



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Clallam

Annual Statistical Review and Highlights



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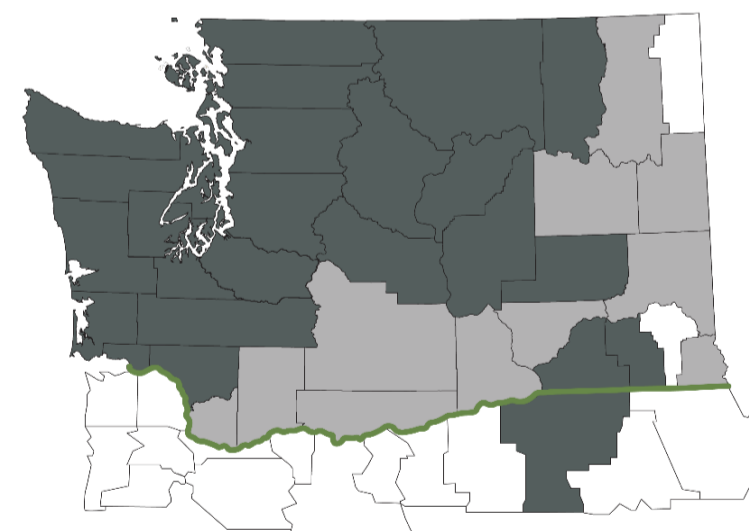
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

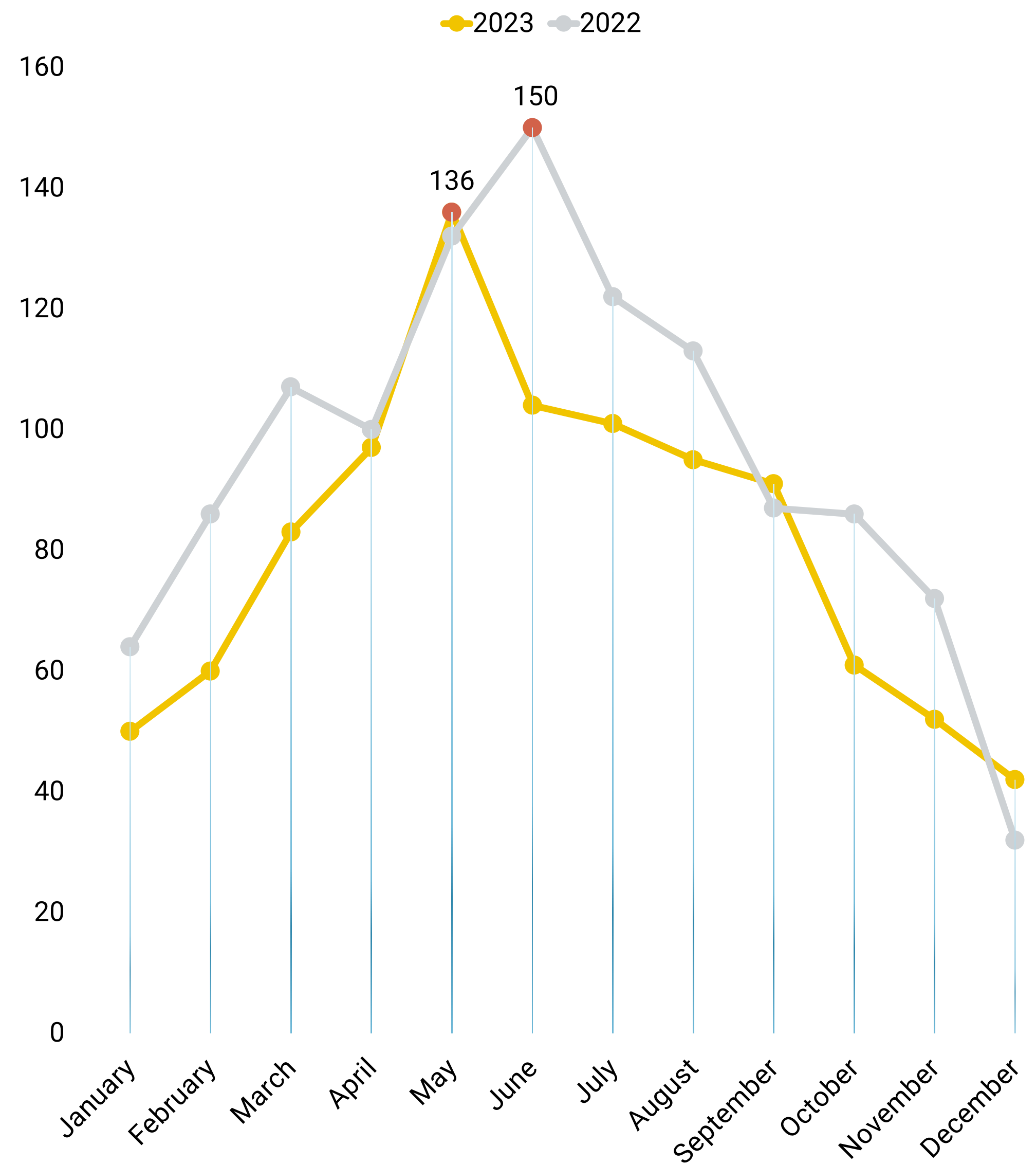
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Clallam: Residential Homes and Condominiums

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	50	64	-21.88%
February	60	86	-30.23%
March	83	107	-22.43%
April	97	100	-3.00%
May	136	132	3.03%
June	104	150	-30.67%
July	101	122	-17.21%
August	95	113	-15.93%
September	91	87	4.60%
October	61	86	-29.07%
November	52	72	-27.78%
December	42	32	31.25%
Total	972	1,151	
% chg.			-15.55%

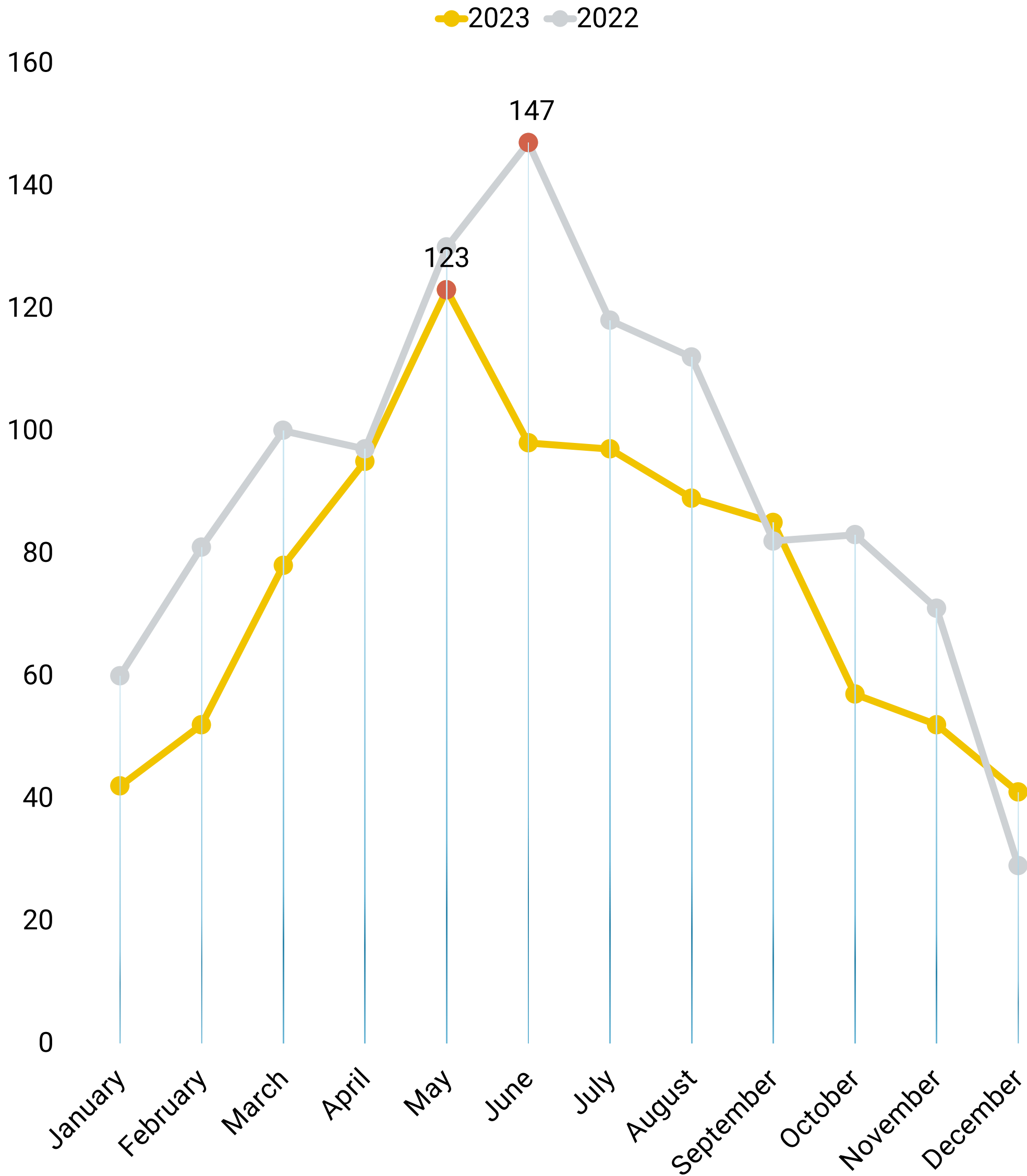


Clallam: Residential Homes Only

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	42	60	-30.00%
February	52	81	-35.80%
March	78	100	-22.00%
April	95	97	-2.06%
May	123	130	-5.38%
June	98	147	-33.33%
July	97	118	-17.80%
August	89	112	-20.54%
September	85	82	3.66%
October	57	83	-31.33%
November	52	71	-26.76%
December	41	29	41.38%
Total	909	1,110	
% chg.			-18.11%

