



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2023

**Kittitas**

Annual Statistical Review and Highlights



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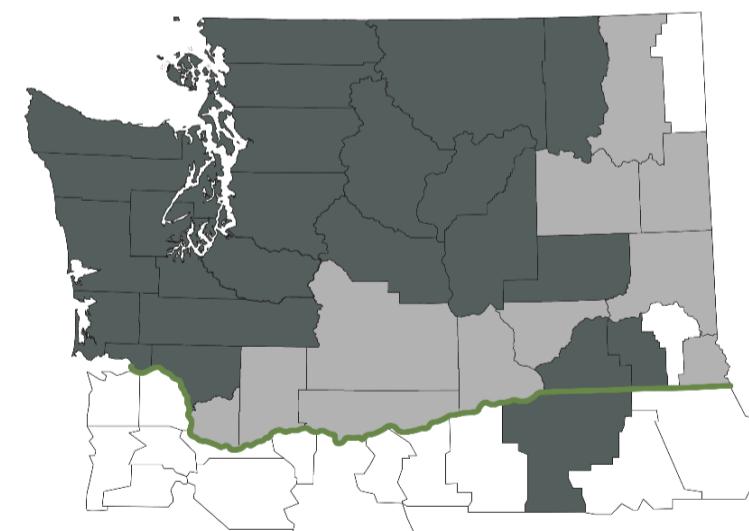
Member Offices

**2,562**



Total Members/Subscribers

**32,478**



Counties

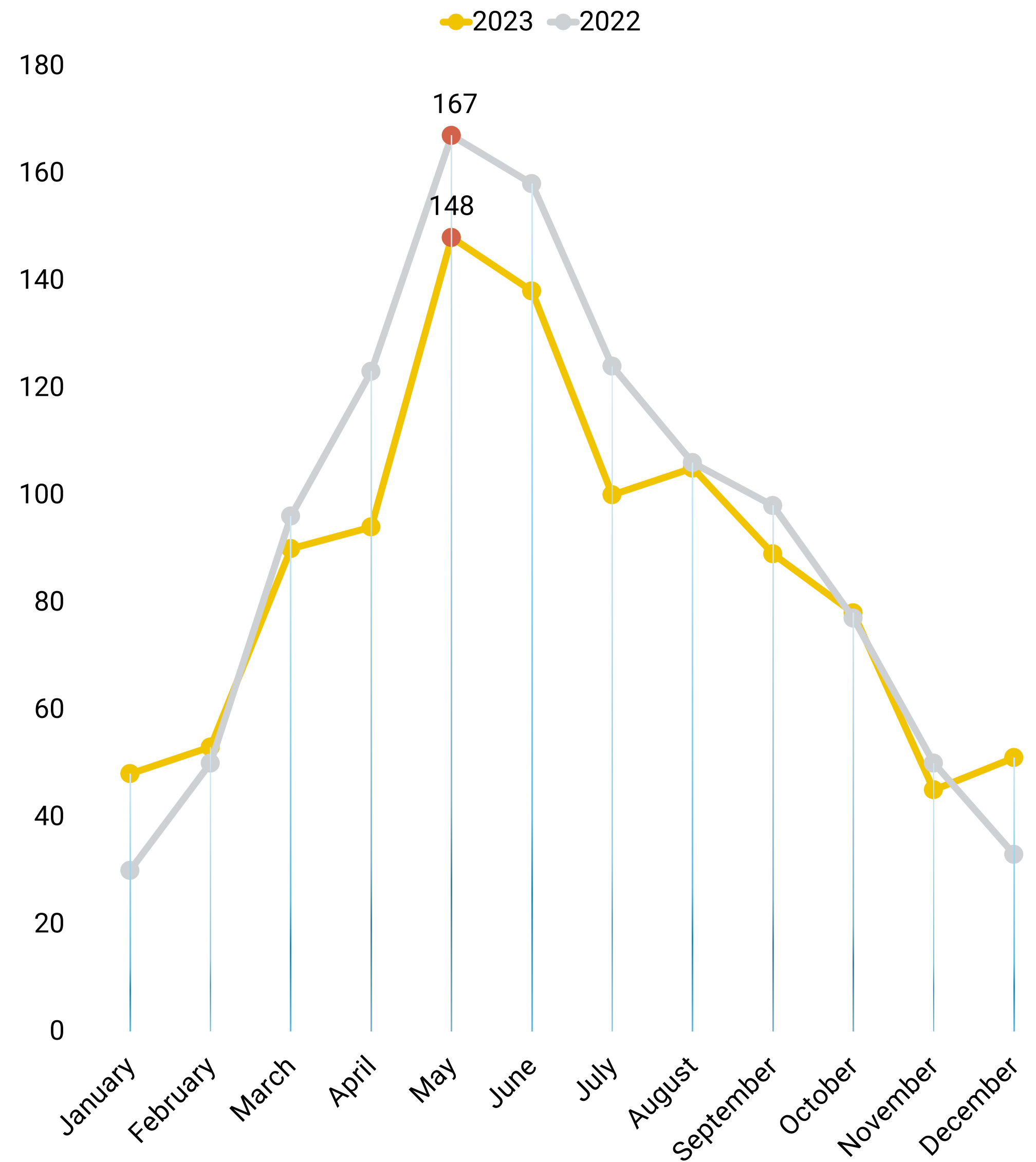
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# Kittitas: Residential Homes and Condominiums

## 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	48	30	60.00%
February	53	50	6.00%
March	90	96	-6.25%
April	94	123	-23.58%
May	148	167	-11.38%
June	138	158	-12.66%
July	100	124	-19.35%
August	105	106	-0.94%
September	89	98	-9.18%
October	78	77	1.30%
November	45	50	-10.00%
December	51	33	54.55%
<b>Total</b>	<b>1,039</b>	<b>1,112</b>	
<b>% chg.</b>			<b>-6.56%</b>

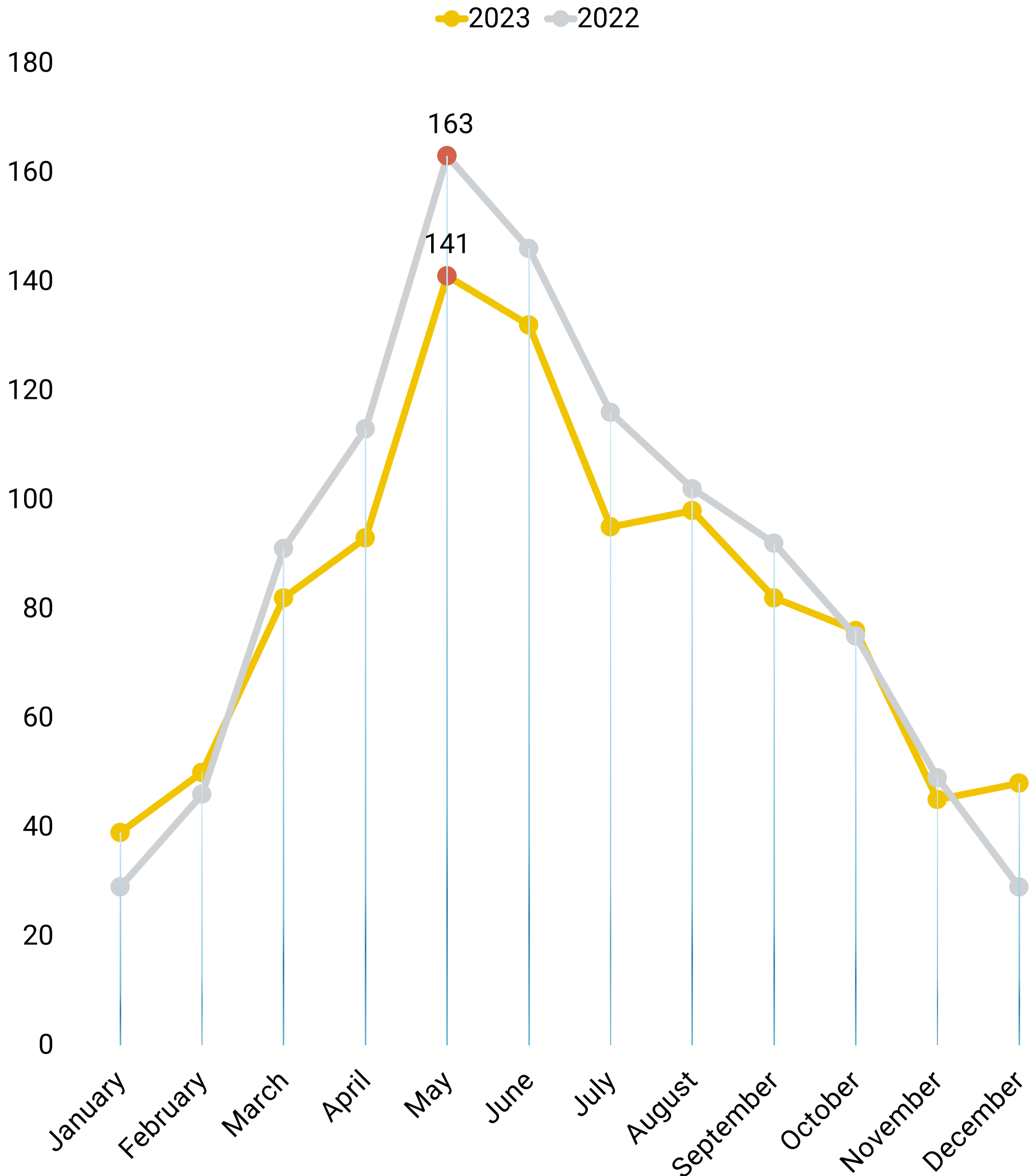


# Kittitas: Residential Homes Only

## 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	39	29	34.48%
February	50	46	8.70%
March	82	91	-9.89%
April	93	113	-17.70%
May	141	163	-13.50%
June	132	146	-9.59%
July	95	116	-18.10%
August	98	102	-3.92%
September	82	92	-10.87%
October	76	75	1.33%
November	45	49	-8.16%
December	48	29	65.52%
<b>Total</b>	<b>981</b>	<b>1,051</b>	
<b>% chg.</b>			<b>-6.66%</b>

