



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2023

**Okanogan**

Annual Statistical Review and Highlights



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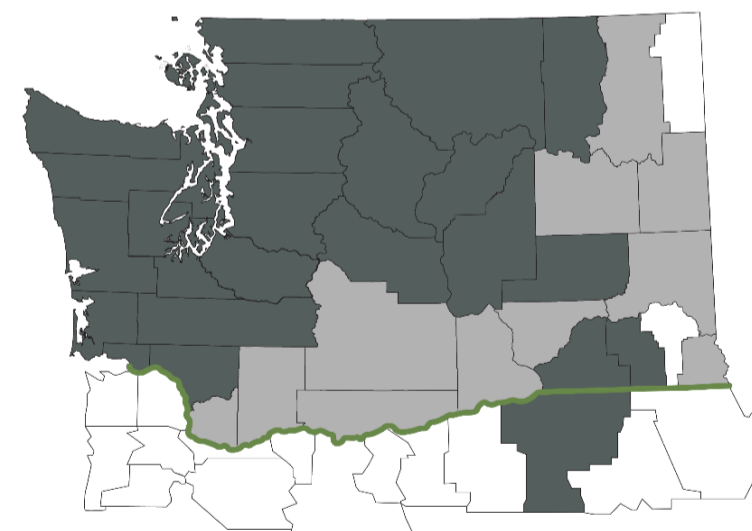
Member Offices

**2,562**



Total Members/Subscribers

**32,478**



Counties

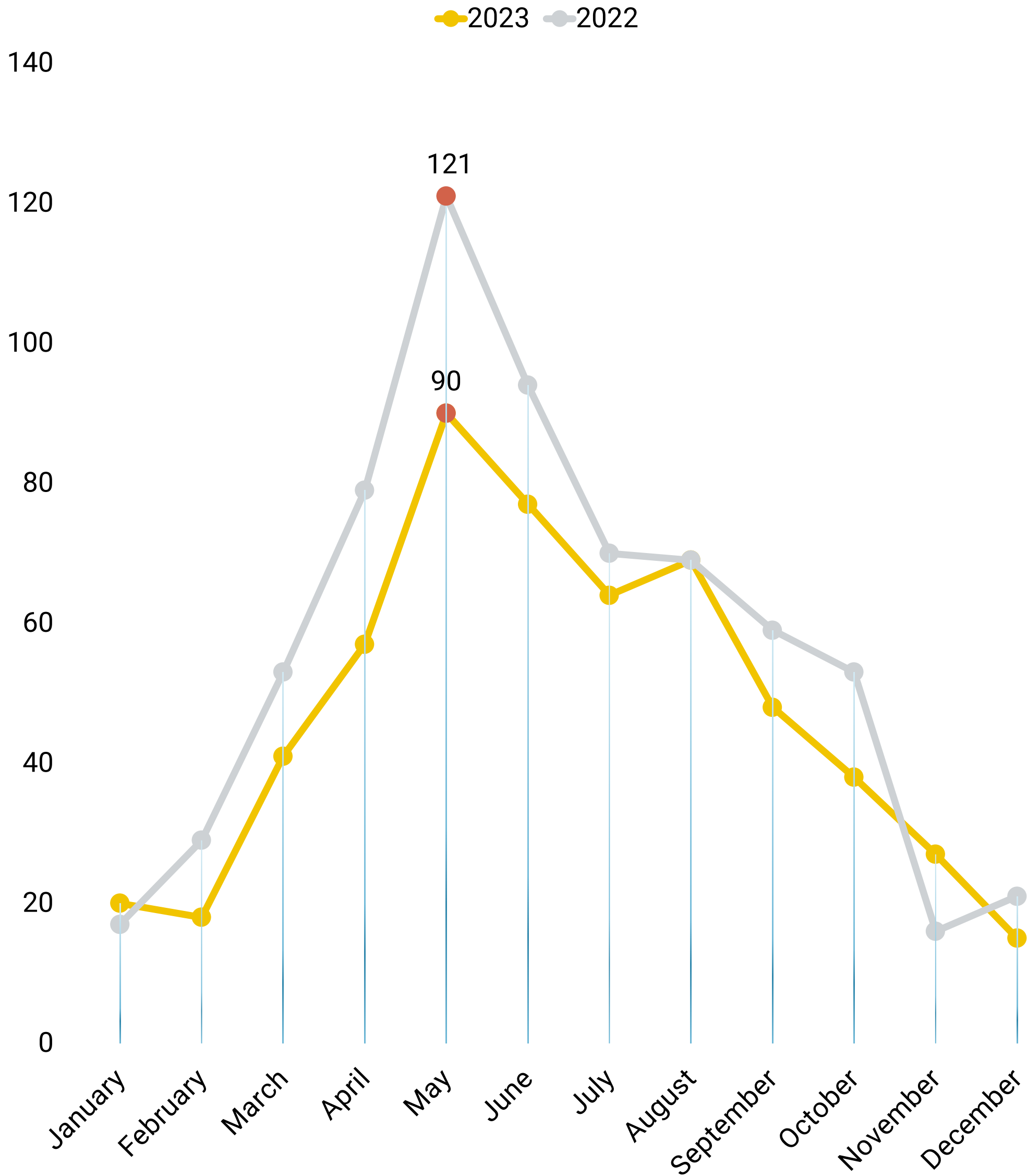
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# Okanogan: Residential Homes and Condominiums

## 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	20	17	17.65%
February	18	29	-37.93%
March	41	53	-22.64%
April	57	79	-27.85%
May	90	121	-25.62%
June	77	94	-18.09%
July	64	70	-8.57%
August	69	69	0.00%
September	48	59	-18.64%
October	38	53	-28.30%
November	27	16	68.75%
December	15	21	-28.57%
<b>Total</b>	<b>564</b>	<b>681</b>	
<b>% chg.</b>			<b>-17.18%</b>

