



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Jefferson

Annual Statistical Review and Highlights



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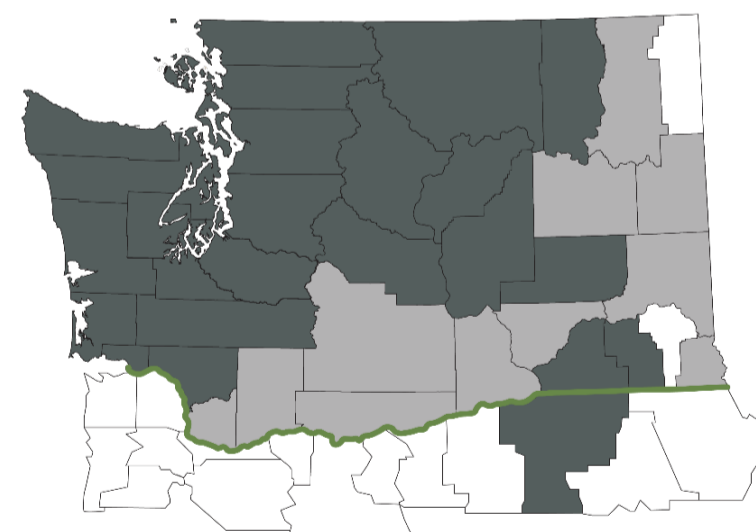
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

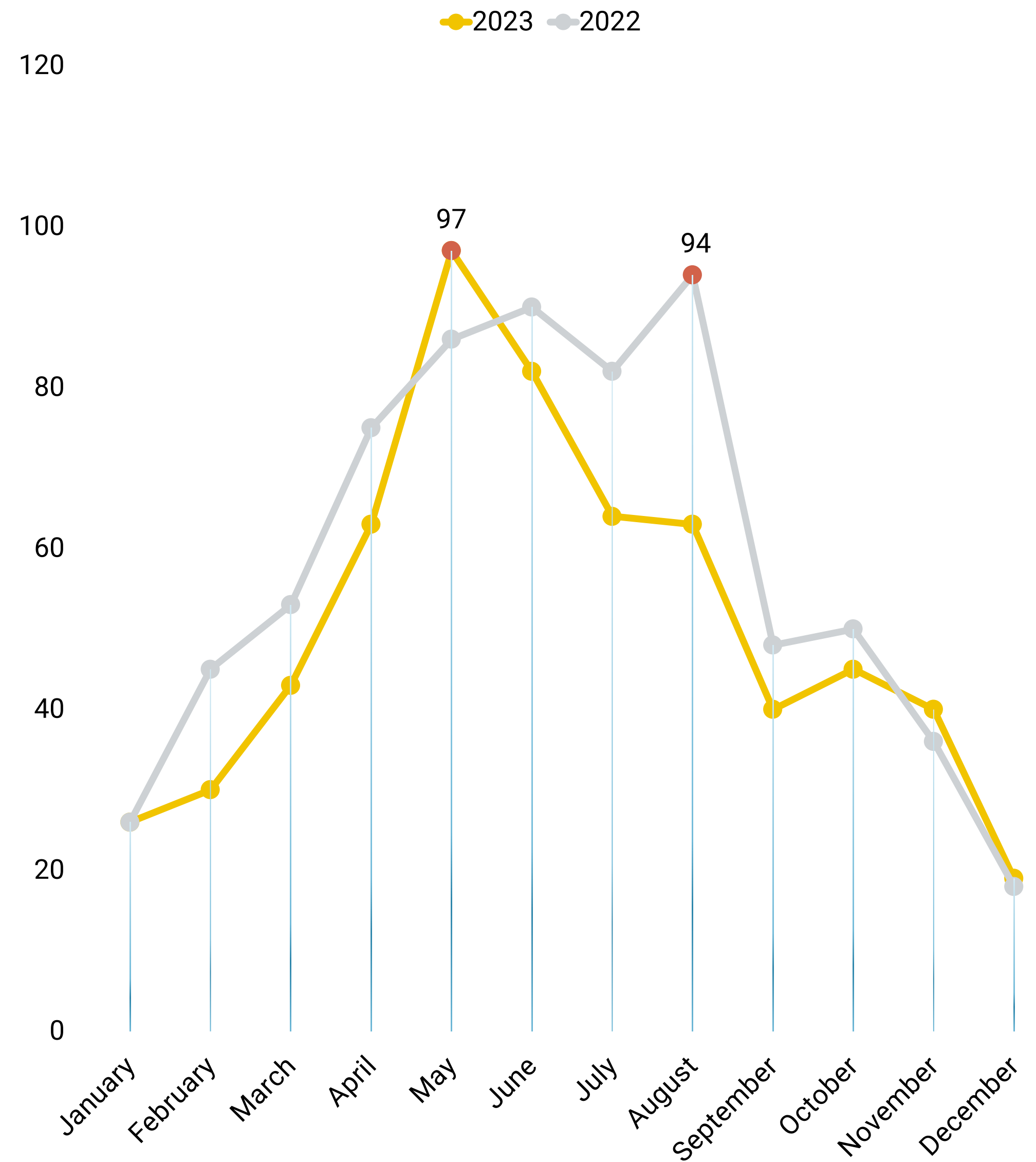
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Jefferson: Residential Homes and Condominiums

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	26	26	0.00%
February	30	45	-33.33%
March	43	53	-18.87%
April	63	75	-16.00%
May	97	86	12.79%
June	82	90	-8.89%
July	64	82	-21.95%
August	63	94	-32.98%
September	40	48	-16.67%
October	45	50	-10.00%
November	40	36	11.11%
December	19	18	5.56%
Total	612	703	
% chg.			-12.94%

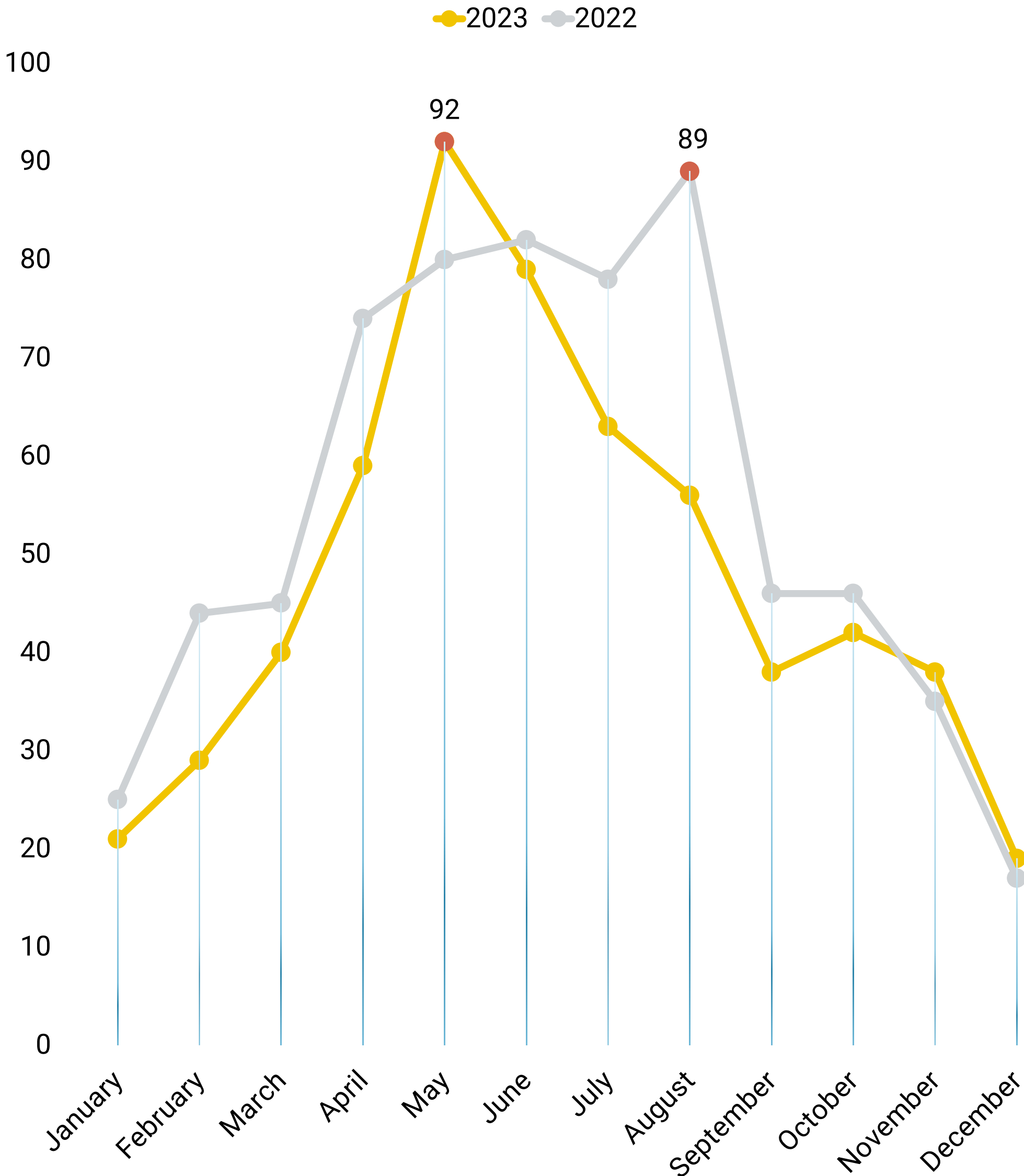


Jefferson: Residential Homes Only

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	21	25	-16.00%
February	29	44	-34.09%
March	40	45	-11.11%
April	59	74	-20.27%
May	92	80	15.00%
June	79	82	-3.66%
July	63	78	-19.23%
August	56	89	-37.08%
September	38	46	-17.39%
October	42	46	-8.70%
November	38	35	8.57%
December	19	17	11.76%
Total	576	661	
% chg.			-12.86%

