



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Douglas

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



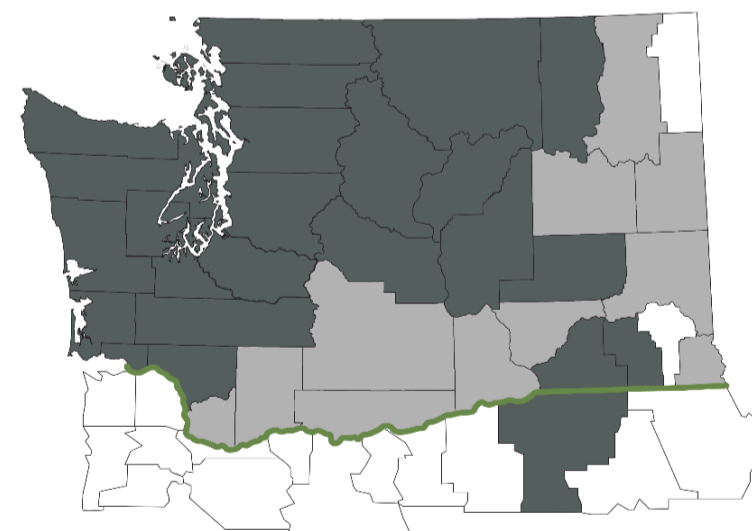
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

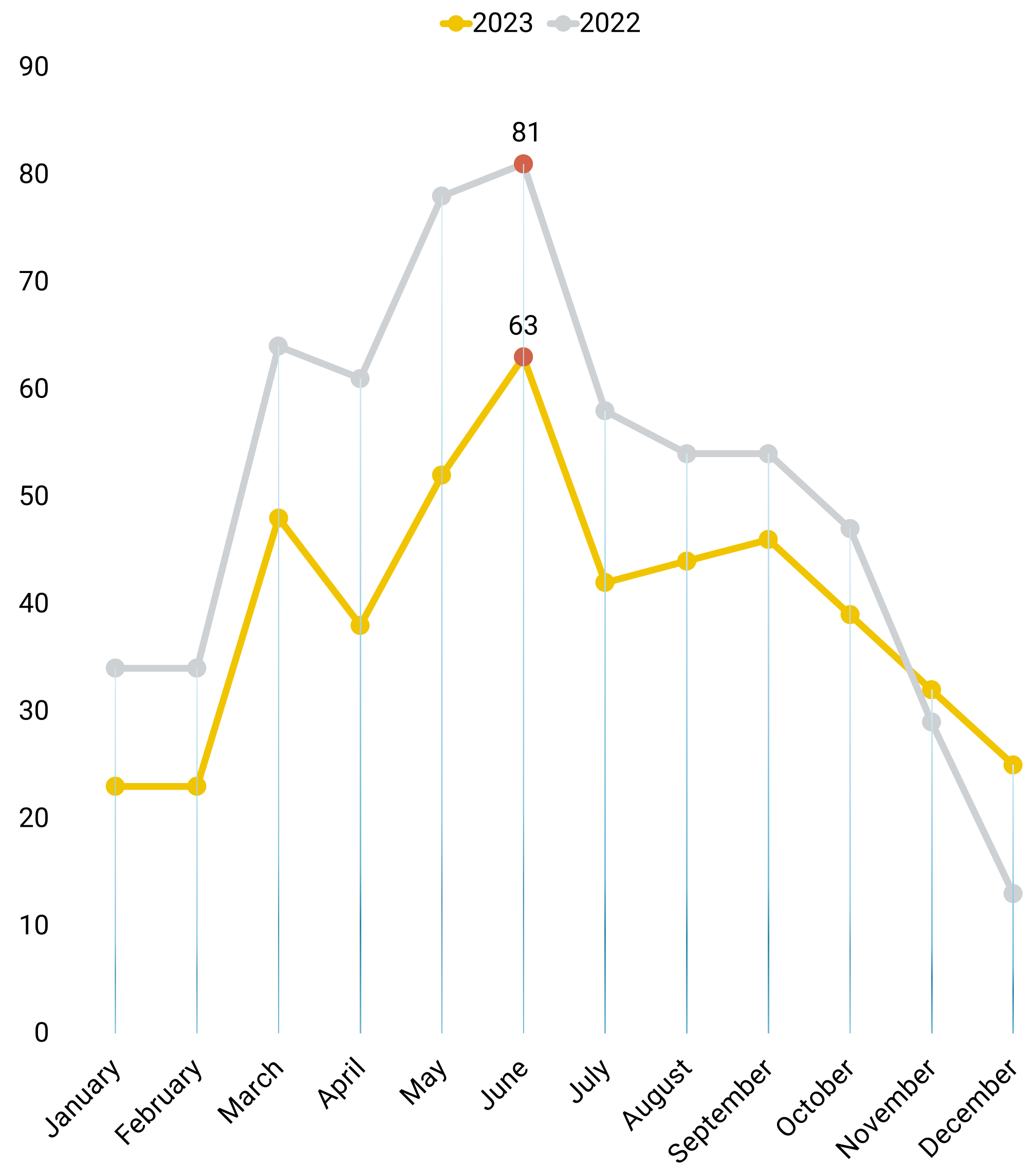
26

Douglas: 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	23	34	-32.35%
February	23	34	-32.35%
March	48	64	-25.00%
April	38	61	-37.70%
May	52	78	-33.33%
June	63	81	-22.22%
July	42	58	-27.59%
August	44	54	-18.52%
September	46	54	-14.81%
October	39	47	-17.02%
November	32	29	10.34%
December	25	13	92.31%
Total	475	607	
% chg.			-21.75%

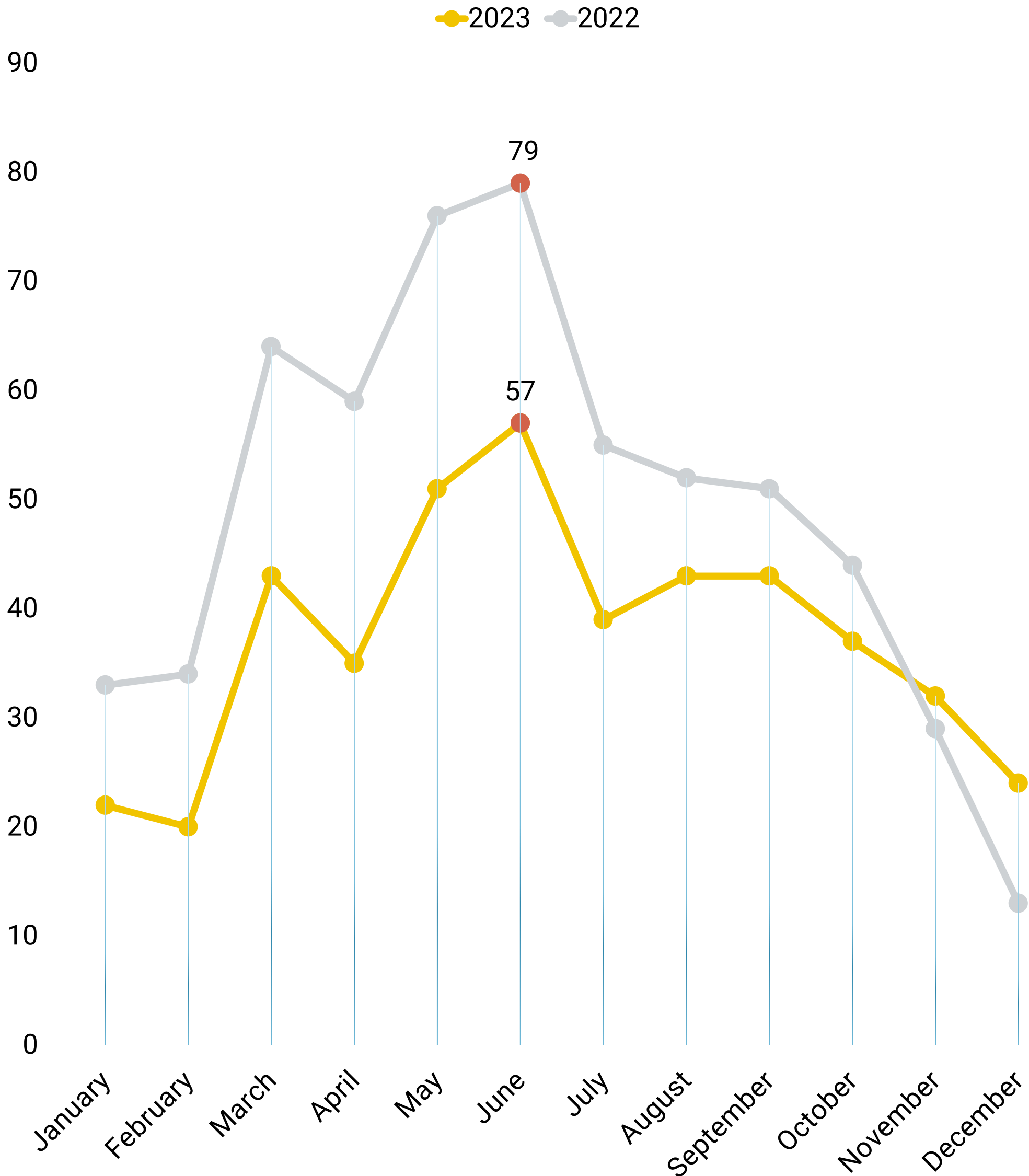


Douglas: Residential Homes Only

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	22	33	-33.33%
February	20	34	-41.18%
March	43	64	-32.81%
April	35	59	-40.68%
May	51	76	-32.89%
June	57	79	-27.85%
July	39	55	-29.09%
August	43	52	-17.31%
September	43	51	-15.69%
October	37	44	-15.91%
November	32	29	10.34%
December	24	13	84.62%
Total	446	589	
% chg.			-24.28%