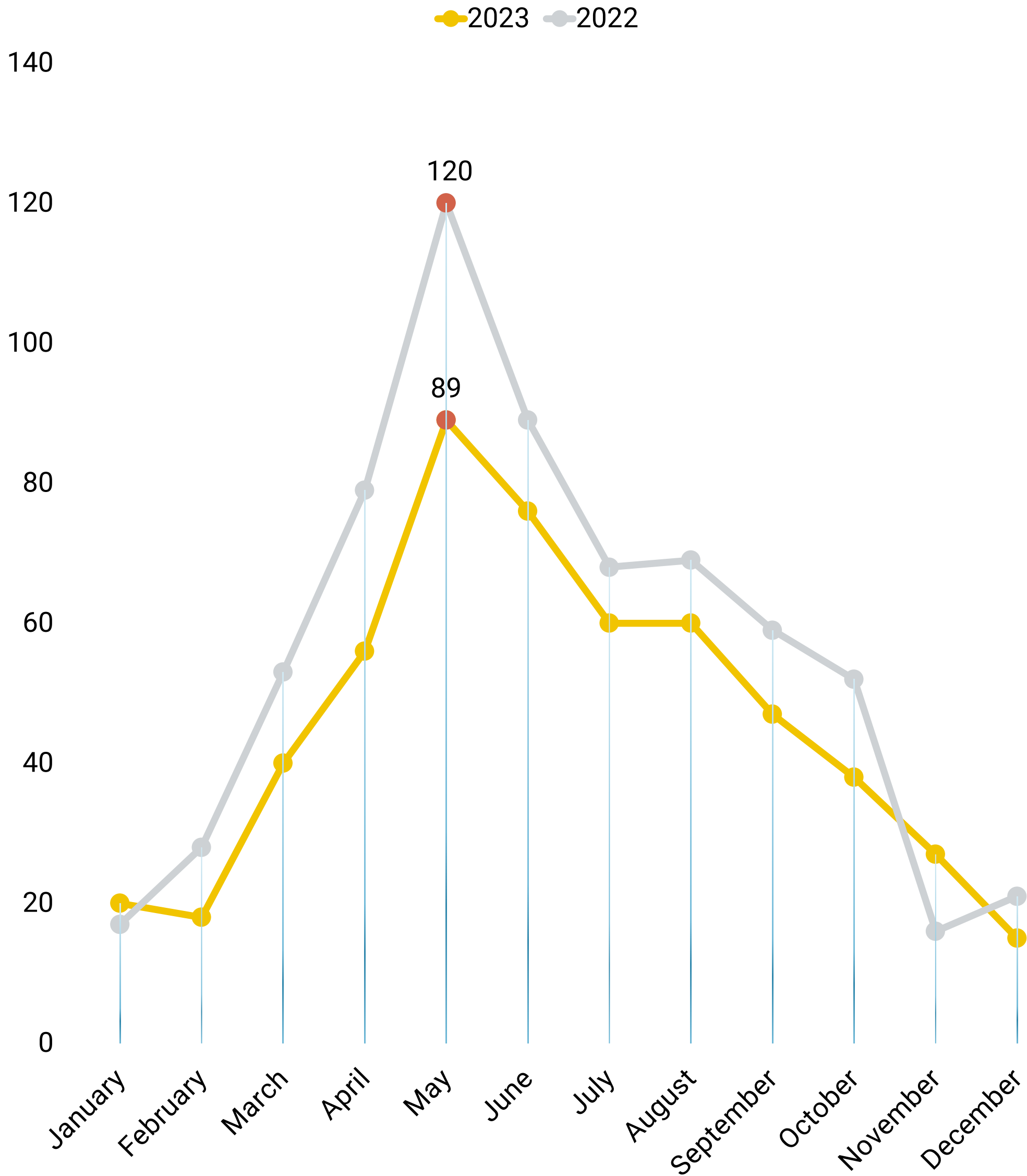


# Okanogan: Residential Homes Only

## 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	20	17	17.65%
February	18	28	-35.71%
March	40	53	-24.53%
April	56	79	-29.11%
May	89	120	-25.83%
June	76	89	-14.61%
July	60	68	-11.76%
August	60	69	-13.04%
September	47	59	-20.34%
October	38	52	-26.92%
November	27	16	68.75%
December	15	21	-28.57%
<b>Total</b>	<b>546</b>	<b>671</b>	
<b>% chg.</b>			<b>-18.63%</b>