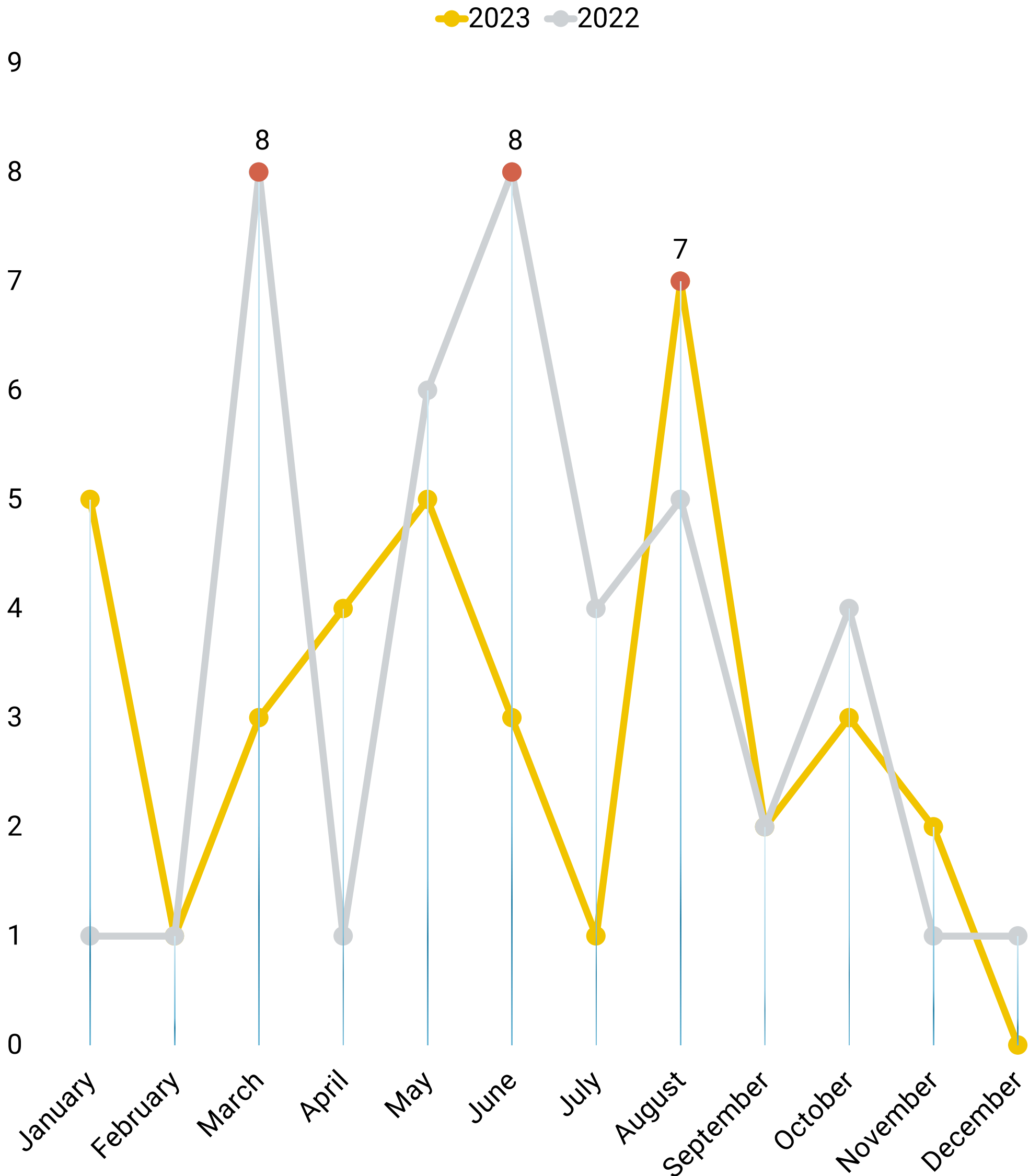


Jefferson: Condominiums Only

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	5	1	400.00%
February	1	1	0.00%
March	3	8	-62.50%
April	4	1	300.00%
May	5	6	-16.67%
June	3	8	-62.50%
July	1	4	-75.00%
August	7	5	40.00%
September	2	2	0.00%
October	3	4	-25.00%
November	2	1	100.00%
December	0	1	-100.00%
Total	36	42	
% chg.			-14.29%

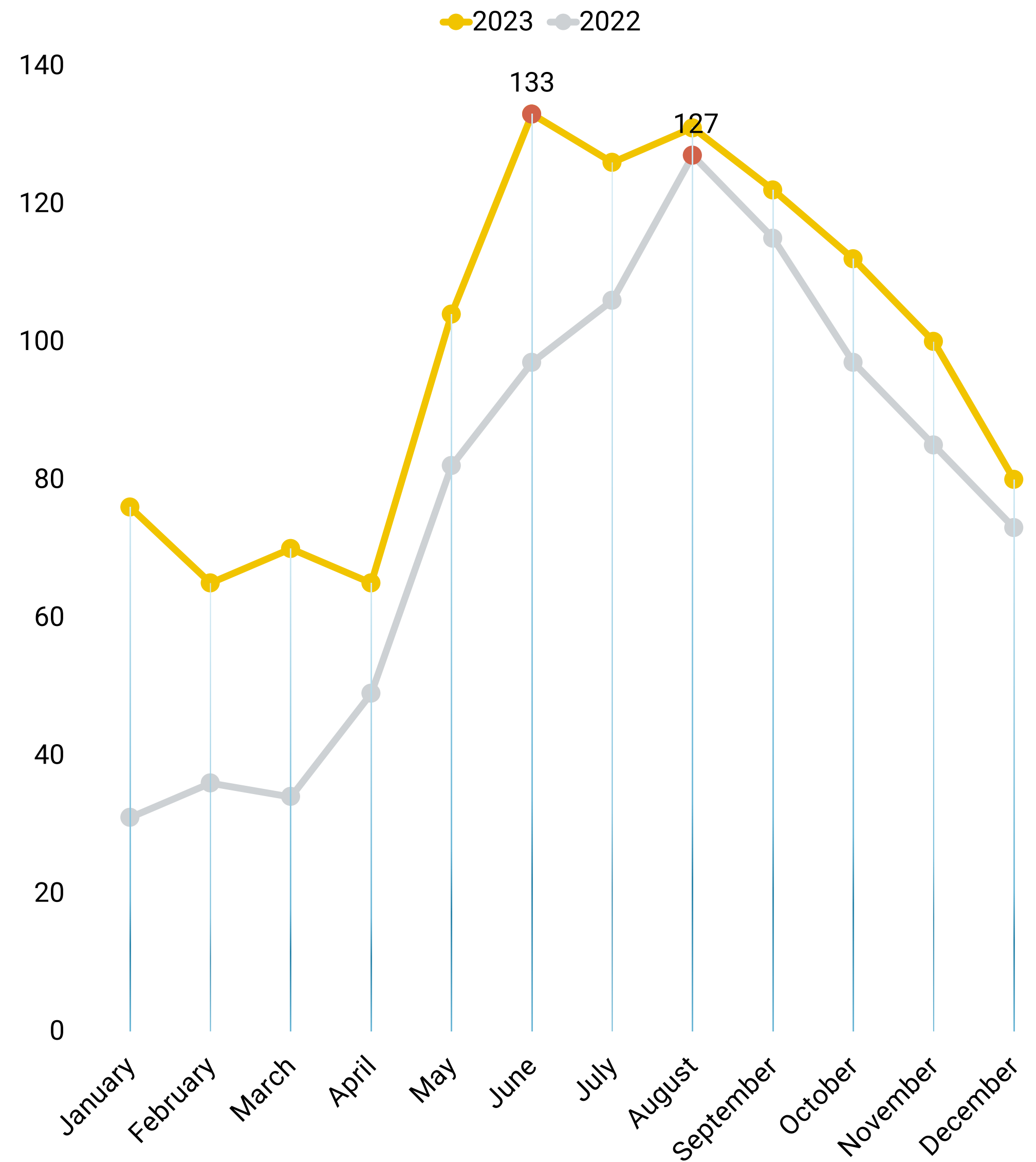


Jefferson: Residential Homes and Condominiums

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	76	31	145.16%
February	65	36	80.56%
March	70	34	105.88%
April	65	49	32.65%
May	104	82	26.83%
June	133	97	37.11%
July	126	106	18.87%
August	131	127	3.15%
September	122	115	6.09%
October	112	97	15.46%
November	100	85	17.65%
December	80	73	9.59%
Total	1,184	932	
% chg.	27.04%		