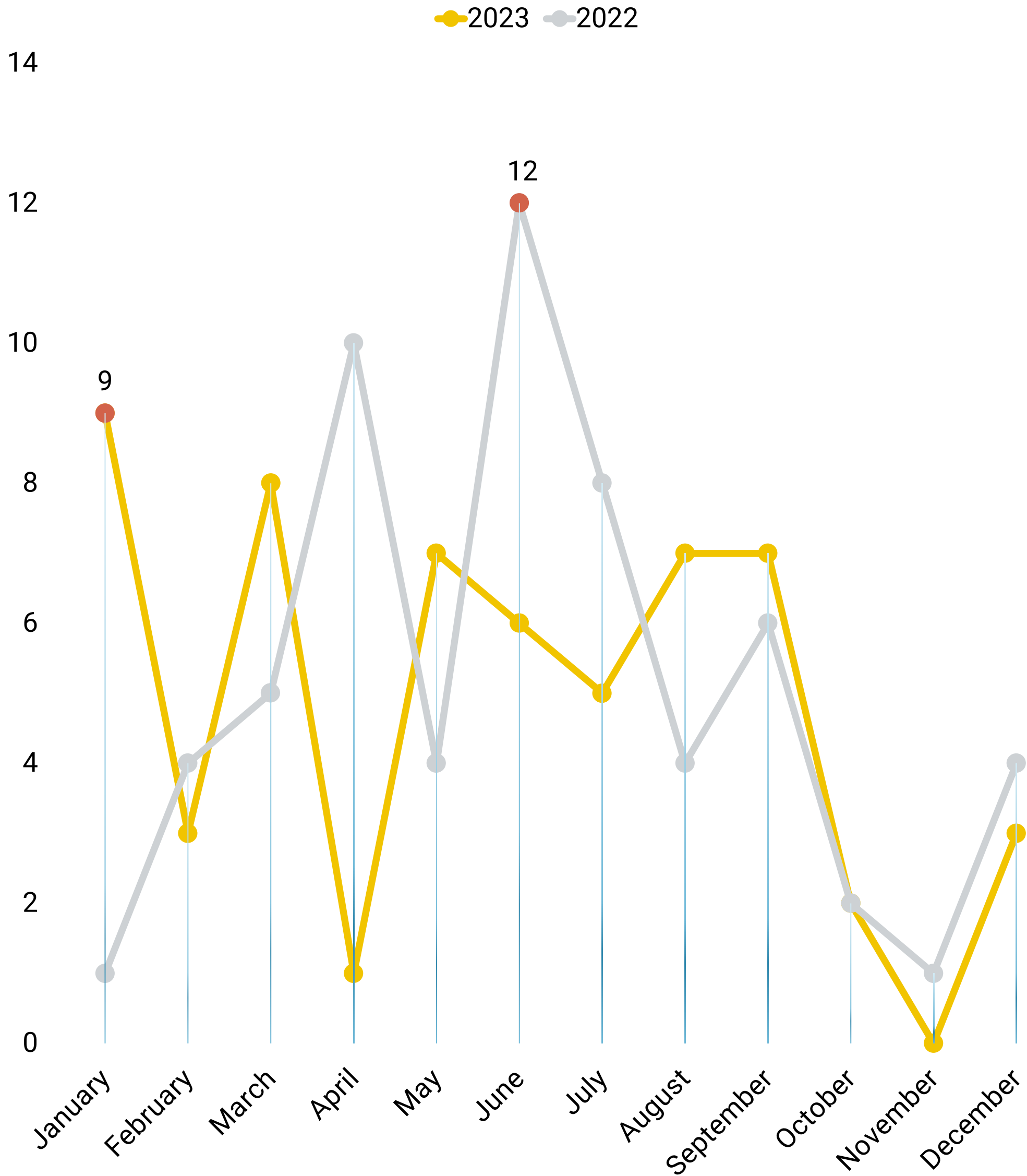


# Kittitas: Condominiums Only

## 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	9	1	800.00%
February	3	4	-25.00%
March	8	5	60.00%
April	1	10	-90.00%
May	7	4	75.00%
June	6	12	-50.00%
July	5	8	-37.50%
August	7	4	75.00%
September	7	6	16.67%
October	2	2	0.00%
November	0	1	-100.00%
December	3	4	-25.00%
<b>Total</b>	<b>58</b>	<b>61</b>	
<b>% chg.</b>			<b>-4.92%</b>

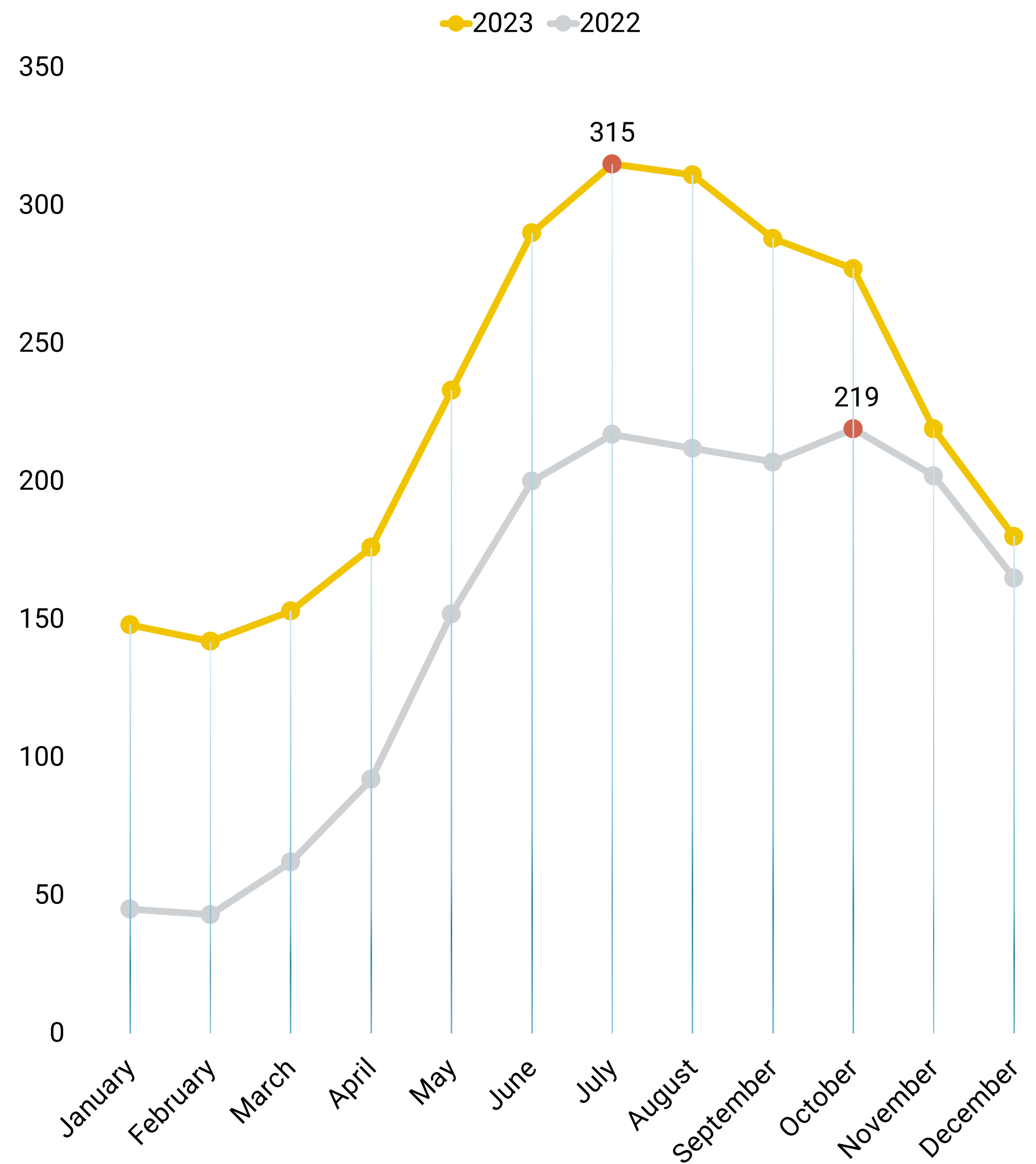


# Kittitas: Residential Homes and Condominiums

## 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	148	45	228.89%
February	142	43	230.23%
March	153	62	146.77%
April	176	92	91.30%
May	233	152	53.29%
June	290	200	45.00%
July	315	217	45.16%
August	311	212	46.70%
September	288	207	39.13%
October	277	219	26.48%
November	219	202	8.42%
December	180	165	9.09%
<b>Total</b>	<b>2,732</b>	<b>1,816</b>	
<b>% chg.</b>			<b>50.44%</b>