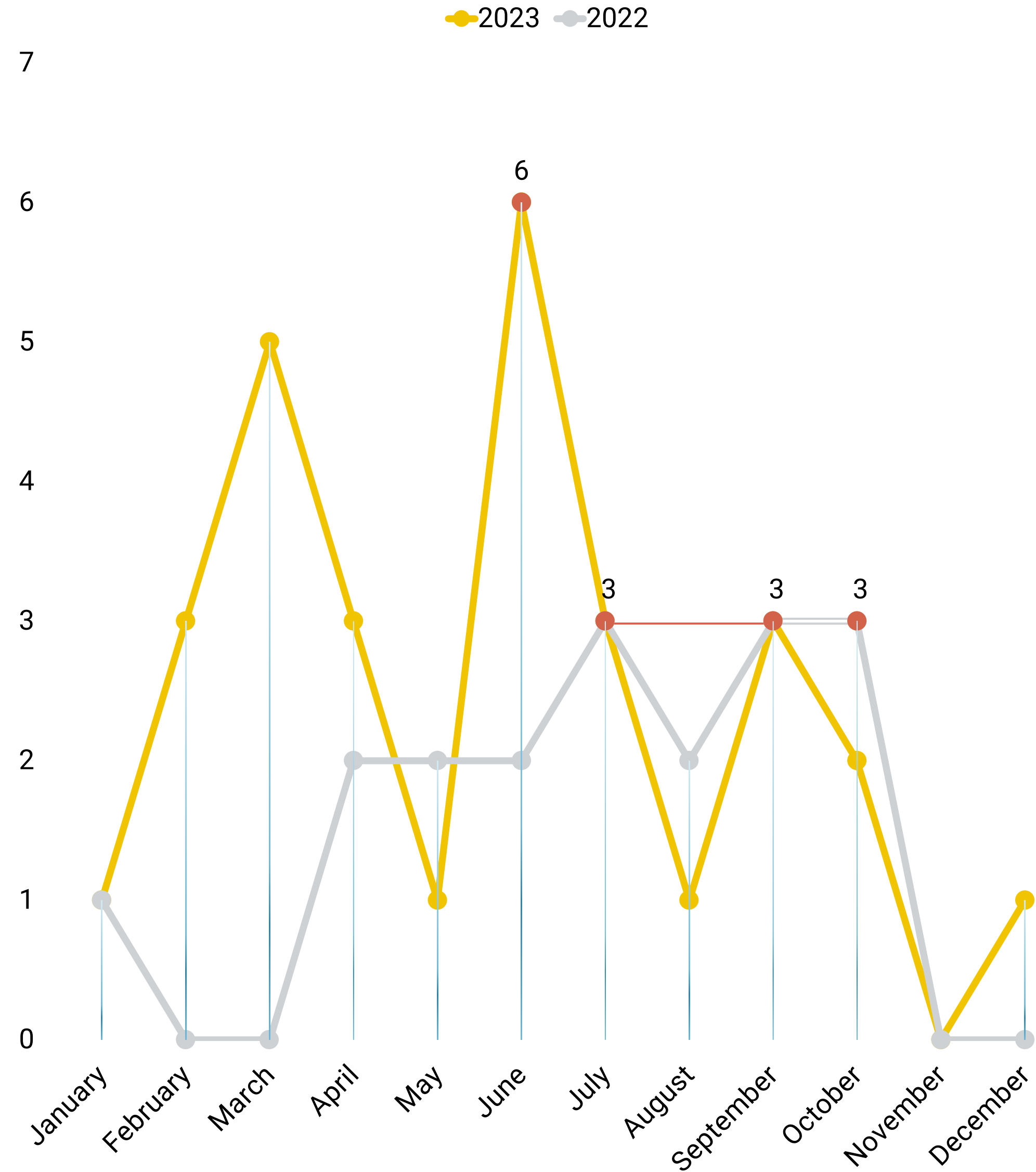


Douglas: Condominiums Only

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	1	1	0.00%
February	3	0	0.00%
March	5	0	0.00%
April	3	2	50.00%
May	1	2	-50.00%
June	6	2	200.00%
July	3	3	0.00%
August	1	2	-50.00%
September	3	3	0.00%
October	2	3	-33.33%
November	0	0	0.00%
December	1	0	0.00%
Total	29	18	
% chg.			61.11%

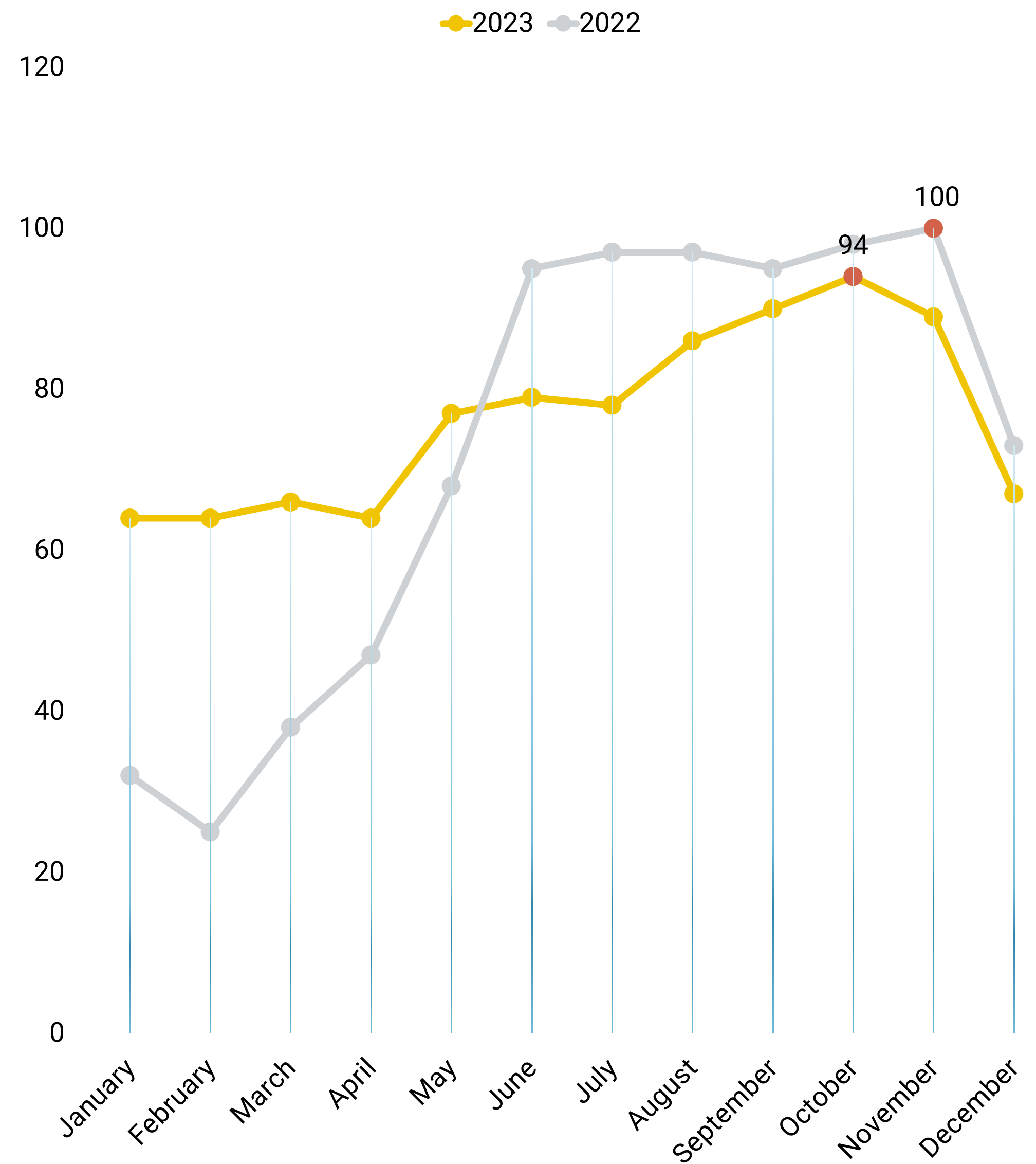


Douglas: Residential Homes and Condominiums

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	64	32	100.00%
February	64	25	156.00%
March	66	38	73.68%
April	64	47	36.17%
May	77	68	13.24%
June	79	95	-16.84%
July	78	97	-19.59%
August	86	97	-11.34%
September	90	95	-5.26%
October	94	98	-4.08%
November	89	100	-11.00%
December	67	73	-8.22%
Total	918	865	
% chg.	6.13%		