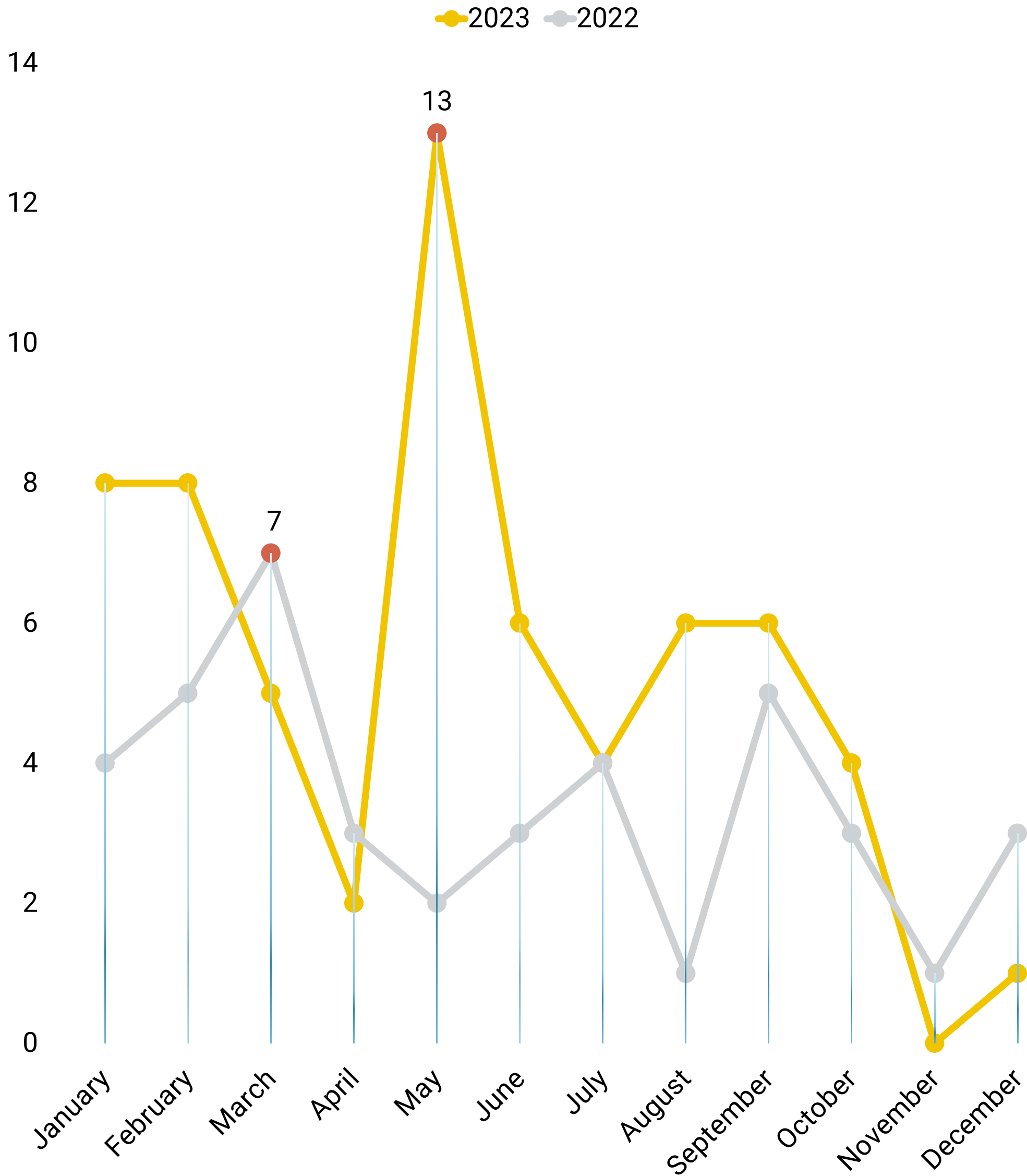


Clallam: Condominiums Only

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	8	4	100.00%
February	8	5	60.00%
March	5	7	-28.57%
April	2	3	-33.33%
May	13	2	550.00%
June	6	3	100.00%
July	4	4	0.00%
August	6	1	500.00%
September	6	5	20.00%
October	4	3	33.33%
November	0	1	-100.00%
December	1	3	-66.67%
Total	63	41	
% chg.			53.66%

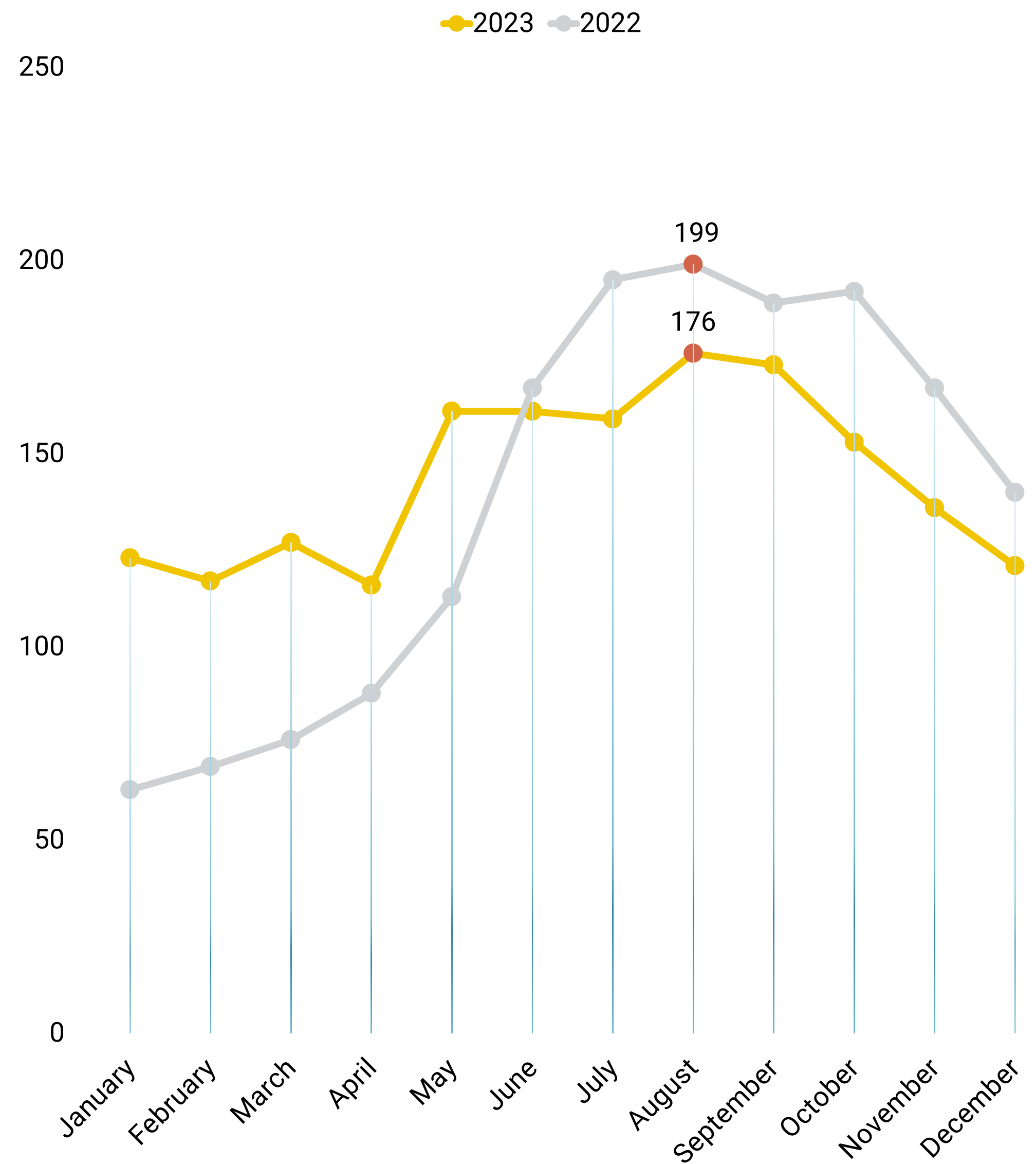


Clallam: Residential Homes and Condominiums

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	123	63	95.24%
February	117	69	69.57%
March	127	76	67.11%
April	116	88	31.82%
May	161	113	42.48%
June	161	167	-3.59%
July	159	195	-18.46%
August	176	199	-11.56%
September	173	189	-8.47%
October	153	192	-20.31%
November	136	167	-18.56%
December	121	140	-13.57%
Total	1,723	1,658	
% chg.	3.92%		