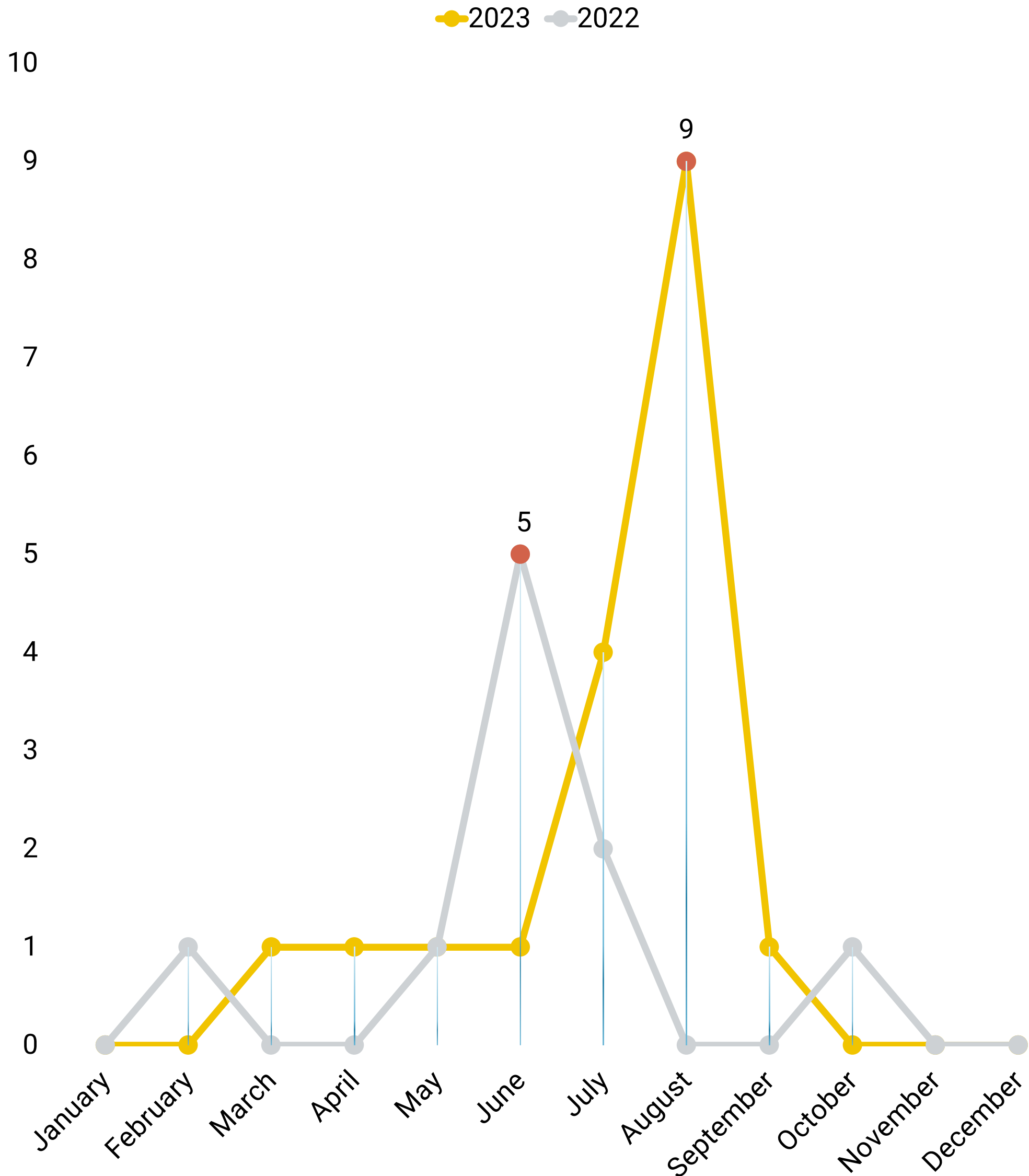


# Okanogan: Condominiums Only

## 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	1	-100.00%
March	1	0	0.00%
April	1	0	0.00%
May	1	1	0.00%
June	1	5	-80.00%
July	4	2	100.00%
August	9	0	0.00%
September	1	0	0.00%
October	0	1	-100.00%
November	0	0	0.00%
December	0	0	0.00%
<b>Total</b>	<b>18</b>	<b>10</b>	
<b>% chg.</b>			<b>80.00%</b>

