



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Lewis

Annual Statistical Review and Highlights



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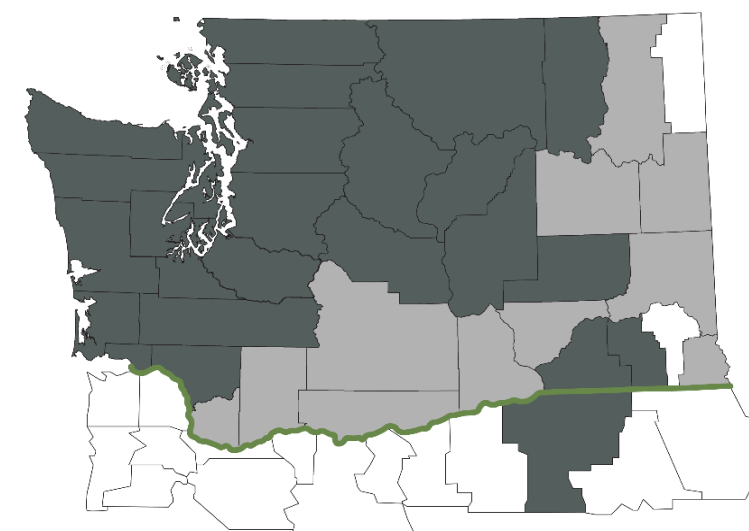
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

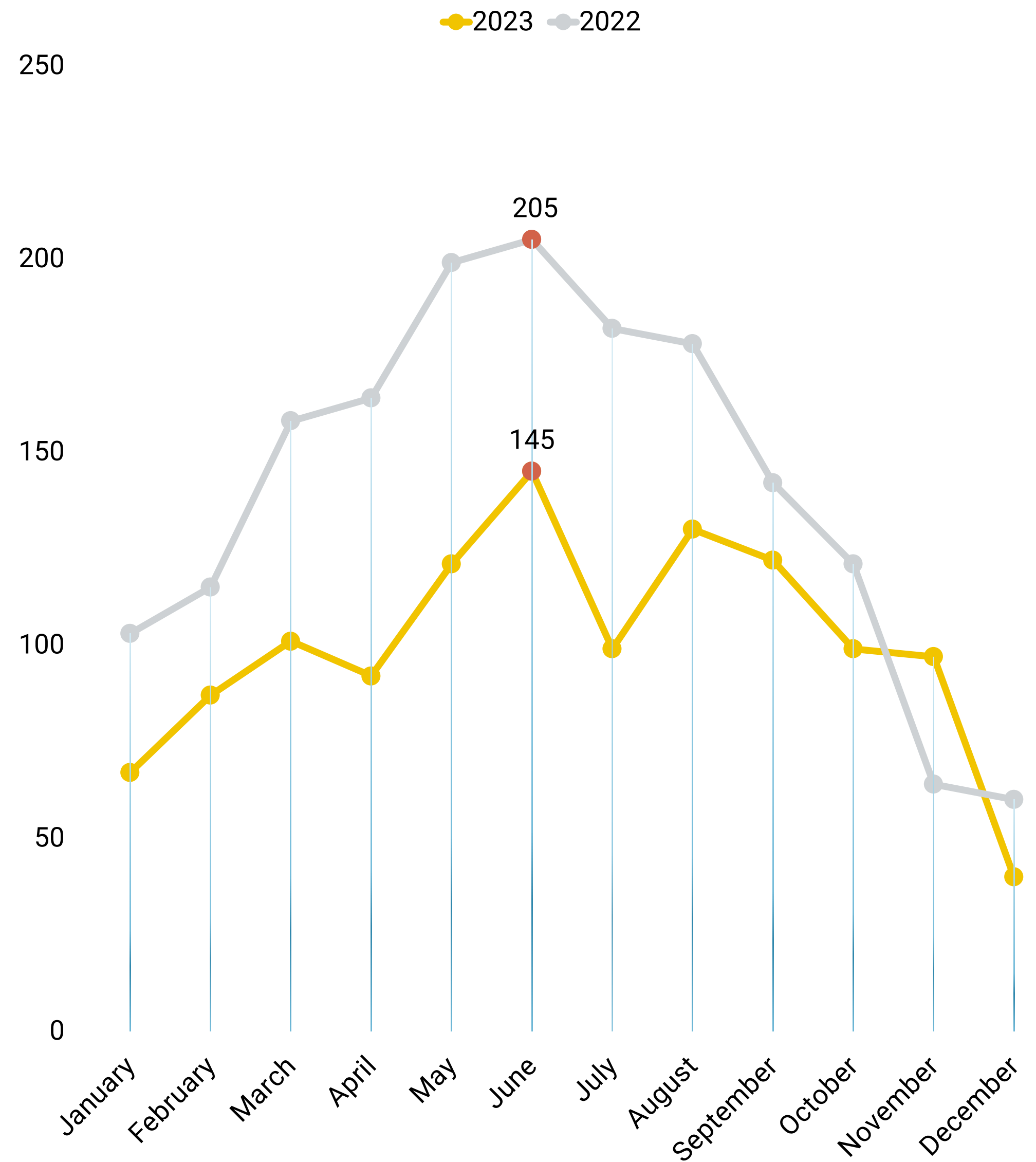
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Lewis: Residential Homes and Condominiums

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	67	103	-34.95%
February	87	115	-24.35%
March	101	158	-36.08%
April	92	164	-43.90%
May	121	199	-39.20%
June	145	205	-29.27%
July	99	182	-45.60%
August	130	178	-26.97%
September	122	142	-14.08%
October	99	121	-18.18%
November	97	64	51.56%
December	40	60	-33.33%
Total	1,200	1,691	
% chg.			-29.04%

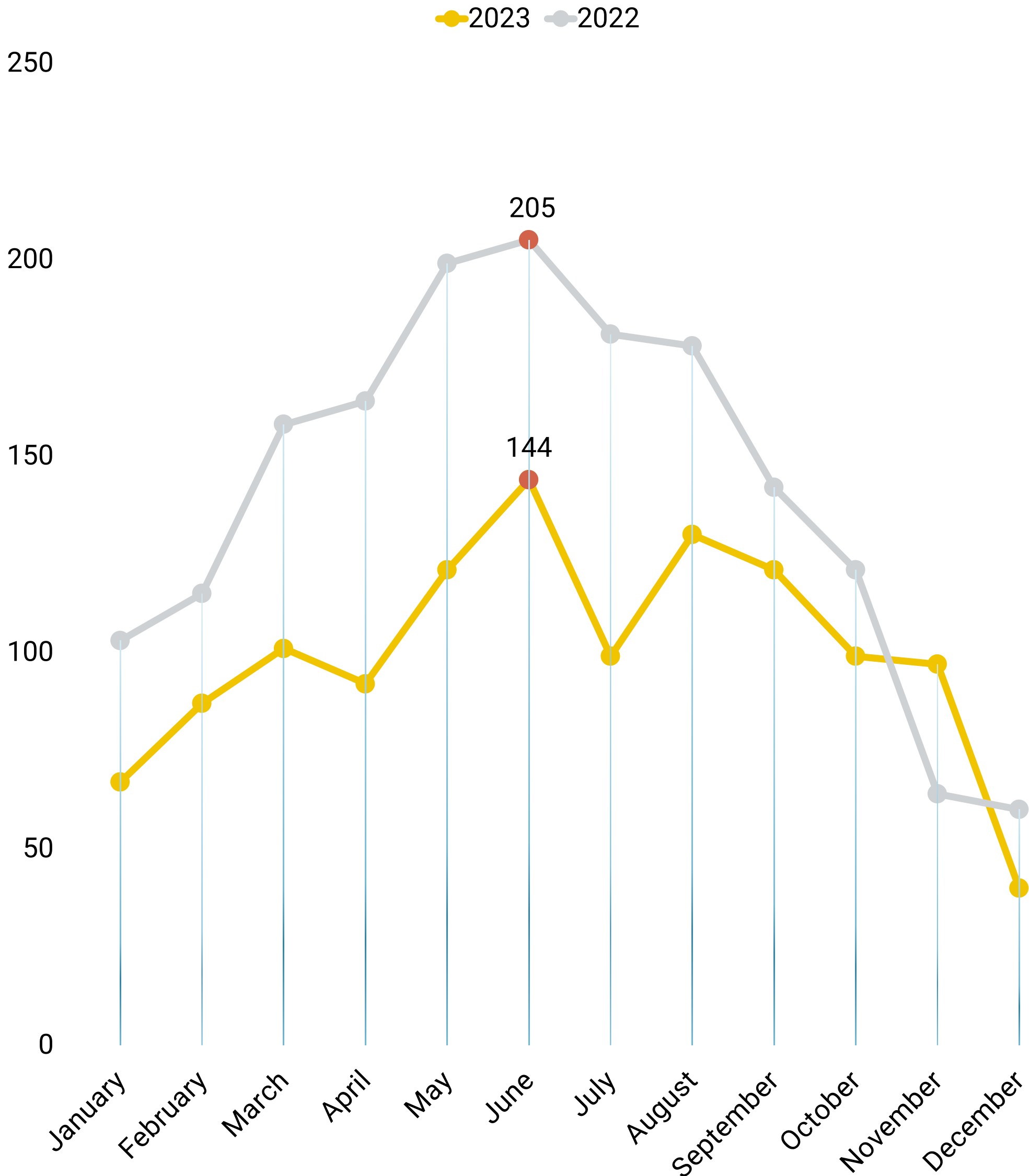


Lewis: Residential Homes Only

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	67	103	-34.95%
February	87	115	-24.35%
March	101	158	-36.08%
April	92	164	-43.90%
May	121	199	-39.20%
June	144	205	-29.76%
July	99	181	-45.30%
August	130	178	-26.97%
September	121	142	-14.79%
October	99	121	-18.18%
November	97	64	51.56%
December	40	60	-33.33%
Total	1,198	1,690	
% chg.			-29.11%