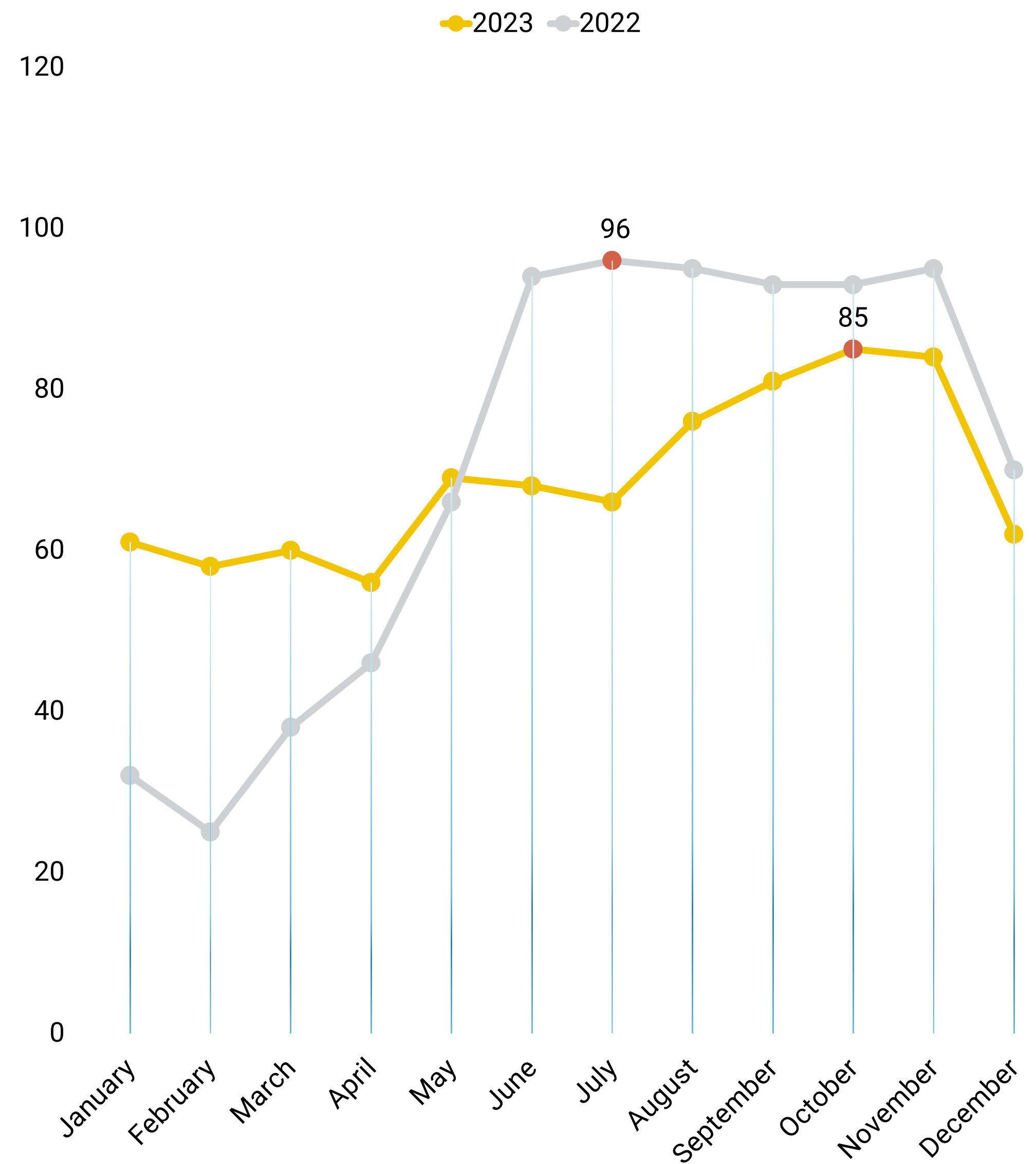


Douglas: Residential Homes Only

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	61	32	90.63%
February	58	25	132.00%
March	60	38	57.89%
April	56	46	21.74%
May	69	66	4.55%
June	68	94	-27.66%
July	66	96	-31.25%
August	76	95	-20.00%
September	81	93	-12.90%
October	85	93	-8.60%
November	84	95	-11.58%
December	62	70	-11.43%
Total	826	843	
% chg.			-2.02%

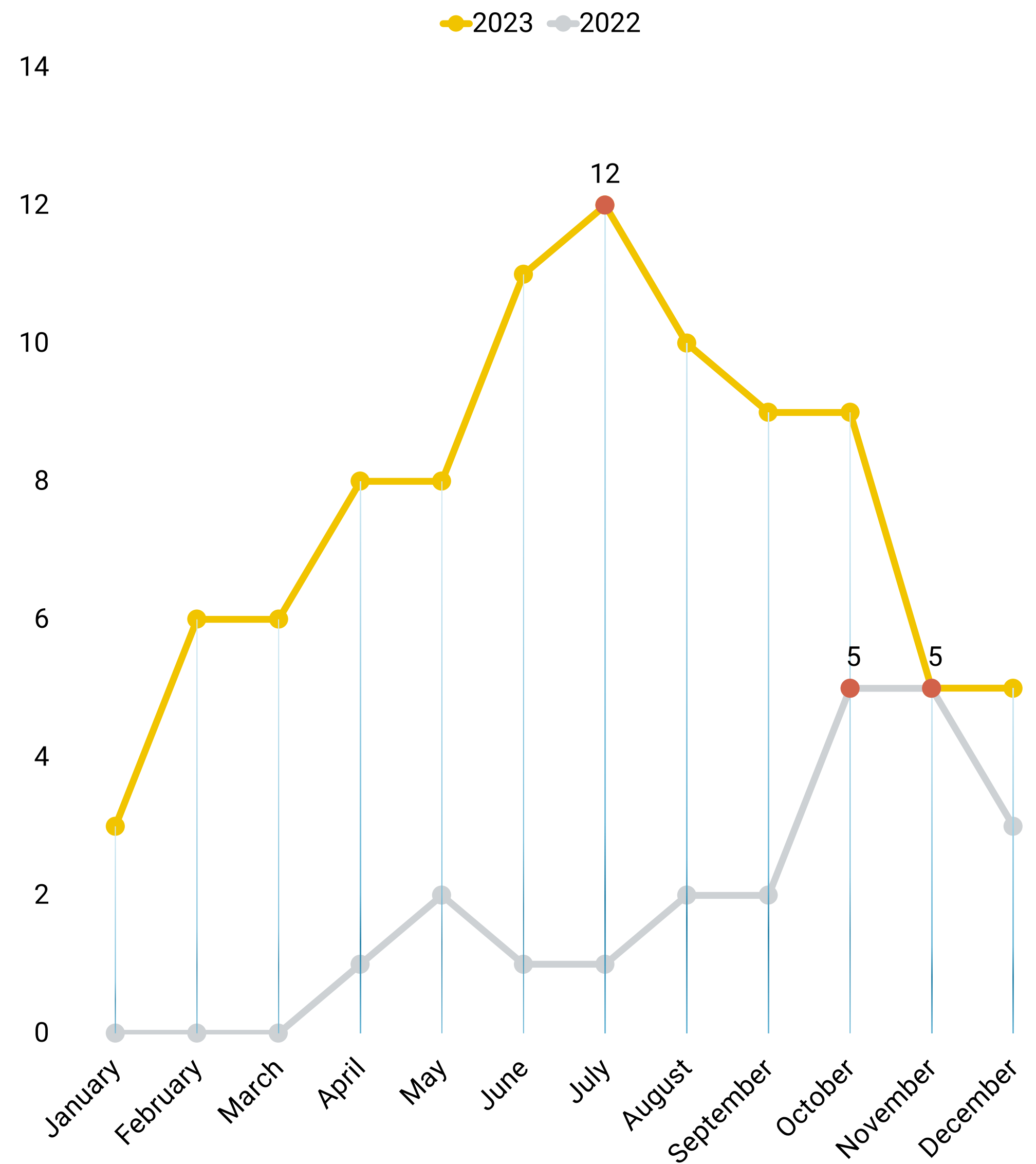


Douglas: Condominiums Only

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	3	0	0.00%
February	6	0	0.00%
March	6	0	0.00%
April	8	1	700.00%
May	8	2	300.00%
June	11	1	1000.00%
July	12	1	1100.00%
August	10	2	400.00%
September	9	2	350.00%
October	9	5	80.00%
November	5	5	0.00%
December	5	3	66.67%
Total	92	22	
% chg.	318.18%		



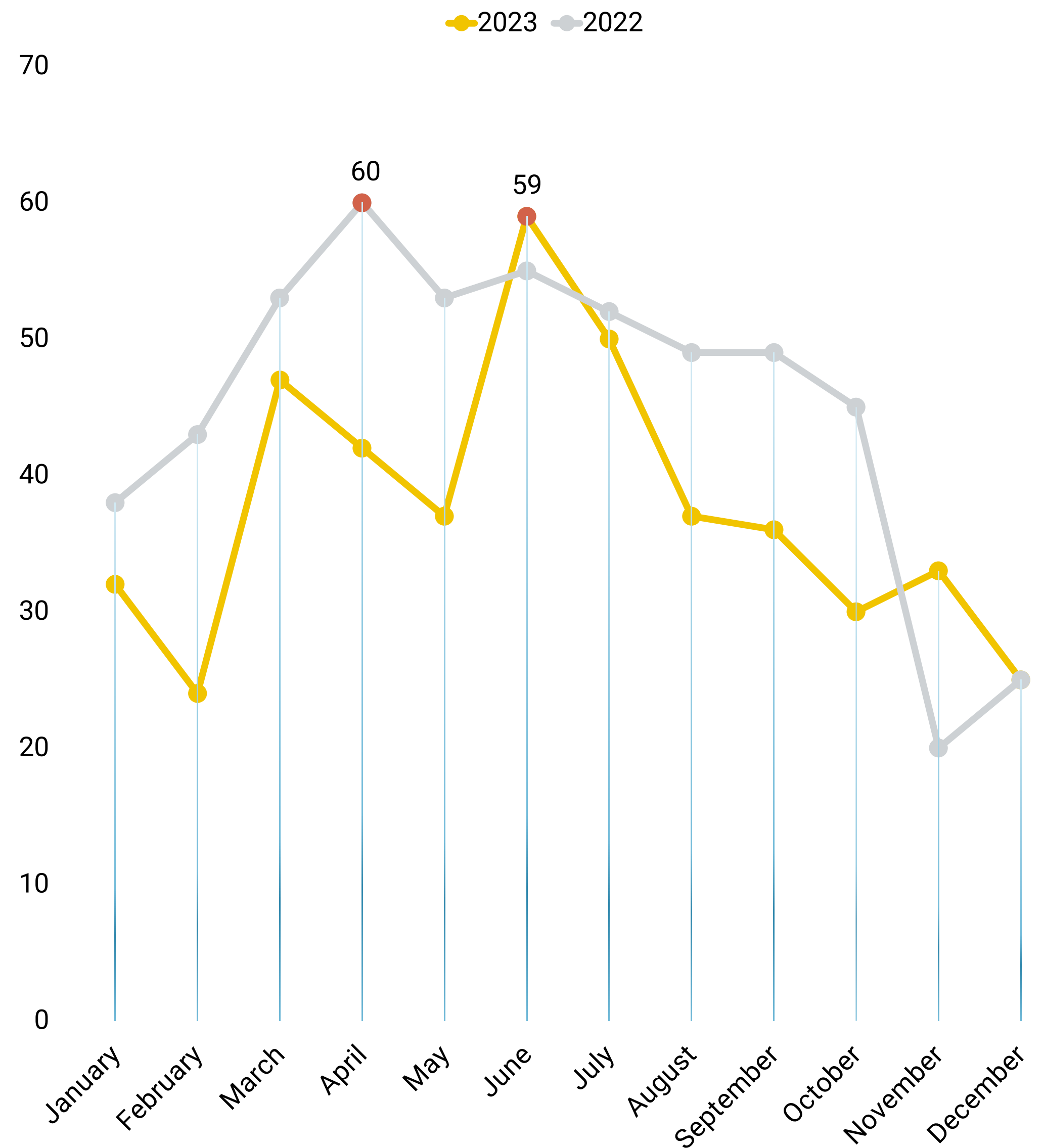
Douglas: Residential Homes and Condominiums

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	32	38	-15.79%
February	24	43	-44.19%
March	47	53	-11.32%
April	42	60	-30.00%
May	37	53	-30.19%
June	59	55	7.27%
July	50	52	-3.85%
August	37	49	-24.49%
September	36	49	-26.53%
October	30	45	-33.33%
November	33	20	65.00%
December	25	25	0.00%
Total	452	542	
% chg.			-16.61%