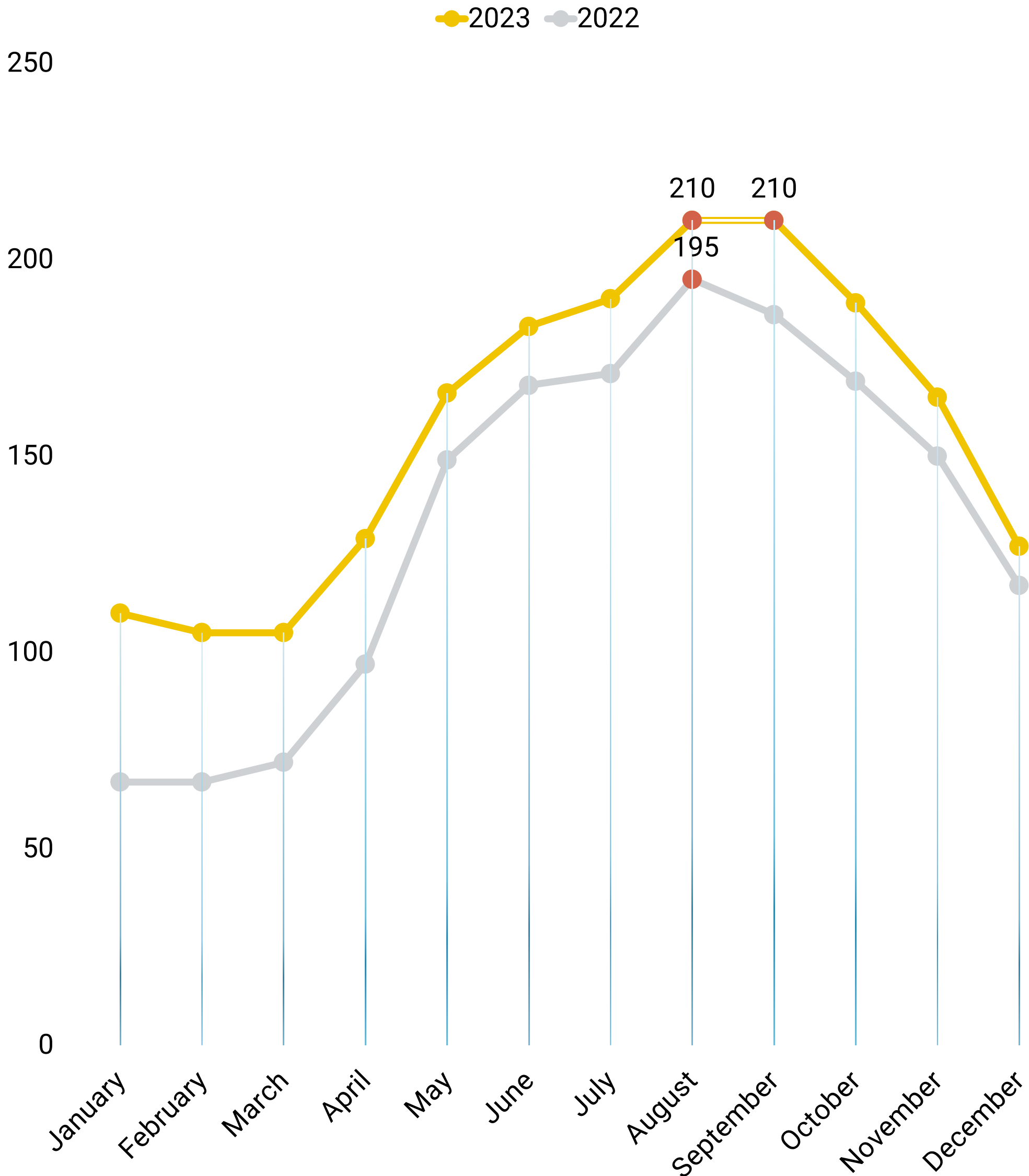


# Okanogan: Residential Homes and Condominiums

## 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	110	67	64.18%
February	105	67	56.72%
March	105	72	45.83%
April	129	97	32.99%
May	166	149	11.41%
June	183	168	8.93%
July	190	171	11.11%
August	210	195	7.69%
September	210	186	12.90%
October	189	169	11.83%
November	165	150	10.00%
December	127	117	8.55%
<b>Total</b>	<b>1,889</b>	<b>1,608</b>	
<b>% chg.</b>			<b>17.48%</b>

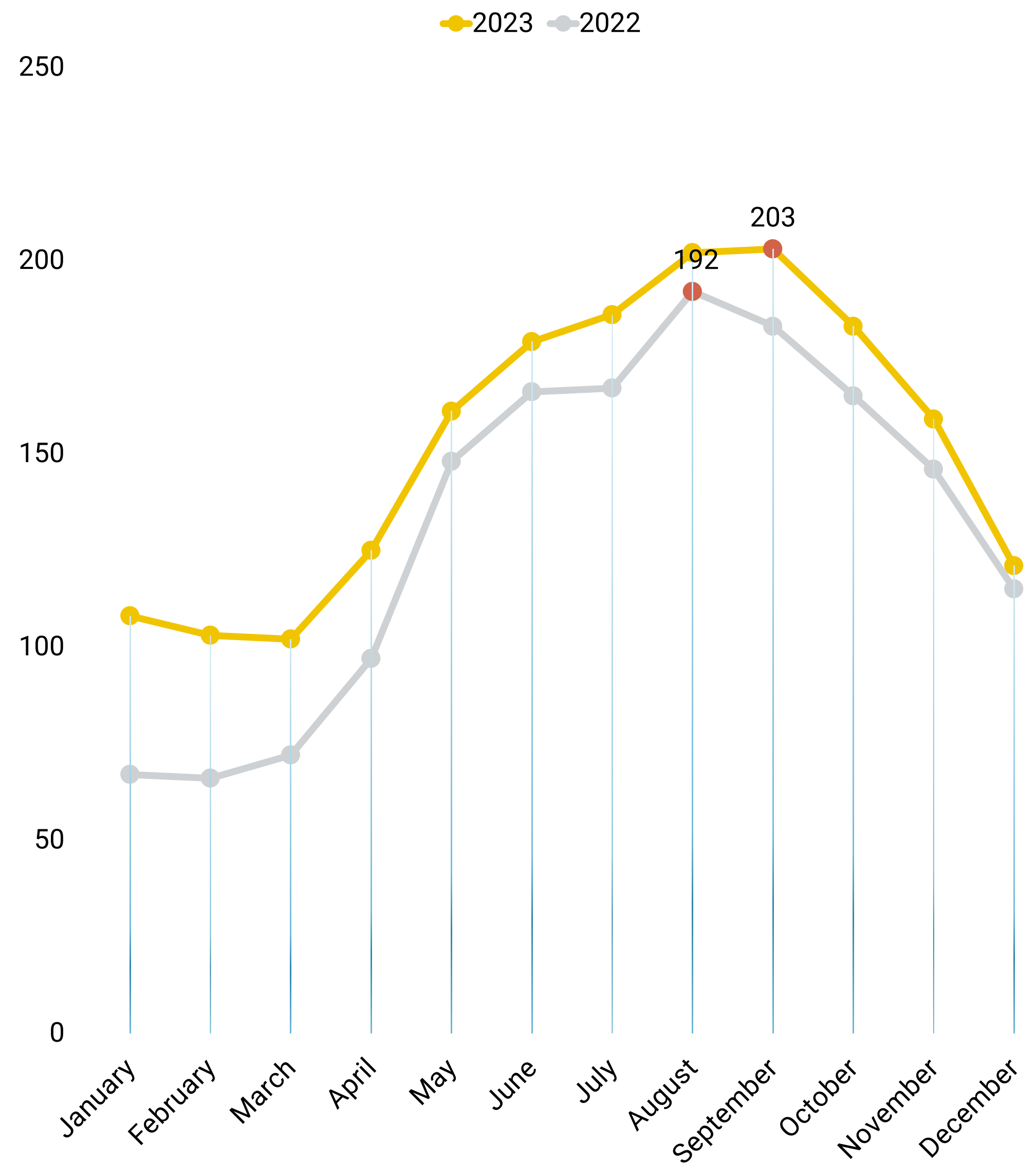


# Okanogan: Residential Homes Only

## 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	108	67	61.19%
February	103	66	56.06%
March	102	72	41.67%
April	125	97	28.87%
May	161	148	8.78%
June	179	166	7.83%
July	186	167	11.38%
August	202	192	5.21%
September	203	183	10.93%
October	183	165	10.91%
November	159	146	8.90%
December	121	115	5.22%
<b>Total</b>	<b>1,832</b>	<b>1,584</b>	
<b>% chg.</b>			<b>15.66%</b>