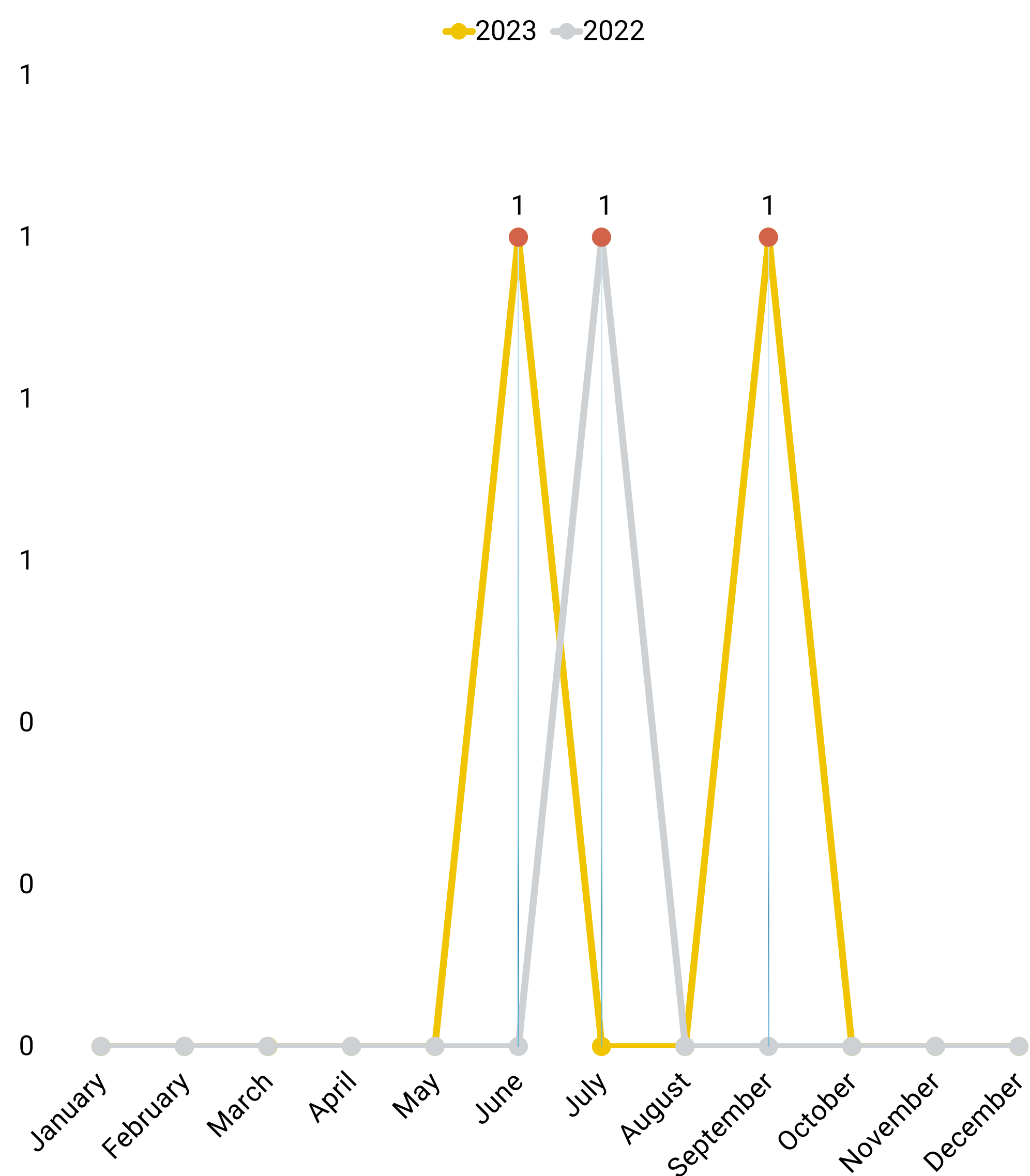


Lewis: Condominiums Only

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	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	0	1	-100.00%
August	0	0	0.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	2	1	
% chg.			100.00%

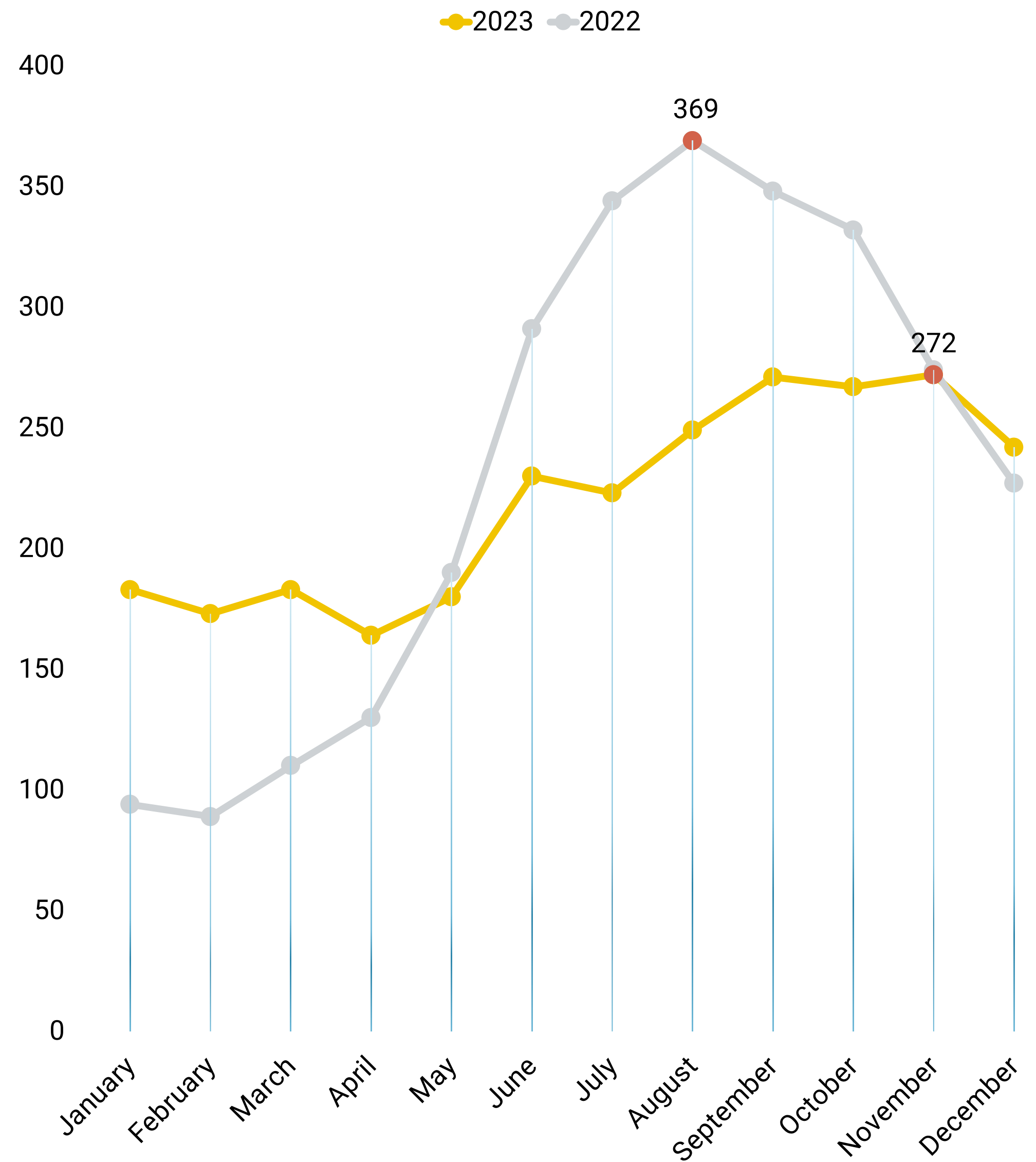


Lewis: Residential Homes and Condominiums

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	183	94	94.68%
February	173	89	94.38%
March	183	110	66.36%
April	164	130	26.15%
May	180	190	-5.26%
June	230	291	-20.96%
July	223	344	-35.17%
August	249	369	-32.52%
September	271	348	-22.13%
October	267	332	-19.58%
November	272	274	-0.73%
December	242	227	6.61%
Total	2,637	2,798	
% chg.	-5.75%		