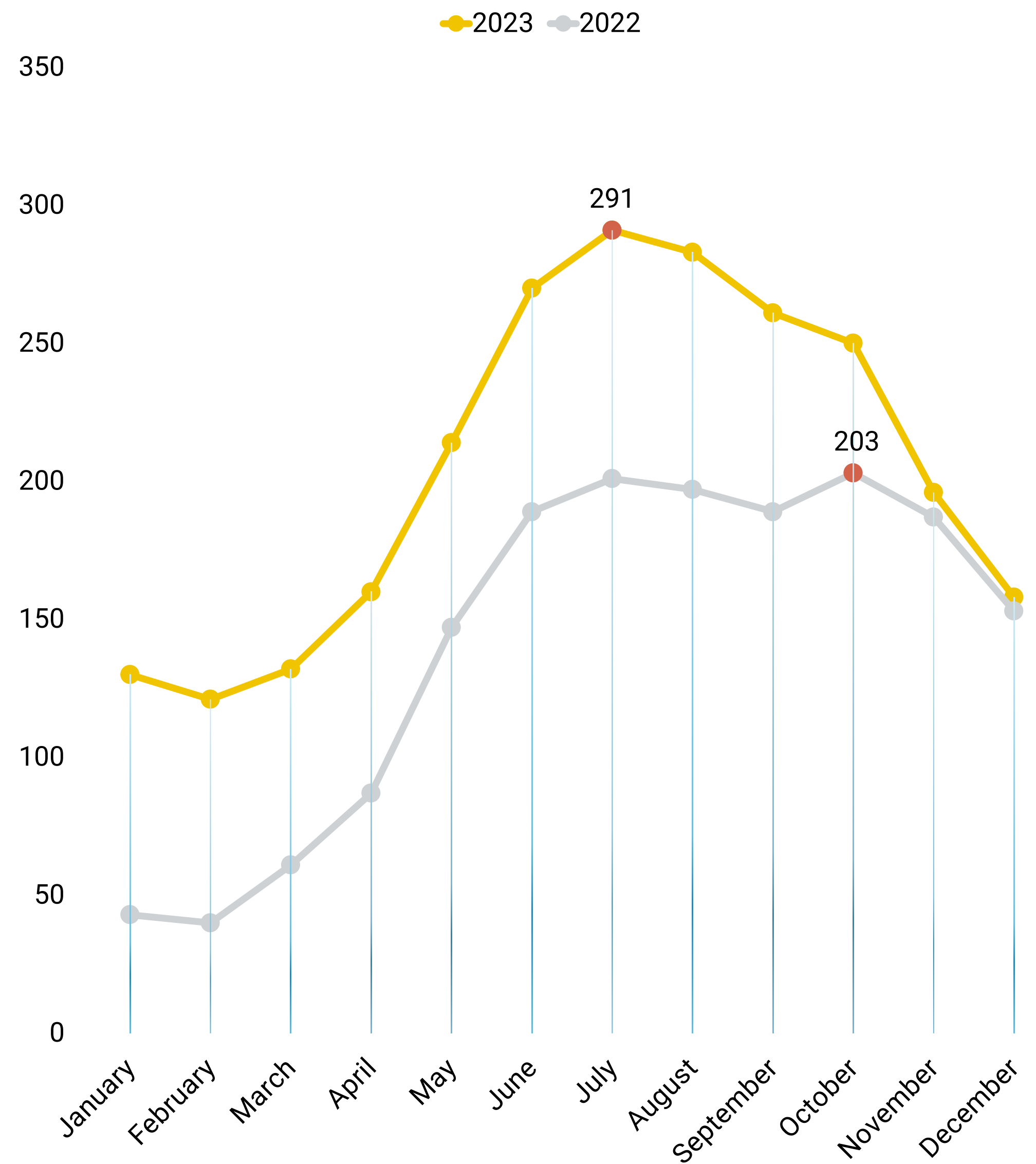


# Kittitas: Residential Homes Only

## 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	130	43	202.33%
February	121	40	202.50%
March	132	61	116.39%
April	160	87	83.91%
May	214	147	45.58%
June	270	189	42.86%
July	291	201	44.78%
August	283	197	43.65%
September	261	189	38.10%
October	250	203	23.15%
November	196	187	4.81%
December	158	153	3.27%
<b>Total</b>	<b>2,466</b>	<b>1,697</b>	
<b>% chg.</b>	<b>45.32%</b>		

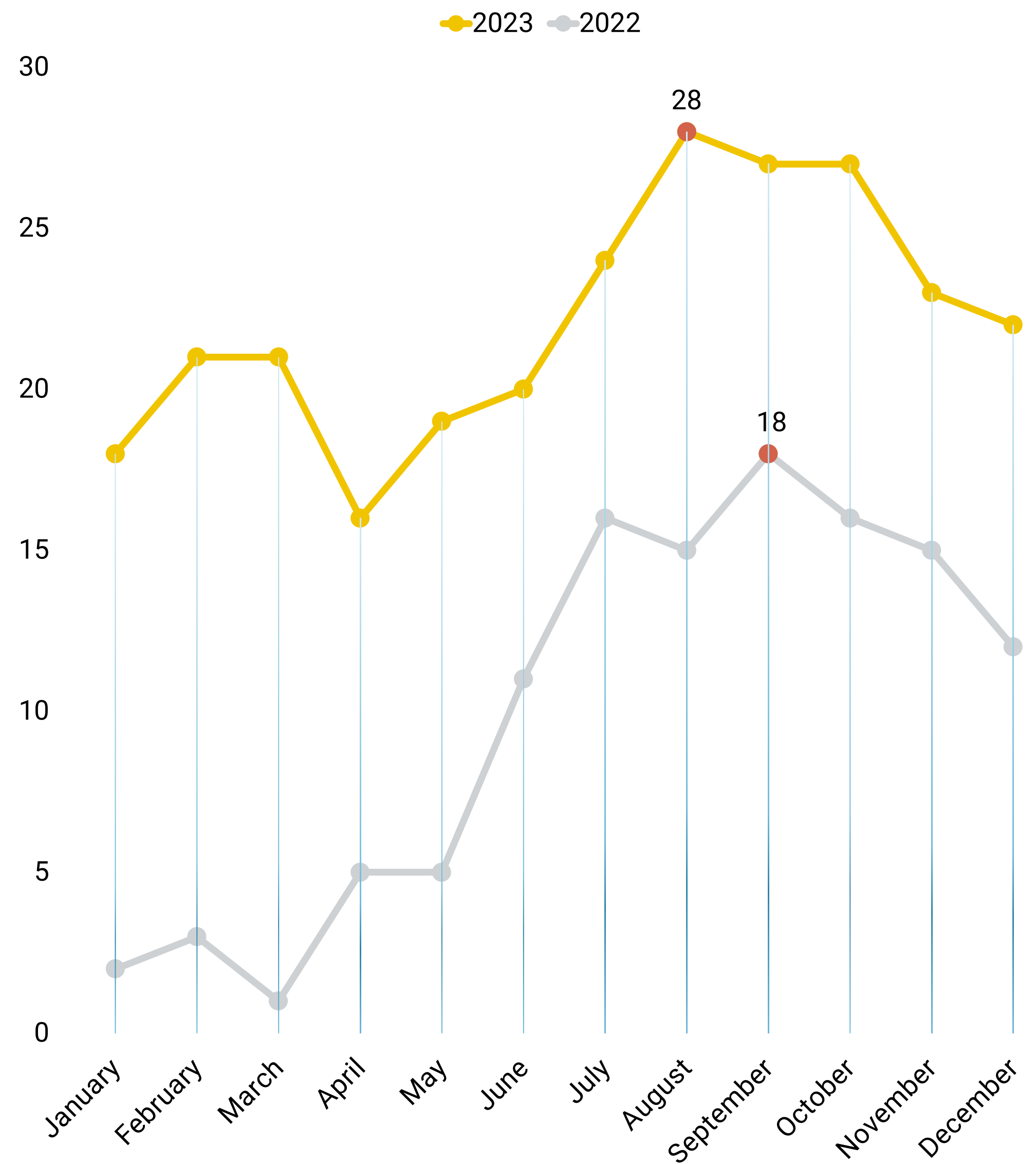


# Kittitas: Condominiums Only

## 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	18	2	800.00%
February	21	3	600.00%
March	21	1	2000.00%
April	16	5	220.00%
May	19	5	280.00%
June	20	11	81.82%
July	24	16	50.00%
August	28	15	86.67%
September	27	18	50.00%
October	27	16	68.75%
November	23	15	53.33%
December	22	12	83.33%
<b>Total</b>	<b>266</b>	<b>119</b>	
<b>% chg.</b>	<b>123.53%</b>		





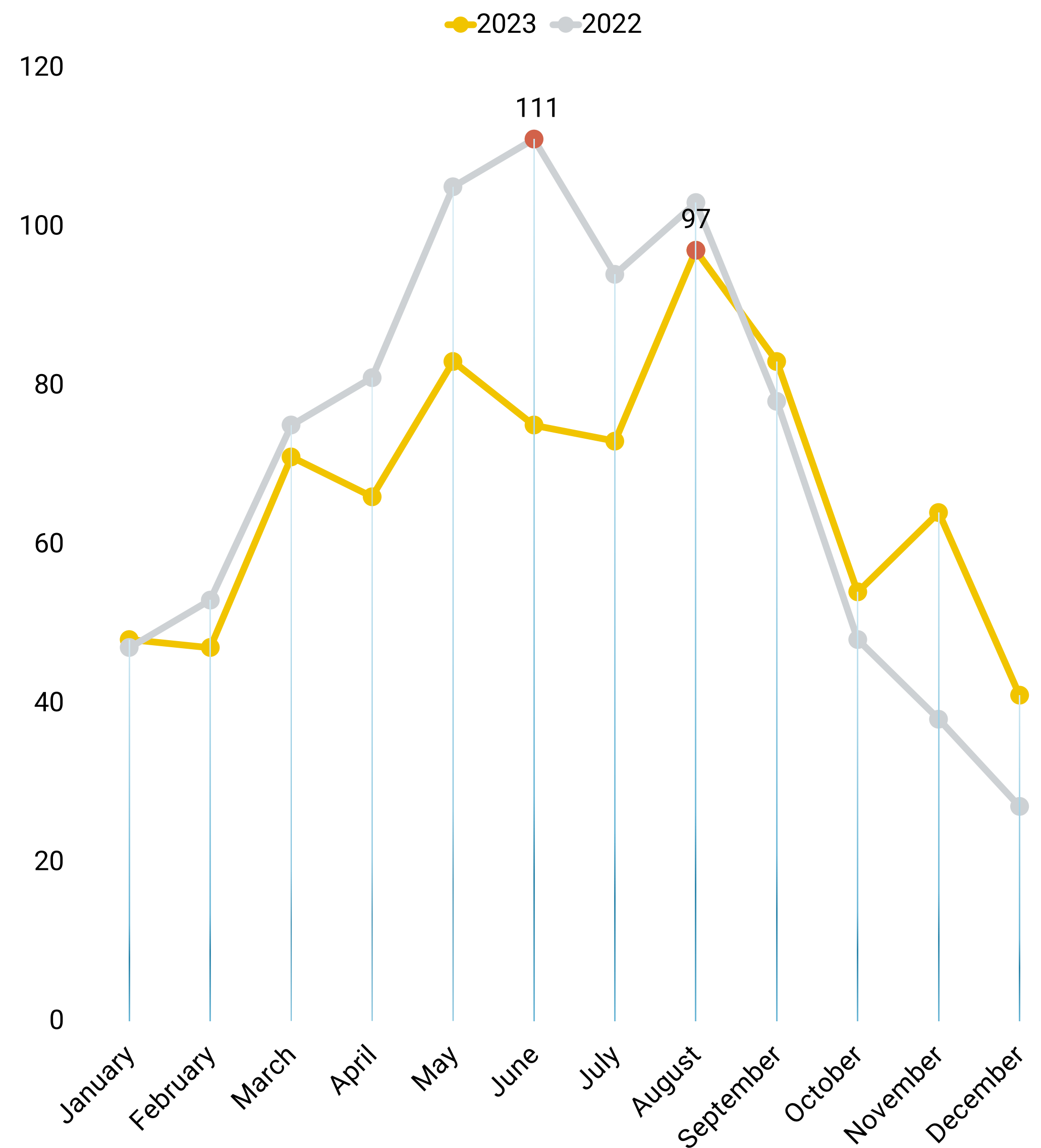
# Kittitas: Residential Homes and Condominiums