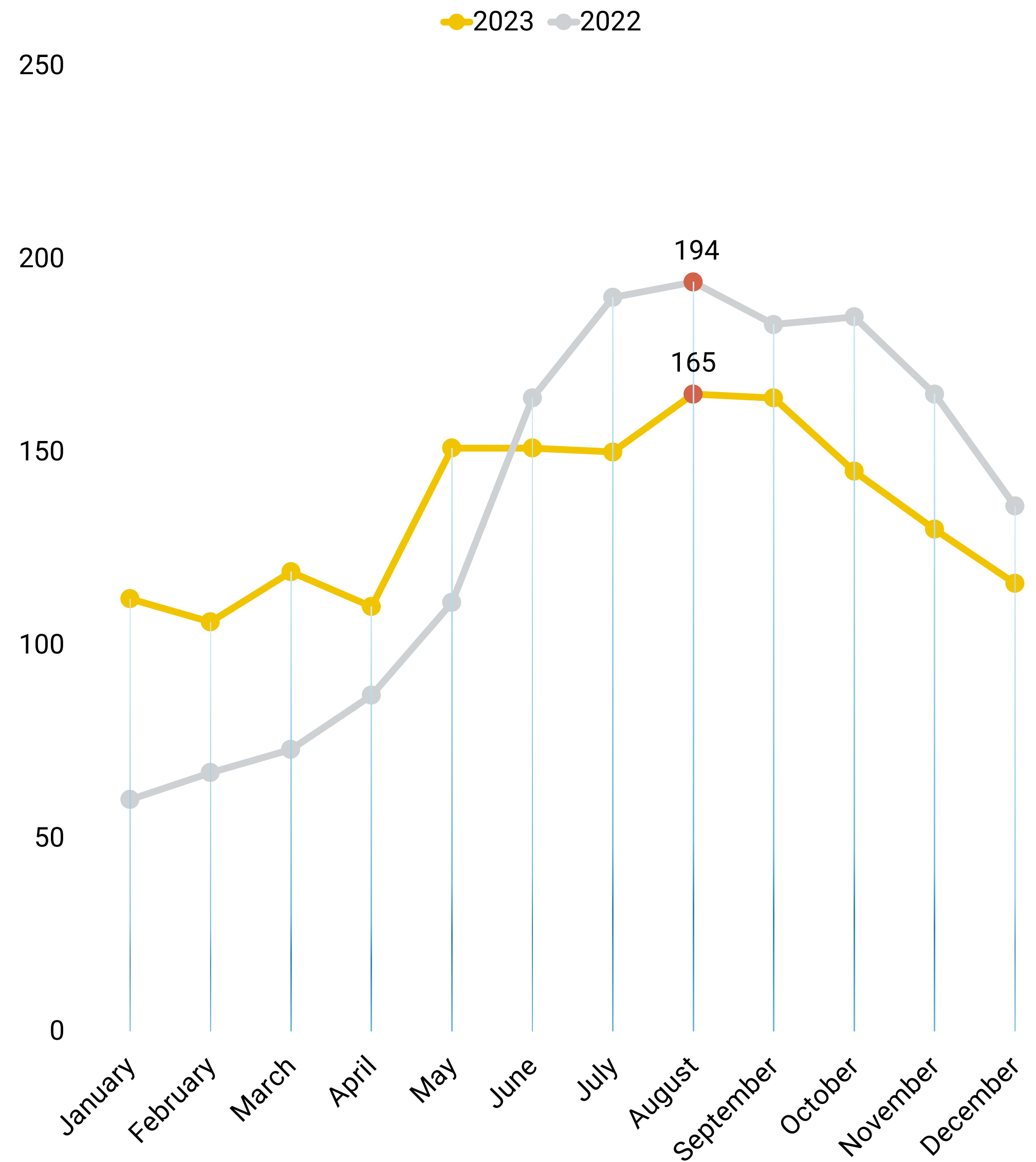


Clallam: Residential Homes Only

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	112	60	86.67%
February	106	67	58.21%
March	119	73	63.01%
April	110	87	26.44%
May	151	111	36.04%
June	151	164	-7.93%
July	150	190	-21.05%
August	165	194	-14.95%
September	164	183	-10.38%
October	145	185	-21.62%
November	130	165	-21.21%
December	116	136	-14.71%
Total	1,619	1,615	
% chg.	0.25%		

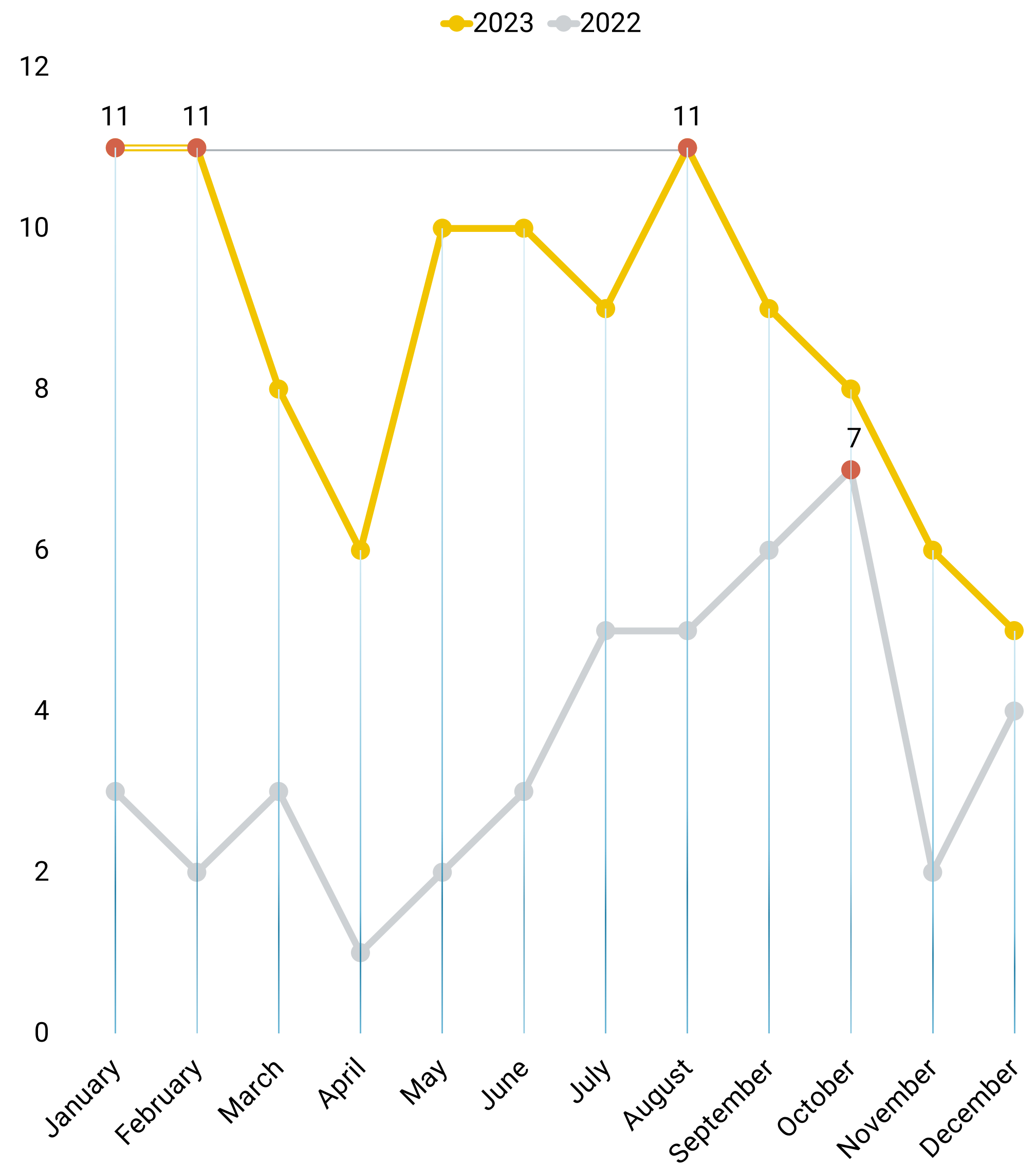


Clallam: Condominiums Only

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	11	3	266.67%
February	11	2	450.00%
March	8	3	166.67%
April	6	1	500.00%
May	10	2	400.00%
June	10	3	233.33%
July	9	5	80.00%
August	11	5	120.00%
September	9	6	50.00%
October	8	7	14.29%
November	6	2	200.00%
December	5	4	25.00%
Total	104	43	
% chg.	141.86%		



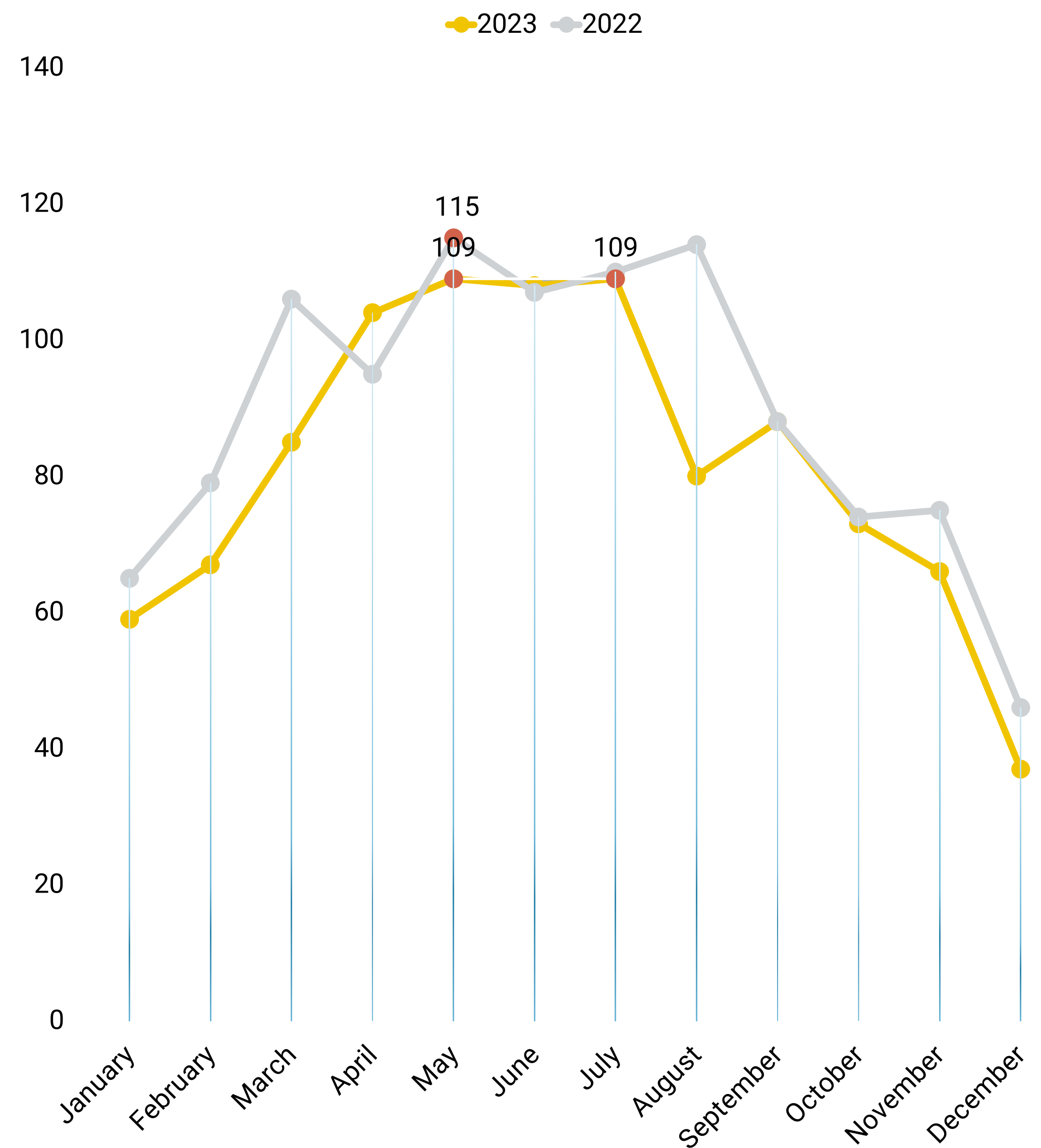
Clallam: Residential Homes and Condominiums