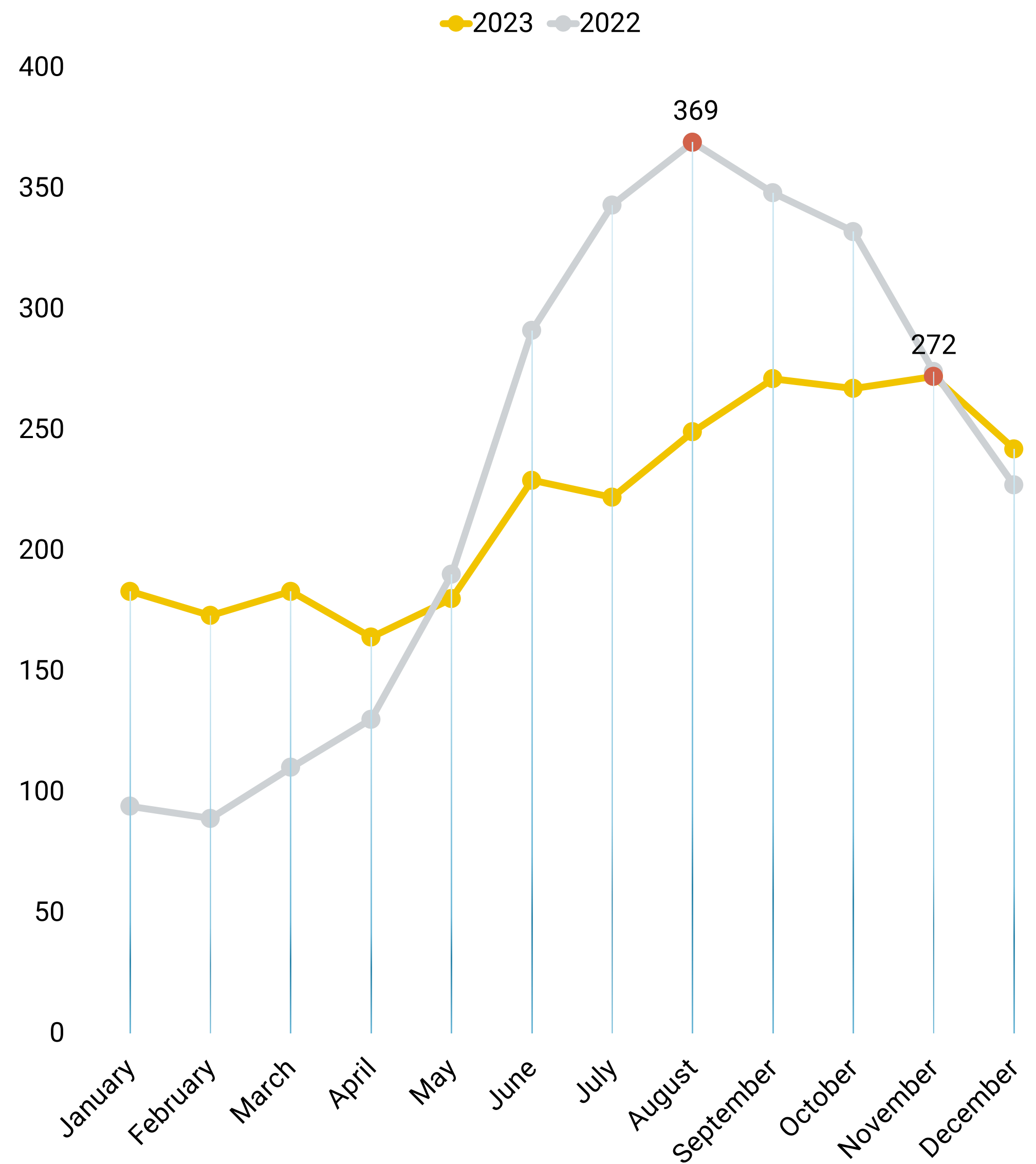


Lewis: Residential Homes Only

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	183	94	94.68%
February	173	89	94.38%
March	183	110	66.36%
April	164	130	26.15%
May	180	190	-5.26%
June	229	291	-21.31%
July	222	343	-35.28%
August	249	369	-32.52%
September	271	348	-22.13%
October	267	332	-19.58%
November	272	274	-0.73%
December	242	227	6.61%
Total	2,635	2,797	
% chg.	-5.79%		

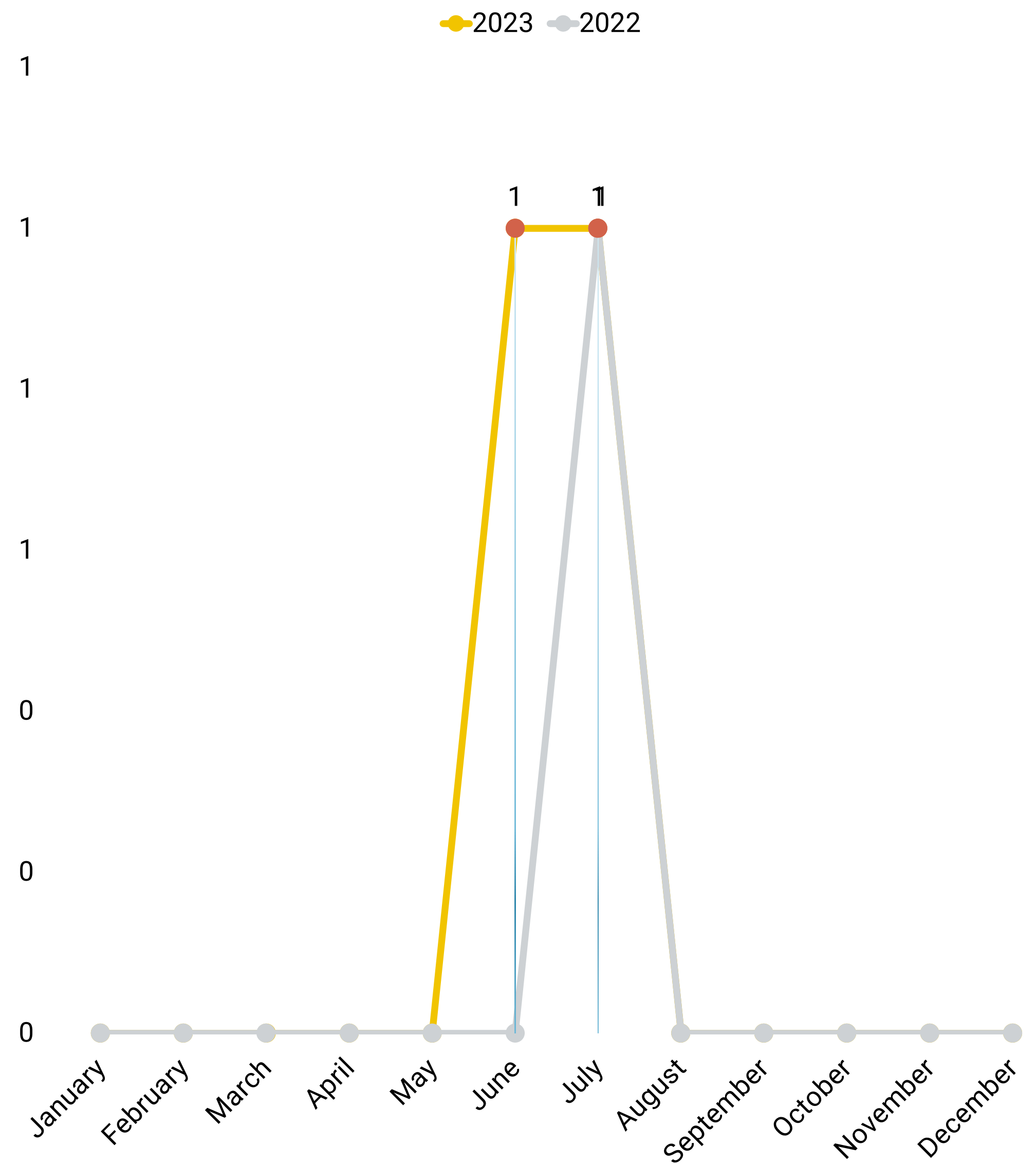


Lewis: Condominiums Only

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	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	1	1	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	2	1	
% chg.			100.00%



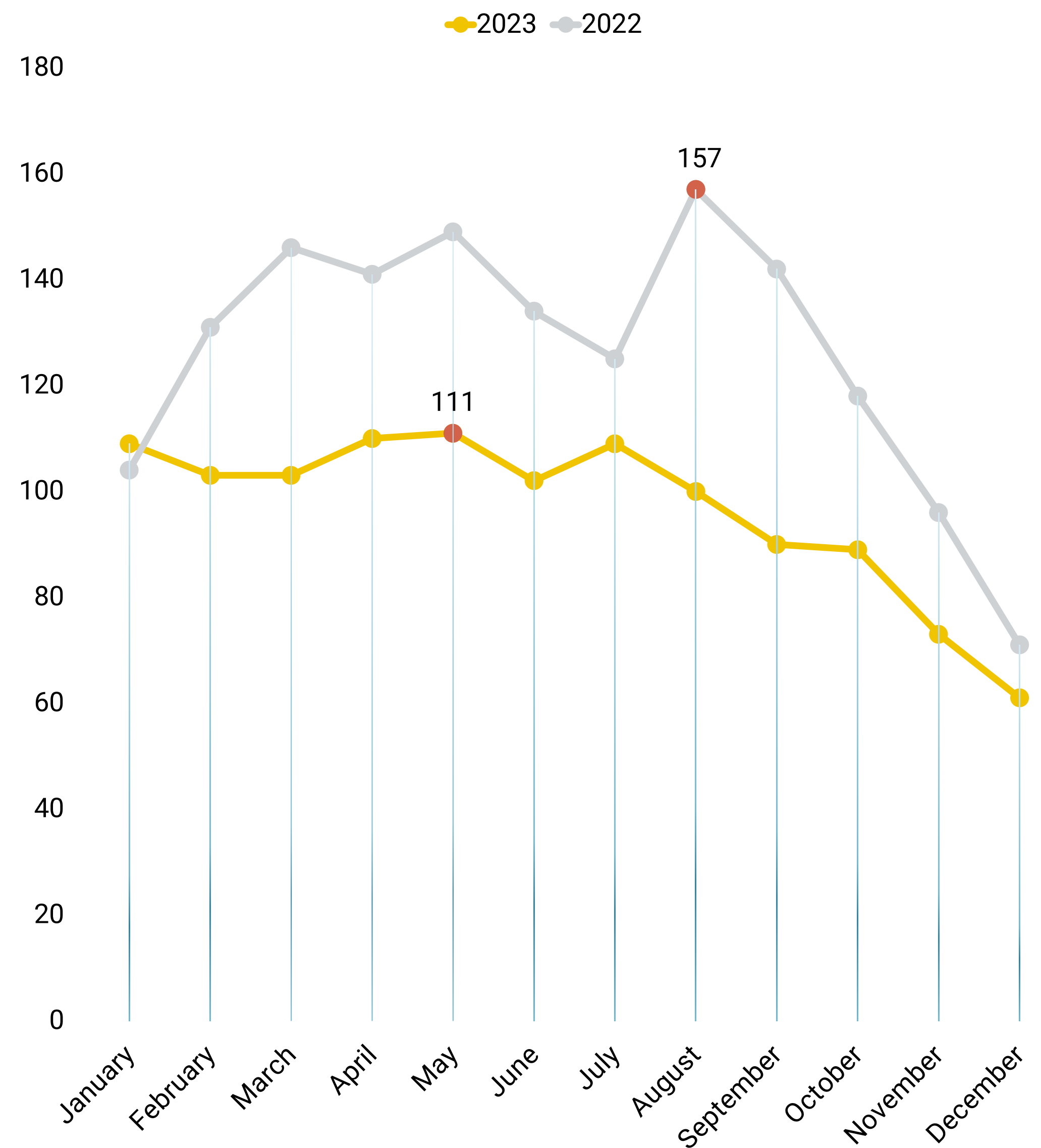
Lewis: Residential Homes and Condominiums

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	109	104	4.81%
February	103	131	-21.37%
March	103	146	-29.45%
April	110	141	-21.99%
May	111	149	-25.50%
June	102	134	-23.88%
July	109	125	-12.80%
August	100	157	-36.31%
September	90	142	-36.62%
October	89	118	-24.58%
November	73	96	-23.96%
December	61	71	-14.08%
Total	1,160	1,514	
% chg.			-23.38%