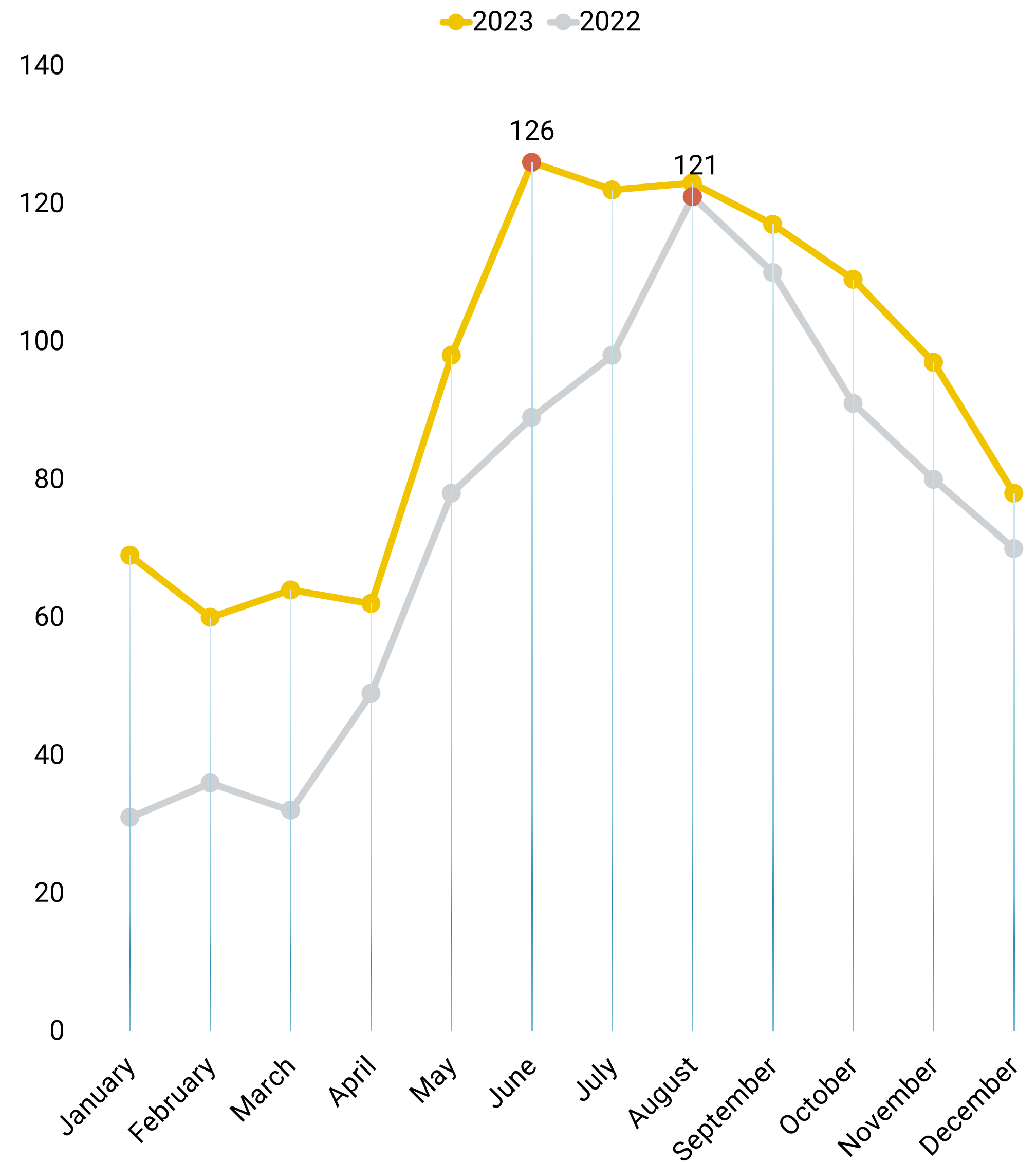


Jefferson: Residential Homes Only

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	69	31	122.58%
February	60	36	66.67%
March	64	32	100.00%
April	62	49	26.53%
May	98	78	25.64%
June	126	89	41.57%
July	122	98	24.49%
August	123	121	1.65%
September	117	110	6.36%
October	109	91	19.78%
November	97	80	21.25%
December	78	70	11.43%
Total	1,125	885	
% chg.	27.12%		

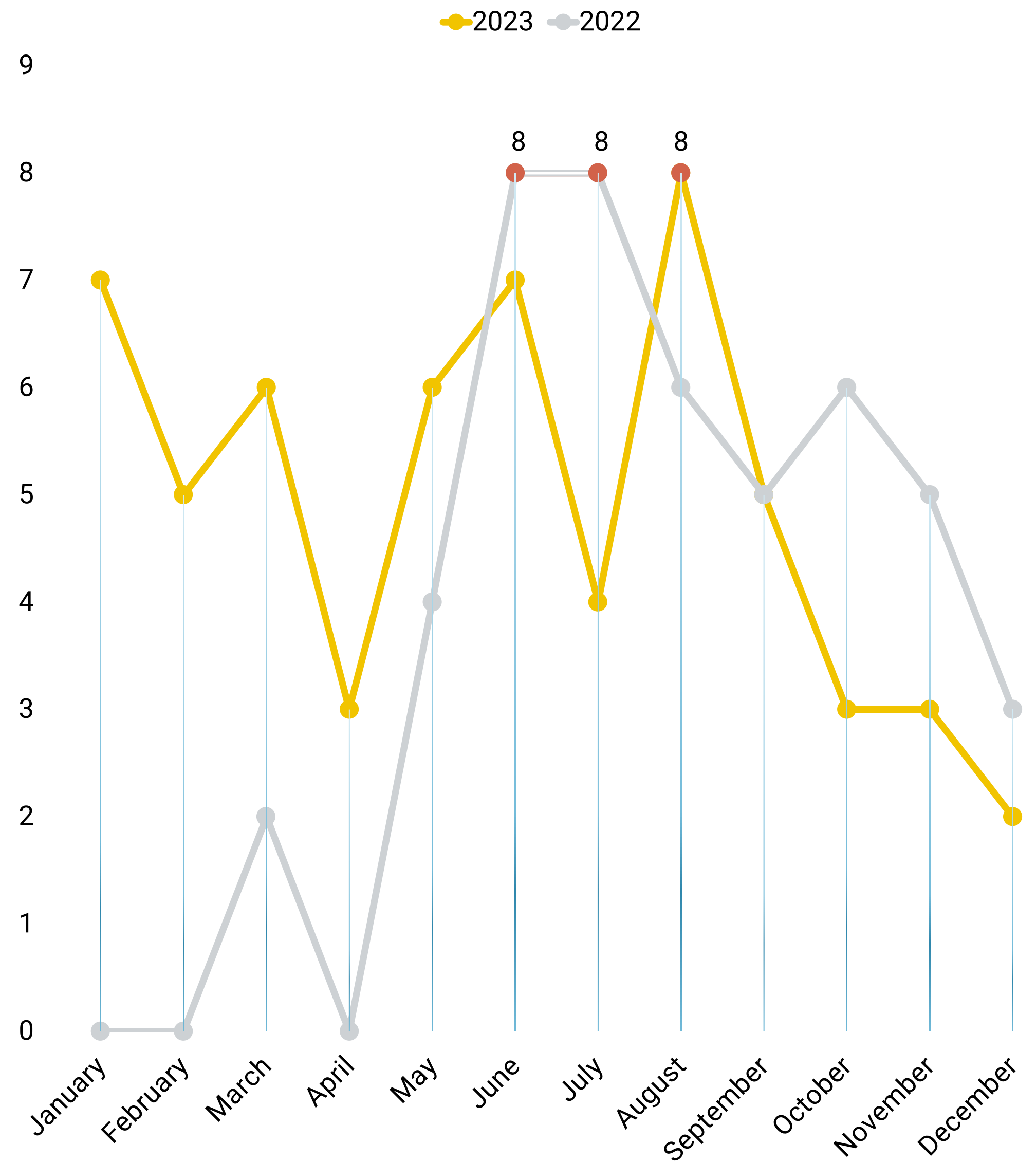


Jefferson: Condominiums Only

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	7	0	0.00%
February	5	0	0.00%
March	6	2	200.00%
April	3	0	0.00%
May	6	4	50.00%
June	7	8	-12.50%
July	4	8	-50.00%
August	8	6	33.33%
September	5	5	0.00%
October	3	6	-50.00%
November	3	5	-40.00%
December	2	3	-33.33%
Total	59	47	
% chg.			25.53%



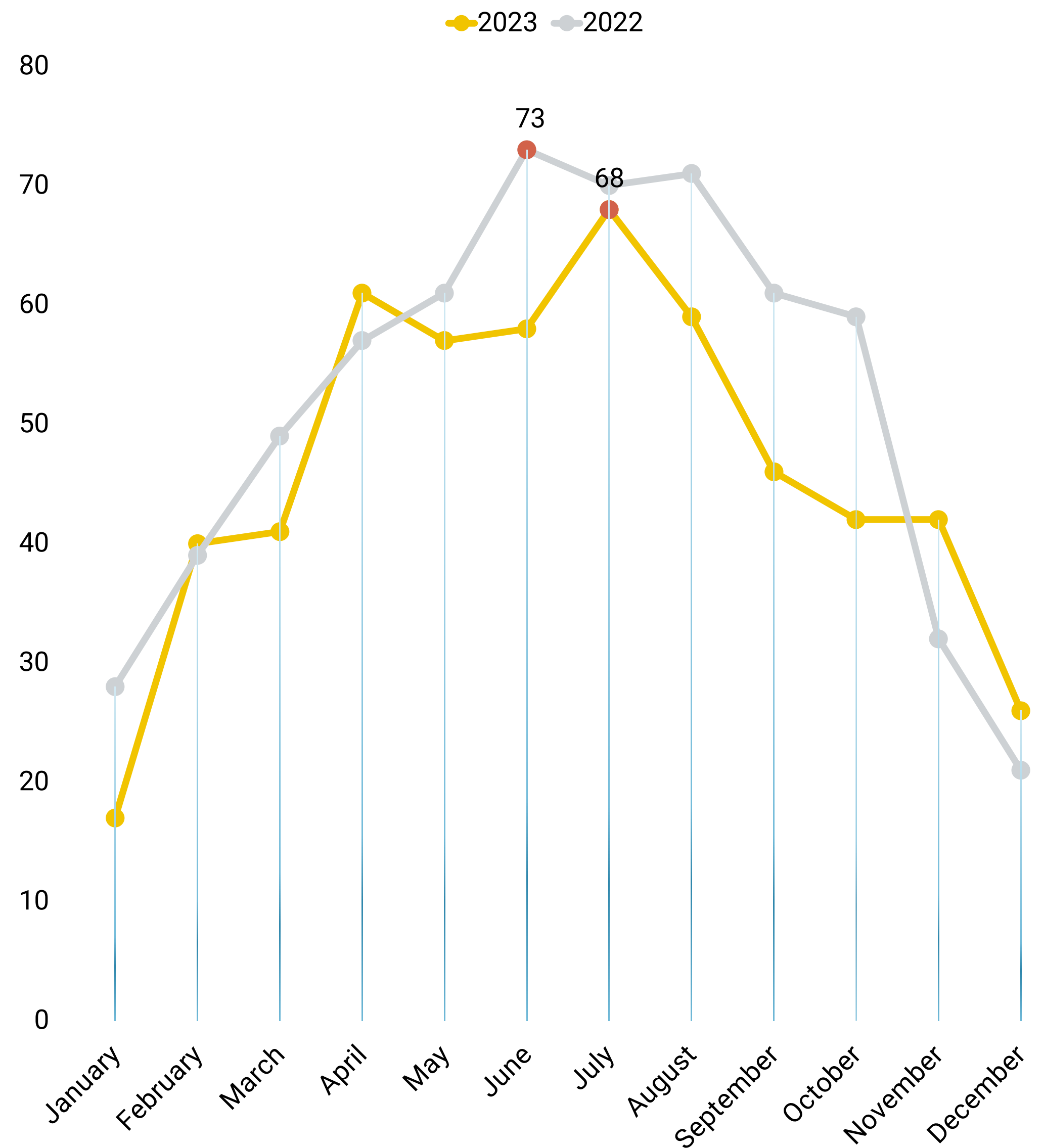
Jefferson: Residential Homes and Condominiums

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	17	28	-39.29%
February	40	39	2.56%
March	41	49	-16.33%
April	61	57	7.02%
May	57	61	-6.56%
June	58	73	-20.55%
July	68	70	-2.86%
August	59	71	-16.90%
September	46	61	-24.59%
October	42	59	-28.81%
November	42	32	31.25%
December	26	21	23.81%
Total	557	621	
% chg.			-10.31%