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	59	65	-9.23%
February	67	79	-15.19%
March	85	106	-19.81%
April	104	95	9.47%
May	109	115	-5.22%
June	108	107	0.93%
July	109	110	-0.91%
August	80	114	-29.82%
September	88	88	0.00%
October	73	74	-1.35%
November	66	75	-12.00%
December	37	46	-19.57%
Total	985	1,074	
% chg.			-8.29%



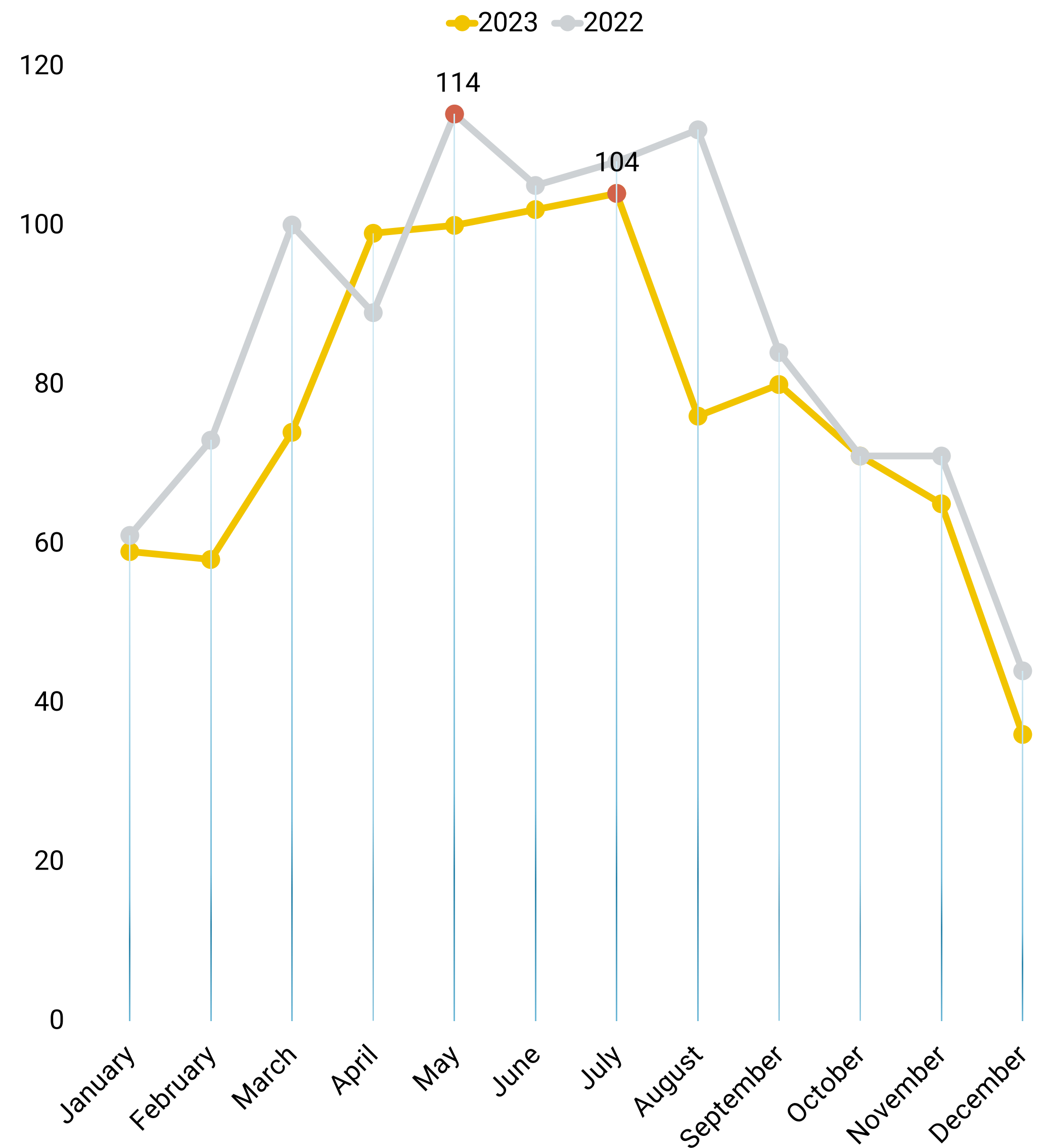
Clallam: Residential Homes Only

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	59	61	-3.28%
February	58	73	-20.55%
March	74	100	-26.00%
April	99	89	11.24%
May	100	114	-12.28%
June	102	105	-2.86%
July	104	108	-3.70%
August	76	112	-32.14%
September	80	84	-4.76%
October	71	71	0.00%
November	65	71	-8.45%
December	36	44	-18.18%
Total	924	1,032	
% chg.			-10.47%



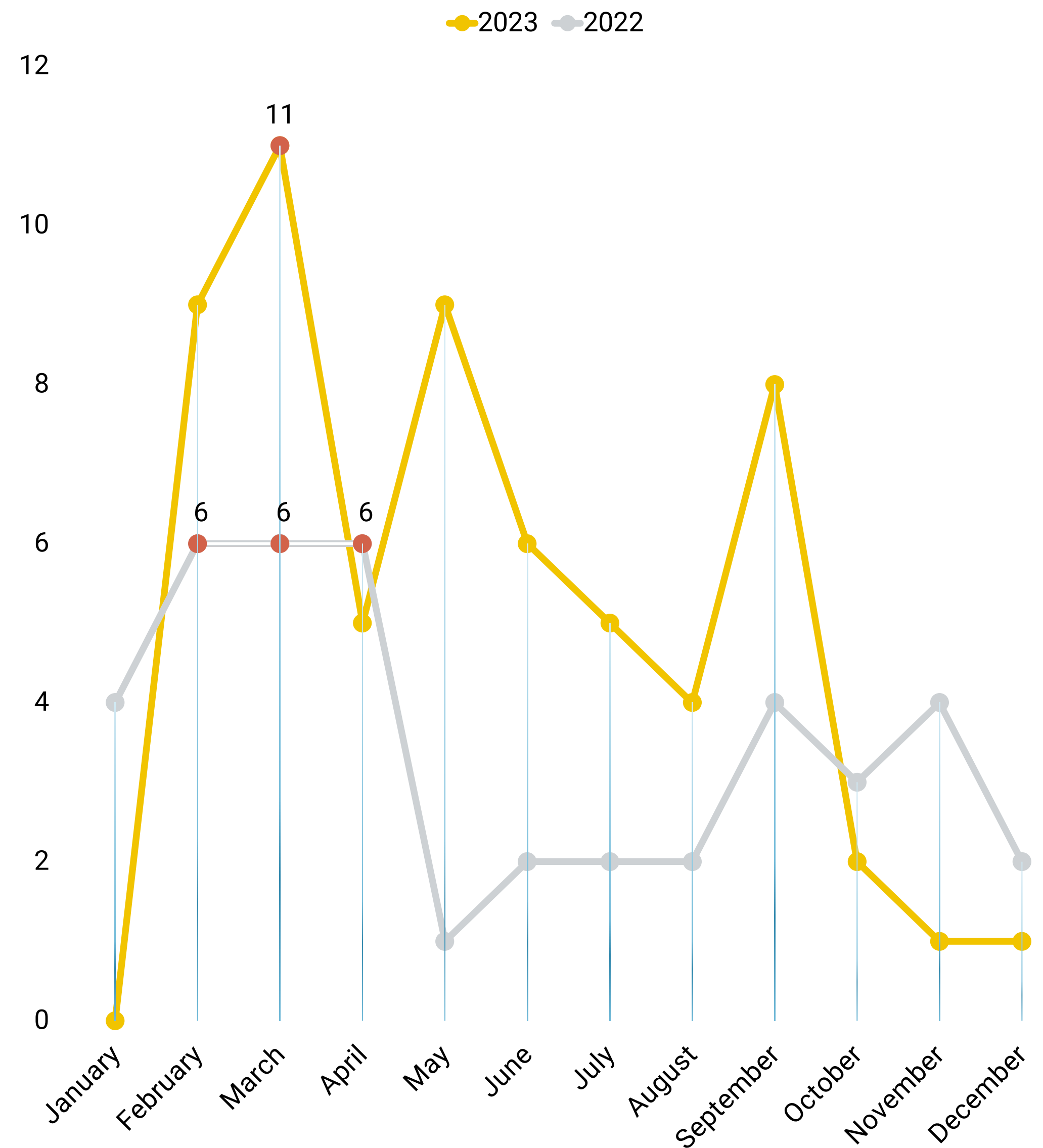
Clallam: Condominiums Only

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	0	4	-100.00%
February	9	6	50.00%
March	11	6	83.33%
April	5	6	-16.67%
May	9	1	800.00%
June	6	2	200.00%
July	5	2	150.00%
August	4	2	100.00%
September	8	4	100.00%
October	2	3	-33.33%
November	1	4	-75.00%
December	1	2	-50.00%
Total	61	42	
% chg.			45.24%