## 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	48	47	2.13%
February	47	53	-11.32%
March	71	75	-5.33%
April	66	81	-18.52%
May	83	105	-20.95%
June	75	111	-32.43%
July	73	94	-22.34%
August	97	103	-5.83%
September	83	78	6.41%
October	54	48	12.50%
November	64	38	68.42%
December	41	27	51.85%
<b>Total</b>	<b>802</b>	<b>860</b>	
<b>% chg.</b>			<b>-6.74%</b>



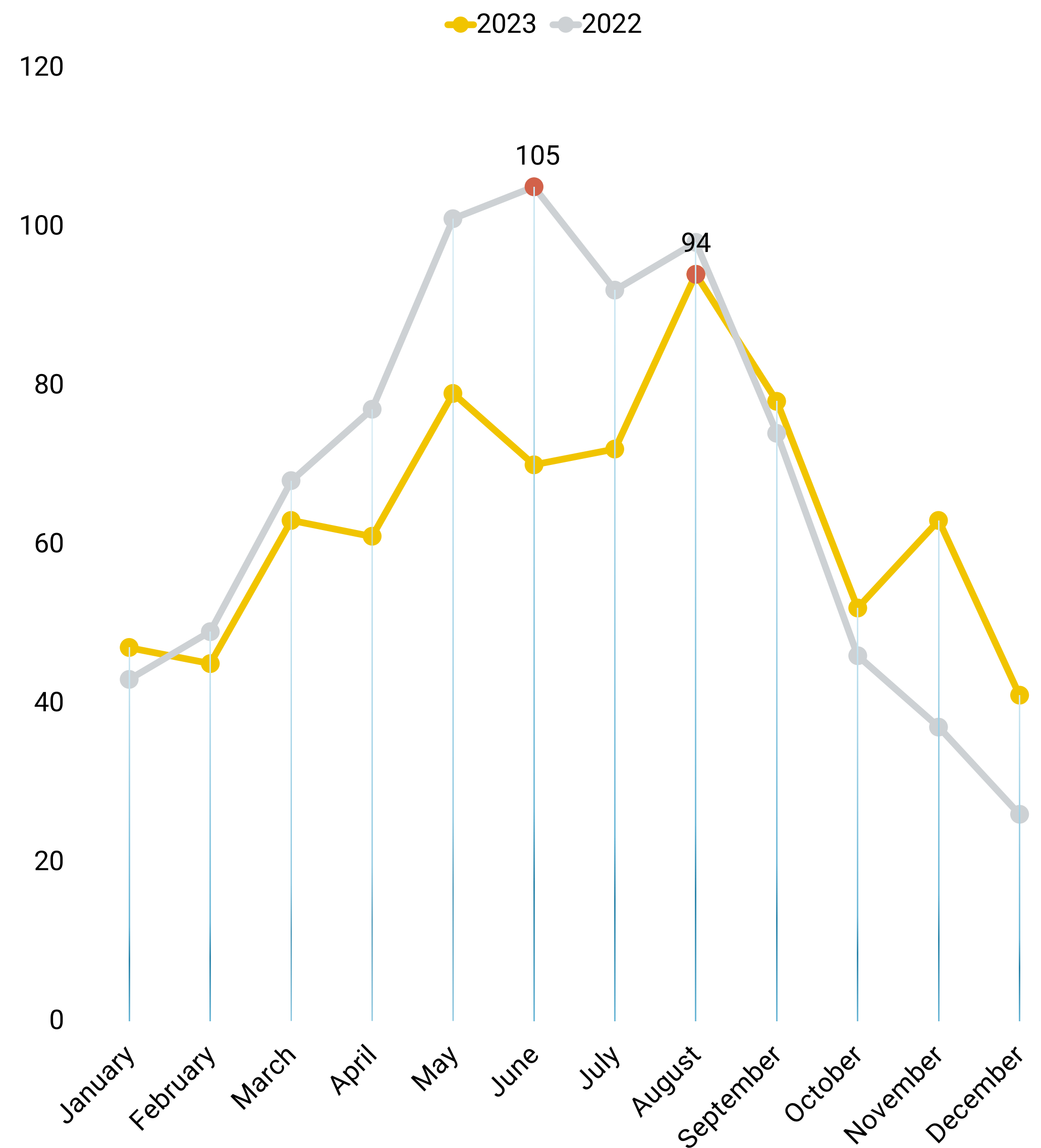
# Kittitas: Residential Homes Only

## 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	47	43	9.30%
February	45	49	-8.16%
March	63	68	-7.35%
April	61	77	-20.78%
May	79	101	-21.78%
June	70	105	-33.33%
July	72	92	-21.74%
August	94	98	-4.08%
September	78	74	5.41%
October	52	46	13.04%
November	63	37	70.27%
December	41	26	57.69%
<b>Total</b>	<b>765</b>	<b>816</b>	
<b>% chg.</b>			<b>-6.25%</b>



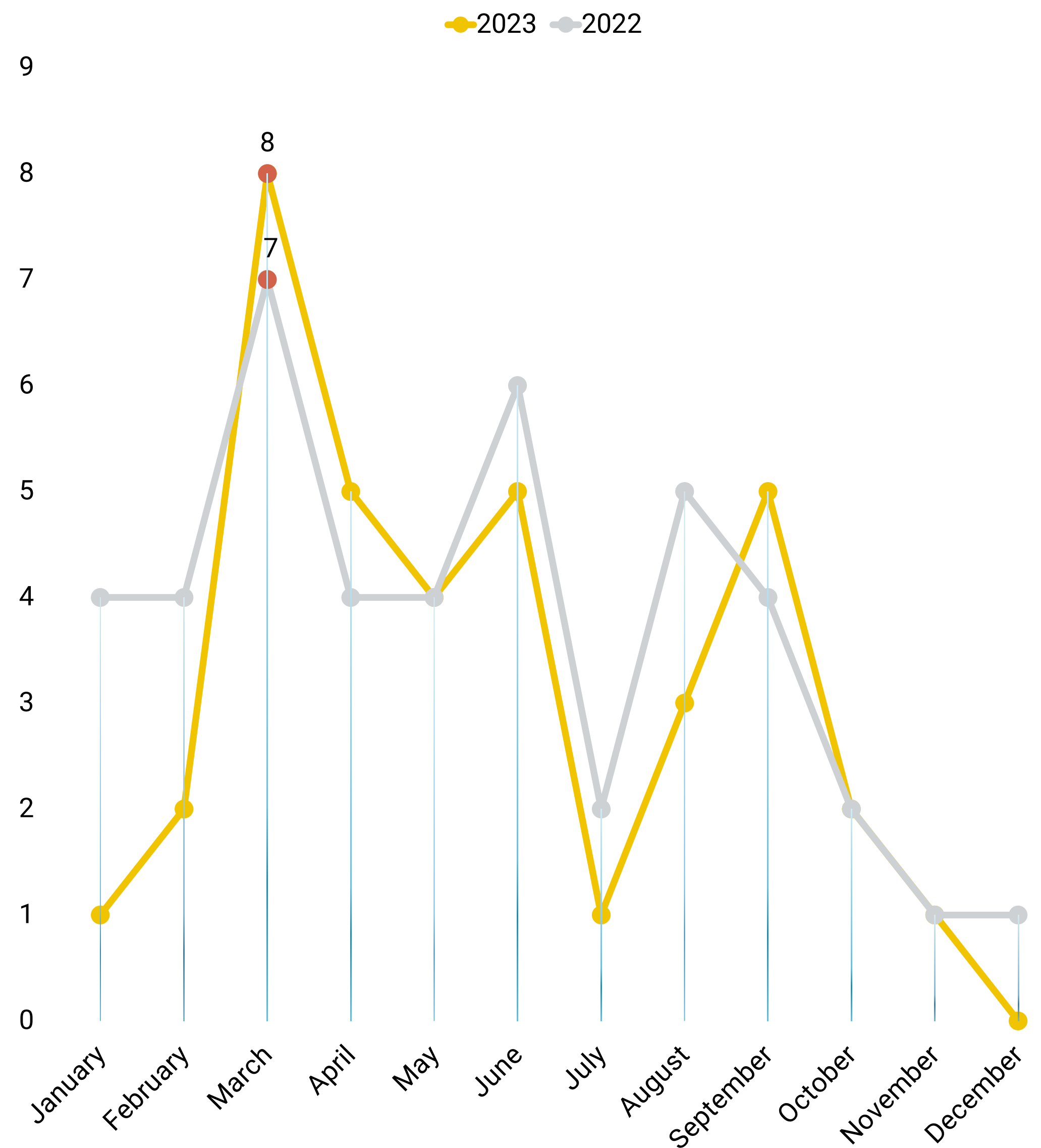
# Kittitas: Condominiums Only

## 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	2	4	-50.00%
March	8	7	14.29%
April	5	4	25.00%
May	4	4	0.00%
June	5	6	-16.67%
July	1	2	-50.00%
August	3	5	-40.00%
September	5	4	25.00%
October	2	2	0.00%
November	1	1	0.00%
December	0	1	-100.00%
<b>Total</b>	<b>37</b>	<b>44</b>	
<b>% chg.</b>			<b>-15.91%</b>