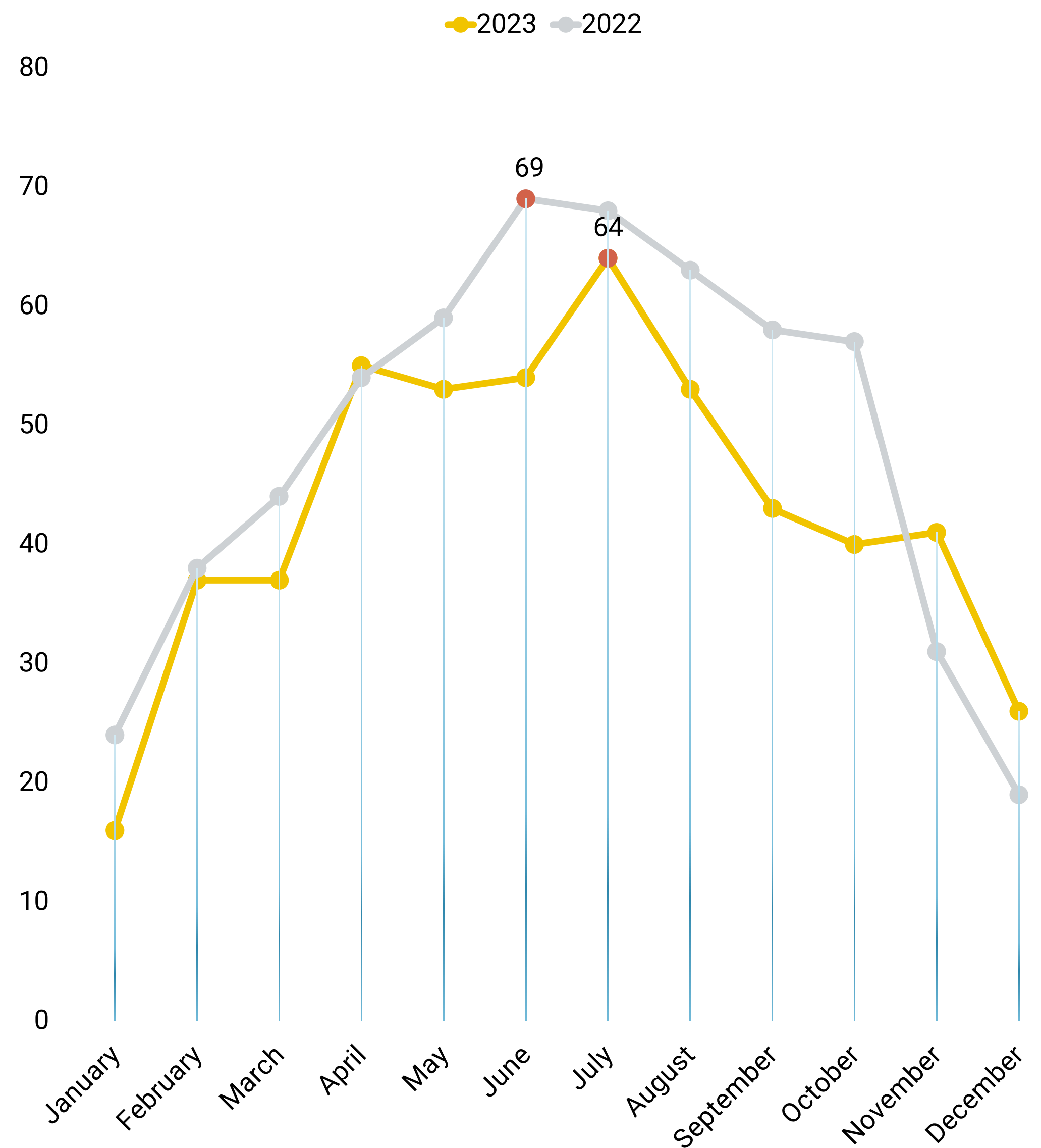
Jefferson: Residential Homes Only

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	16	24	-33.33%
February	37	38	-2.63%
March	37	44	-15.91%
April	55	54	1.85%
May	53	59	-10.17%
June	54	69	-21.74%
July	64	68	-5.88%
August	53	63	-15.87%
September	43	58	-25.86%
October	40	57	-29.82%
November	41	31	32.26%
December	26	19	36.84%
Total	519	584	
% chg.			-11.13%



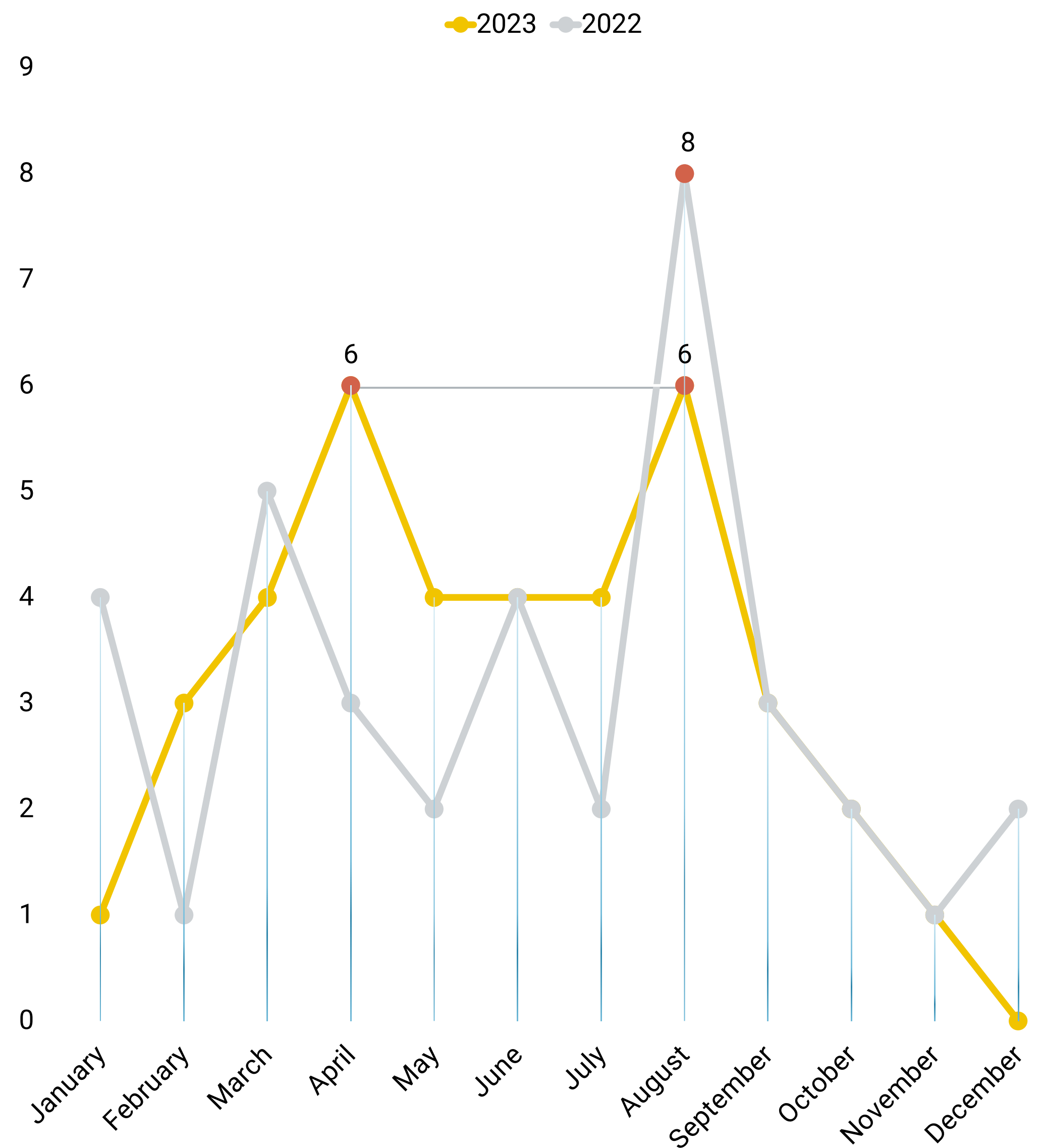
Jefferson: Condominiums Only

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	4	-75.00%
February	3	1	200.00%
March	4	5	-20.00%
April	6	3	100.00%
May	4	2	100.00%
June	4	4	0.00%
July	4	2	100.00%
August	6	8	-25.00%
September	3	3	0.00%
October	2	2	0.00%
November	1	1	0.00%
December	0	2	-100.00%
Total	38	37	
% chg.			2.70%