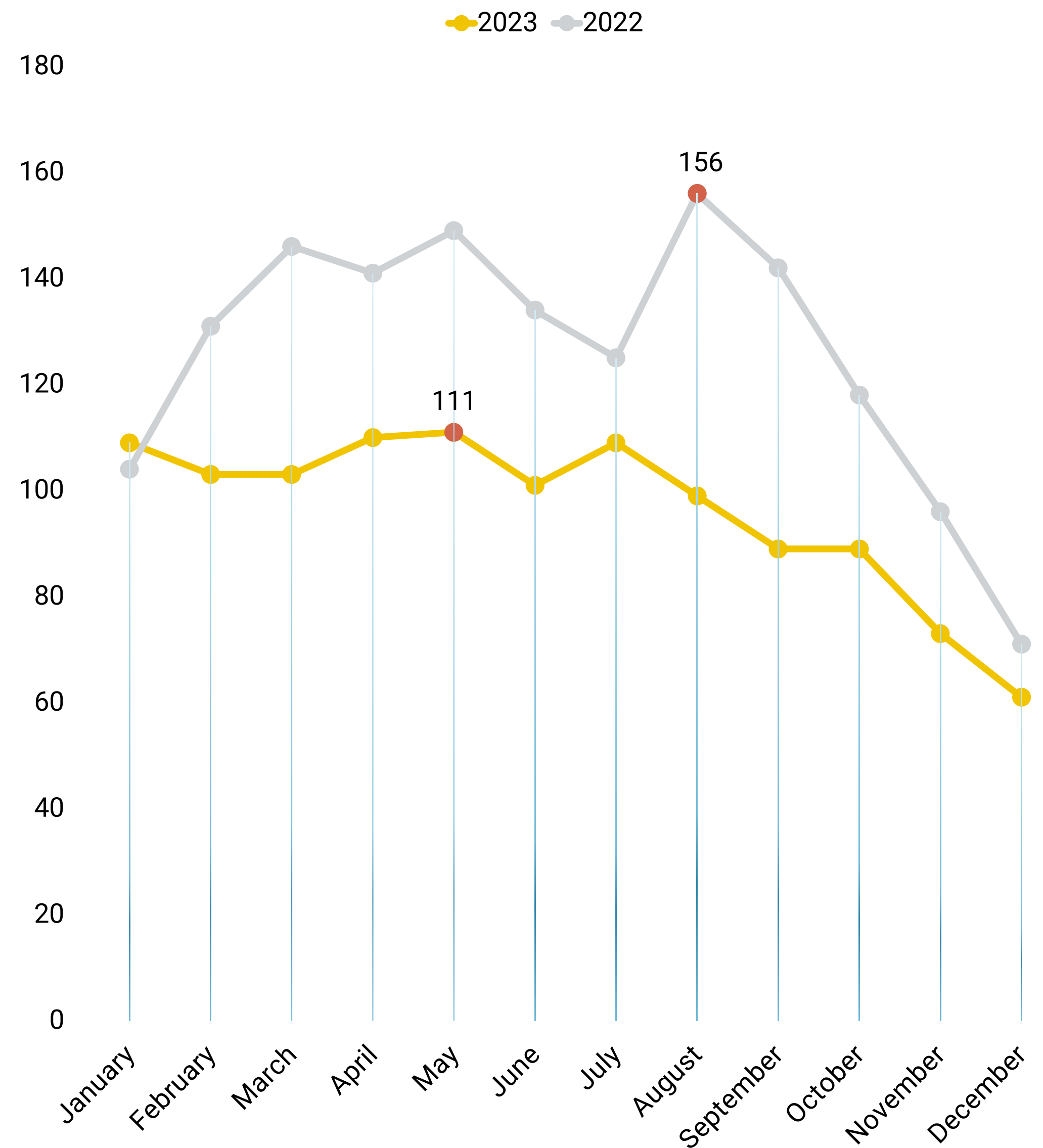
Lewis: Residential Homes Only

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	109	104	4.81%
February	103	131	-21.37%
March	103	146	-29.45%
April	110	141	-21.99%
May	111	149	-25.50%
June	101	134	-24.63%
July	109	125	-12.80%
August	99	156	-36.54%
September	89	142	-37.32%
October	89	118	-24.58%
November	73	96	-23.96%
December	61	71	-14.08%
Total	1,157	1,513	
% chg.			-23.53%



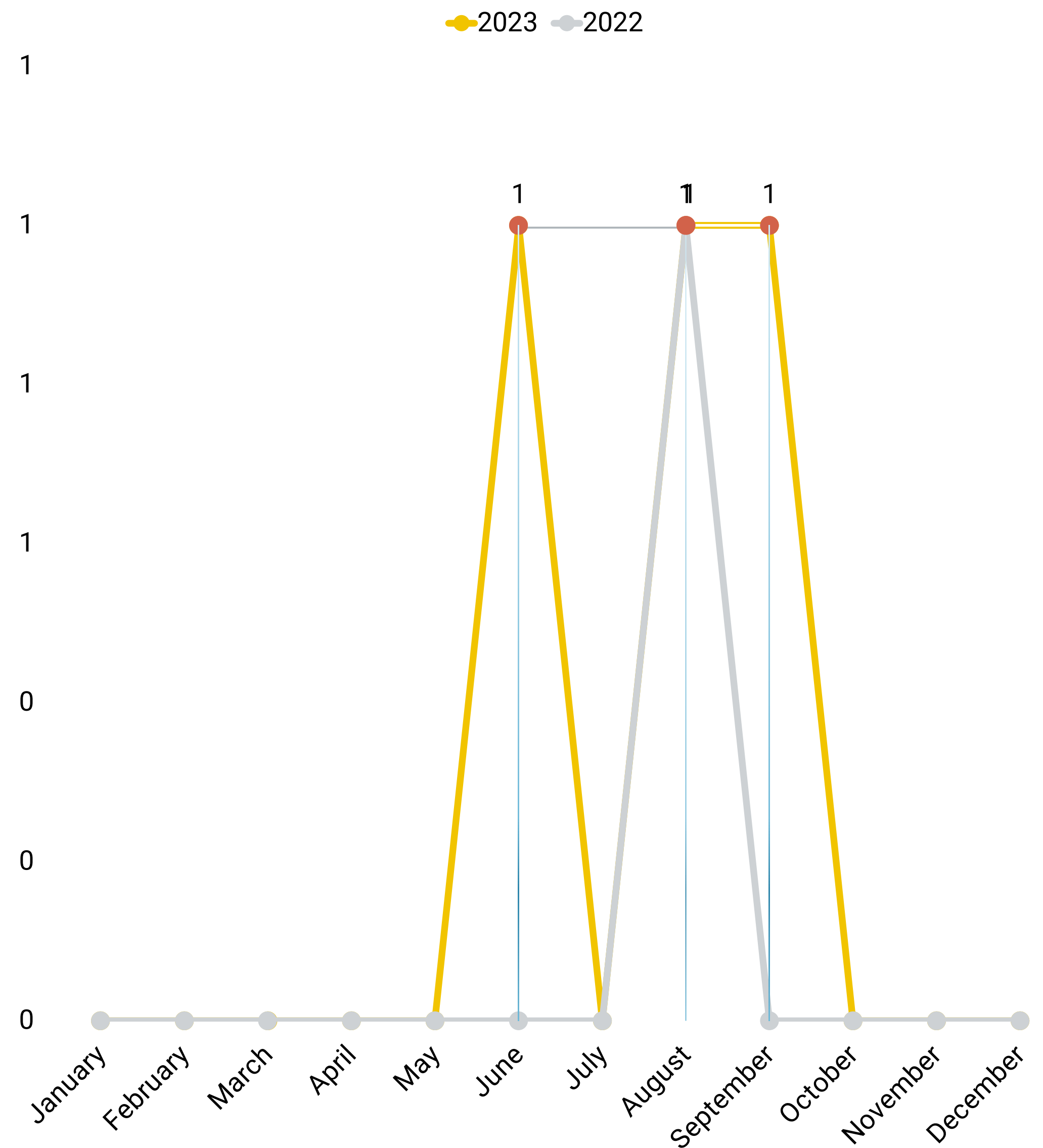
Lewis: Condominiums Only

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	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	0	0	0.00%
August	1	1	0.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	1	
% chg.			200.00%