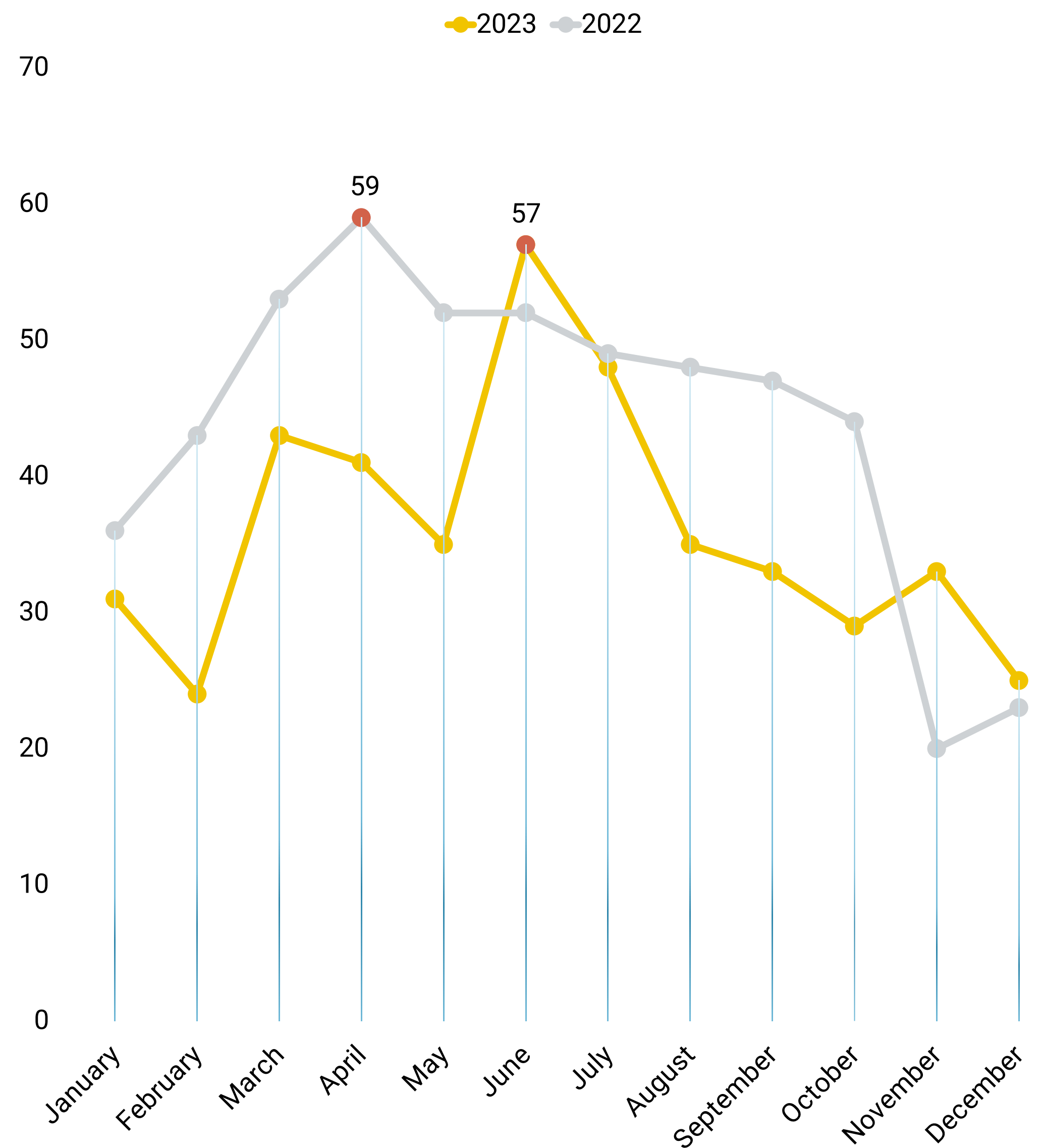
Douglas: Residential Homes Only

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	31	36	-13.89%
February	24	43	-44.19%
March	43	53	-18.87%
April	41	59	-30.51%
May	35	52	-32.69%
June	57	52	9.62%
July	48	49	-2.04%
August	35	48	-27.08%
September	33	47	-29.79%
October	29	44	-34.09%
November	33	20	65.00%
December	25	23	8.70%
Total	434	526	
% chg.			-17.49%



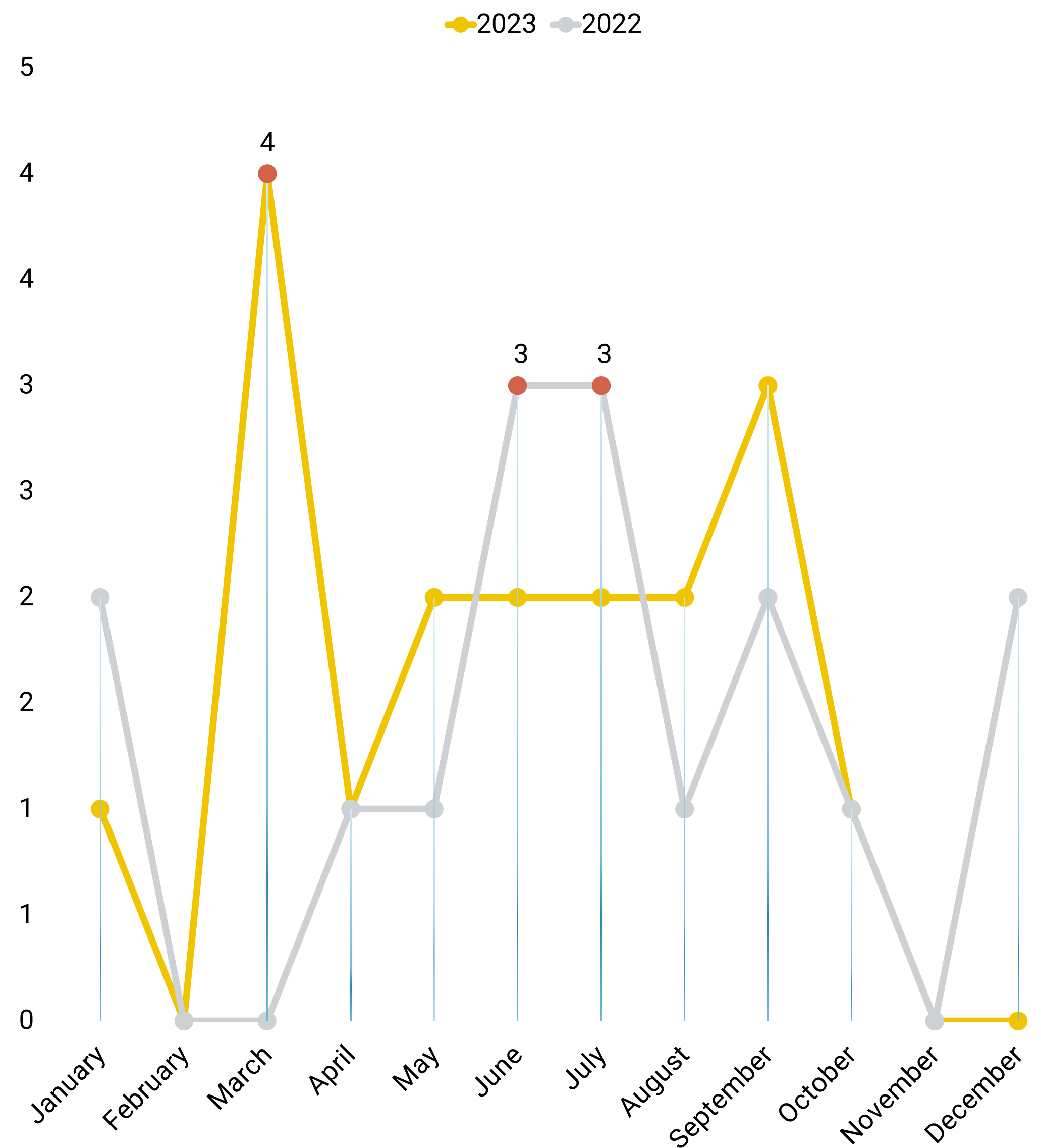
Douglas: Condominiums Only

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	1	2	-50.00%
February	0	0	0.00%
March	4	0	0.00%
April	1	1	0.00%
May	2	1	100.00%
June	2	3	-33.33%
July	2	3	-33.33%
August	2	1	100.00%
September	3	2	50.00%
October	1	1	0.00%
November	0	0	0.00%
December	0	2	-100.00%
Total	18	16	
% chg.			12.50%