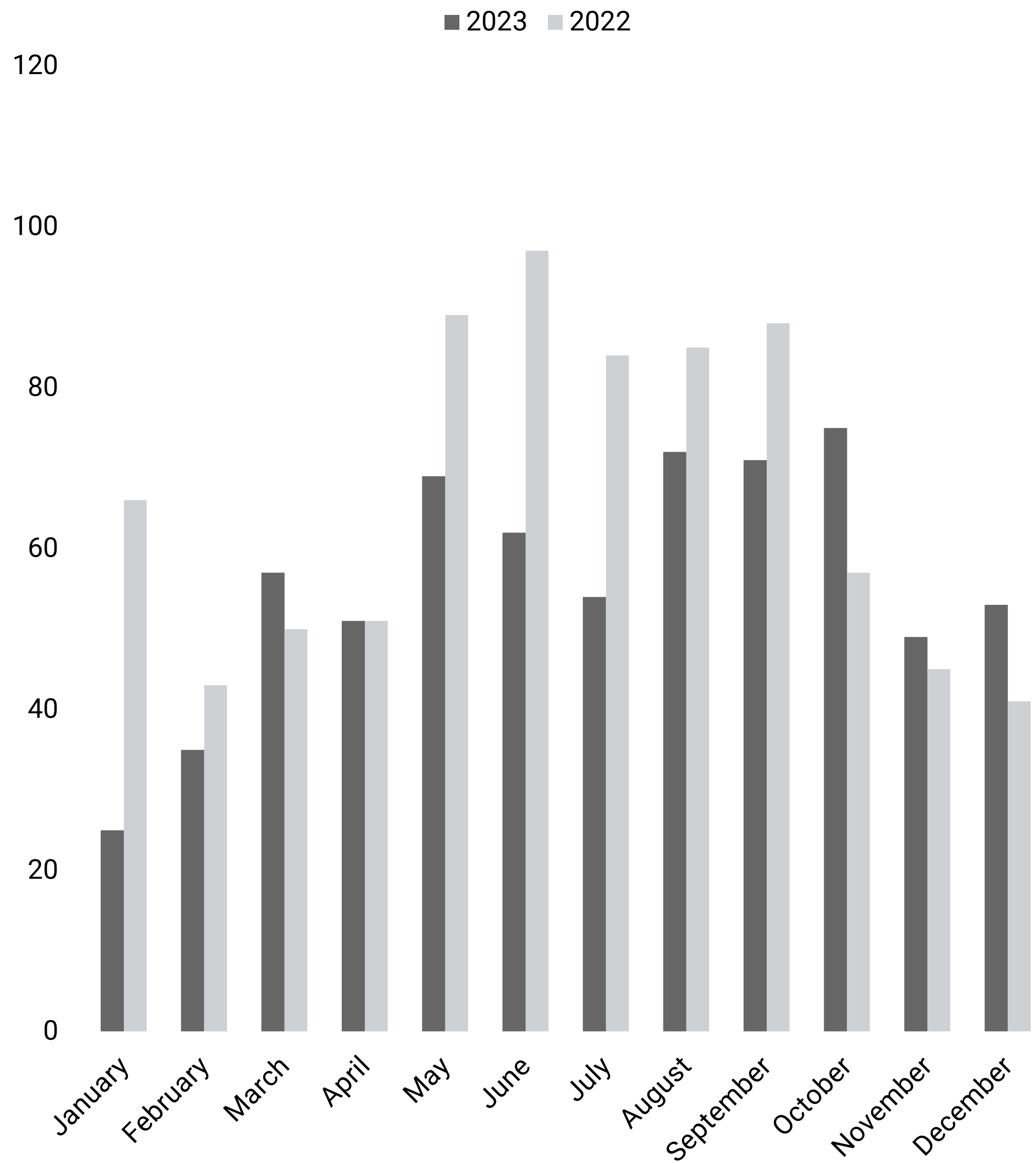


# Kittitas: Residential Homes and Condominiums

## Closed Sales by Month

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

	2023	2022	% chg.
January	25	66	-62.12%
February	35	43	-18.60%
March	57	50	14.00%
April	51	51	0.00%
May	69	89	-22.47%
June	62	97	-36.08%
July	54	84	-35.71%
August	72	85	-15.29%
September	71	88	-19.32%
October	75	57	31.58%
November	49	45	8.89%
December	53	41	29.27%
<b>Total</b>	<b>673</b>	<b>796</b>	
<b>% chg.</b>			<b>-15.45%</b>

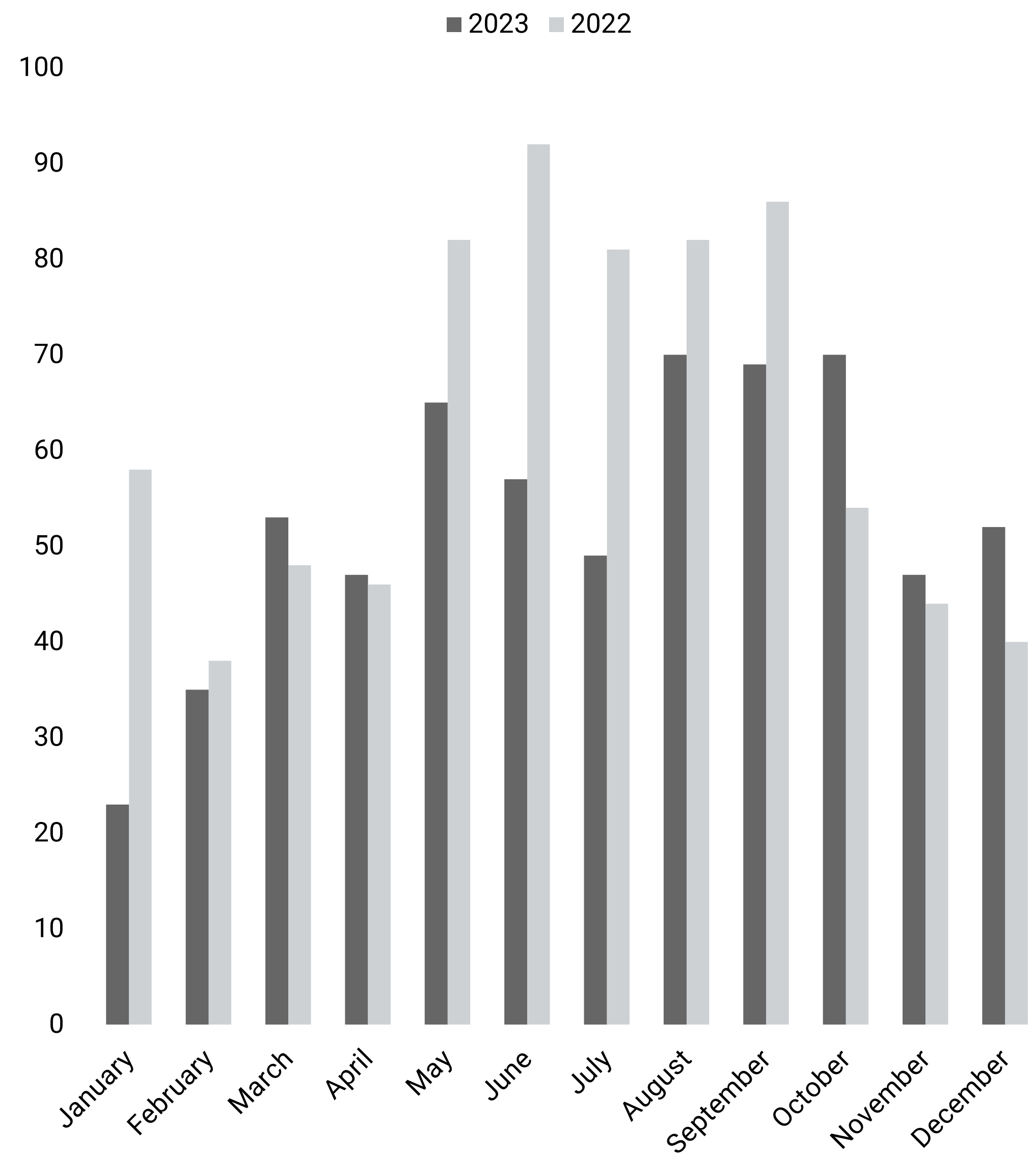


# Kittitas: Residential Homes Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	23	58	-60.34%
February	35	38	-7.89%
March	53	48	10.42%
April	47	46	2.17%
May	65	82	-20.73%
June	57	92	-38.04%
July	49	81	-39.51%
August	70	82	-14.63%
September	69	86	-19.77%
October	70	54	29.63%
November	47	44	6.82%
December	52	40	30.00%
<b>Total</b>	<b>637</b>	<b>751</b>	
<b>% chg.</b>			<b>-15.18%</b>

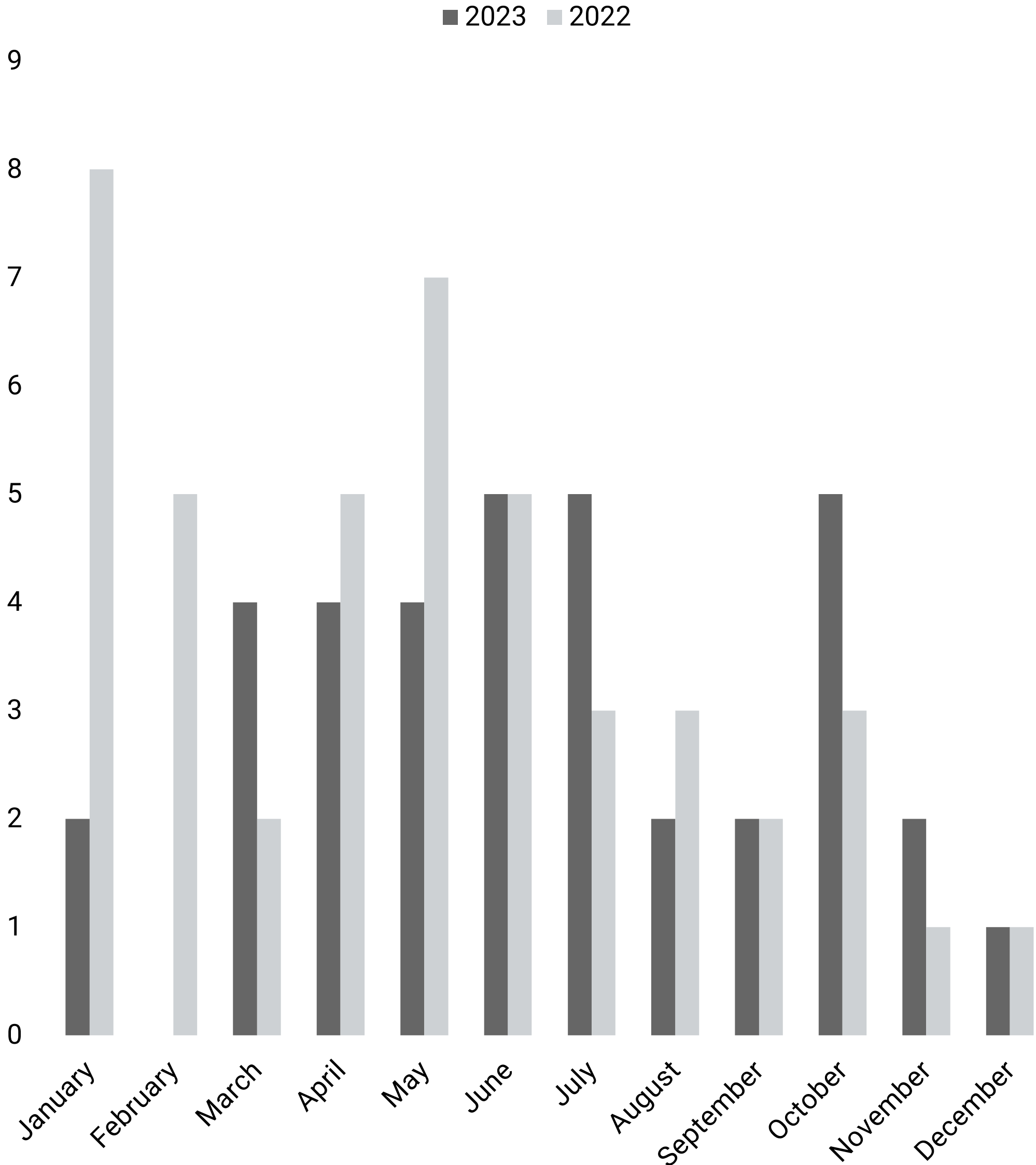


# Kittitas: Condominiums Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	2	8	-75.00%
February	0	5	-100.00%
March	4	2	100.00%
April	4	5	-20.00%
May	4	7	-42.86%
June	5	5	0.00%
July	5	3	66.67%
August	2	3	-33.33%
September	2	2	0.00%
October	5	3	66.67%
November	2	1	100.00%
December	1	1	0.00%
<b>Total</b>	<b>36</b>	<b>45</b>	
<b>% chg.</b>			<b>-20.00%</b>