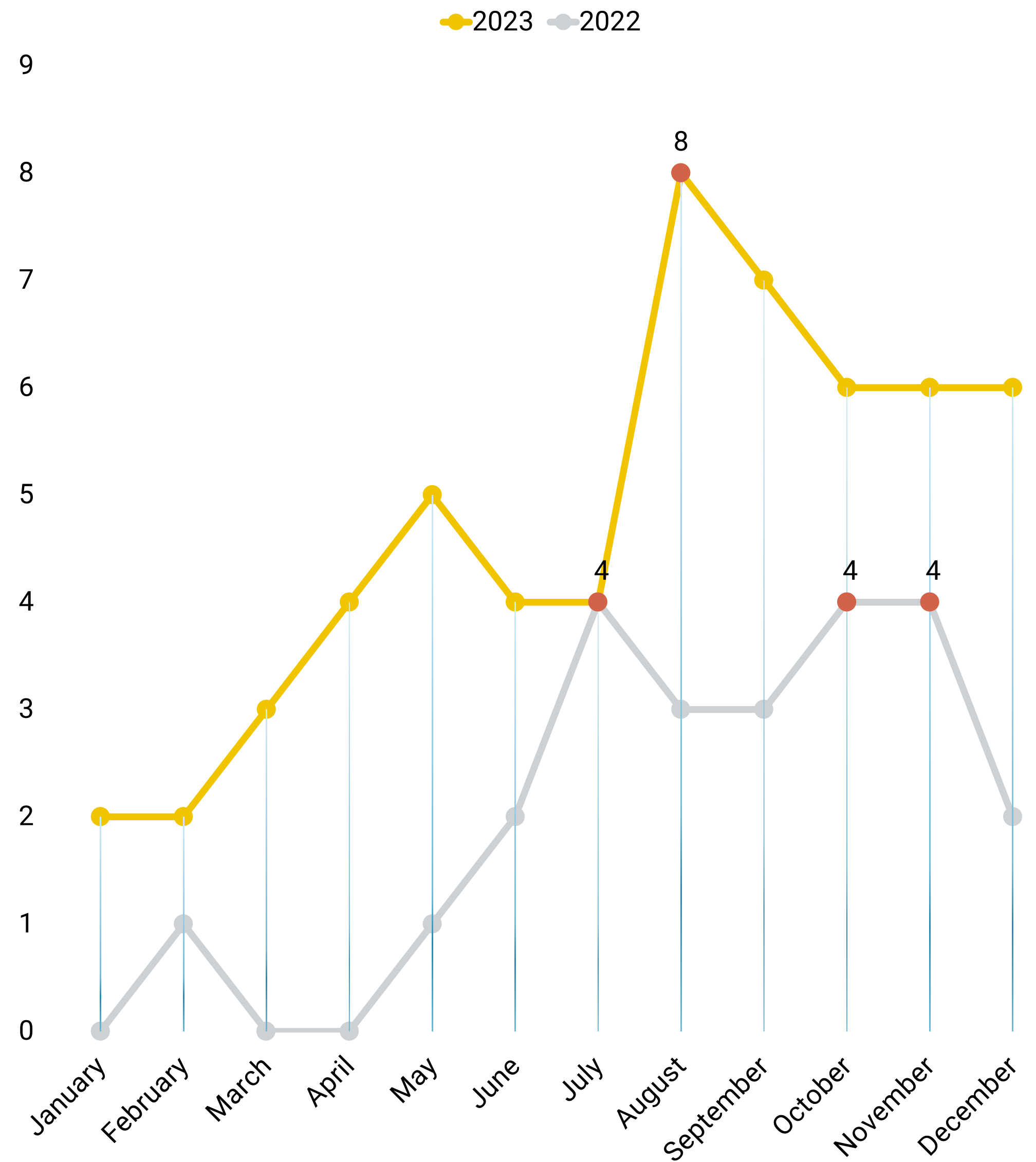


# Okanogan: Condominiums Only

## 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	2	0	0.00%
February	2	1	100.00%
March	3	0	0.00%
April	4	0	0.00%
May	5	1	400.00%
June	4	2	100.00%
July	4	4	0.00%
August	8	3	166.67%
September	7	3	133.33%
October	6	4	50.00%
November	6	4	50.00%
December	6	2	200.00%
<b>Total</b>	<b>57</b>	<b>24</b>	
<b>% chg.</b>			<b>137.50%</b>