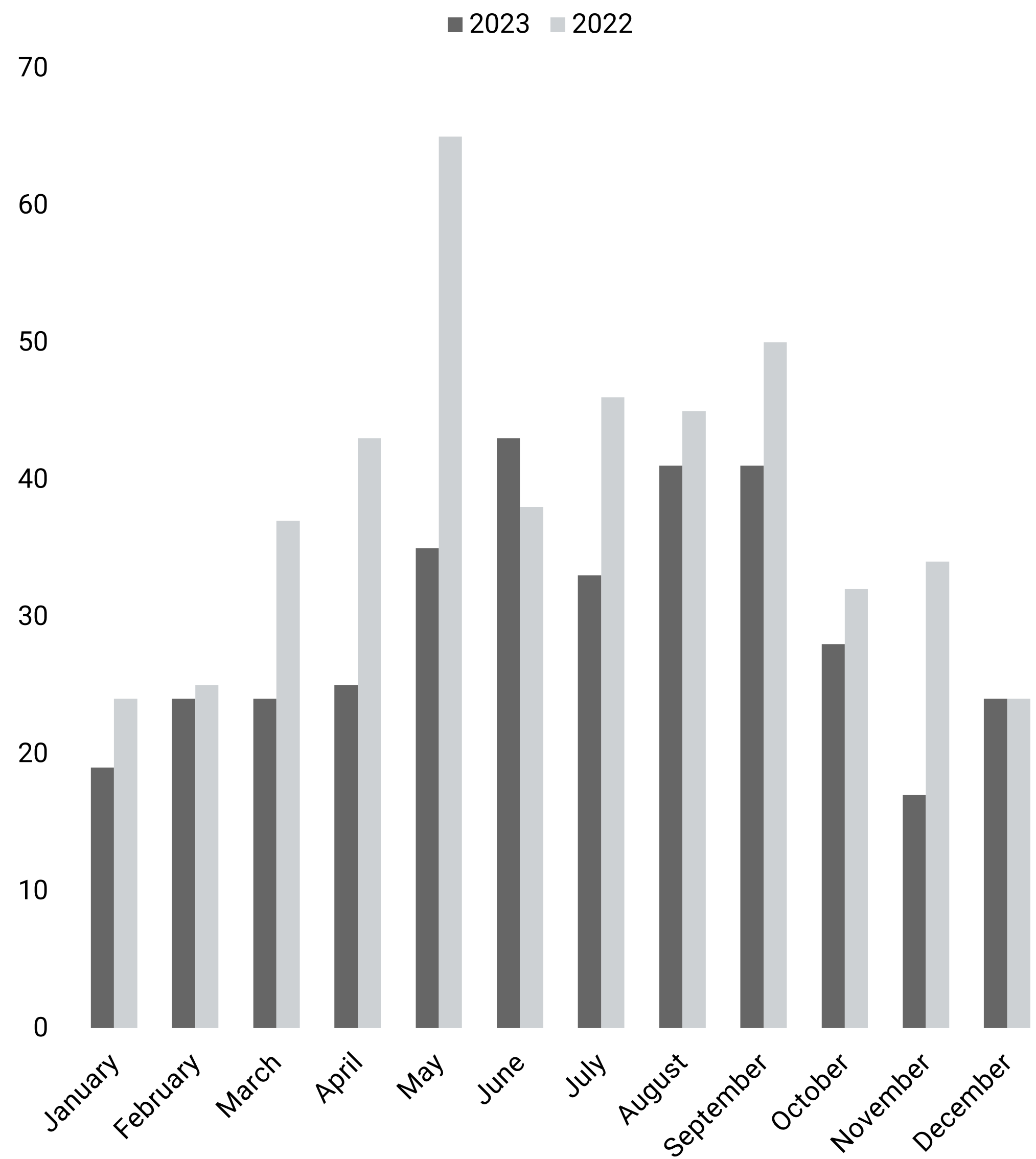


Douglas: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	19	24	-20.83%
February	24	25	-4.00%
March	24	37	-35.14%
April	25	43	-41.86%
May	35	65	-46.15%
June	43	38	13.16%
July	33	46	-28.26%
August	41	45	-8.89%
September	41	50	-18.00%
October	28	32	-12.50%
November	17	34	-50.00%
December	24	24	0.00%
Total	354	463	
% chg.			-23.54%

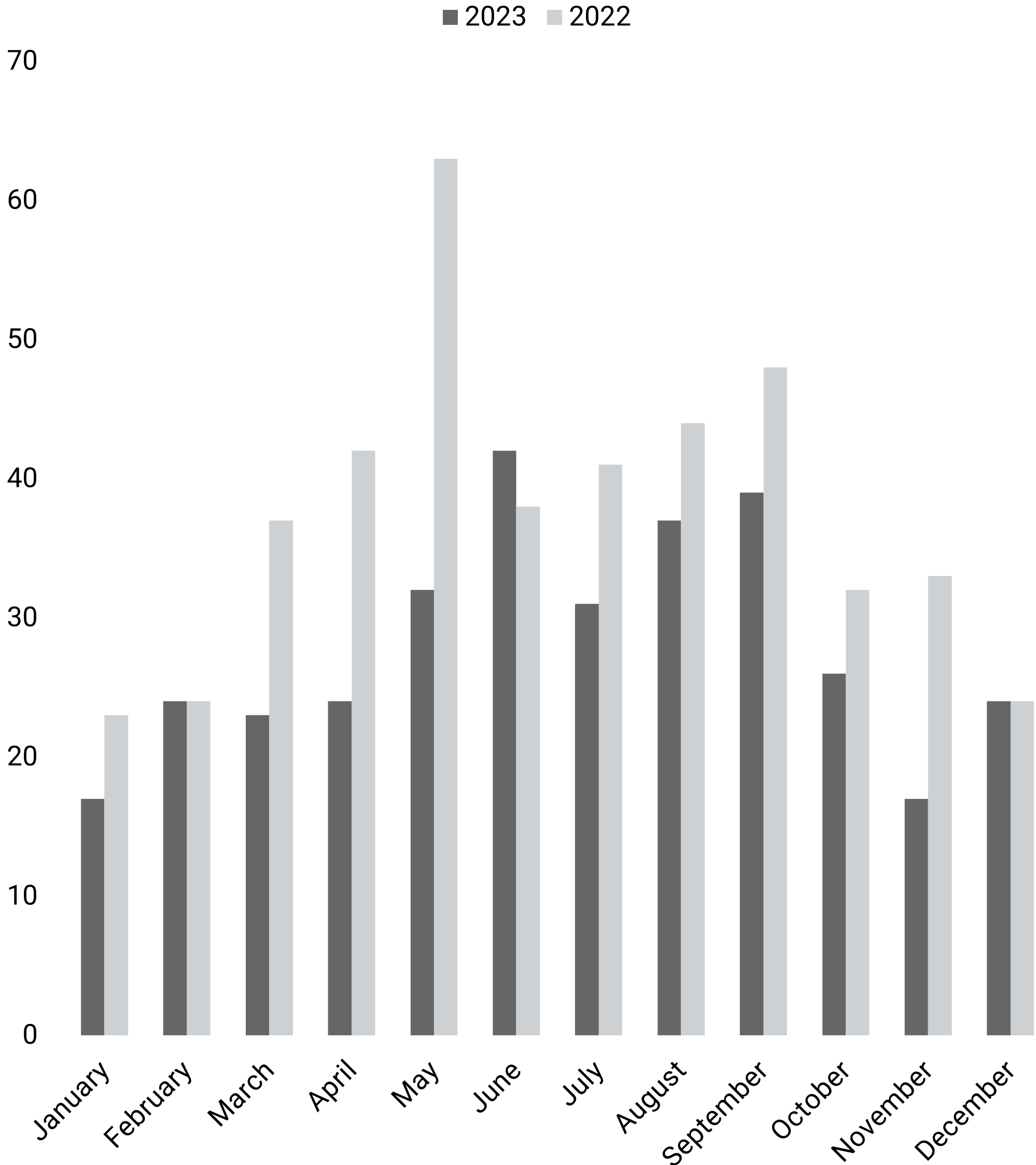


Douglas: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	17	23	-26.09%
February	24	24	0.00%
March	23	37	-37.84%
April	24	42	-42.86%
May	32	63	-49.21%
June	42	38	10.53%
July	31	41	-24.39%
August	37	44	-15.91%
September	39	48	-18.75%
October	26	32	-18.75%
November	17	33	-48.48%
December	24	24	0.00%
Total	336	449	
% chg.			-25.17%

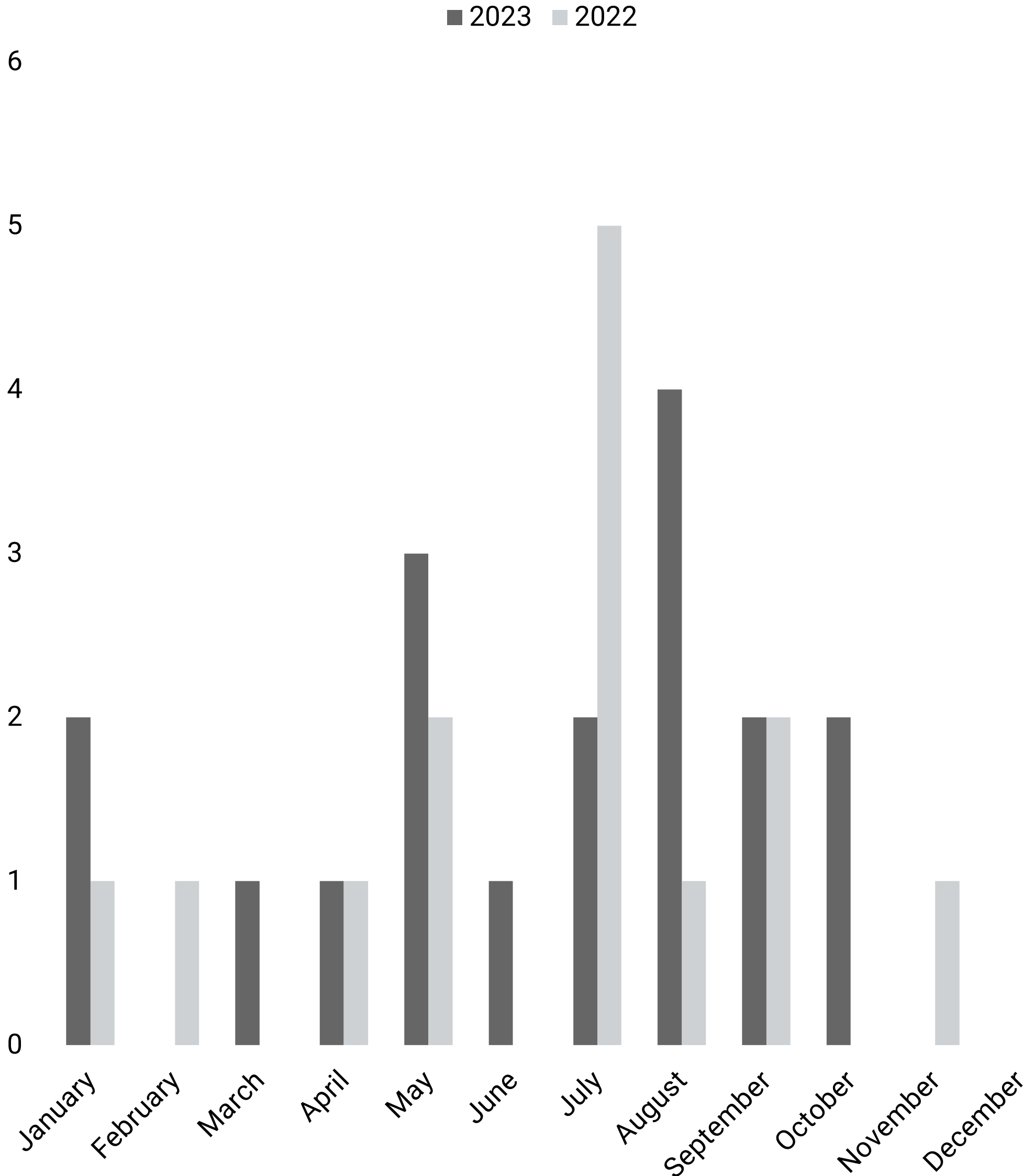


Douglas: Condominiums Only

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	0	1	-100.00%
March	1	0	0.00%
April	1	1	0.00%
May	3	2	50.00%
June	1	0	0.00%
July	2	5	-60.00%
August	4	1	300.00%
September	2	2	0.00%
October	2	0	0.00%
November	0	1	-100.00%
December	0	0	0.00%
Total	18	14	
% chg.			28.57%