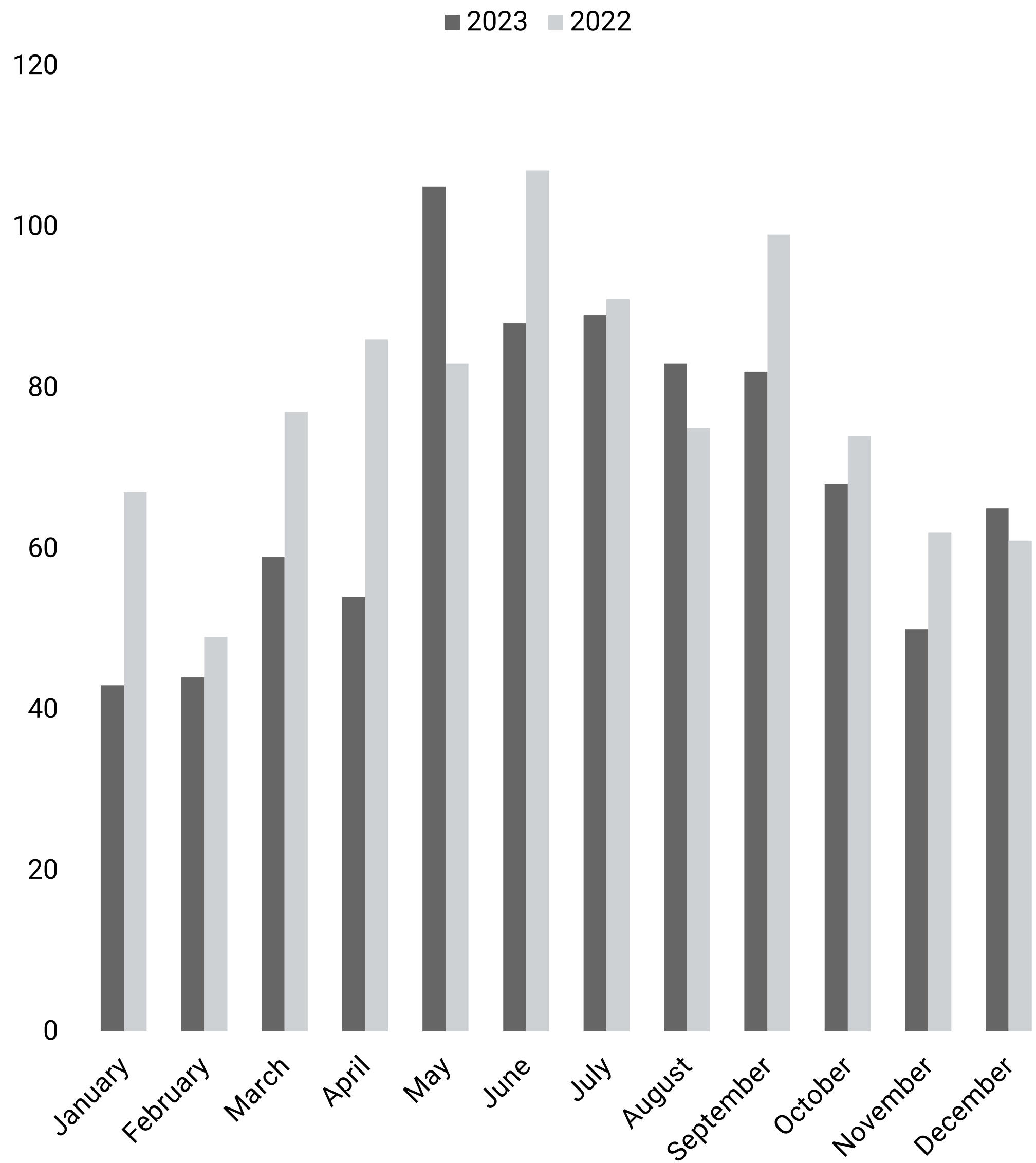


Clallam: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	43	67	-35.82%
February	44	49	-10.20%
March	59	77	-23.38%
April	54	86	-37.21%
May	105	83	26.51%
June	88	107	-17.76%
July	89	91	-2.20%
August	83	75	10.67%
September	82	99	-17.17%
October	68	74	-8.11%
November	50	62	-19.35%
December	65	61	6.56%
Total	830	931	
% chg.			-10.85%

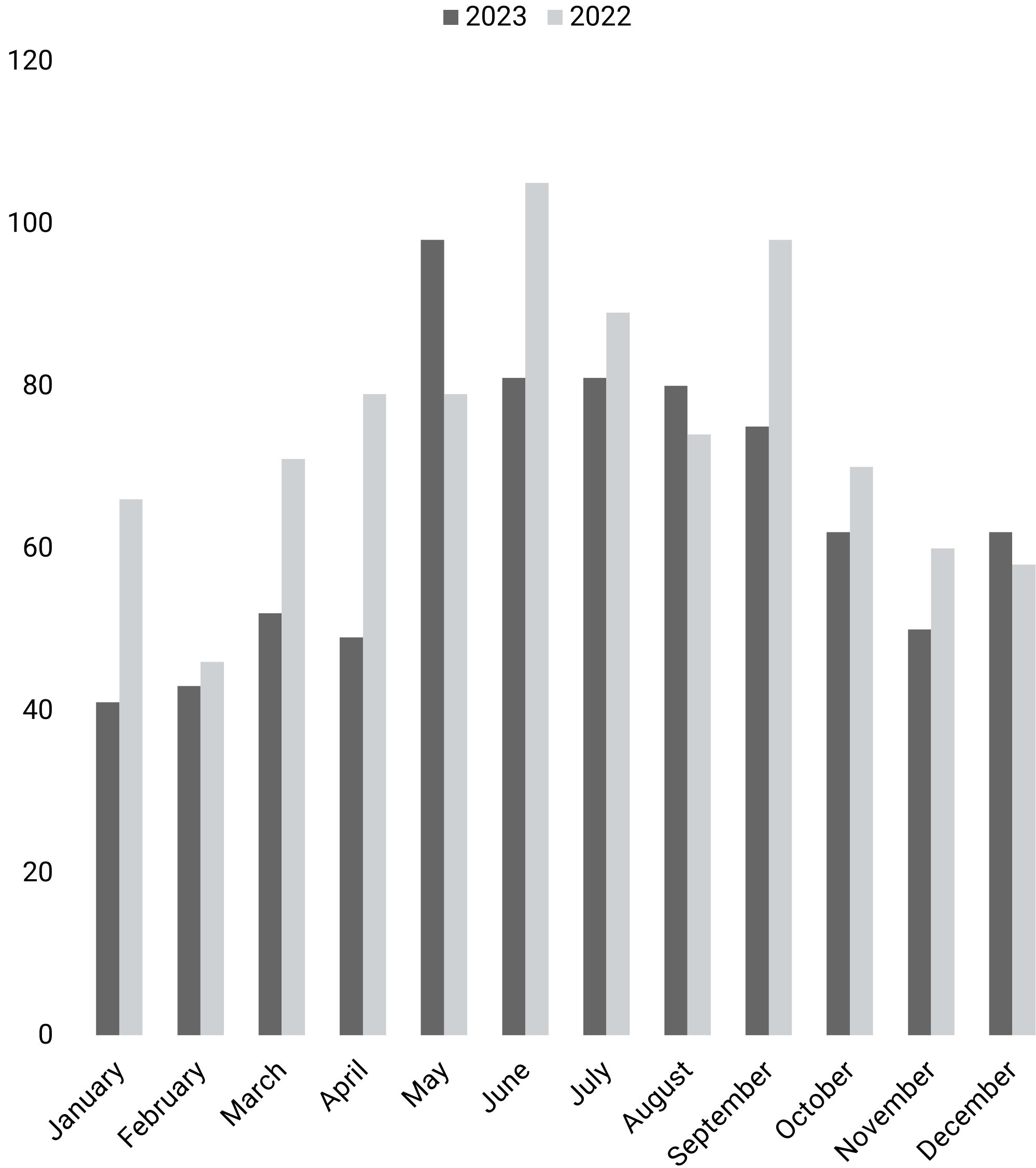


Clallam: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	41	66	-37.88%
February	43	46	-6.52%
March	52	71	-26.76%
April	49	79	-37.97%
May	98	79	24.05%
June	81	105	-22.86%
July	81	89	-8.99%
August	80	74	8.11%
September	75	98	-23.47%
October	62	70	-11.43%
November	50	60	-16.67%
December	62	58	6.90%
Total	774	895	
% chg.			-13.52%

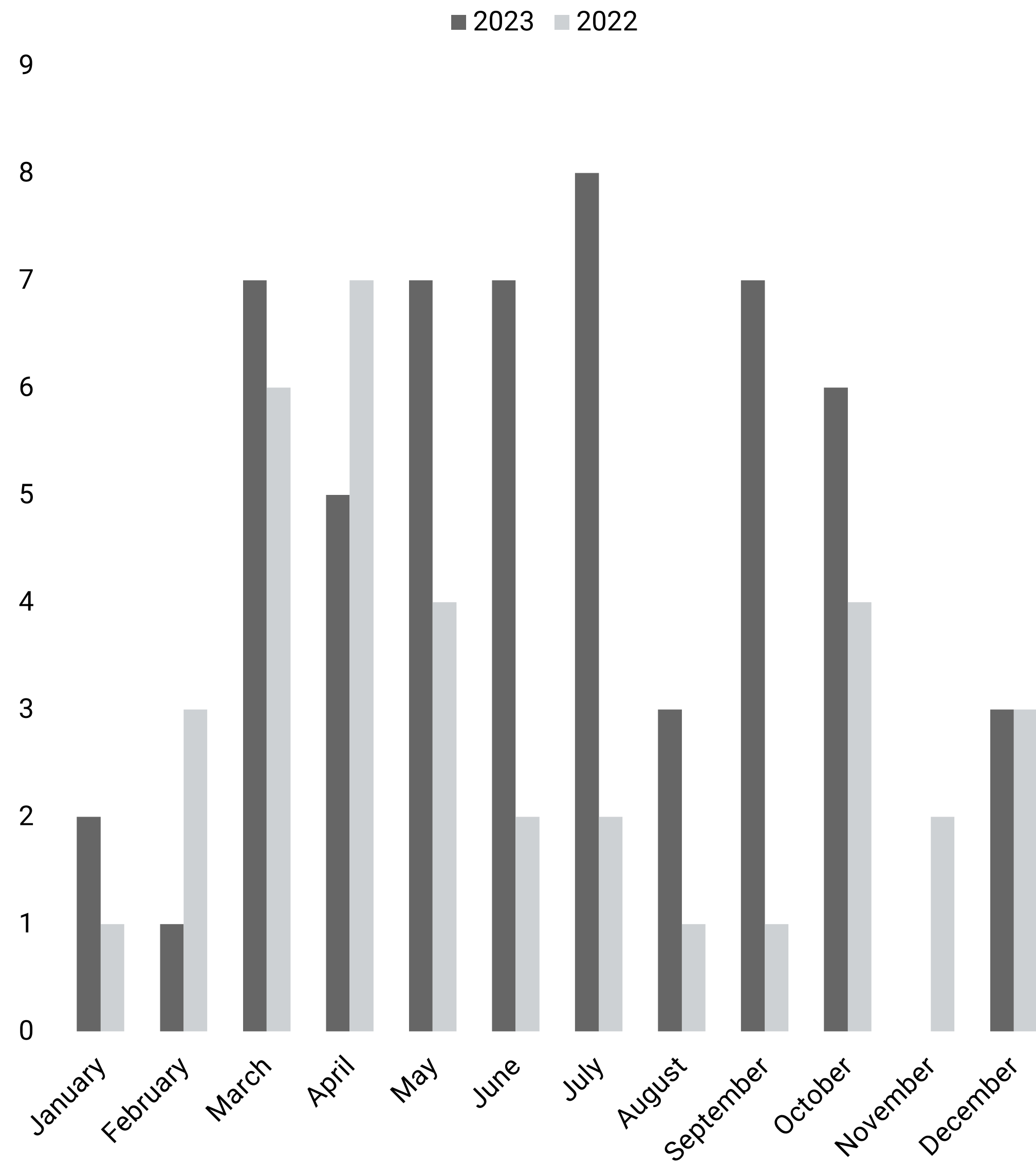


Clallam: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	2	1	100.00%
February	1	3	-66.67%
March	7	6	16.67%
April	5	7	-28.57%
May	7	4	75.00%
June	7	2	250.00%
July	8	2	300.00%
August	3	1	200.00%
September	7	1	600.00%
October	6	4	50.00%
November	0	2	-100.00%
December	3	3	0.00%
Total	56	36	
% chg.			55.56%