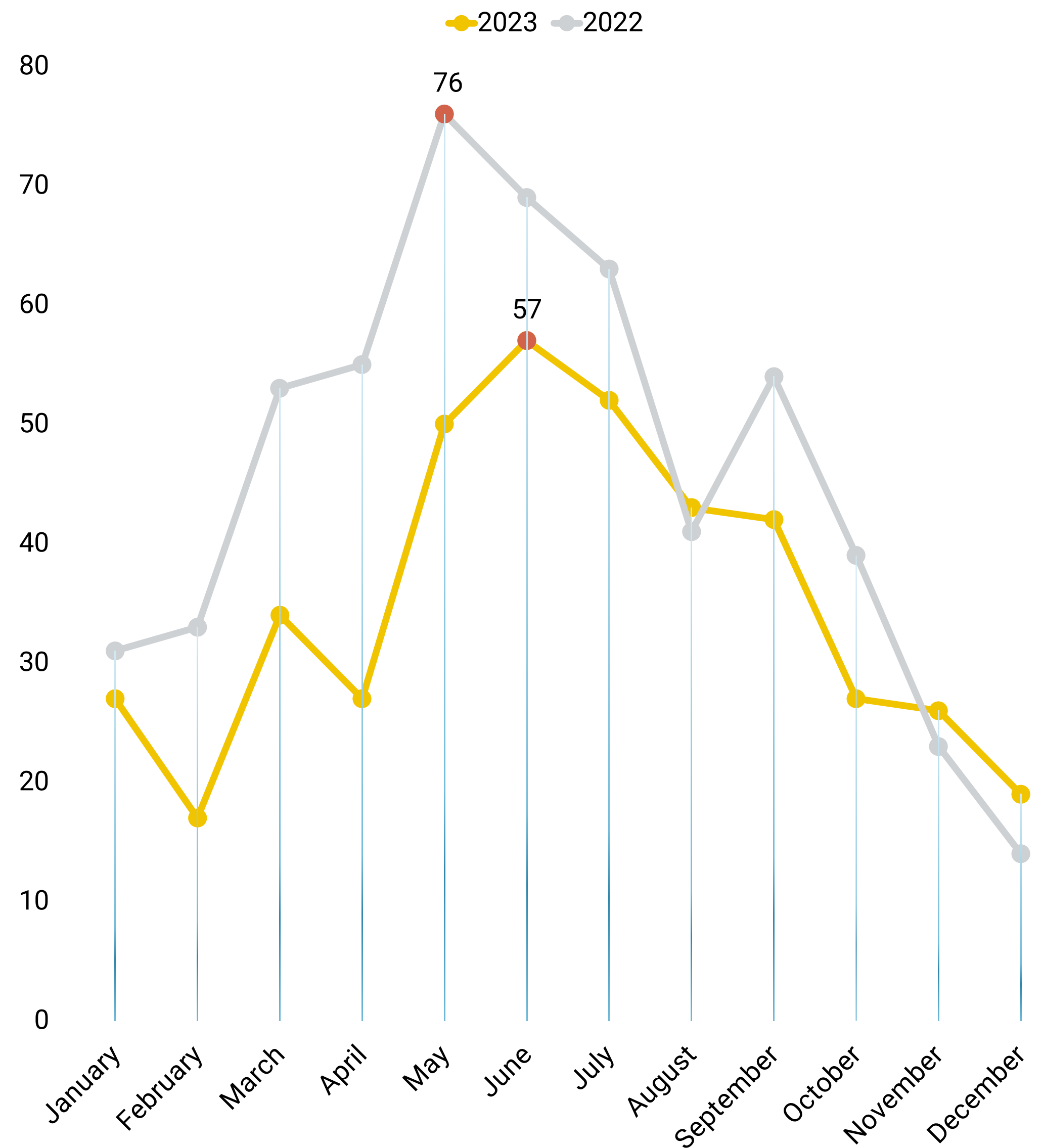
# Okanogan: Residential Homes and Condominiums

## 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	27	31	-12.90%
February	17	33	-48.48%
March	34	53	-35.85%
April	27	55	-50.91%
May	50	76	-34.21%
June	57	69	-17.39%
July	52	63	-17.46%
August	43	41	4.88%
September	42	54	-22.22%
October	27	39	-30.77%
November	26	23	13.04%
December	19	14	35.71%
<b>Total</b>	<b>421</b>	<b>551</b>	
<b>% chg.</b>			<b>-23.59%</b>