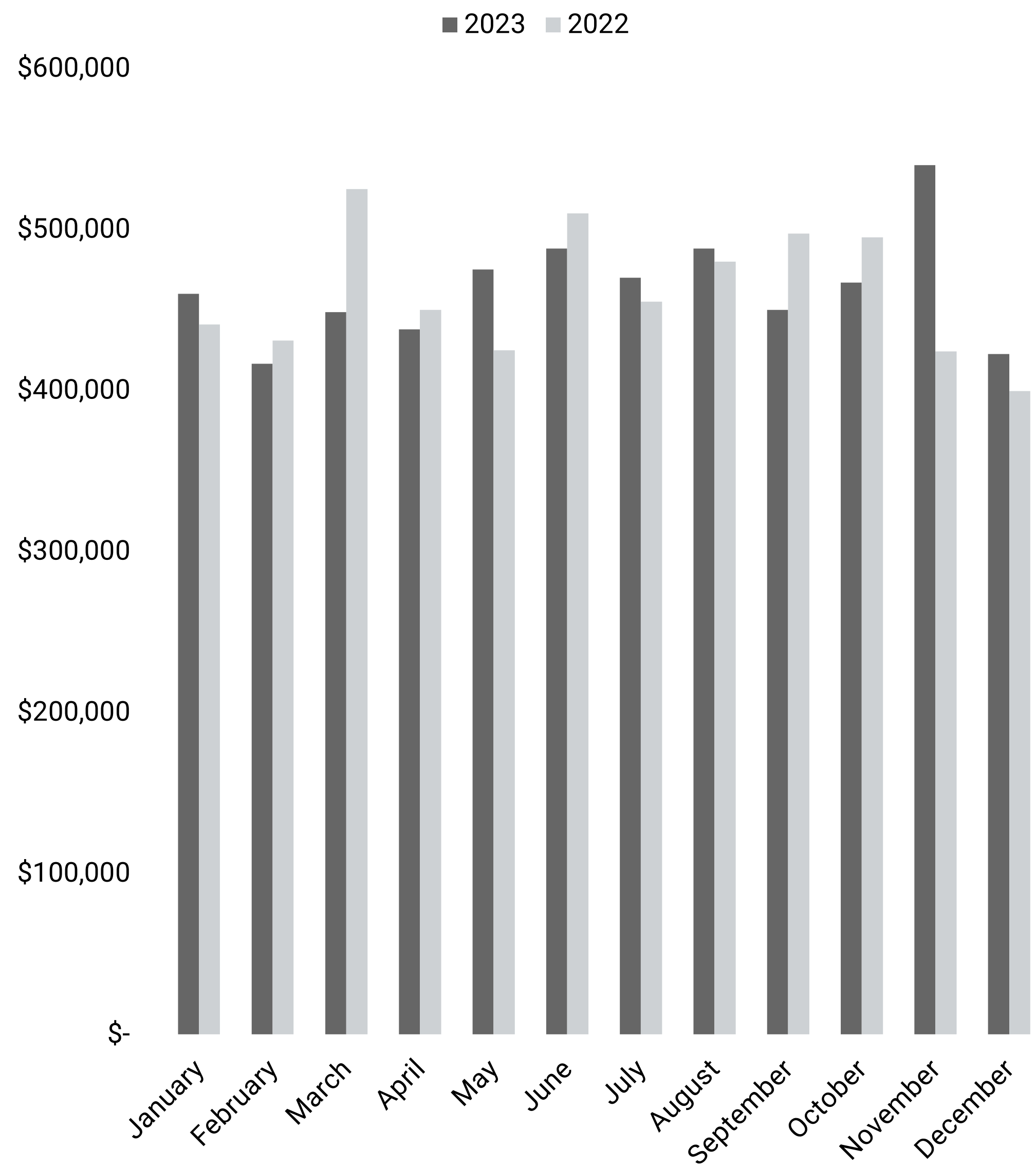


Douglas: Residential Homes and Condominiums

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	\$ 460,000	\$ 441,000		4.31%
February	\$ 416,500	\$ 431,000		-3.36%
March	\$ 448,500	\$ 525,000		-14.57%
April	\$ 438,000	\$ 449,900		-2.65%
May	\$ 475,000	\$ 425,000		11.76%
June	\$ 488,000	\$ 509,950		-4.30%
July	\$ 470,000	\$ 455,000		3.30%
August	\$ 488,000	\$ 480,000		1.67%
September	\$ 450,000	\$ 497,500		-9.55%
October	\$ 466,950	\$ 495,000		-5.67%
November	\$ 540,000	\$ 424,150		27.31%
December	\$ 422,500	\$ 399,500		5.76%
Total	\$ 450,000	\$ 450,000		
% chg.	0.00%			

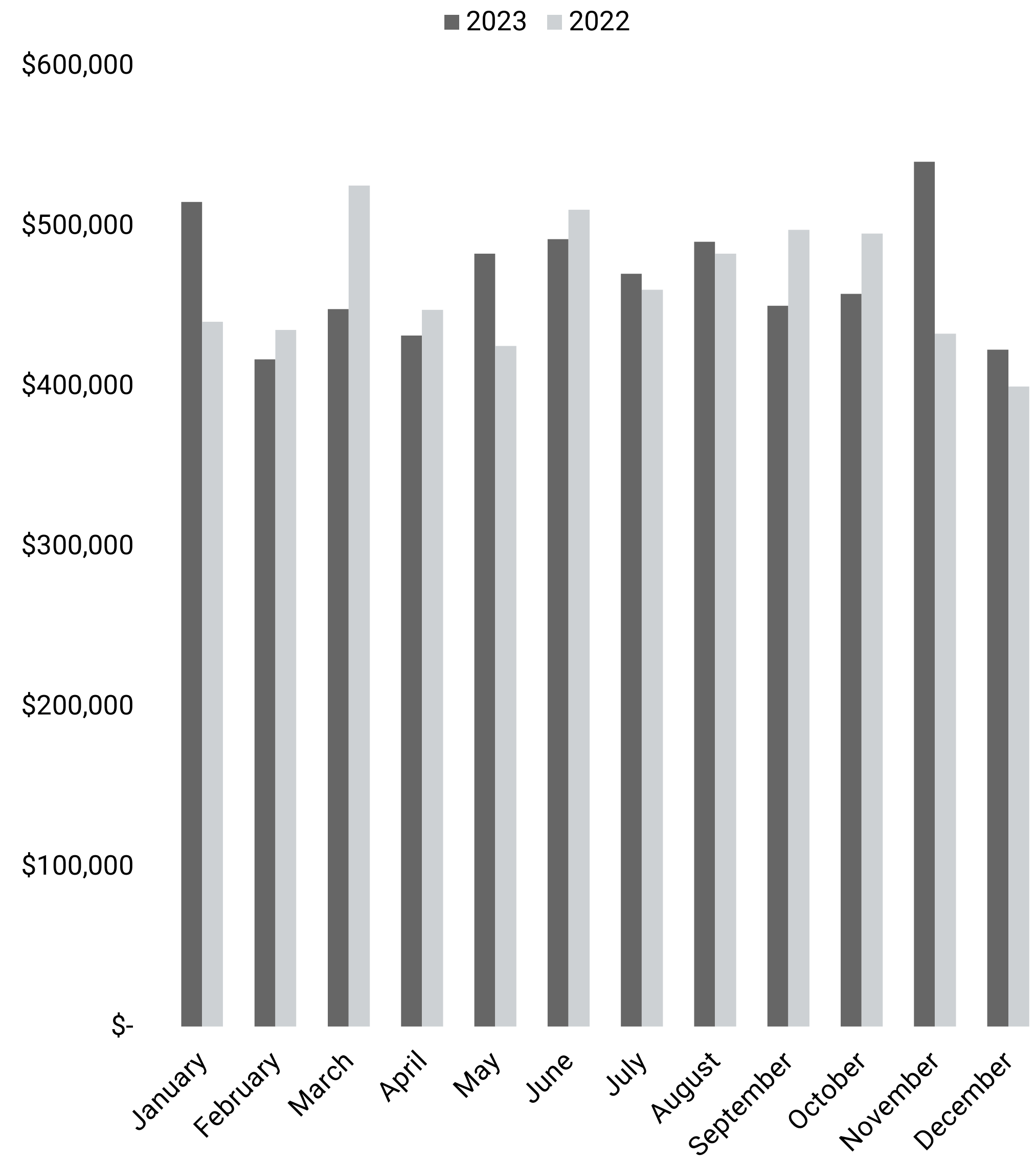


Douglas: Residential Homes Only

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	\$ 514,900	\$ 440,000	17.02%
February	\$ 416,500	\$ 434,950	-4.24%
March	\$ 448,000	\$ 525,000	-14.67%
April	\$ 431,500	\$ 447,400	-3.55%
May	\$ 482,450	\$ 424,900	13.54%
June	\$ 491,500	\$ 509,950	-3.62%
July	\$ 470,000	\$ 460,000	2.17%
August	\$ 490,000	\$ 482,500	1.55%
September	\$ 450,000	\$ 497,500	-9.55%
October	\$ 457,450	\$ 495,000	-7.59%
November	\$ 540,000	\$ 432,500	24.86%
December	\$ 422,500	\$ 399,500	5.76%
Total	\$ 450,000	\$ 450,000	
% chg.	0.00%		