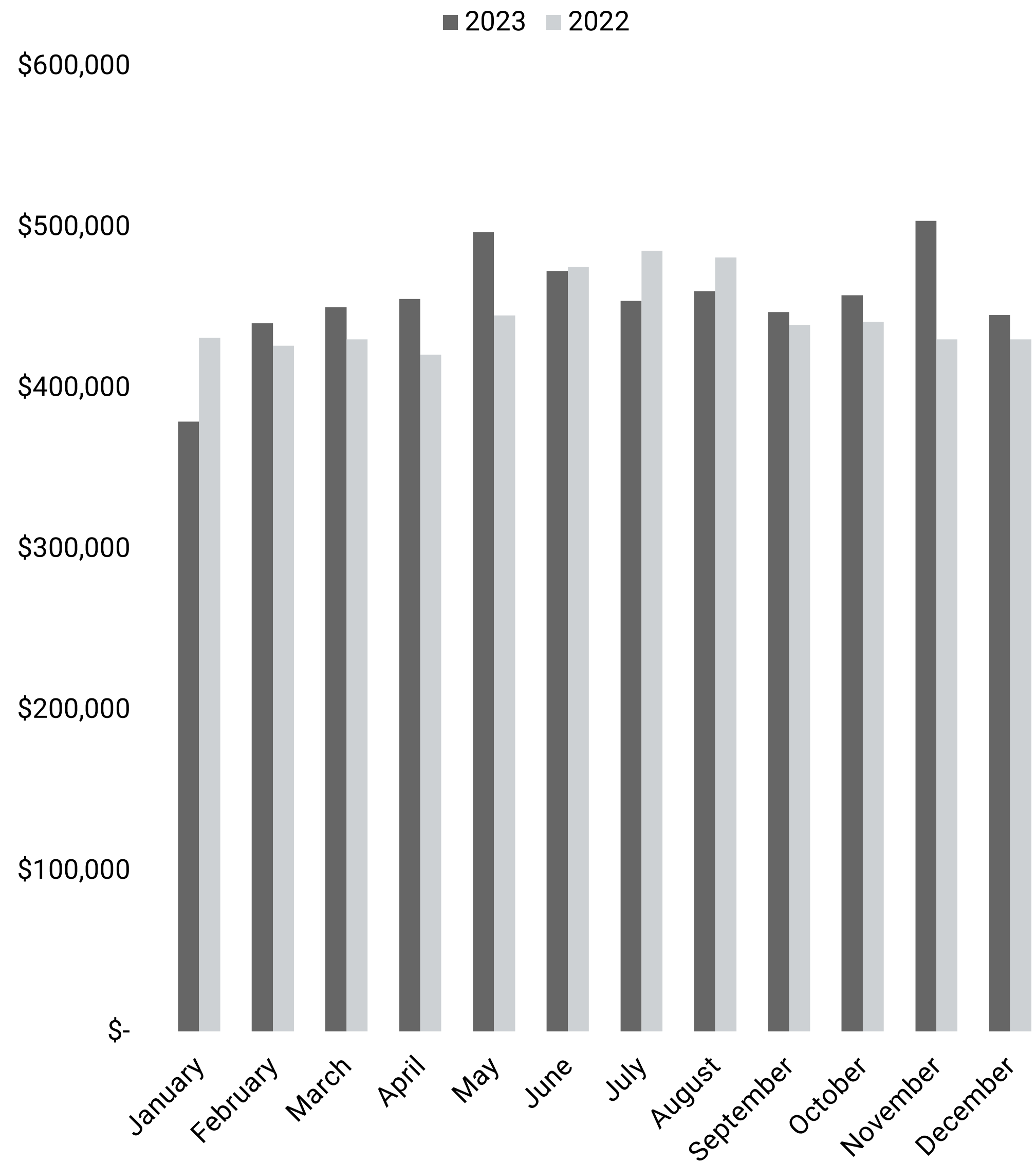


Clallam: Residential Homes and Condominiums

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	\$ 379,000	\$ 431,000	-12.06%
February	\$ 440,000	\$ 426,000	3.29%
March	\$ 450,000	\$ 430,000	4.65%
April	\$ 455,000	\$ 420,500	8.20%
May	\$ 496,670	\$ 444,950	11.62%
June	\$ 472,475	\$ 475,000	-0.53%
July	\$ 454,000	\$ 485,000	-6.39%
August	\$ 460,000	\$ 481,000	-4.37%
September	\$ 447,000	\$ 439,000	1.82%
October	\$ 457,500	\$ 441,000	3.74%
November	\$ 503,750	\$ 429,950	17.16%
December	\$ 445,000	\$ 430,000	3.49%
Total	\$ 455,000	\$ 446,000	
% chg.			2.02%

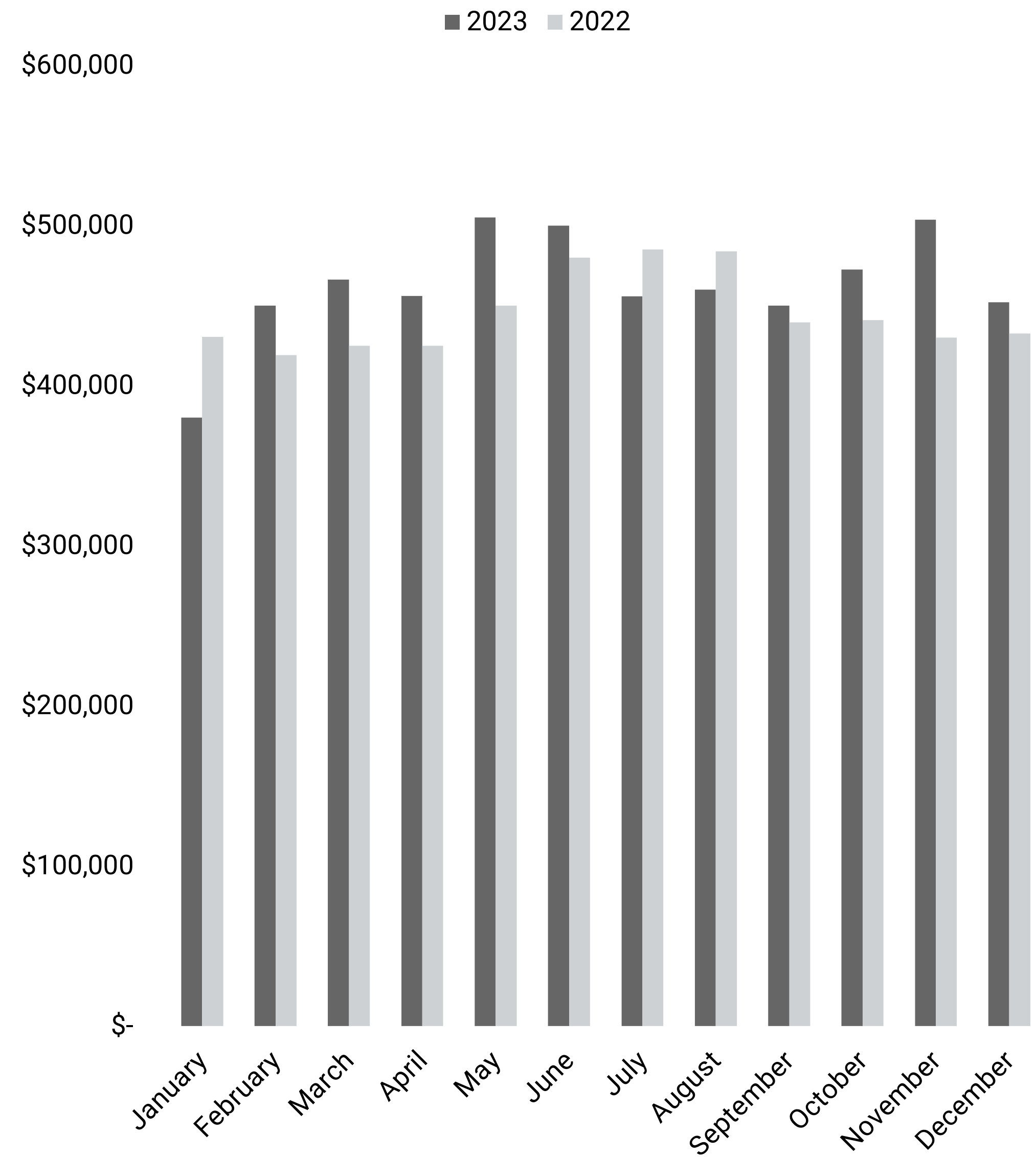


Clallam: Residential Homes Only

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	\$ 380,000	\$ 430,500	-11.73%
February	\$ 450,000	\$ 419,000	7.40%
March	\$ 466,250	\$ 425,000	9.71%
April	\$ 456,000	\$ 425,000	7.29%
May	\$ 504,975	\$ 450,000	12.22%
June	\$ 499,900	\$ 480,000	4.15%
July	\$ 455,750	\$ 485,000	-6.03%
August	\$ 460,000	\$ 484,000	-4.96%
September	\$ 450,000	\$ 439,500	2.39%
October	\$ 472,500	\$ 441,000	7.14%
November	\$ 503,750	\$ 429,975	17.16%
December	\$ 452,000	\$ 432,500	4.51%
Total	\$ 463,412	\$ 450,000	
% chg.			2.98%