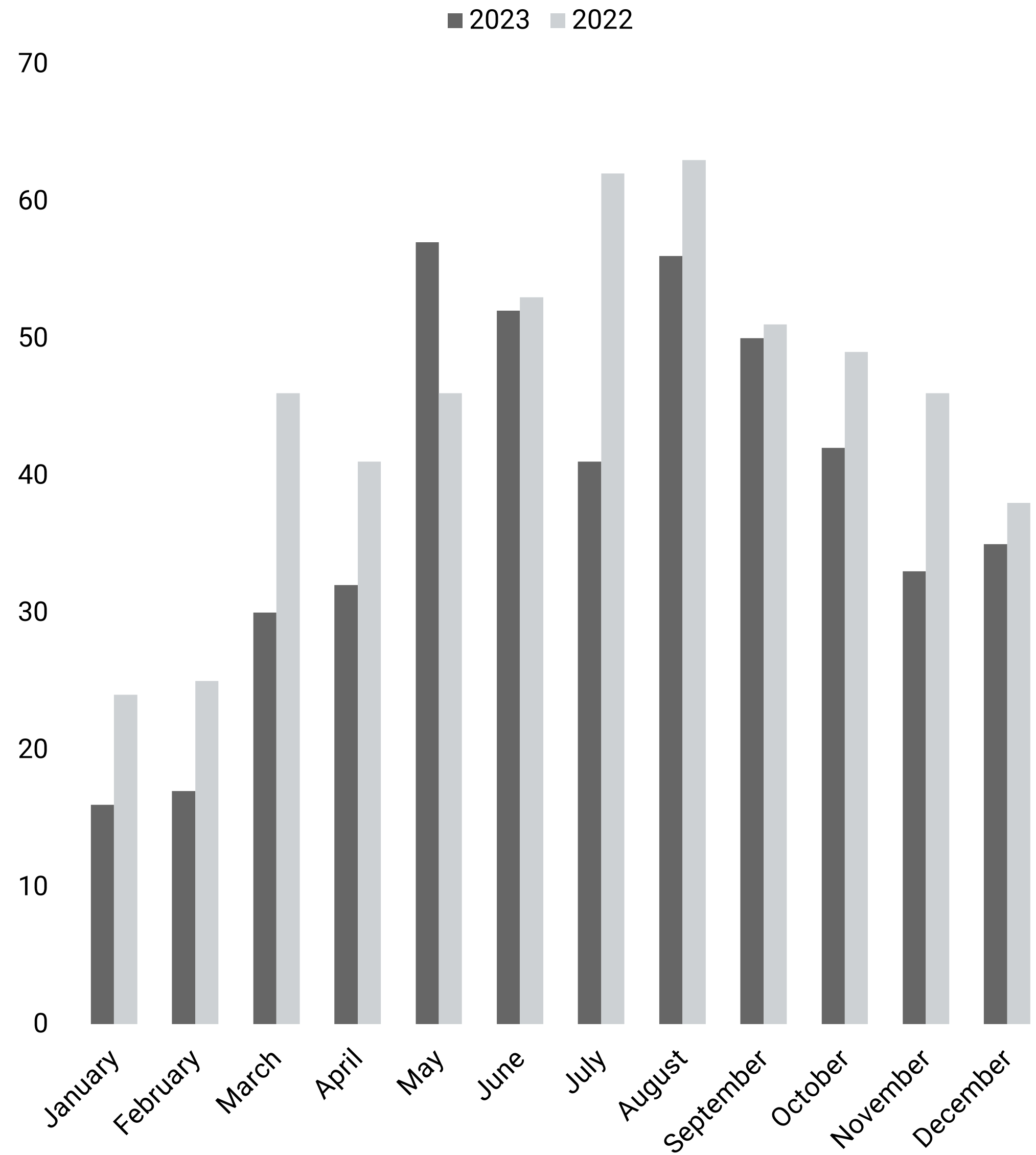


Jefferson: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	16	24	-33.33%
February	17	25	-32.00%
March	30	46	-34.78%
April	32	41	-21.95%
May	57	46	23.91%
June	52	53	-1.89%
July	41	62	-33.87%
August	56	63	-11.11%
September	50	51	-1.96%
October	42	49	-14.29%
November	33	46	-28.26%
December	35	38	-7.89%
Total	461	544	
% chg.			-15.26%

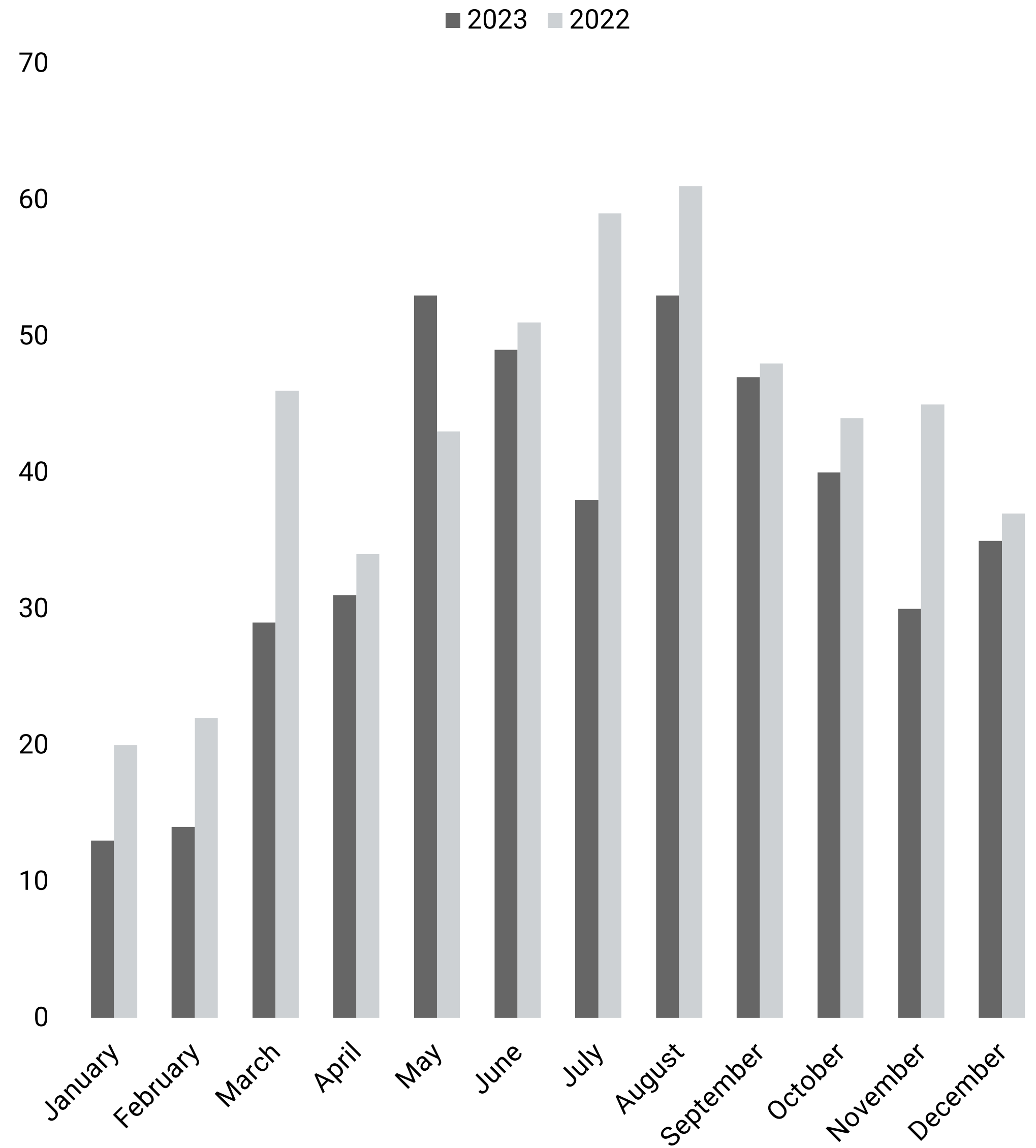


Jefferson: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	13	20	-35.00%
February	14	22	-36.36%
March	29	46	-36.96%
April	31	34	-8.82%
May	53	43	23.26%
June	49	51	-3.92%
July	38	59	-35.59%
August	53	61	-13.11%
September	47	48	-2.08%
October	40	44	-9.09%
November	30	45	-33.33%
December	35	37	-5.41%
Total	432	510	
% chg.			-15.29%

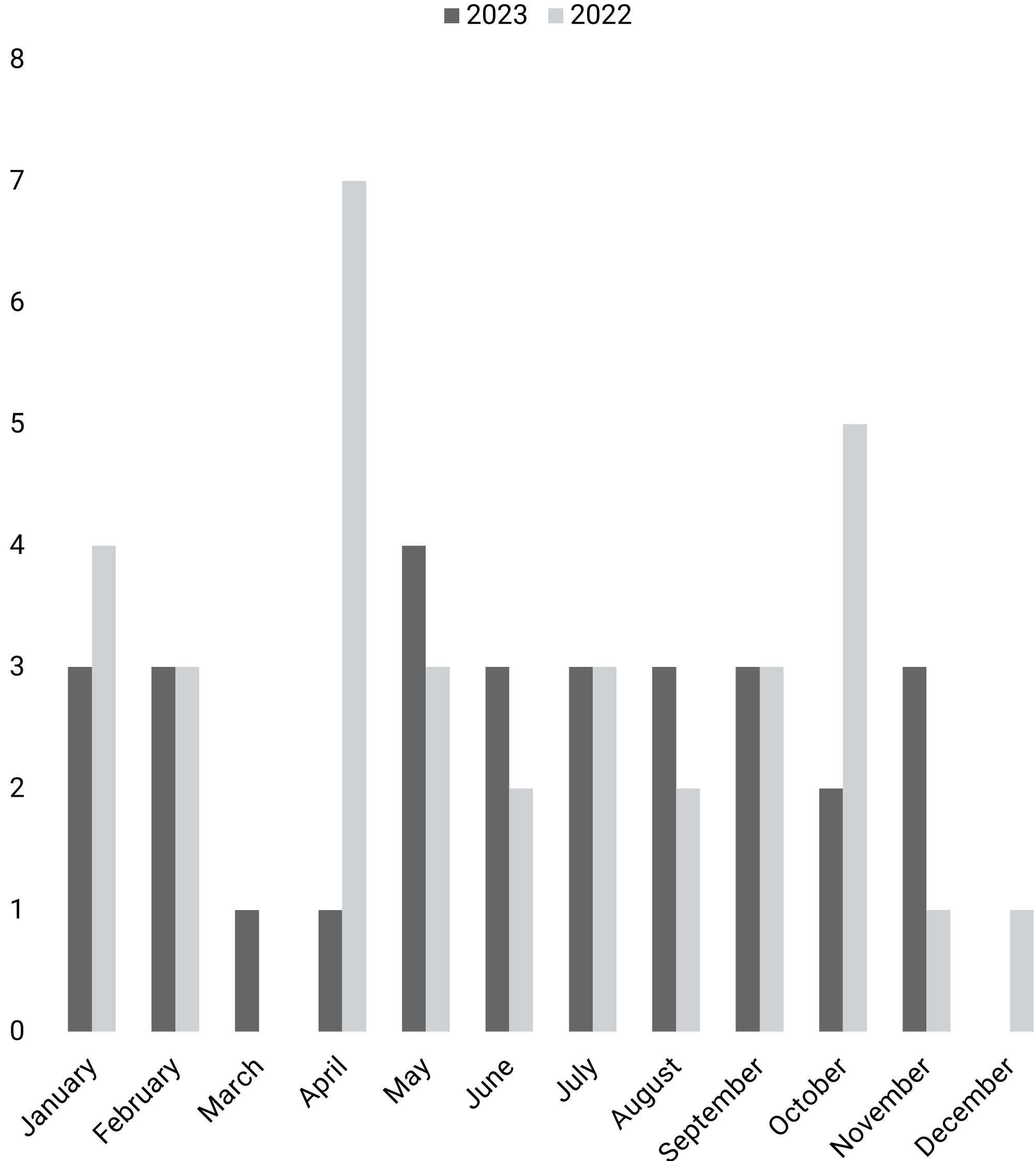


Jefferson: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	3	4	-25.00%
February	3	3	0.00%
March	1	0	0.00%
April	1	7	-85.71%
May	4	3	33.33%
June	3	2	50.00%
July	3	3	0.00%
August	3	2	50.00%
September	3	3	0.00%
October	2	5	-60.00%
November	3	1	200.00%
December	0	1	-100.00%
Total	29	34	
% chg.			-14.71%

