31%
October	\$ 160,000	\$ 230,500	-30.59%
November	\$ 215,000	\$ 216,000	-0.46%
December	\$ -	\$ 123,600	-100.00%



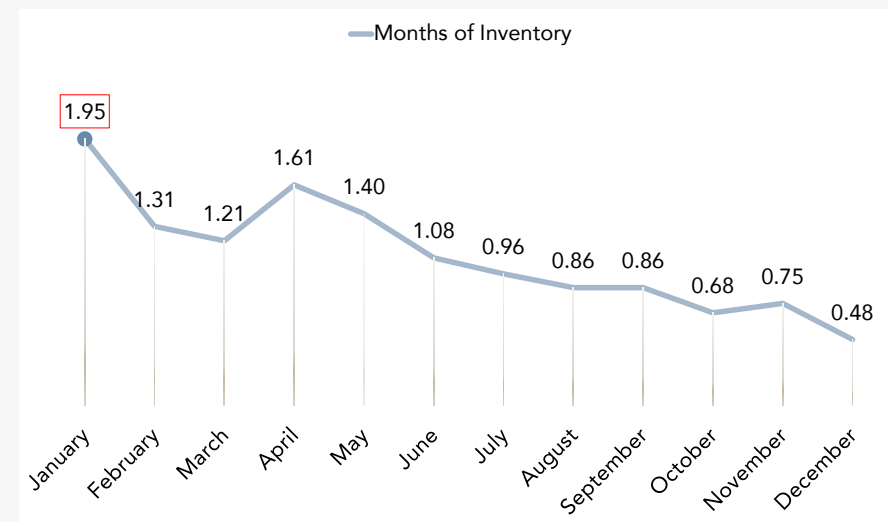
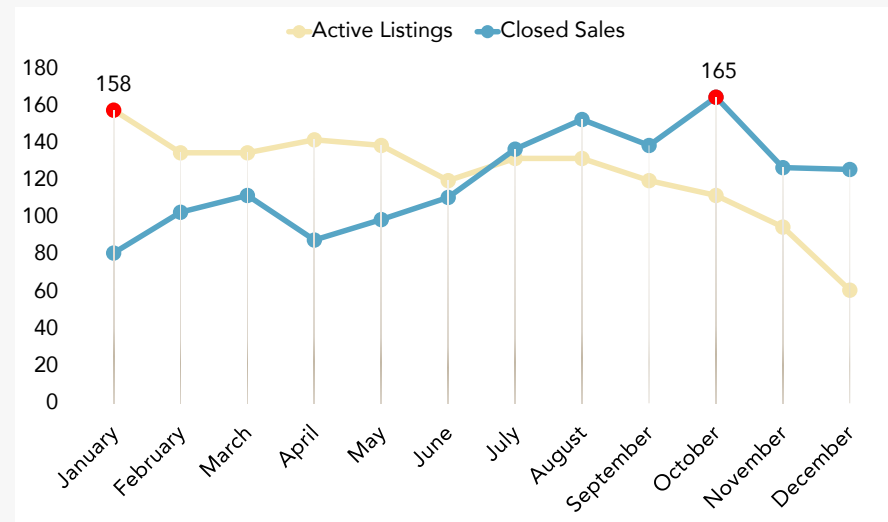
Cowlitz: Residential Homes and Condominiums

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	158	81	1.95
February	135	103	1.31
March	135	112	1.21
April	142	88	1.61
May	139	99	1.40
June	120	111	1.08
July	132	137	0.96
August	132	153	0.86
September	120	139	0.86
October	112	165	0.68
November	95	127	0.75
December	61	126	0.48



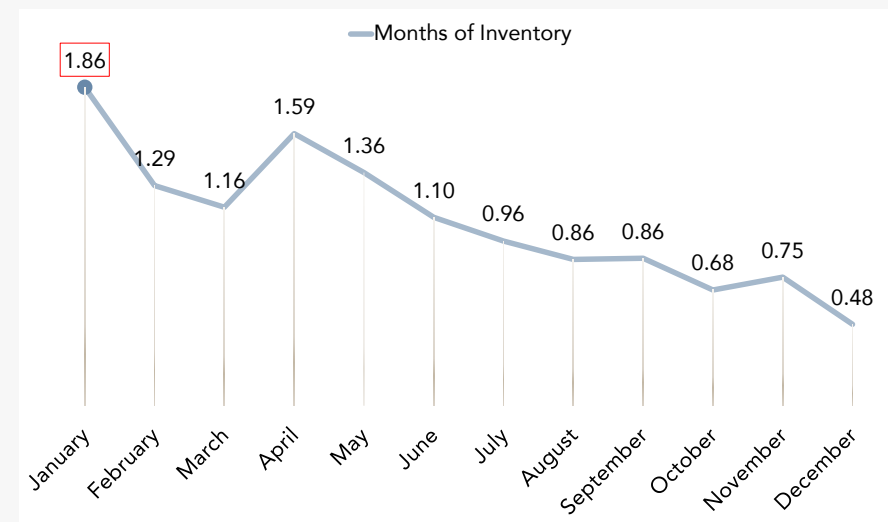
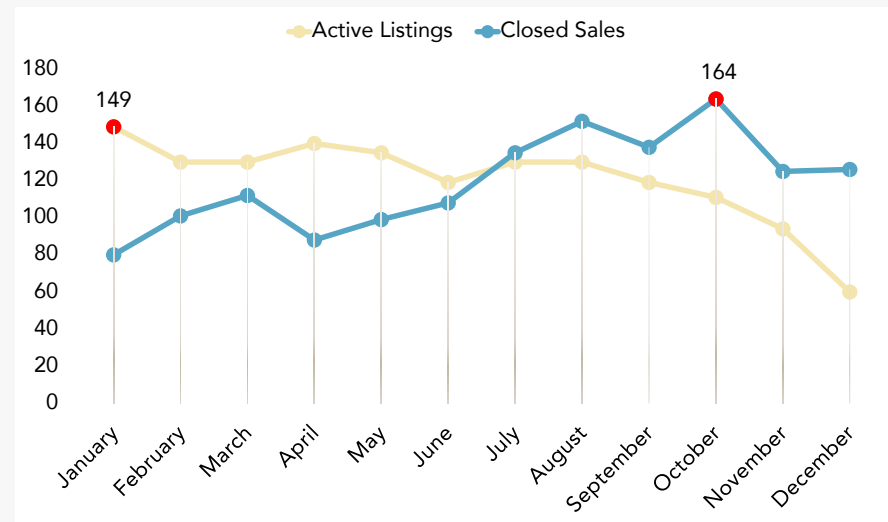
Cowlitz: Residential Homes Only

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	149	80	1.86
February	130	101	1.29
March	130	112	1.16
April	140	88	1.59
May	135	99	1.36
June	119	108	1.10
July	130	135	0.96
August	130	152	0.86
September	119	138	0.86
October	111	164	0.68
November	94	125	0.75
December	60	126	0.48



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	9	1	9.00
February	5	2	2.50
March	5	0	0.00
April	2	0	0.00
May	4	0	0.00
June	1	3	0.33
July	2	2	1.00
August	2	1	2.00
September	1	1	1.00
October	1	1	1.00
November	1	2	0.50
December	1	0	0.00