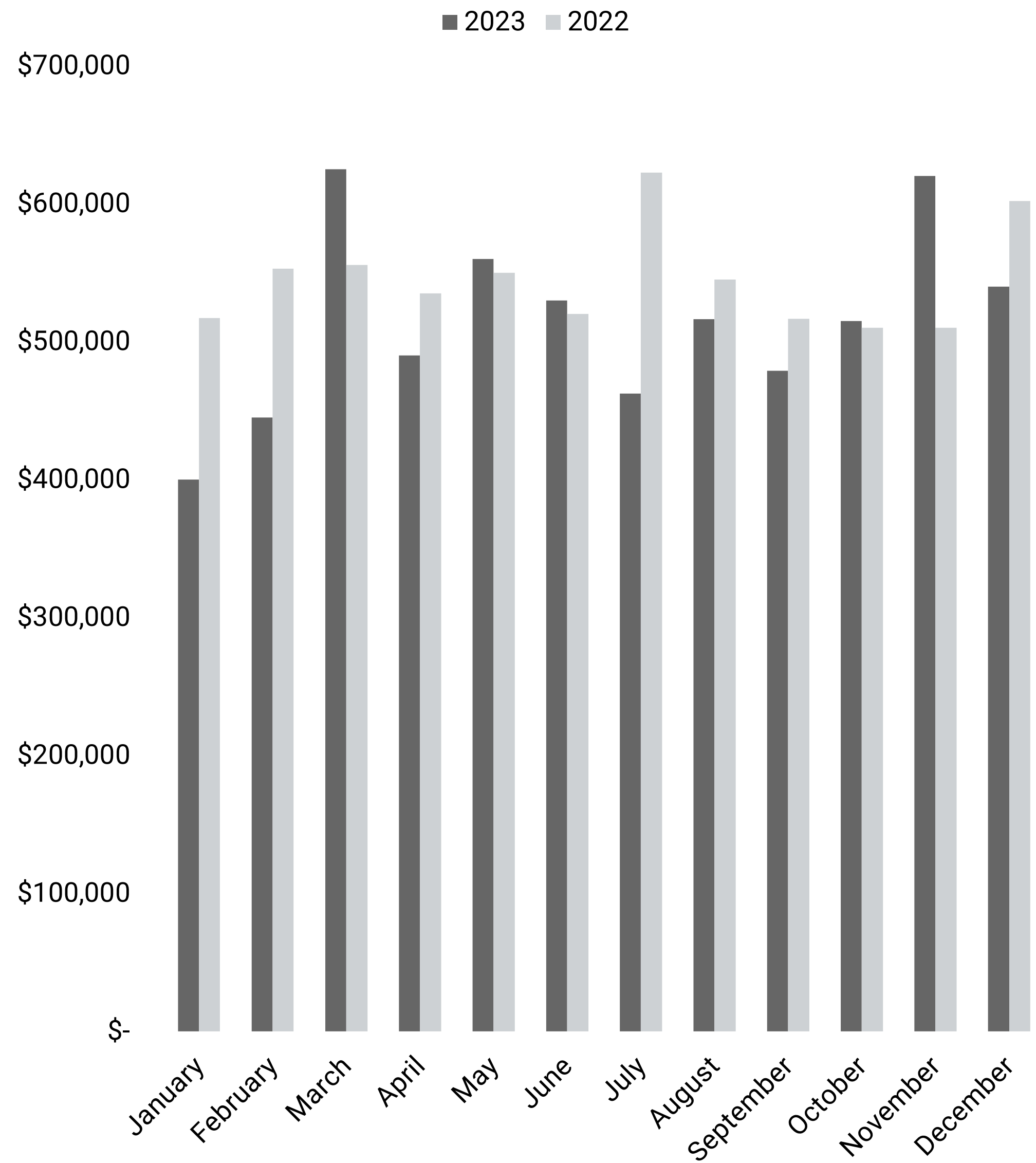


# Kittitas: Residential Homes and Condominiums

## 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	\$ 399,988	\$ 517,225		-22.67%
February	\$ 444,995	\$ 553,005		-19.53%
March	\$ 624,995	\$ 555,730		12.46%
April	\$ 490,000	\$ 535,000		-8.41%
May	\$ 560,000	\$ 550,000		1.82%
June	\$ 529,997	\$ 520,000		1.92%
July	\$ 462,250	\$ 622,475		-25.74%
August	\$ 516,250	\$ 545,000		-5.28%
September	\$ 479,000	\$ 516,500		-7.26%
October	\$ 515,000	\$ 510,000		0.98%
November	\$ 620,000	\$ 510,000		21.57%
December	\$ 539,900	\$ 602,000		-10.32%
<b>Total</b>	<b>\$ 524,950</b>	<b>\$ 539,000</b>		
<b>% chg.</b>				<b>-2.61%</b>

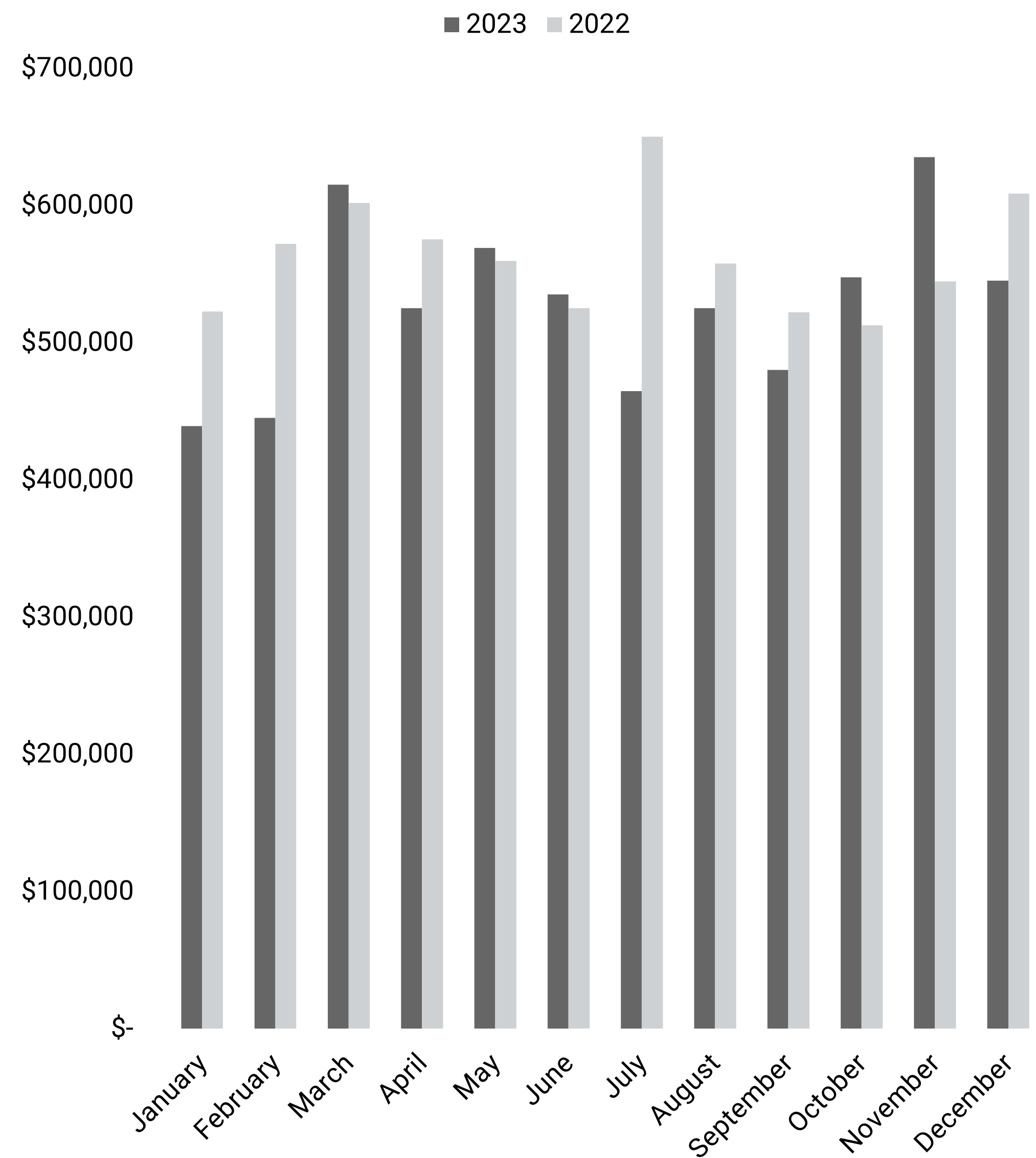


# Kittitas: Residential Homes Only

## 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	\$ 439,000	\$ 522,475	-15.98%
February	\$ 444,995	\$ 572,000	-22.20%
March	\$ 615,000	\$ 601,730	2.21%
April	\$ 524,995	\$ 575,250	-8.74%
May	\$ 569,000	\$ 559,500	1.70%
June	\$ 535,000	\$ 525,000	1.90%
July	\$ 464,500	\$ 649,995	-28.54%
August	\$ 524,997	\$ 557,500	-5.83%
September	\$ 480,000	\$ 522,000	-8.05%
October	\$ 547,500	\$ 512,500	6.83%
November	\$ 635,000	\$ 544,500	16.62%
December	\$ 544,950	\$ 608,500	-10.44%
<b>Total</b>	<b>\$ 534,445</b>	<b>\$ 553,005</b>	
<b>% chg.</b>			<b>-3.36%</b>