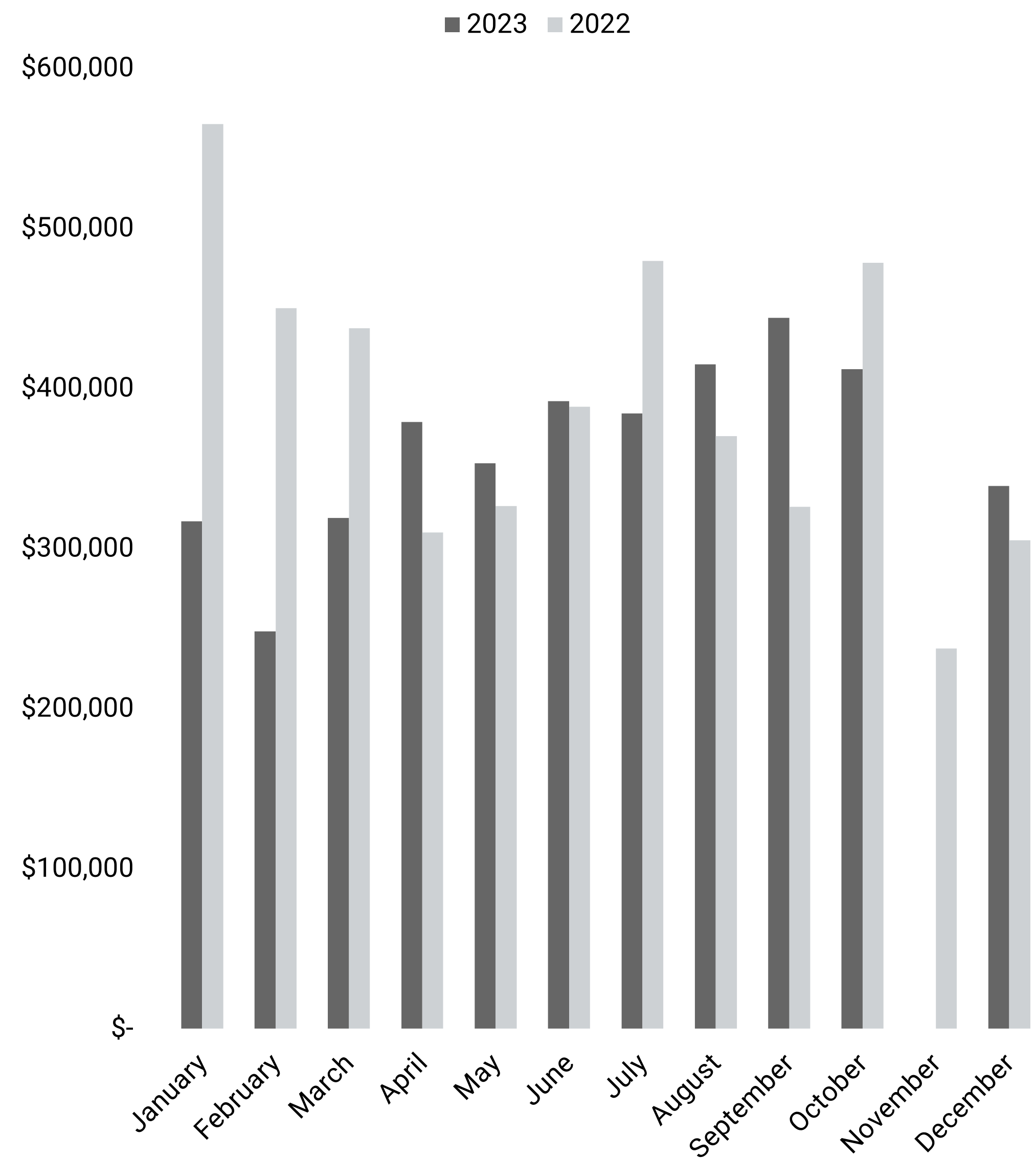


Clallam: Condominiums Only

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	\$ 316,950	\$ 565,000	-43.90%
February	\$ 248,000	\$ 450,000	-44.89%
March	\$ 319,000	\$ 437,500	-27.09%
April	\$ 379,000	\$ 310,000	22.26%
May	\$ 353,000	\$ 326,450	8.13%
June	\$ 392,000	\$ 388,500	0.90%
July	\$ 384,325	\$ 479,500	-19.85%
August	\$ 415,000	\$ 370,000	12.16%
September	\$ 444,000	\$ 326,000	36.20%
October	\$ 412,000	\$ 478,250	-13.85%
November	\$ -	\$ 237,475	-100.00%
December	\$ 339,000	\$ 305,000	11.15%
Total	\$ 379,000	\$ 385,000	
% chg.			-1.56%



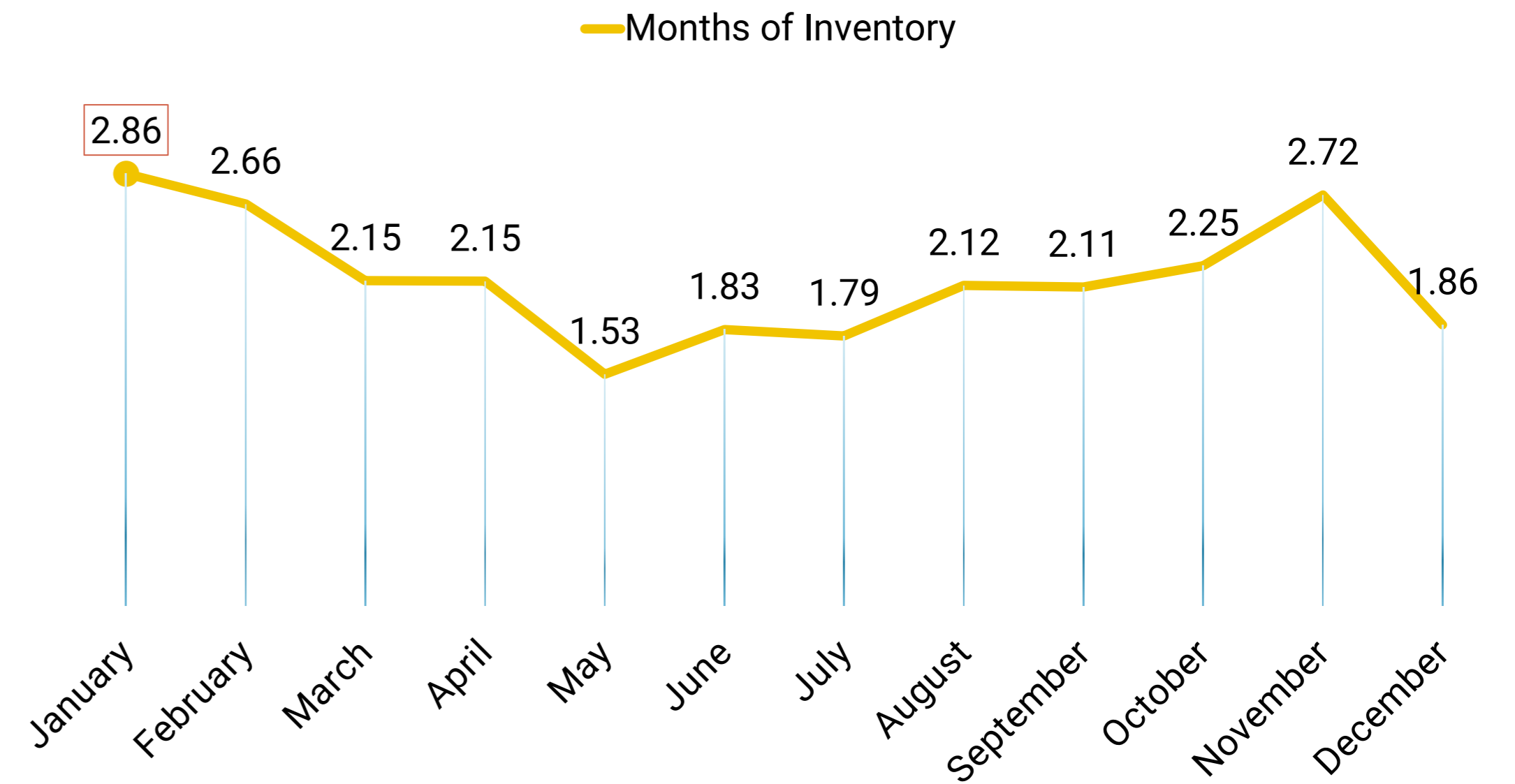
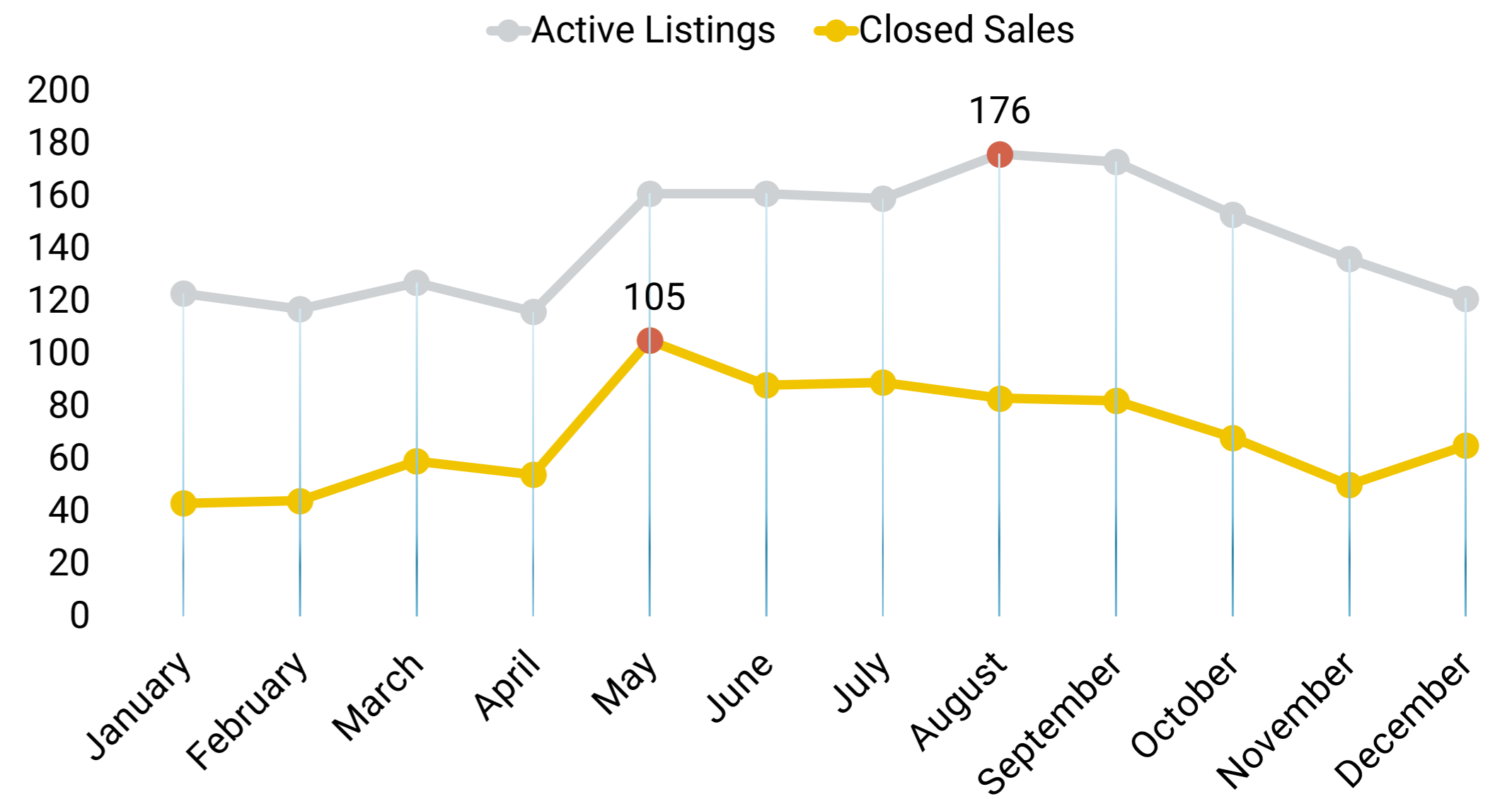
Clallam: Residential Homes and Condominiums