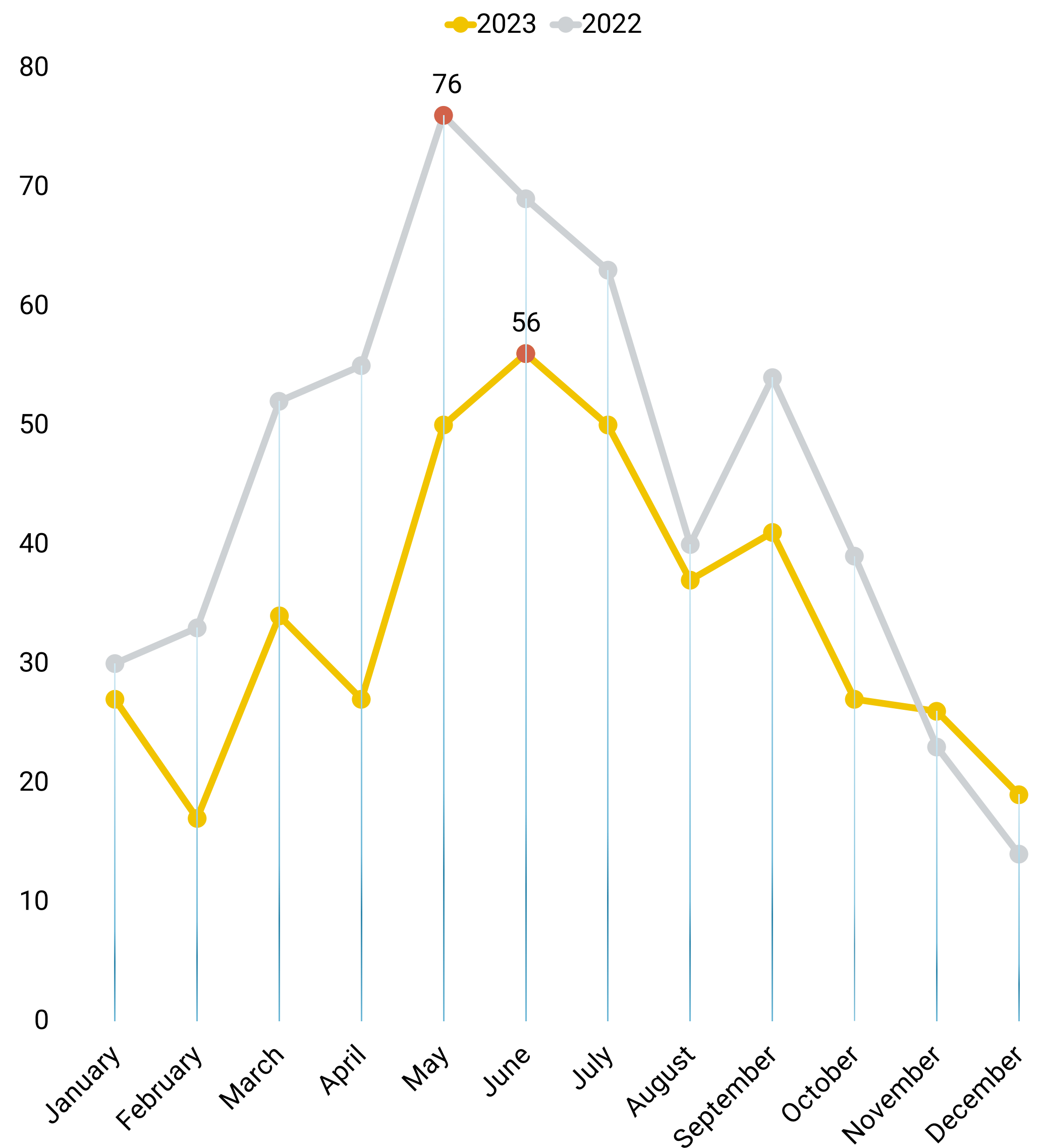
# Okanogan: Residential Homes Only

## 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	27	30	-10.00%
February	17	33	-48.48%
March	34	52	-34.62%
April	27	55	-50.91%
May	50	76	-34.21%
June	56	69	-18.84%
July	50	63	-20.63%
August	37	40	-7.50%
September	41	54	-24.07%
October	27	39	-30.77%
November	26	23	13.04%
December	19	14	35.71%
<b>Total</b>	<b>411</b>	<b>548</b>	
<b>% chg.</b>			<b>-25.00%</b>