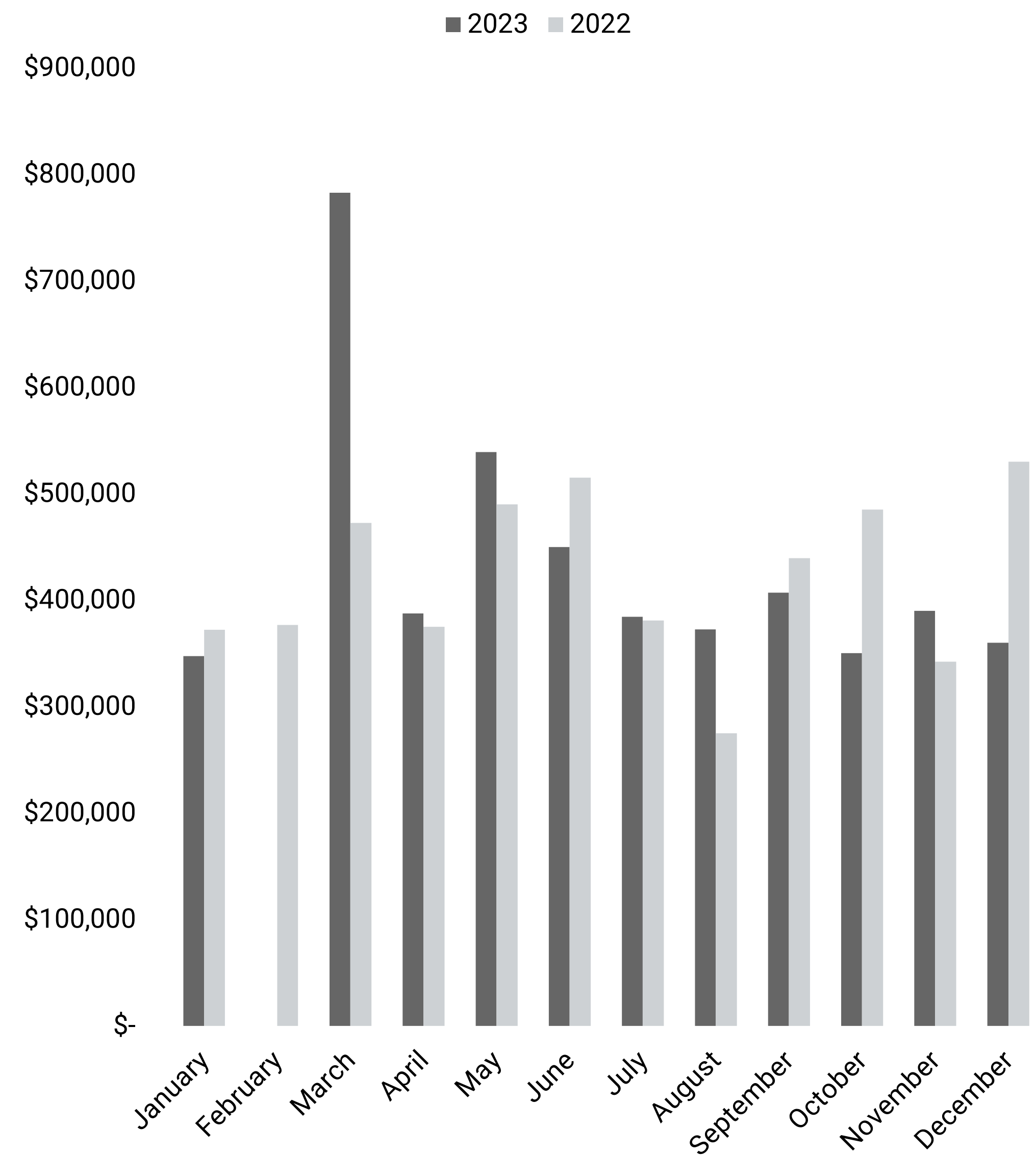


# Kittitas: Condominiums Only

## 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	\$ 347,494	\$ 372,000	-6.59%
February	\$ -	\$ 376,500	-100.00%
March	\$ 782,500	\$ 472,500	65.61%
April	\$ 387,387	\$ 375,000	3.30%
May	\$ 539,237	\$ 490,000	10.05%
June	\$ 450,000	\$ 515,000	-12.62%
July	\$ 384,500	\$ 380,700	1.00%
August	\$ 372,500	\$ 275,000	35.45%
September	\$ 407,000	\$ 439,500	-7.39%
October	\$ 350,000	\$ 485,000	-27.84%
November	\$ 390,000	\$ 342,085	14.01%
December	\$ 360,000	\$ 530,000	-32.08%
<b>Total</b>	<b>\$ 402,494</b>	<b>\$ 449,000</b>	
<b>% chg.</b>			<b>-10.36%</b>



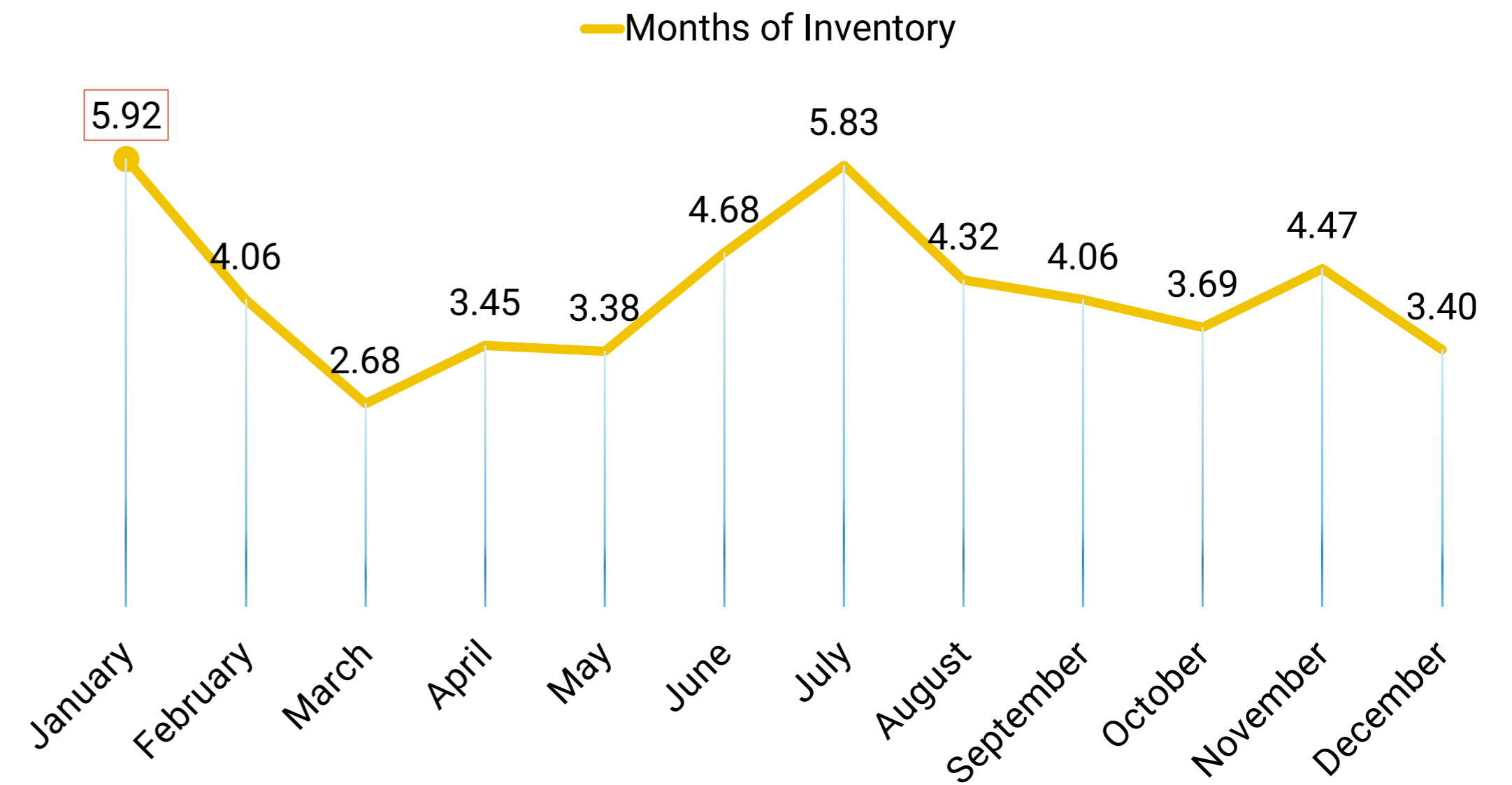
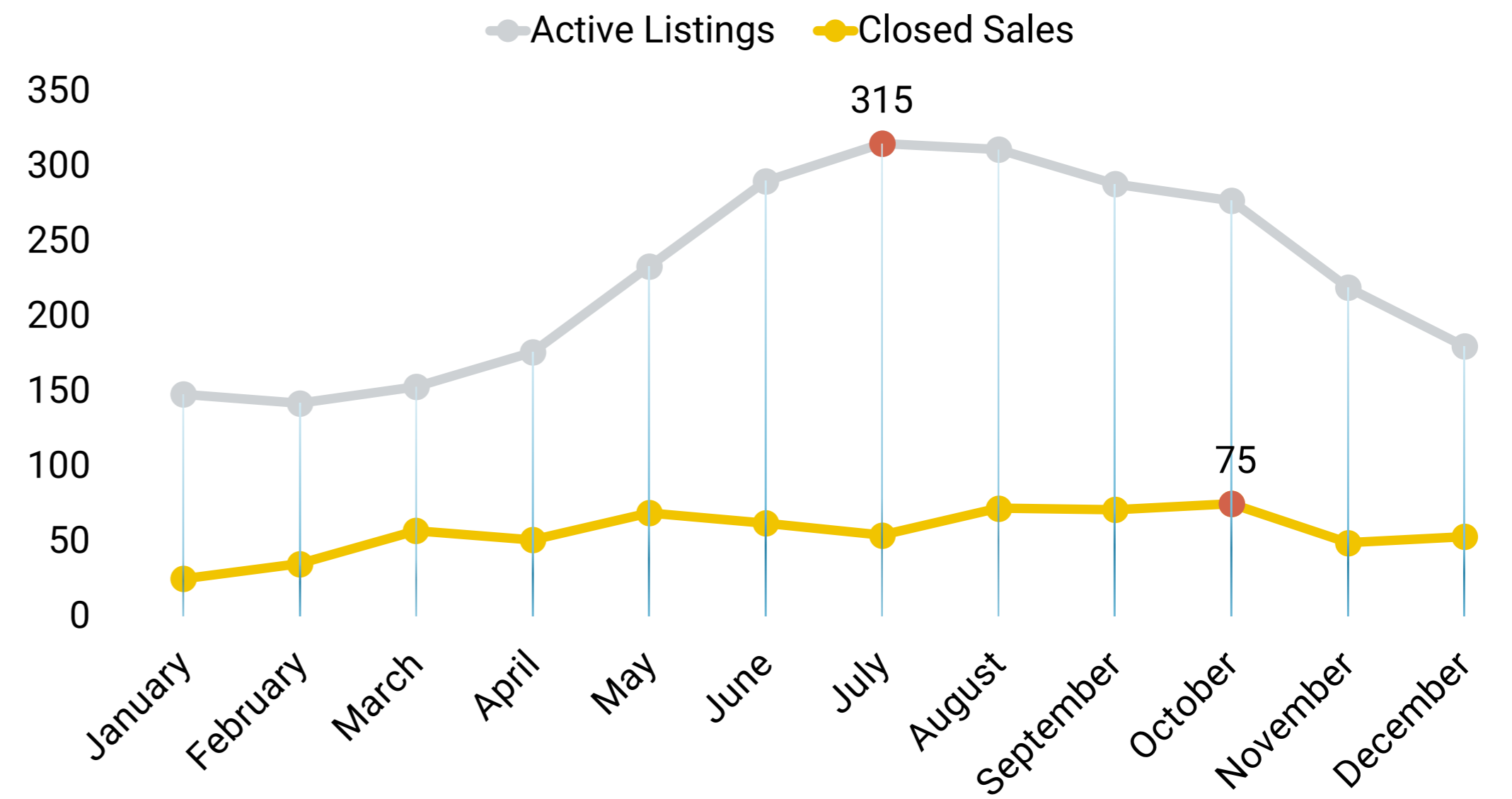
# Kittitas: Residential Homes and Condominiums