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	123	43	2.86
February	117	44	2.66
March	127	59	2.15
April	116	54	2.15
May	161	105	1.53
June	161	88	1.83
July	159	89	1.79
August	176	83	2.12
September	173	82	2.11
October	153	68	2.25
November	136	50	2.72
December	121	65	1.86



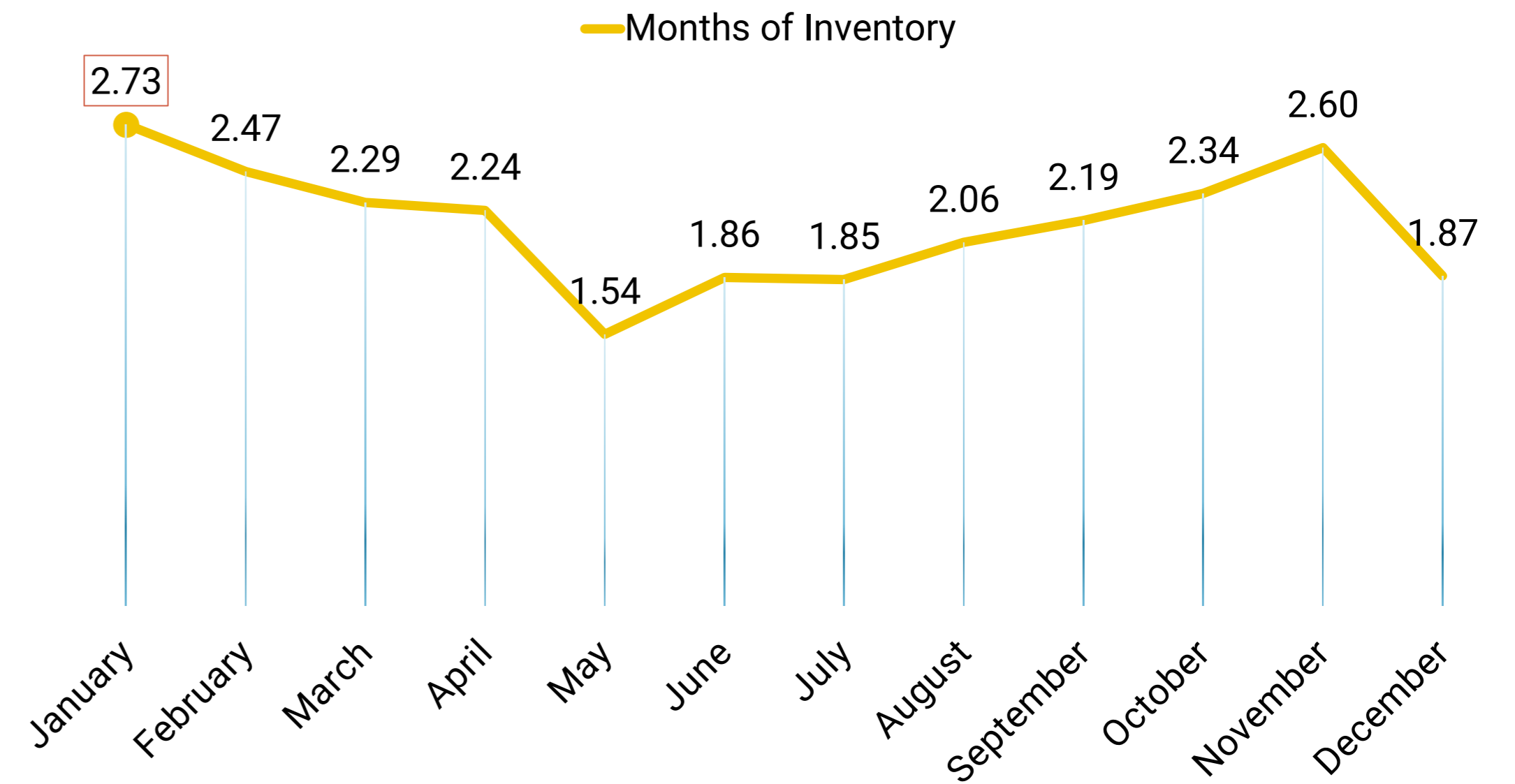
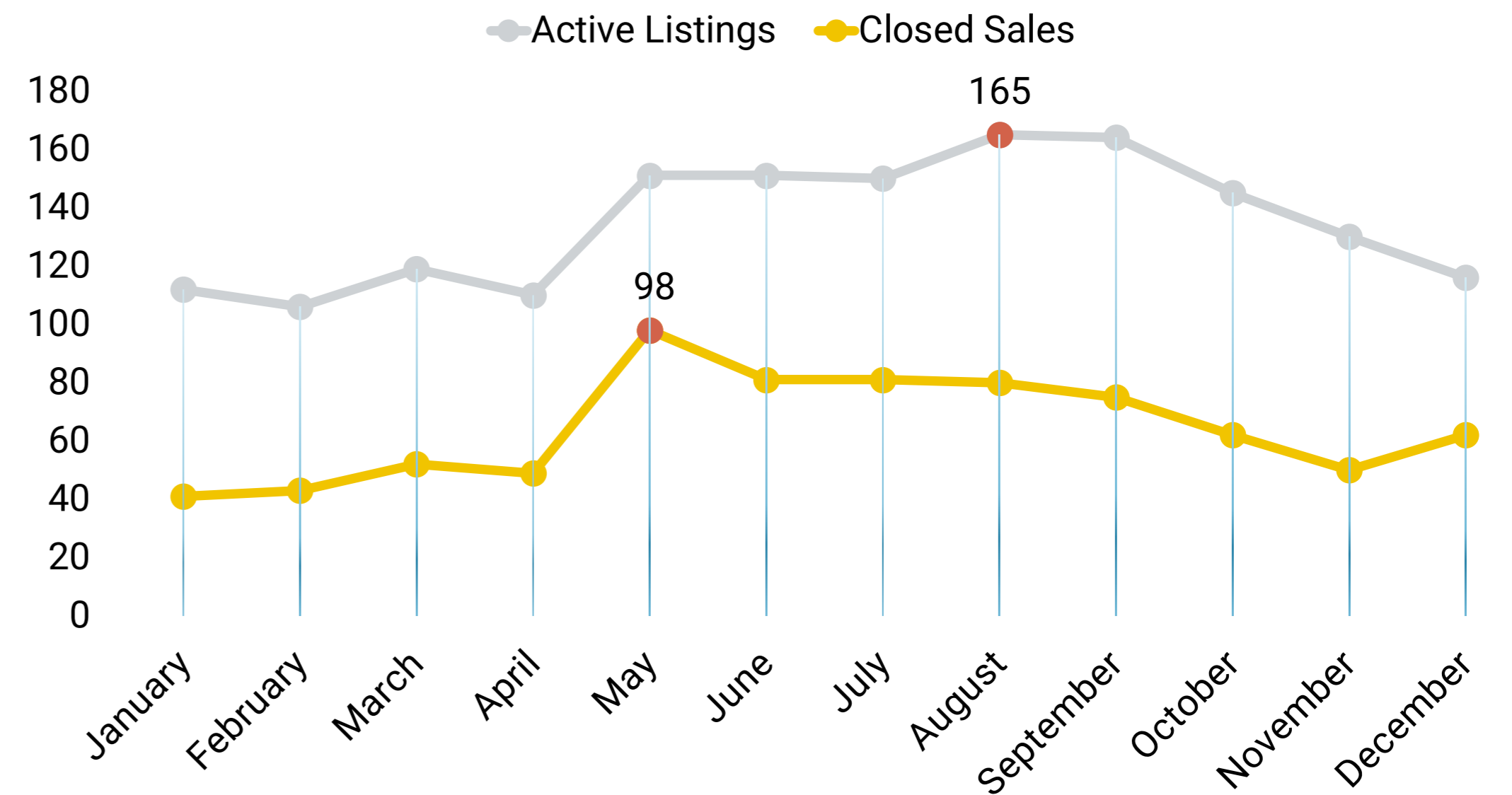
Clallam: Residential Homes Only

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	112	41	2.73
February	106	43	2.47
March	119	52	2.29
April	110	49	2.24
May	151	98	1.54
June	151	81	1.86
July	150	81	1.85
August	165	80	2.06
September	164	75	2.19
October	145	62	2.34
November	130	50	2.60
December	116	62	1.87



Clallam: 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	11	2	5.50
February	11	1	11.00
March	8	7	1.14
April	6	5	1.20
May	10	7	1.43
June	10	7	1.43
July	9	8	1.13
August	11	3	3.67
September	9	7	1.29
October	8	6	1.33
November	6	0	0.00
December	5	3	1.67