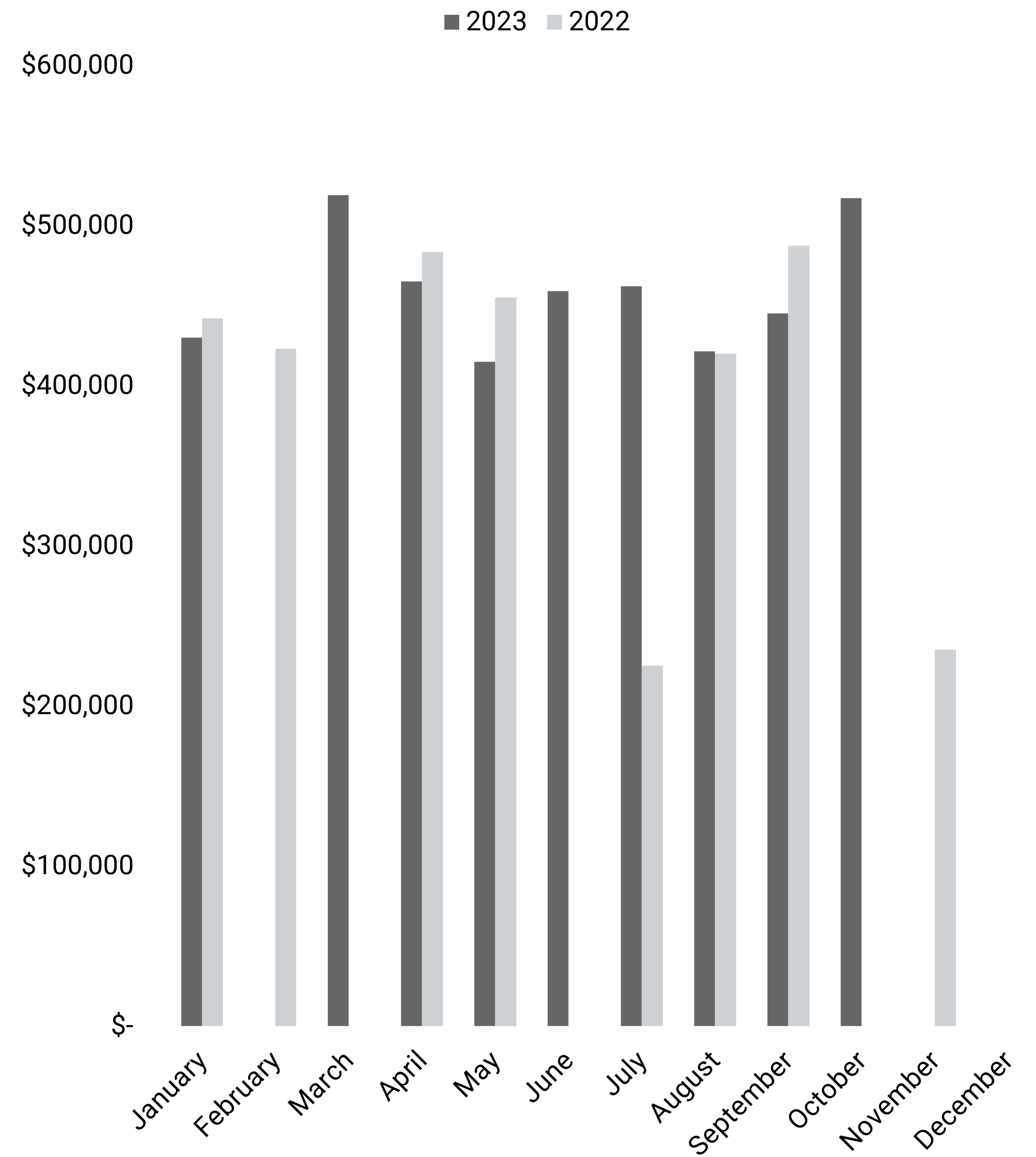


Douglas: Condominiums Only

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	\$ 430,000	\$ 442,000	-2.71%
February	\$ -	\$ 423,000	-100.00%
March	\$ 519,000	\$ -	0.00%
April	\$ 465,000	\$ 483,500	-3.83%
May	\$ 415,000	\$ 455,000	-8.79%
June	\$ 459,000	\$ -	0.00%
July	\$ 462,000	\$ 225,000	105.33%
August	\$ 421,500	\$ 420,000	0.36%
September	\$ 445,000	\$ 487,450	-8.71%
October	\$ 517,250	\$ -	0.00%
November	\$ -	\$ 235,000	-100.00%
December	\$ -	\$ -	0.00%
Total	\$ 459,500	\$ 430,000	
% chg.	6.86%		



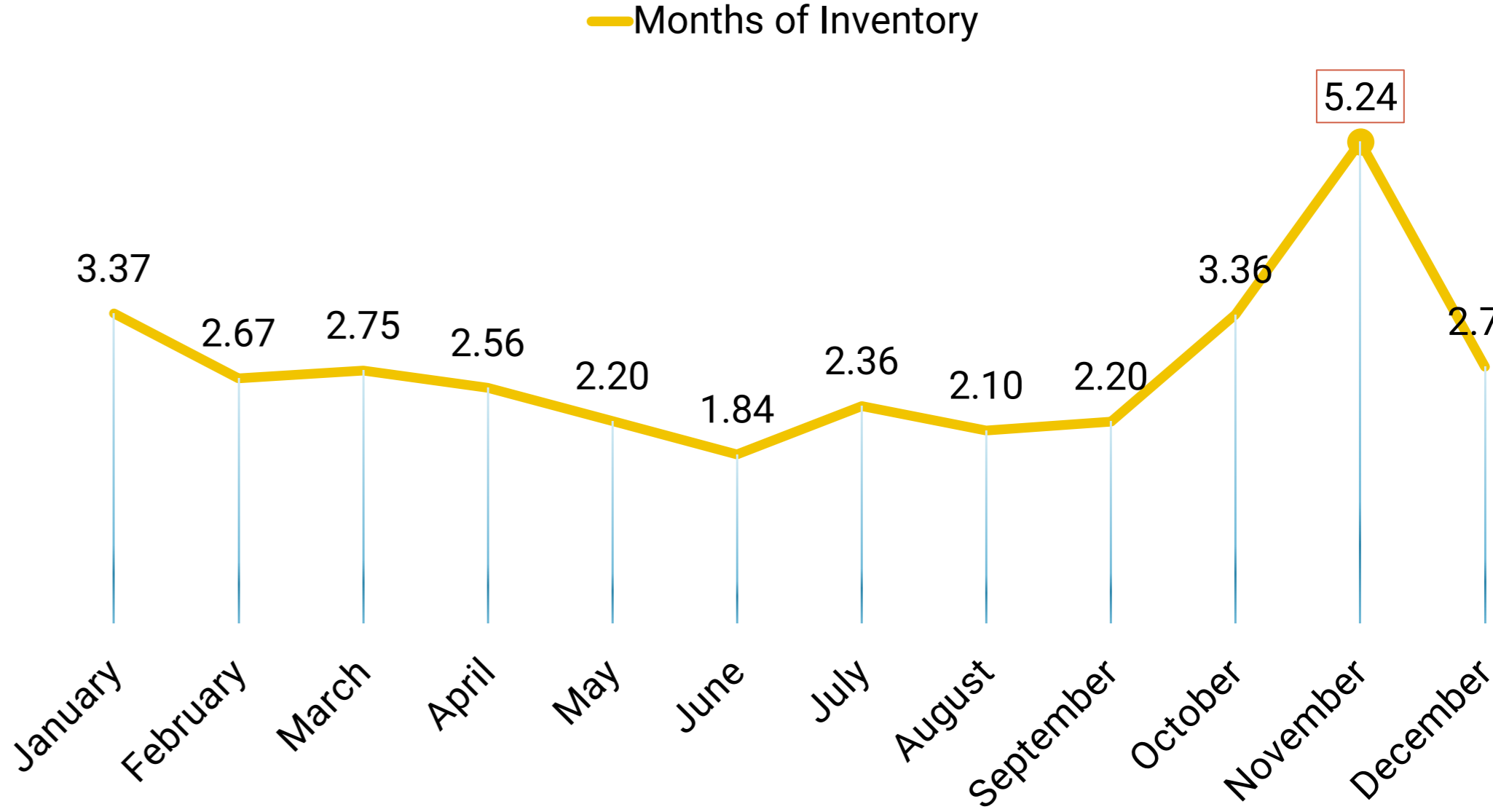
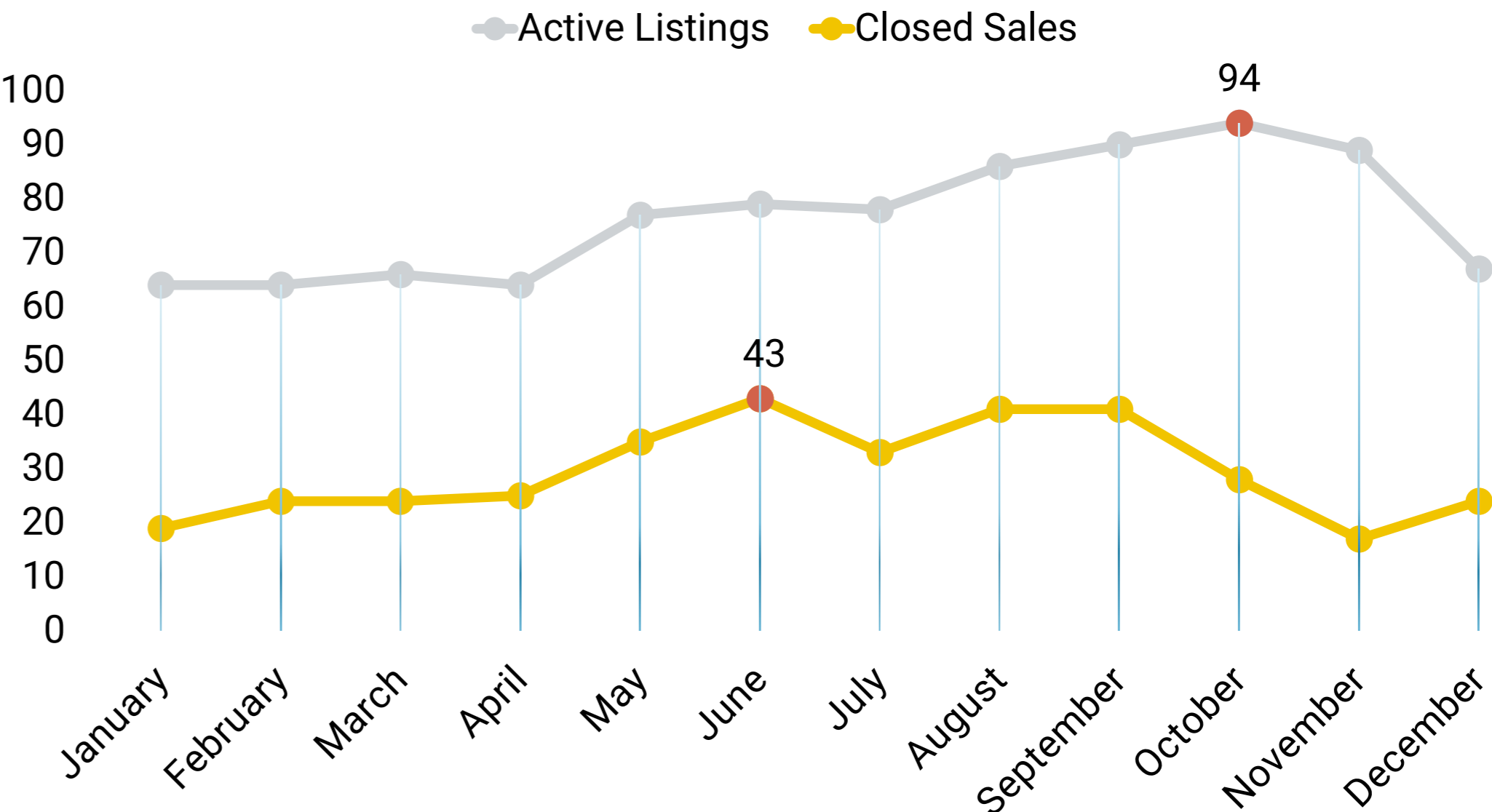
Douglas: Residential Homes and Condominiums