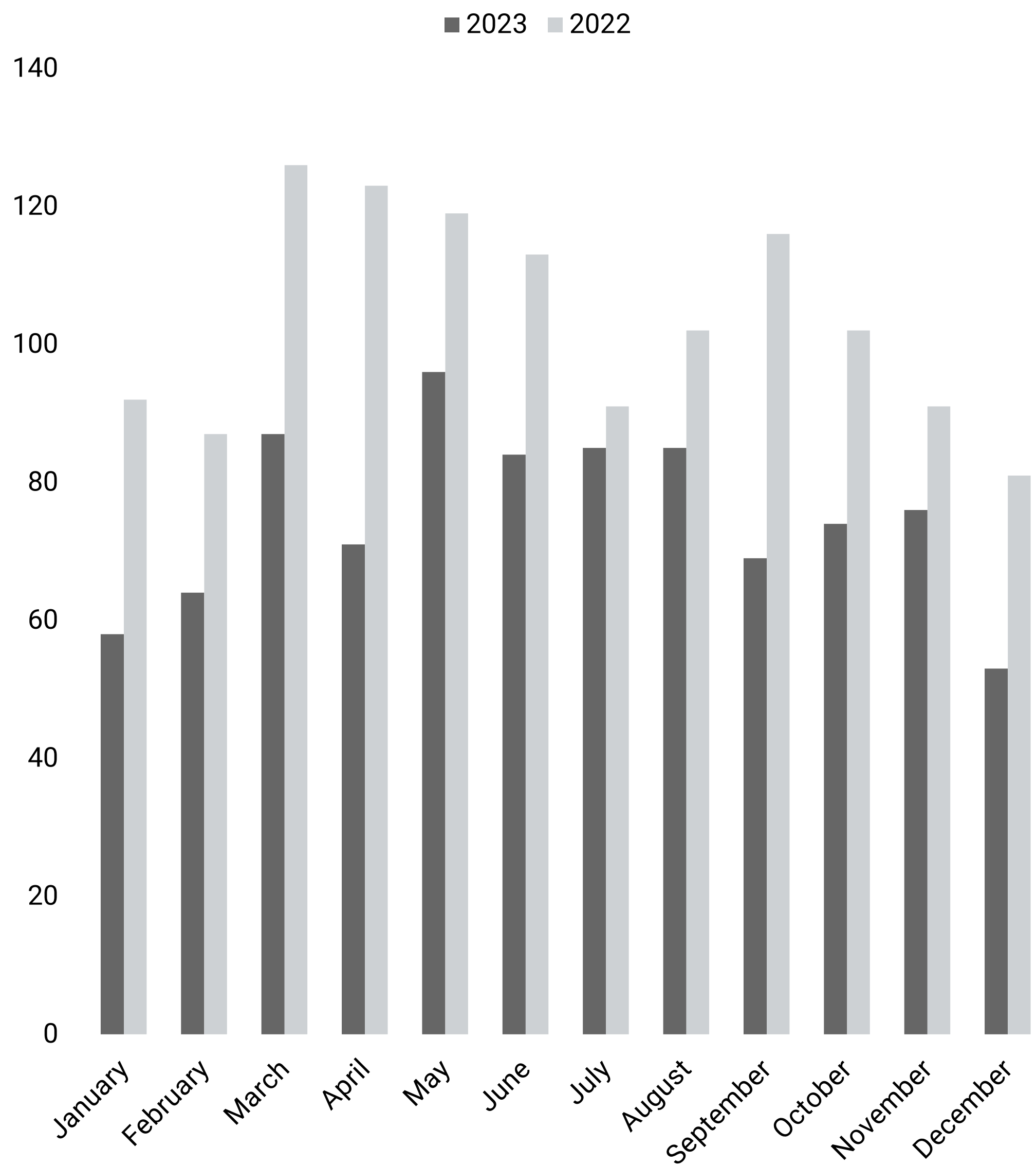


Lewis: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	58	92	-36.96%
February	64	87	-26.44%
March	87	126	-30.95%
April	71	123	-42.28%
May	96	119	-19.33%
June	84	113	-25.66%
July	85	91	-6.59%
August	85	102	-16.67%
September	69	116	-40.52%
October	74	102	-27.45%
November	76	91	-16.48%
December	53	81	-34.57%
Total	902	1,243	
% chg.			-27.43%

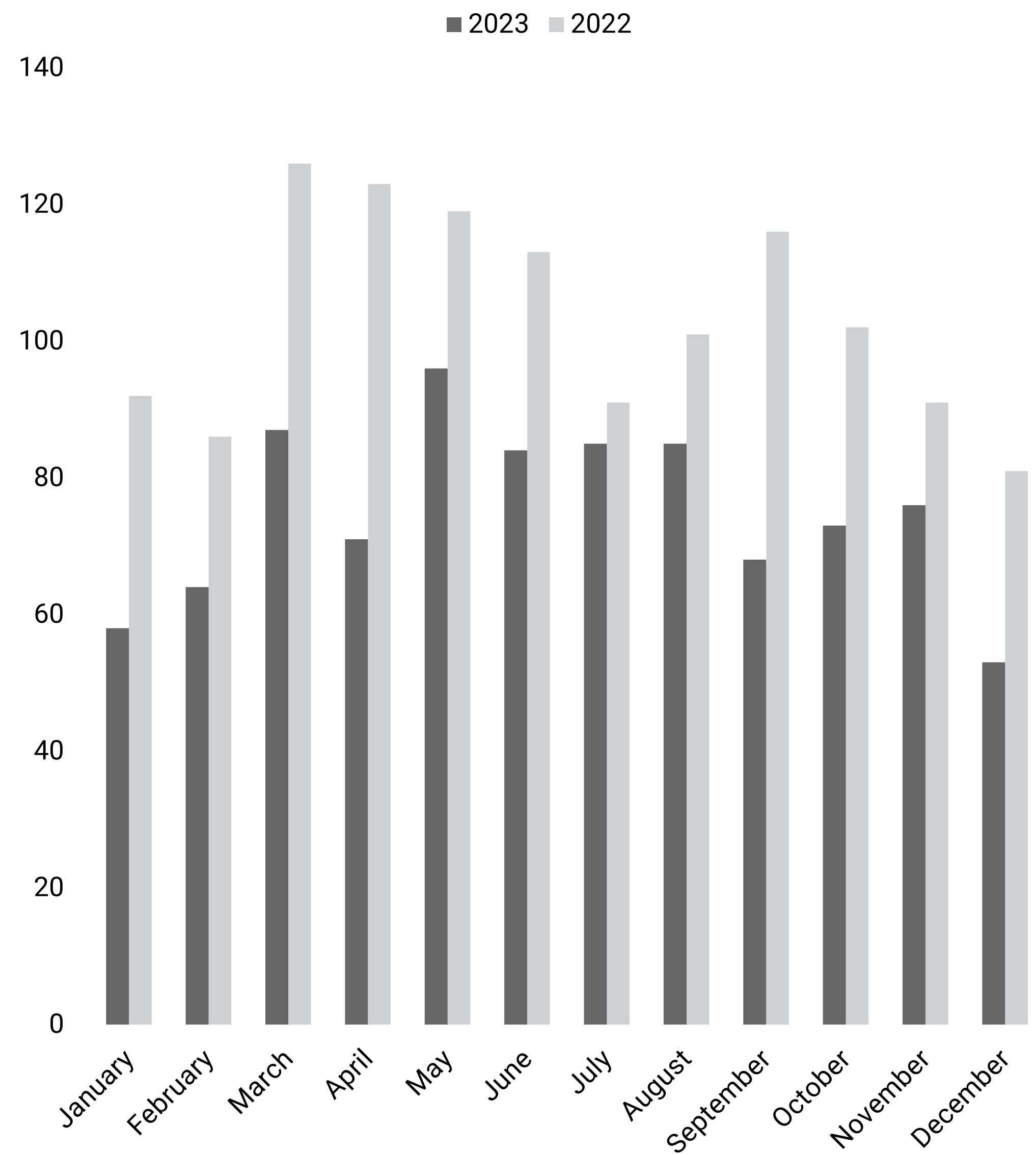


Lewis: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	58	92	-36.96%
February	64	86	-25.58%
March	87	126	-30.95%
April	71	123	-42.28%
May	96	119	-19.33%
June	84	113	-25.66%
July	85	91	-6.59%
August	85	101	-15.84%
September	68	116	-41.38%
October	73	102	-28.43%
November	76	91	-16.48%
December	53	81	-34.57%
Total	900	1,241	
% chg.			-27.48%

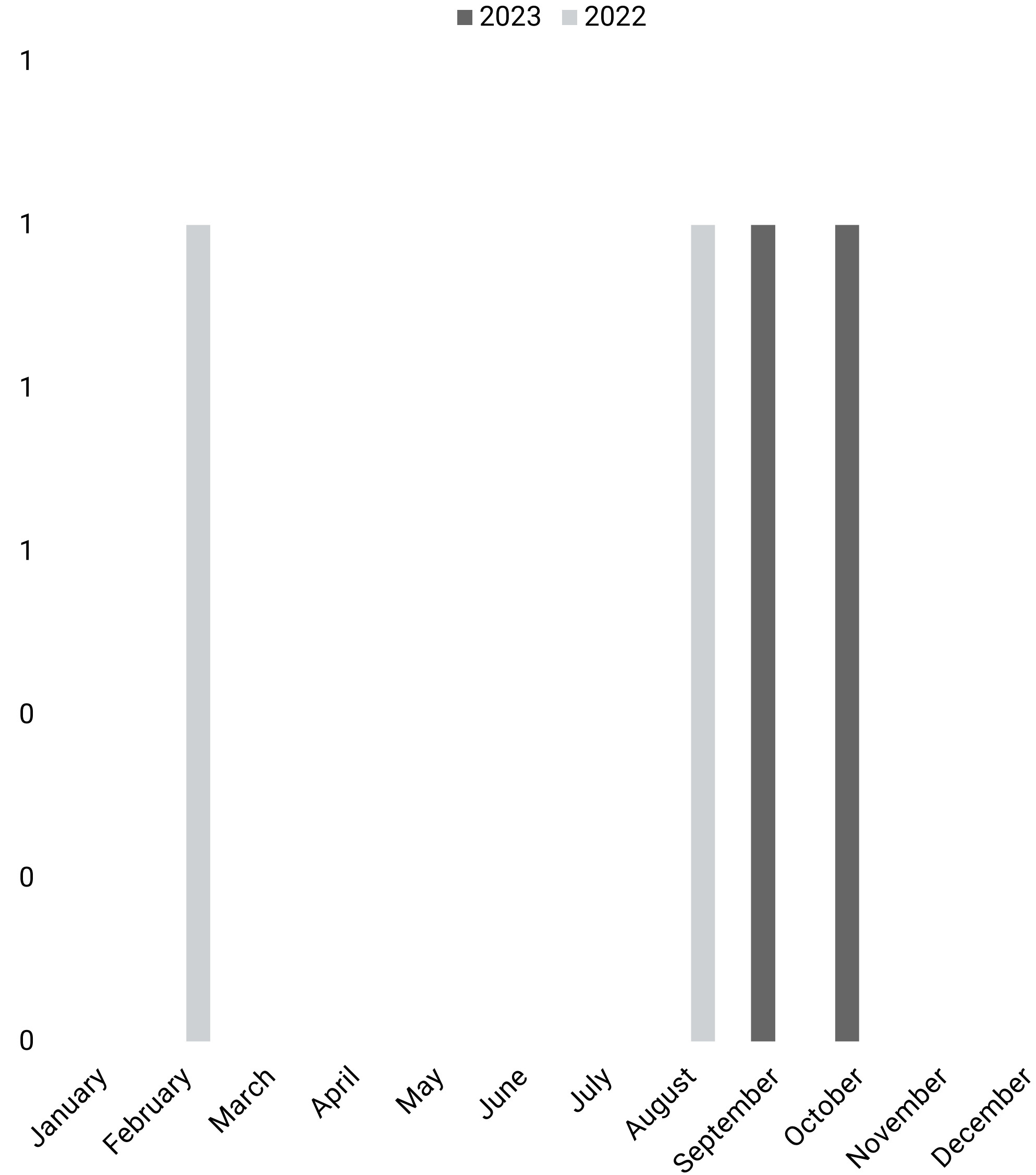


Lewis: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	0	0	0.00%
February	0	1	-100.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	0	0.00%
July	0	0	0.00%
August	0	1	-100.00%
September	1	0	0.00%
October	1	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	2	2	
% chg.			0.00%