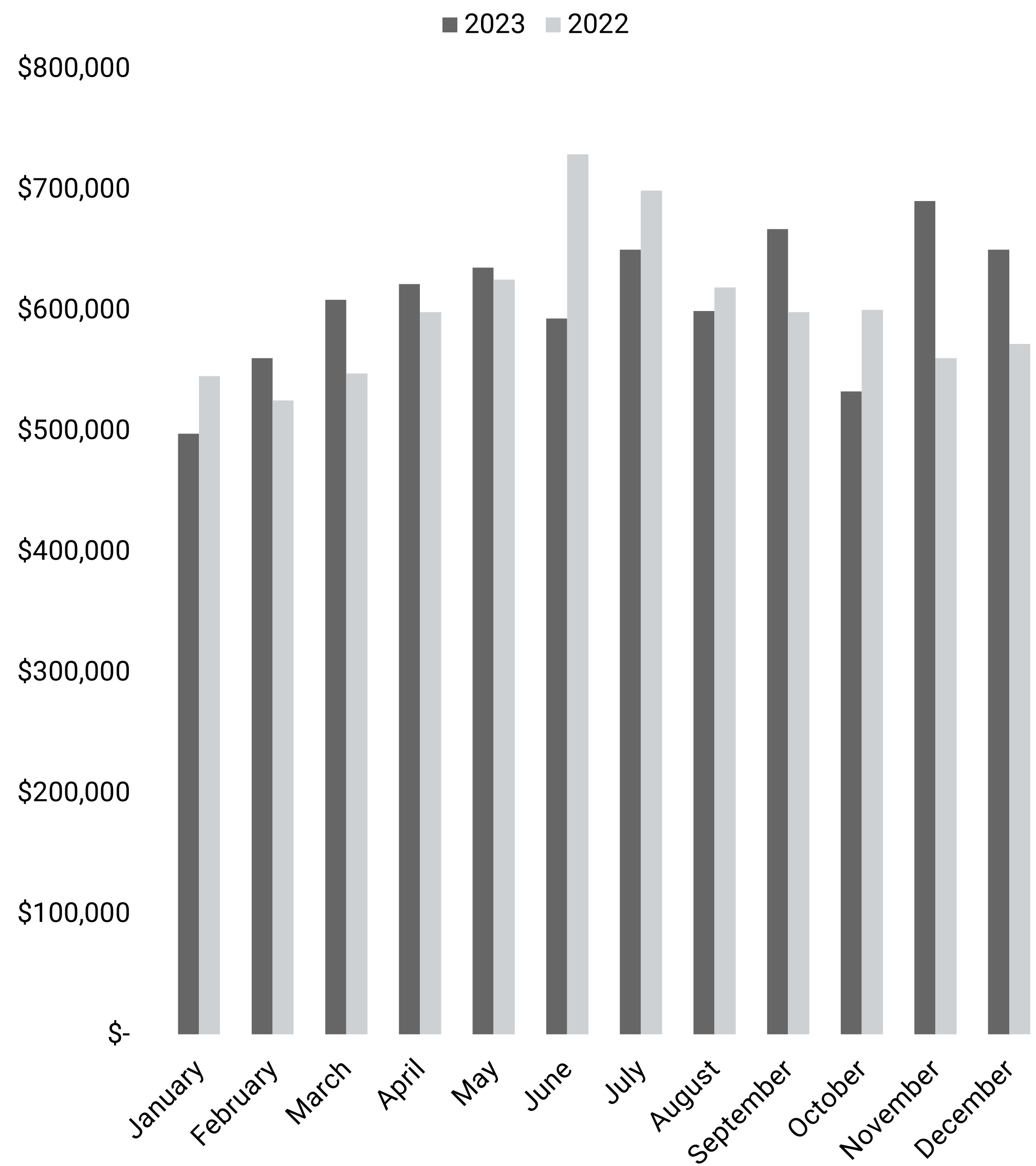


Jefferson: Residential Homes and Condominiums

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	\$ 497,500	\$ 545,000		-8.72%
February	\$ 560,000	\$ 525,000		6.67%
March	\$ 608,382	\$ 547,450		11.13%
April	\$ 621,450	\$ 598,000		3.92%
May	\$ 635,000	\$ 625,000		1.60%
June	\$ 592,975	\$ 729,000		-18.66%
July	\$ 650,000	\$ 698,750		-6.98%
August	\$ 599,000	\$ 618,500		-3.15%
September	\$ 667,000	\$ 598,000		11.54%
October	\$ 532,500	\$ 600,000		-11.25%
November	\$ 689,990	\$ 560,000		23.21%
December	\$ 650,000	\$ 571,750		13.69%
Total	\$ 625,000	\$ 607,500		
% chg.				2.88%

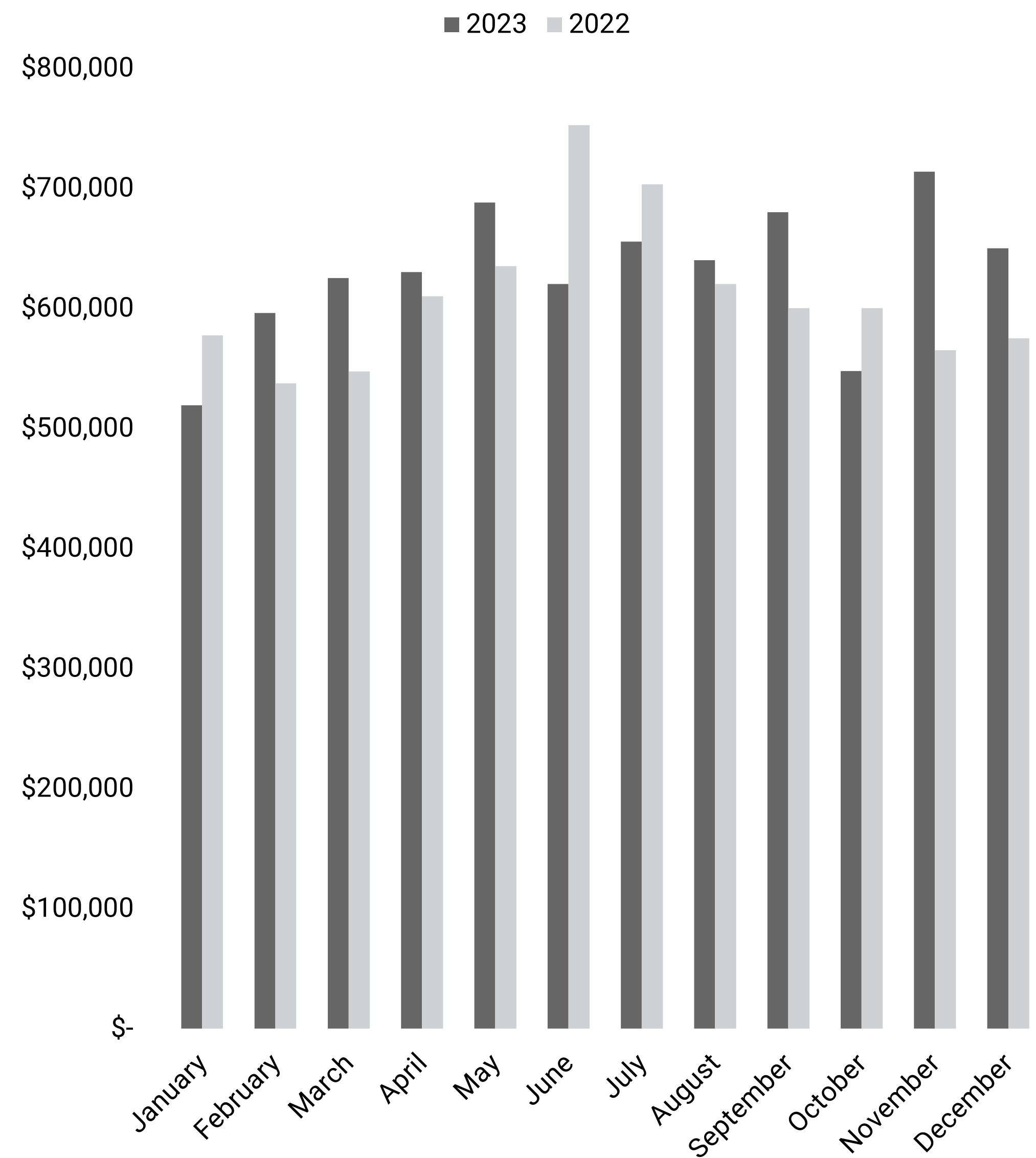


Jefferson: Residential Homes Only

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	\$ 519,000	\$ 577,500	-10.13%
February	\$ 596,050	\$ 537,500	10.89%
March	\$ 625,000	\$ 547,450	14.17%
April	\$ 629,900	\$ 610,000	3.26%
May	\$ 688,000	\$ 635,000	8.35%
June	\$ 620,000	\$ 752,550	-17.61%
July	\$ 655,500	\$ 703,000	-6.76%
August	\$ 640,000	\$ 620,000	3.23%
September	\$ 680,000	\$ 600,000	13.33%
October	\$ 547,500	\$ 600,000	-8.75%
November	\$ 713,677	\$ 565,000	26.31%
December	\$ 650,000	\$ 575,000	13.04%
Total	\$ 645,000	\$ 624,950	
% chg.			3.21%