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	64	19	3.37
February	64	24	2.67
March	66	24	2.75
April	64	25	2.56
May	77	35	2.20
June	79	43	1.84
July	78	33	2.36
August	86	41	2.10
September	90	41	2.20
October	94	28	3.36
November	89	17	5.24
December	67	24	2.79



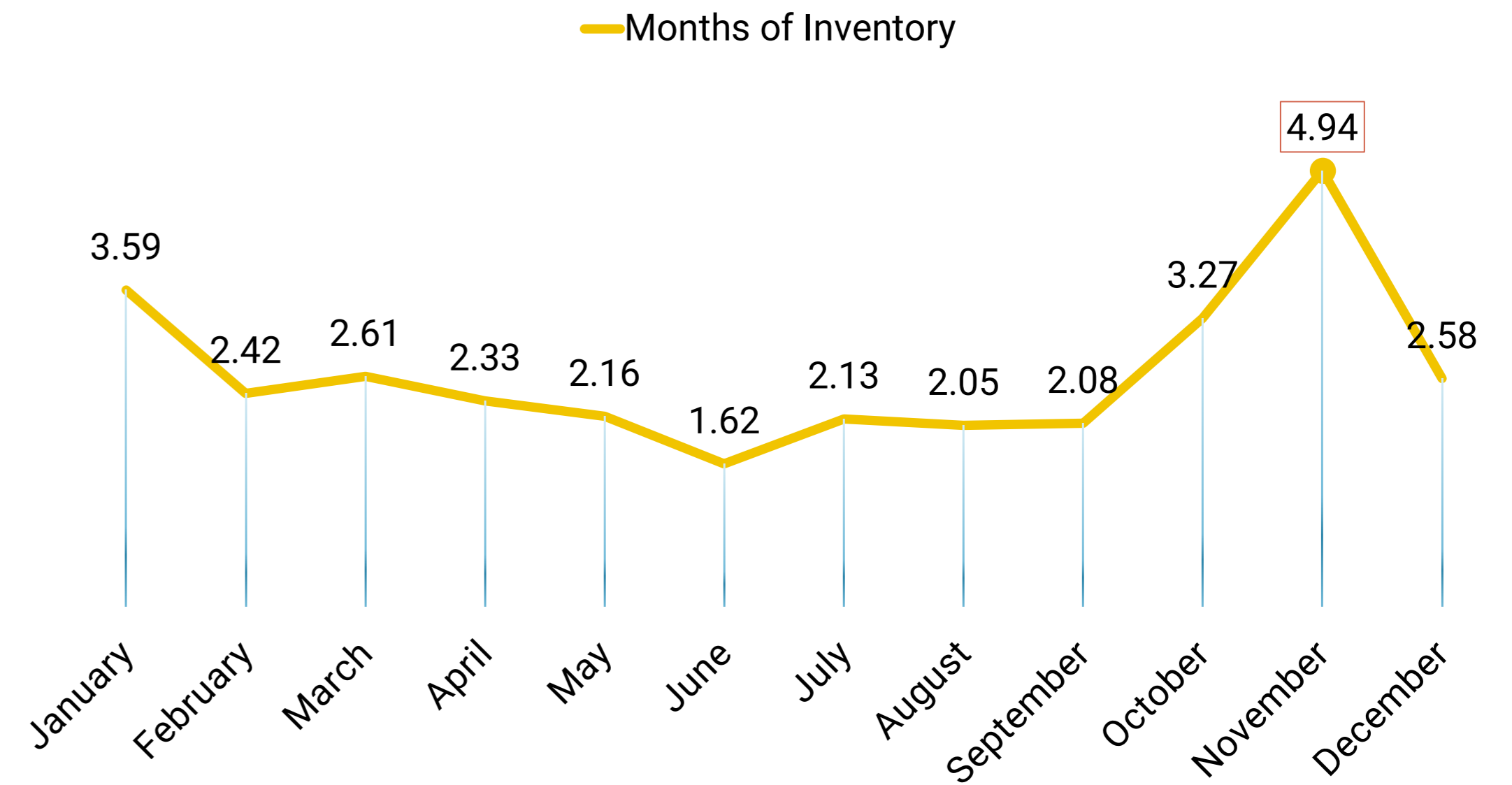
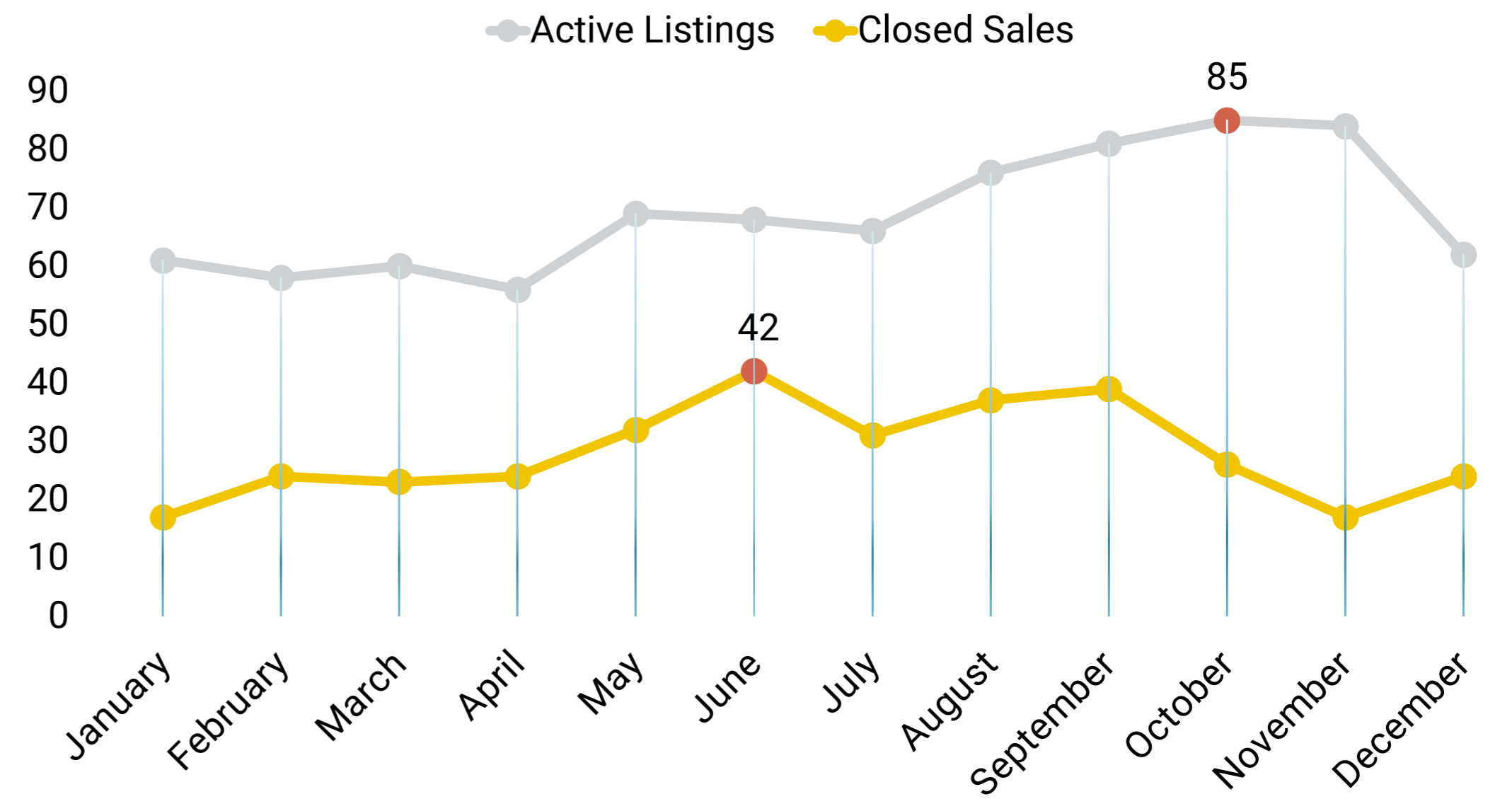
Douglas: Residential Homes Only

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	61	17	3.59
February	58	24	2.42
March	60	23	2.61
April	56	24	2.33
May	69	32	2.16
June	68	42	1.62
July	66	31	2.13
August	76	37	2.05
September	81	39	2.08
October	85	26	3.27
November	84	17	4.94
December	62	24	2.58



Douglas: 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	3	2	1.50
February	6	0	0.00
March	6	1	6.00
April	8	1	8.00
May	8	3	2.67
June	11	1	11.00
July	12	2	6.00
August	10	4	2.50
September	9	2	4.50
October	9	2	4.50
November	5	0	0.00
December	5	0	0.00