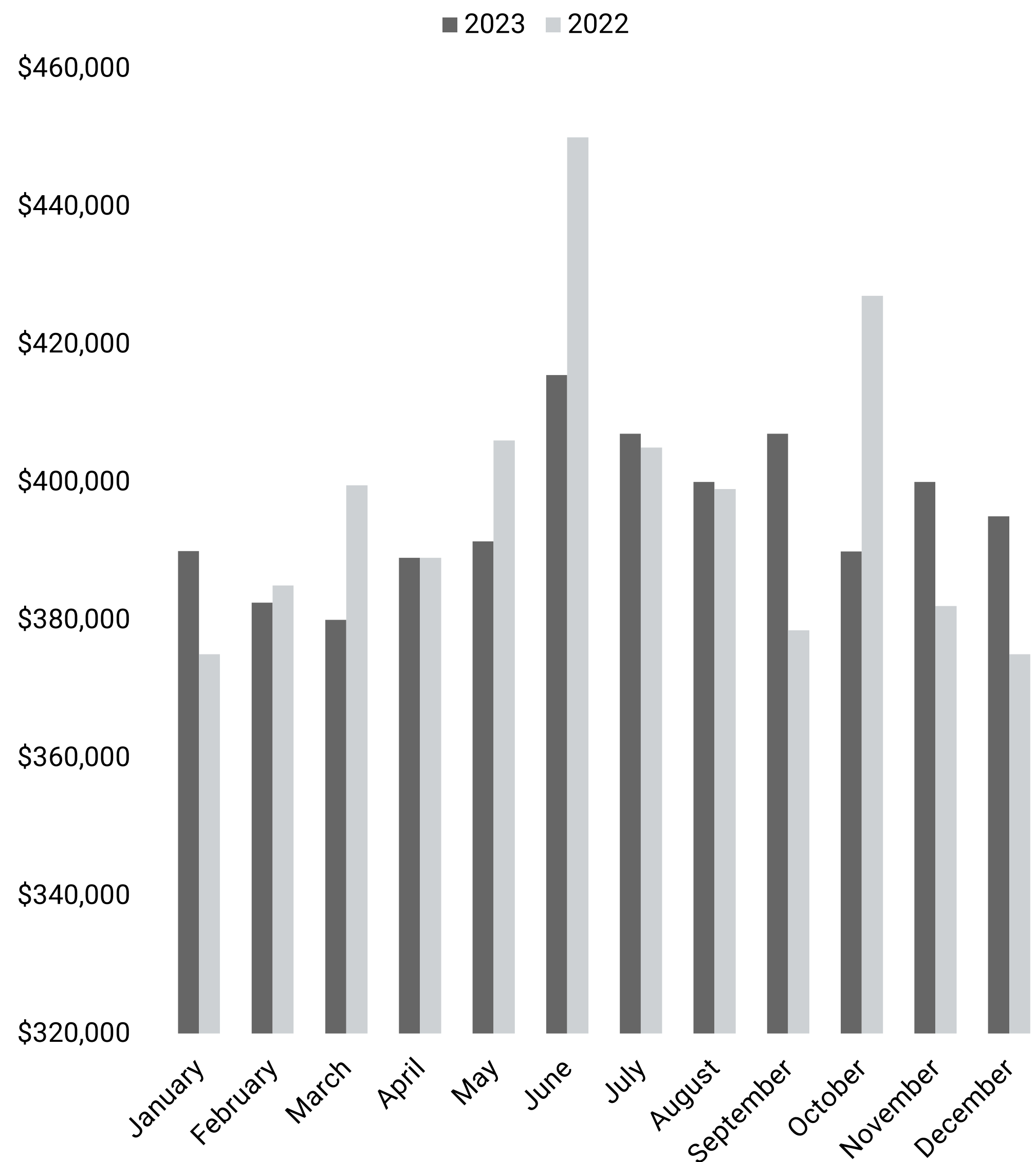


Lewis: Residential Homes and Condominiums

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	\$ 390,000	\$ 375,000	4.00%
February	\$ 382,500	\$ 385,000	-0.65%
March	\$ 380,000	\$ 399,500	-4.88%
April	\$ 389,000	\$ 389,000	0.00%
May	\$ 391,376	\$ 406,000	-3.60%
June	\$ 415,500	\$ 450,000	-7.67%
July	\$ 407,000	\$ 405,000	0.49%
August	\$ 400,000	\$ 399,000	0.25%
September	\$ 407,000	\$ 378,475	7.54%
October	\$ 389,900	\$ 427,000	-8.69%
November	\$ 400,000	\$ 382,000	4.71%
December	\$ 395,000	\$ 375,000	5.33%
Total	\$ 399,000	\$ 399,000	
% chg.			0.00%

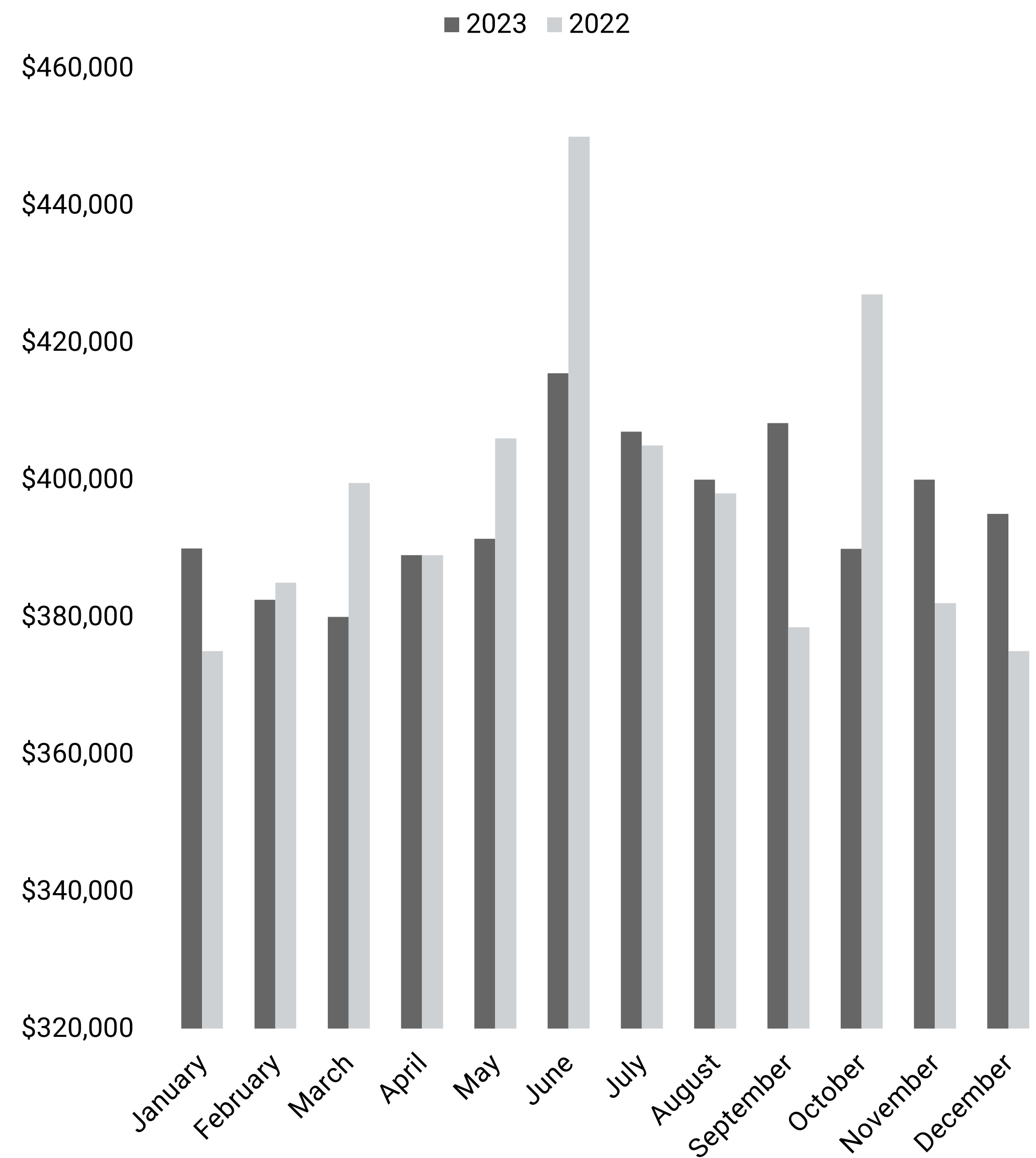


Lewis: Residential Homes Only

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	\$ 390,000	\$ 375,000	4.00%
February	\$ 382,500	\$ 385,000	-0.65%
March	\$ 380,000	\$ 399,500	-4.88%
April	\$ 389,000	\$ 389,000	0.00%
May	\$ 391,376	\$ 406,000	-3.60%
June	\$ 415,500	\$ 450,000	-7.67%
July	\$ 407,000	\$ 405,000	0.49%
August	\$ 400,000	\$ 398,000	0.50%
September	\$ 408,250	\$ 378,475	7.87%
October	\$ 389,900	\$ 427,000	-8.69%
November	\$ 400,000	\$ 382,000	4.71%
December	\$ 395,000	\$ 375,000	5.33%
Total	\$ 399,450	\$ 399,000	
% chg.			0.11%