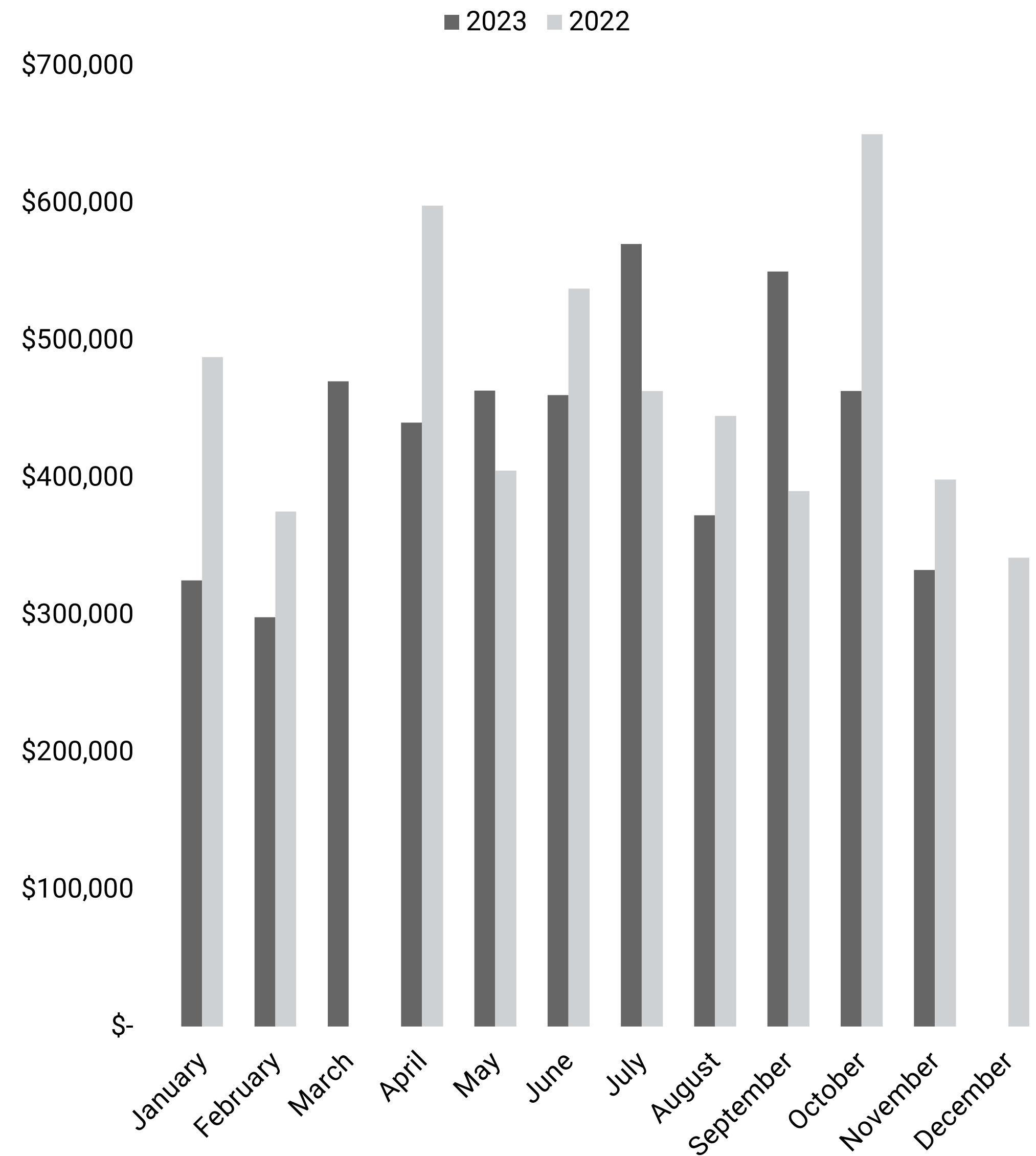


Jefferson: Condominiums Only

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	\$ 325,000	\$ 487,500	-33.33%
February	\$ 298,000	\$ 375,000	-20.53%
March	\$ 470,000	\$ -	0.00%
April	\$ 440,000	\$ 598,000	-26.42%
May	\$ 463,188	\$ 405,000	14.37%
June	\$ 460,000	\$ 537,500	-14.42%
July	\$ 570,000	\$ 463,000	23.11%
August	\$ 372,500	\$ 444,750	-16.25%
September	\$ 550,000	\$ 390,000	41.03%
October	\$ 463,000	\$ 650,000	-28.77%
November	\$ 332,500	\$ 398,500	-16.56%
December	\$ -	\$ 341,500	-100.00%
Total	\$ 455,000	\$ 471,400	
% chg.			-3.48%



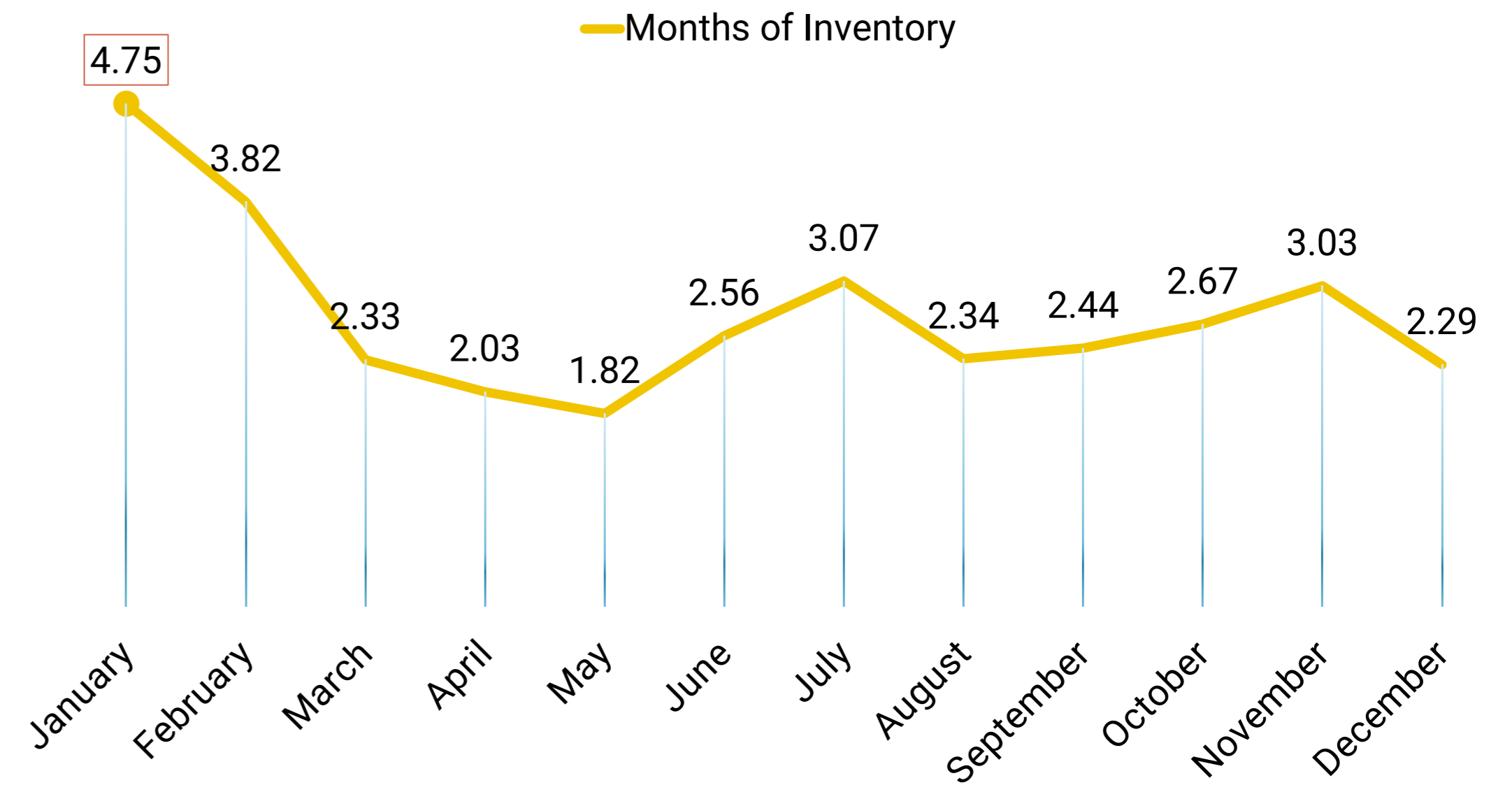
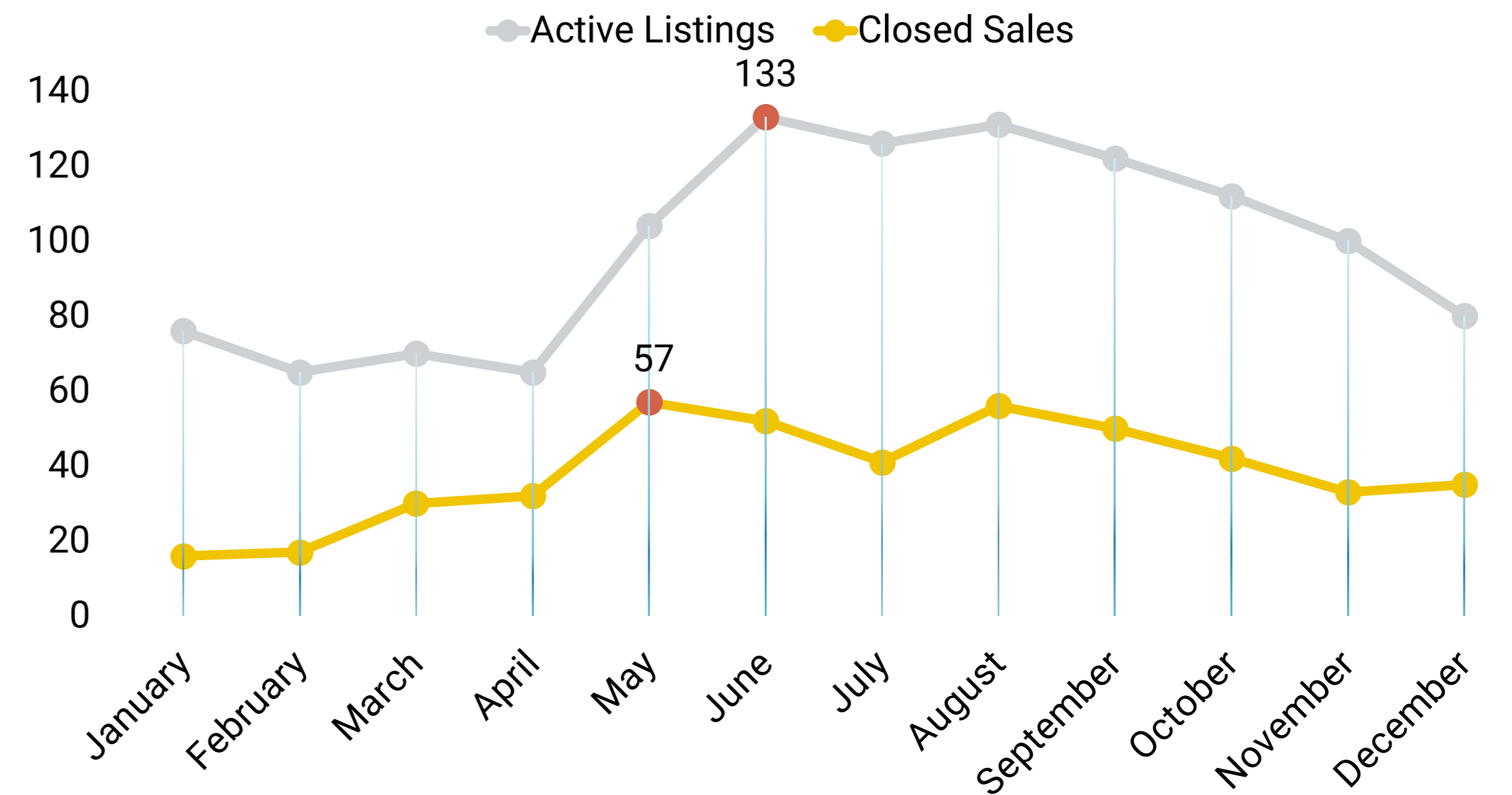
Jefferson: Residential Homes and Condominiums