## 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	148	25	5.92
February	142	35	4.06
March	153	57	2.68
April	176	51	3.45
May	233	69	3.38
June	290	62	4.68
July	315	54	5.83
August	311	72	4.32
September	288	71	4.06
October	277	75	3.69
November	219	49	4.47
December	180	53	3.40



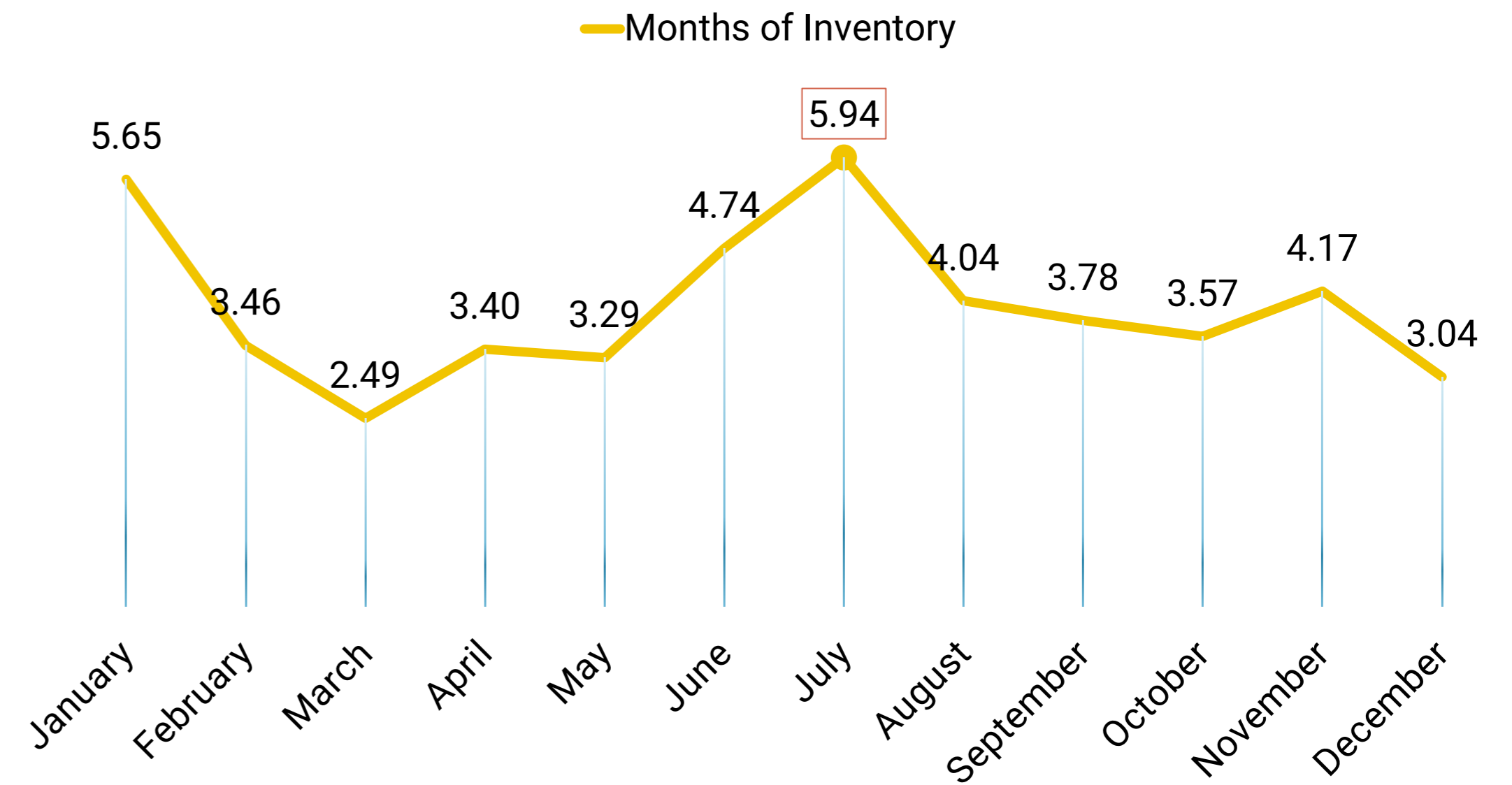
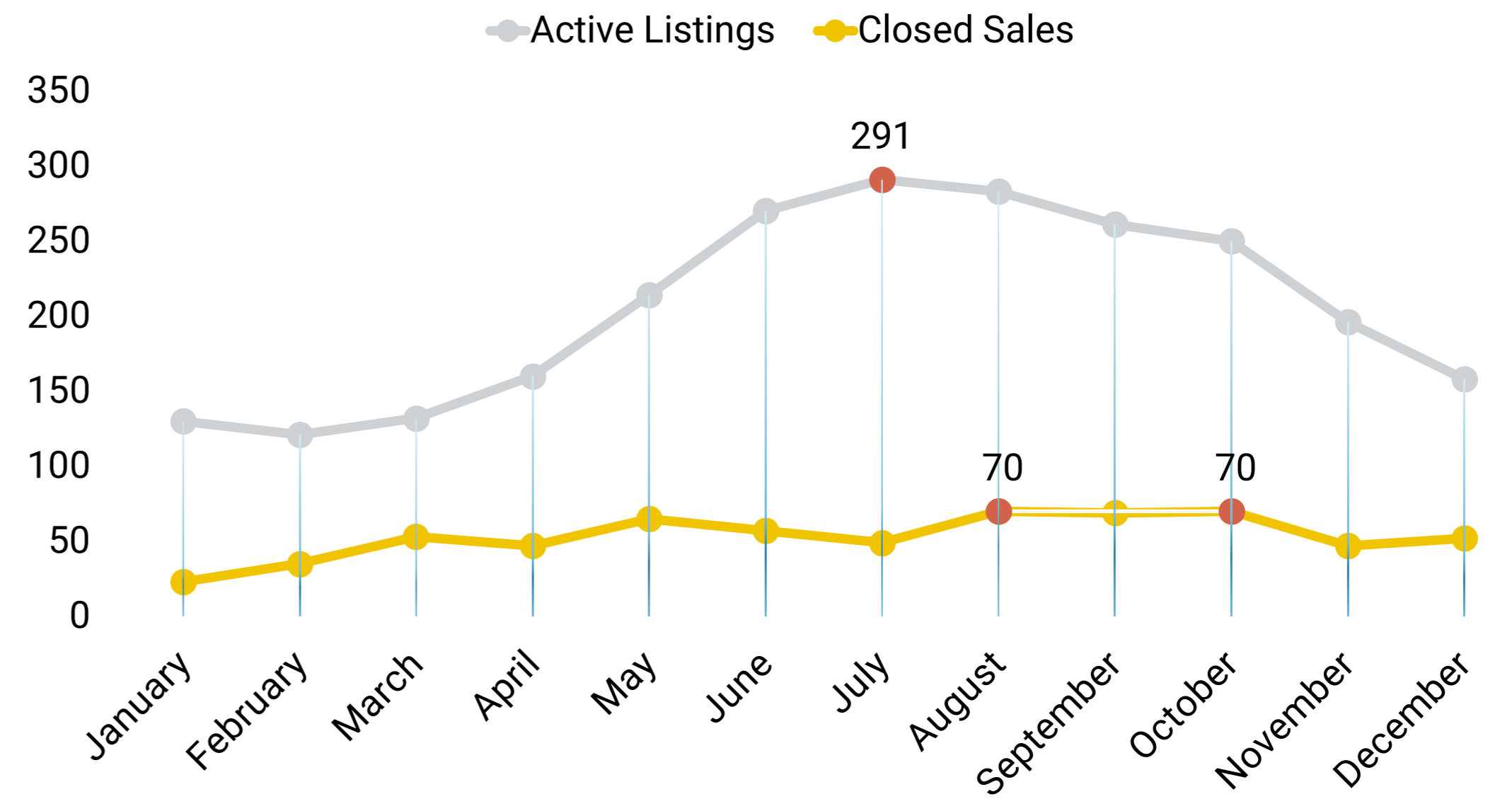
# Kittitas: Residential Homes Only

## 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	130	23	5.65
February	121	35	3.46
March	132	53	2.49
April	160	47	3.40
May	214	65	3.29
June	270	57	4.74
July	291	49	5.94
August	283	70	4.04
September	261	69	3.78
October	250	70	3.57
November	196	47	4.17
December	158	52	3.04



# Kittitas: 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	18	2	9.00
February	21	0	0.00
March	21	4	5.25
April	16	4	4.00
May	19	4	4.75
June	20	5	4.00
July	24	5	4.80
August	28	2	14.00
September	27	2	13.50
October	27	5	5.40
November	23	2	11.50
December	22	1	22.00