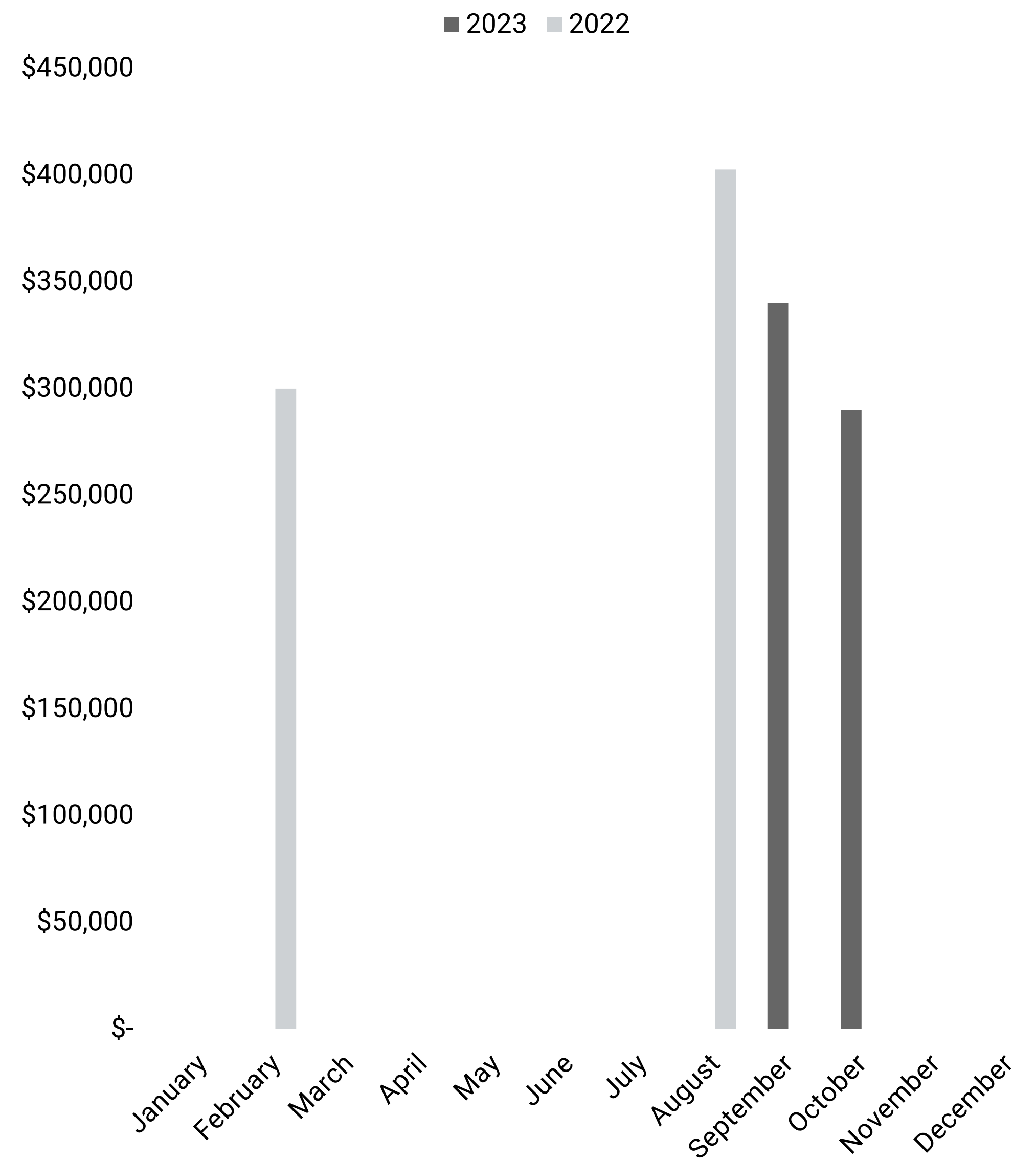


Lewis: Condominiums Only

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	\$ -	\$ -	\$ -	0.00%
February	\$ -	\$ 299,900	\$ -	-100.00%
March	\$ -	\$ -	\$ -	0.00%
April	\$ -	\$ -	\$ -	0.00%
May	\$ -	\$ -	\$ -	0.00%
June	\$ -	\$ -	\$ -	0.00%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ 402,500	\$ -	-100.00%
September	\$ 340,000	\$ -	\$ -	0.00%
October	\$ 290,000	\$ -	\$ -	0.00%
November	\$ -	\$ -	\$ -	0.00%
December	\$ -	\$ -	\$ -	0.00%
Total	\$ 315,000	\$ 351,200		
% chg.				-10.31%



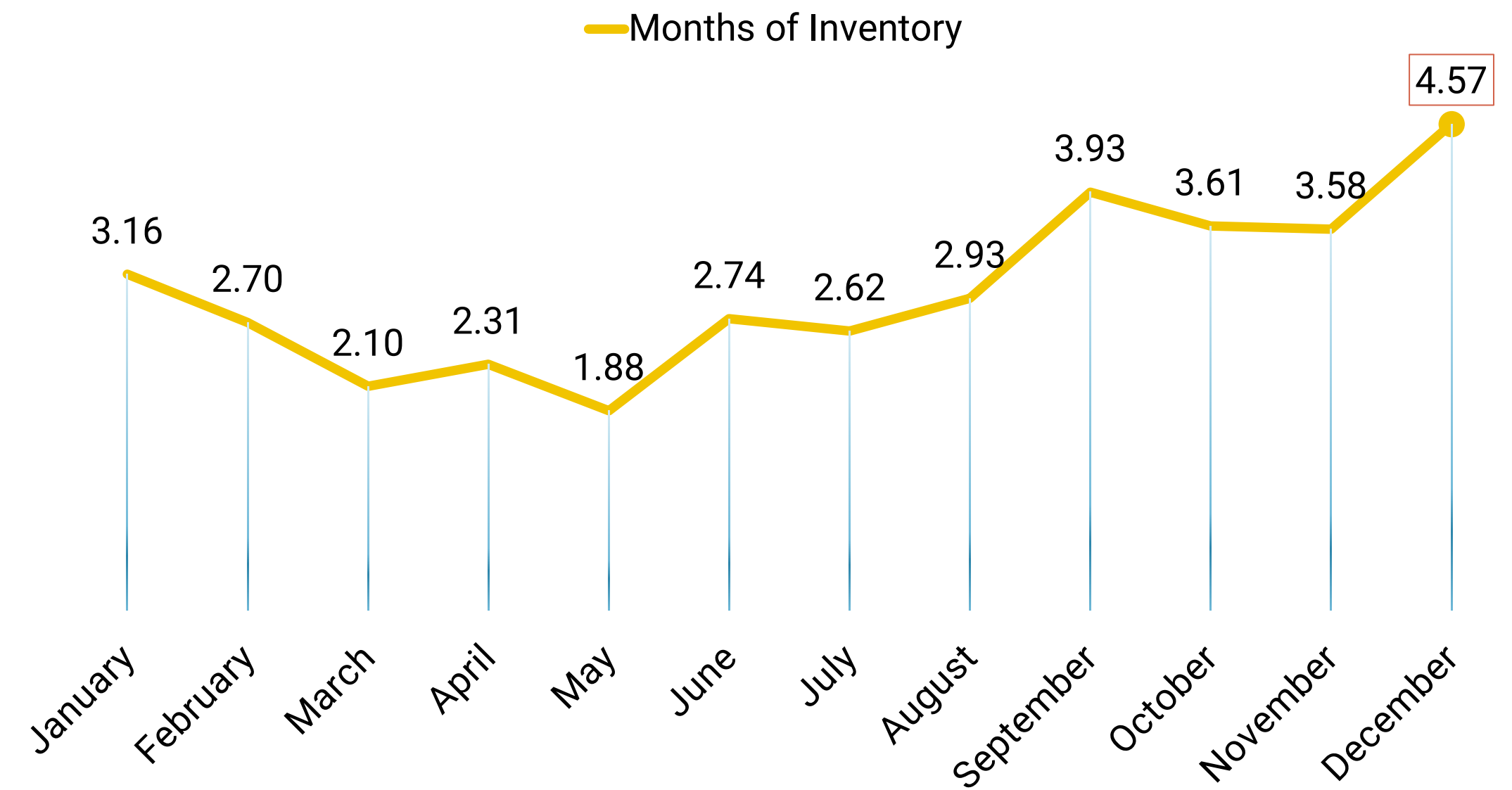
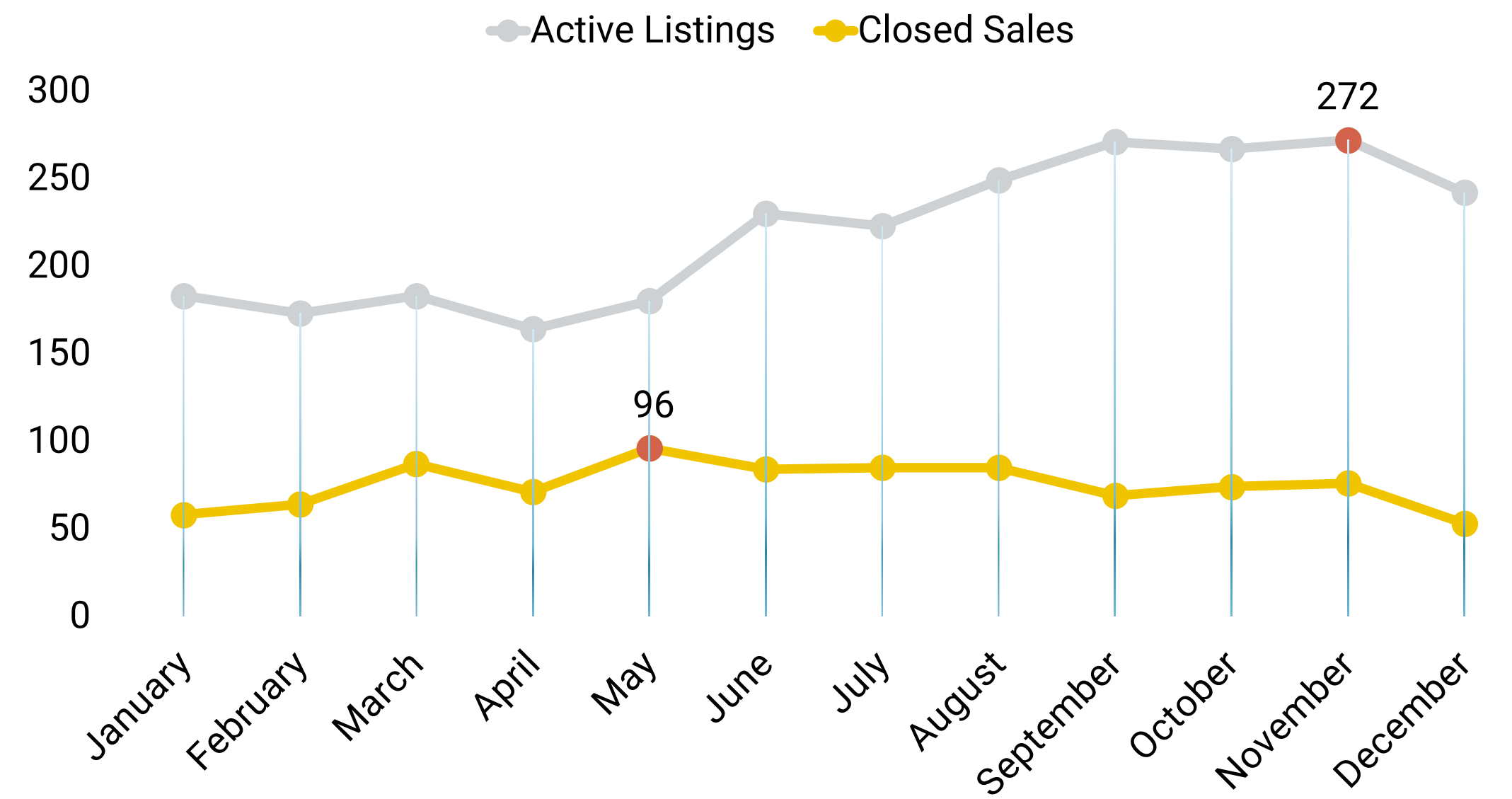
Lewis: Residential Homes and Condominiums