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	76	16	4.75
February	65	17	3.82
March	70	30	2.33
April	65	32	2.03
May	104	57	1.82
June	133	52	2.56
July	126	41	3.07
August	131	56	2.34
September	122	50	2.44
October	112	42	2.67
November	100	33	3.03
December	80	35	2.29



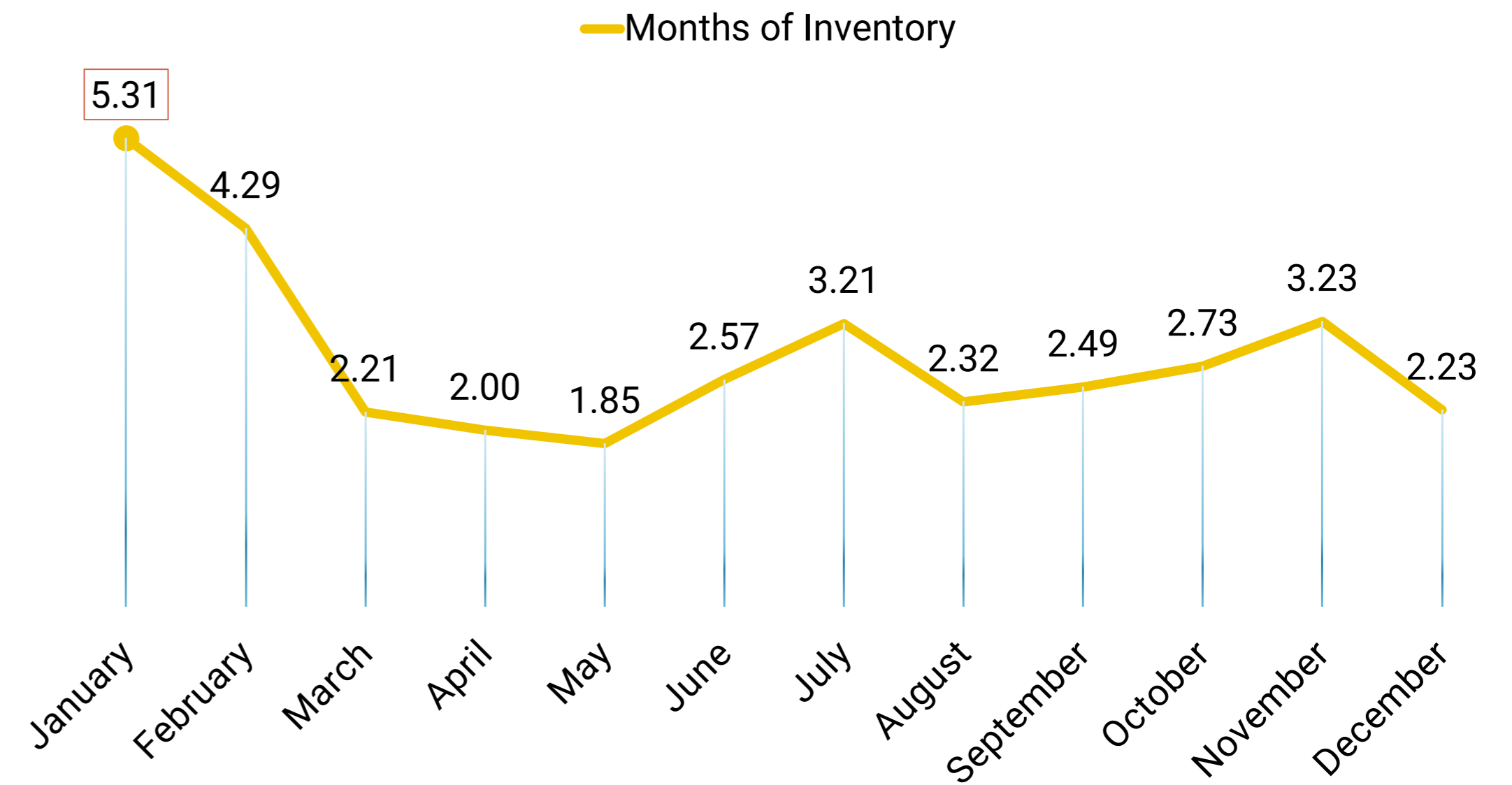
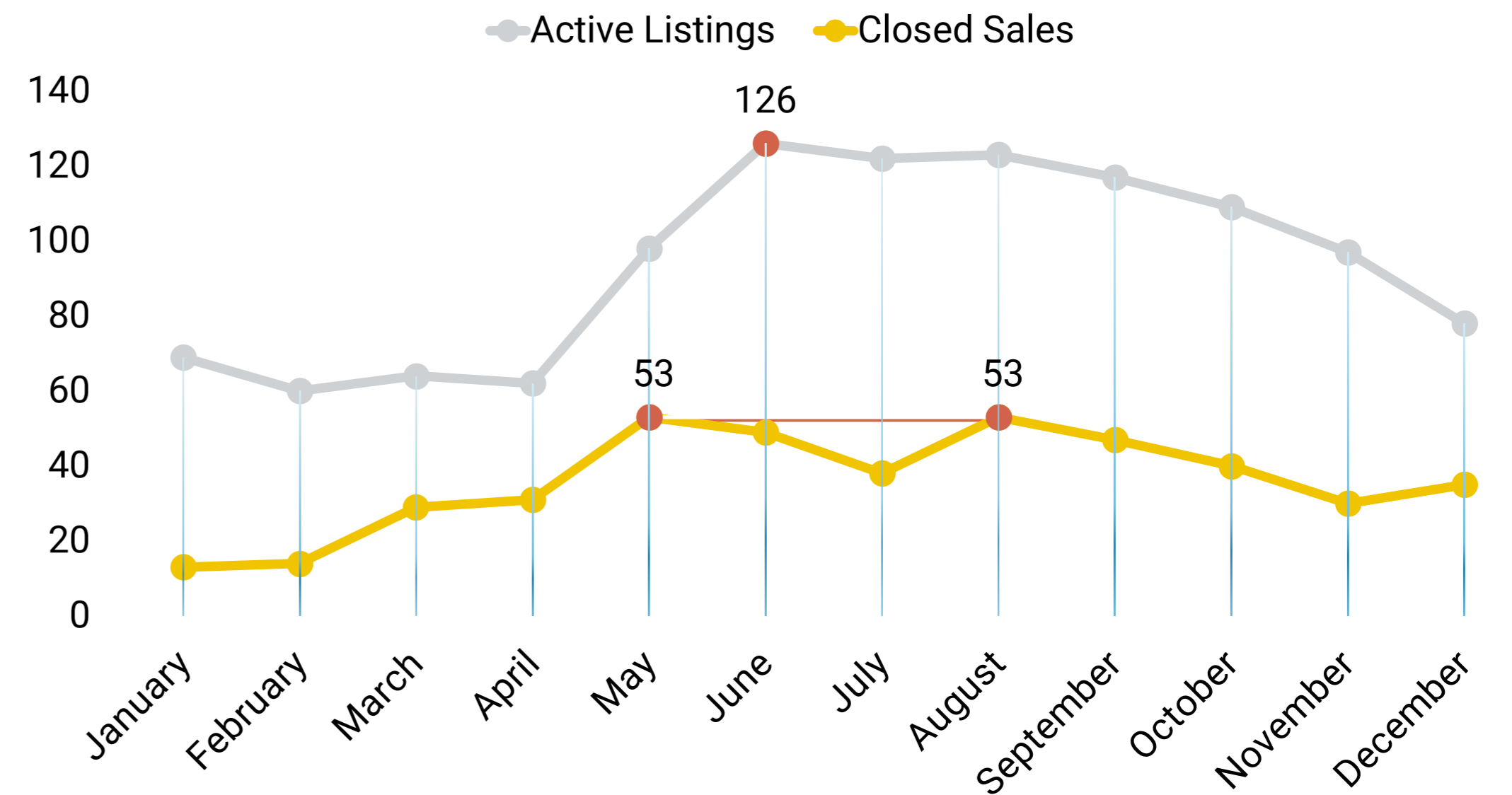
Jefferson: Residential Homes Only

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	69	13	5.31
February	60	14	4.29
March	64	29	2.21
April	62	31	2.00
May	98	53	1.85
June	126	49	2.57
July	122	38	3.21
August	123	53	2.32
September	117	47	2.49
October	109	40	2.73
November	97	30	3.23
December	78	35	2.23



Jefferson: 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	7	3	2.33
February	5	3	1.67
March	6	1	6.00
April	3	1	3.00
May	6	4	1.50
June	7	3	2.33
July	4	3	1.33
August	8	3	2.67
September	5	3	1.67
October	3	2	1.50
November	3	3	1.00
December	2	0	0.00