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	183	58	3.16
February	173	64	2.70
March	183	87	2.10
April	164	71	2.31
May	180	96	1.88
June	230	84	2.74
July	223	85	2.62
August	249	85	2.93
September	271	69	3.93
October	267	74	3.61
November	272	76	3.58
December	242	53	4.57



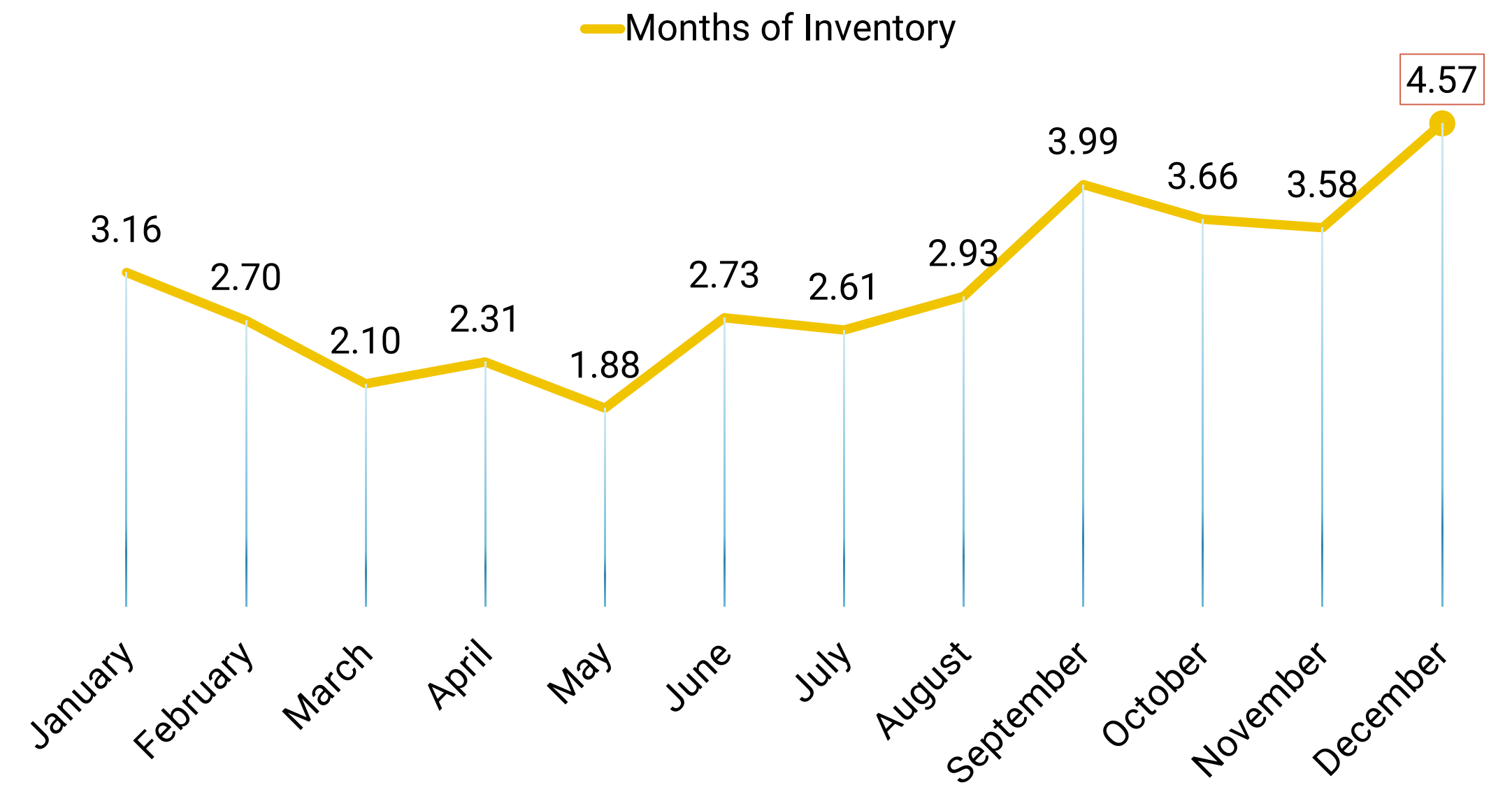
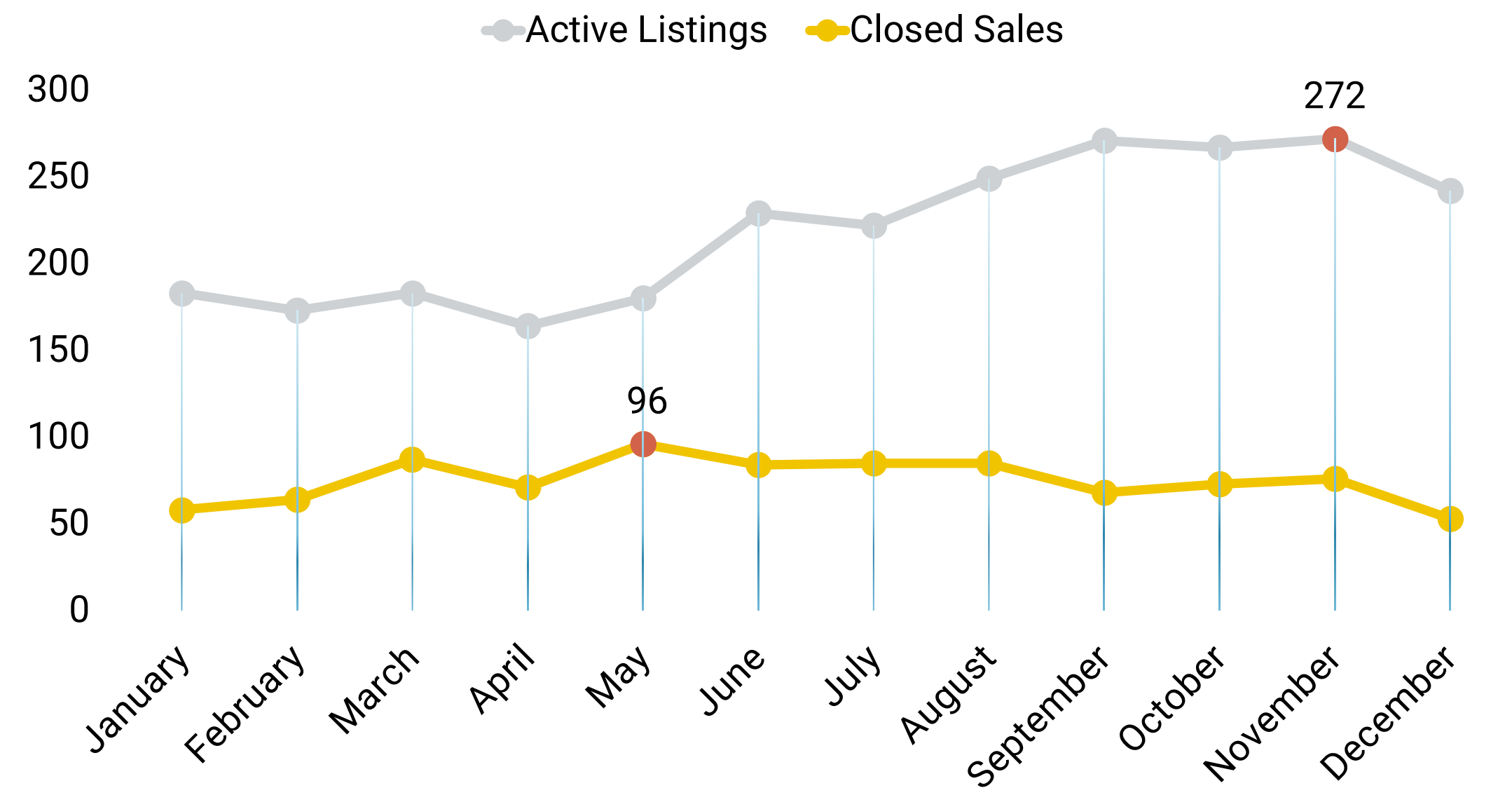
Lewis: Residential Homes Only

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	183	58	3.16
February	173	64	2.70
March	183	87	2.10
April	164	71	2.31
May	180	96	1.88
June	229	84	2.73
July	222	85	2.61
August	249	85	2.93
September	271	68	3.99
October	267	73	3.66
November	272	76	3.58
December	242	53	4.57



Lewis: 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	0	0	0.00
February	0	0	0.00
March	0	0	0.00
April	0	0	0.00
May	0	0	0.00
June	1	0	0.00
July	1	0	0.00
August	0	0	0.00
September	0	1	0.00
October	0	1	0.00
November	0	0	0.00
December	0	0	0.00