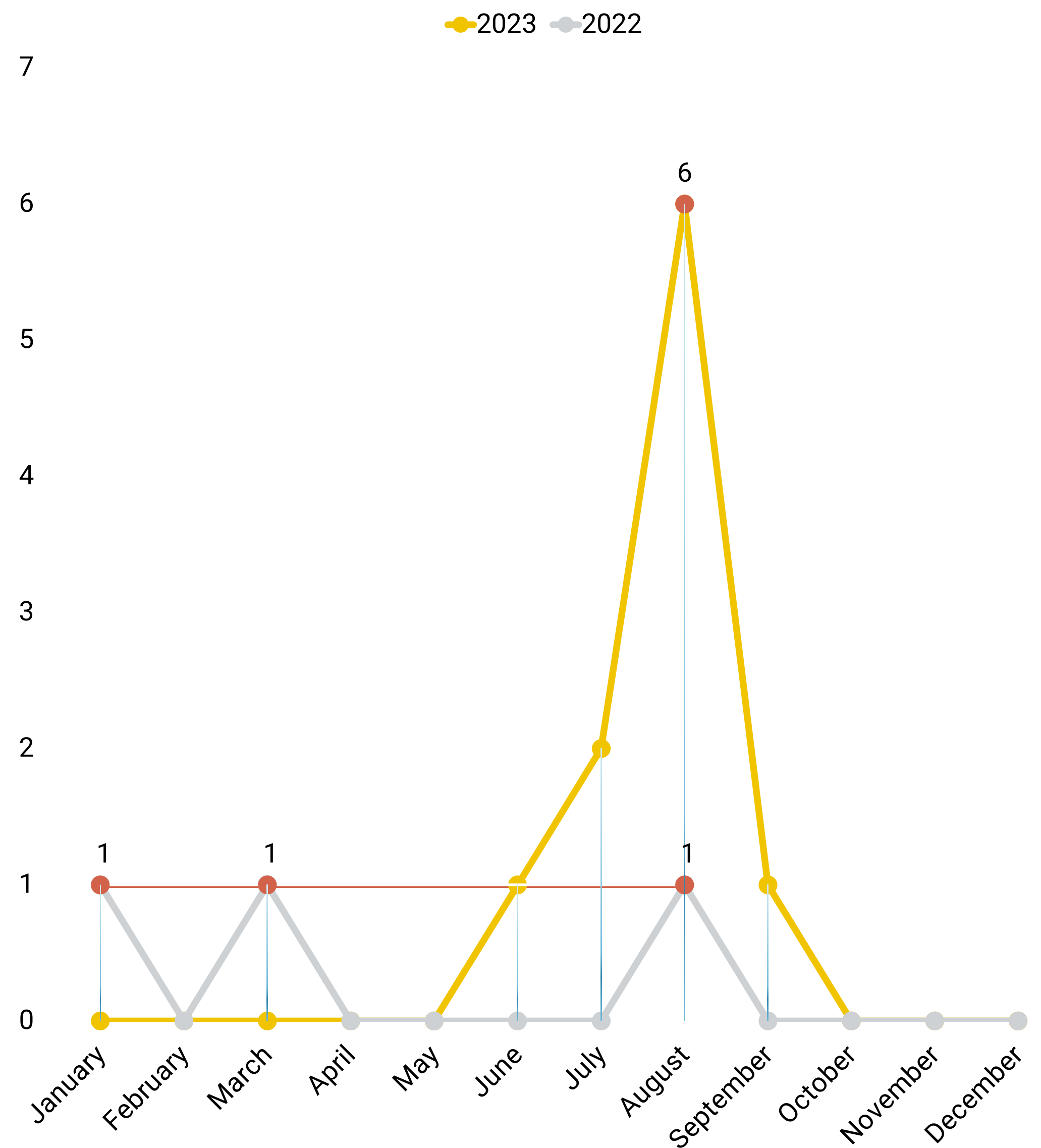
# Okanogan: Condominiums Only

## 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	1	-100.00%
February	0	0	0.00%
March	0	1	-100.00%
April	0	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	2	0	0.00%
August	6	1	500.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
<b>Total</b>	<b>10</b>	<b>3</b>	
<b>% chg.</b>			<b>233.33%</b>

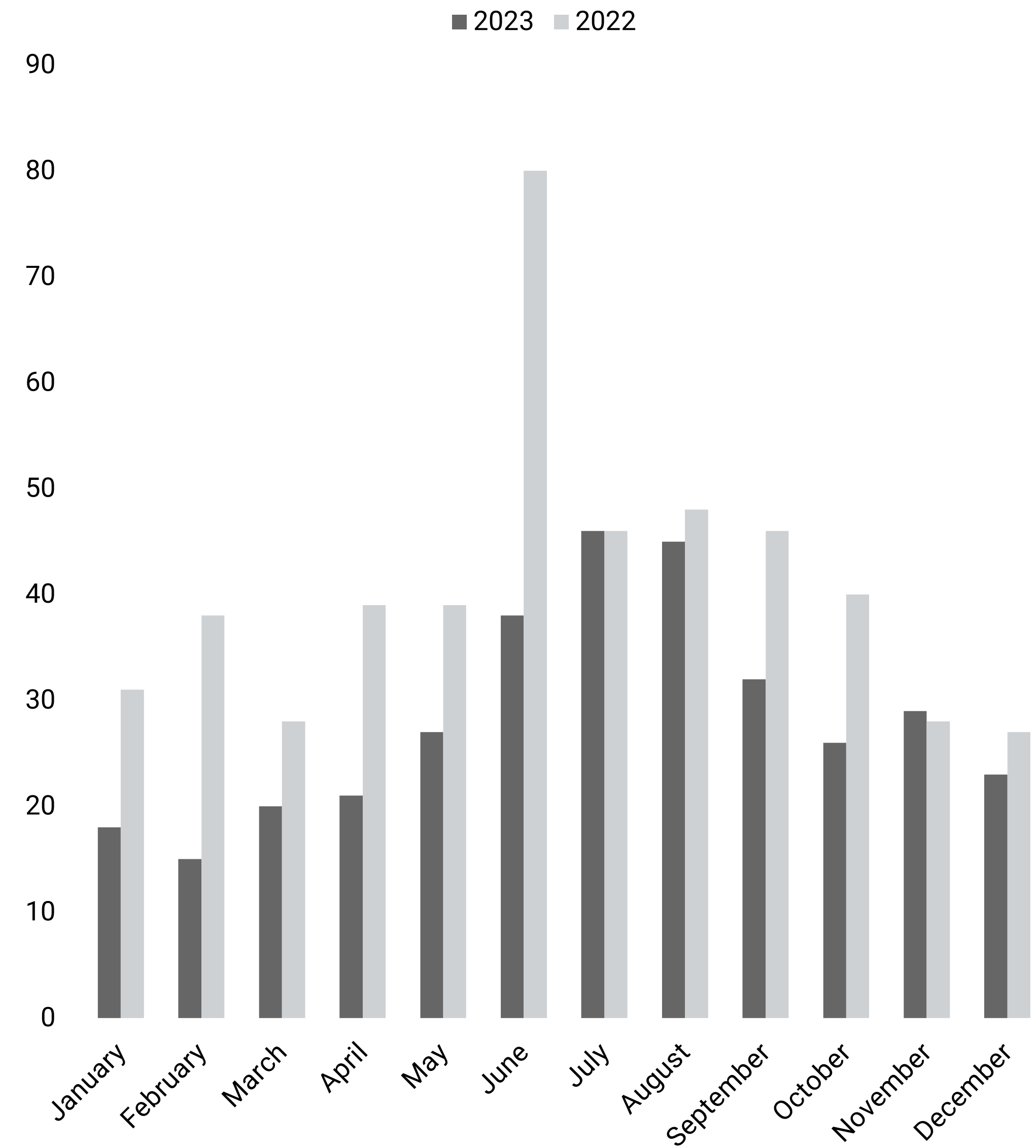


# Okanogan: Residential Homes and Condominiums

## Closed Sales by Month

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

	2023	2022	% chg.
January	18	31	-41.94%
February	15	38	-60.53%
March	20	28	-28.57%
April	21	39	-46.15%
May	27	39	-30.77%
June	38	80	-52.50%
July	46	46	0.00%
August	45	48	-6.25%
September	32	46	-30.43%
October	26	40	-35.00%
November	29	28	3.57%
December	23	27	-14.81%
<b>Total</b>	<b>340</b>	<b>490</b>	
<b>% chg.</b>			<b>-30.61%</b>

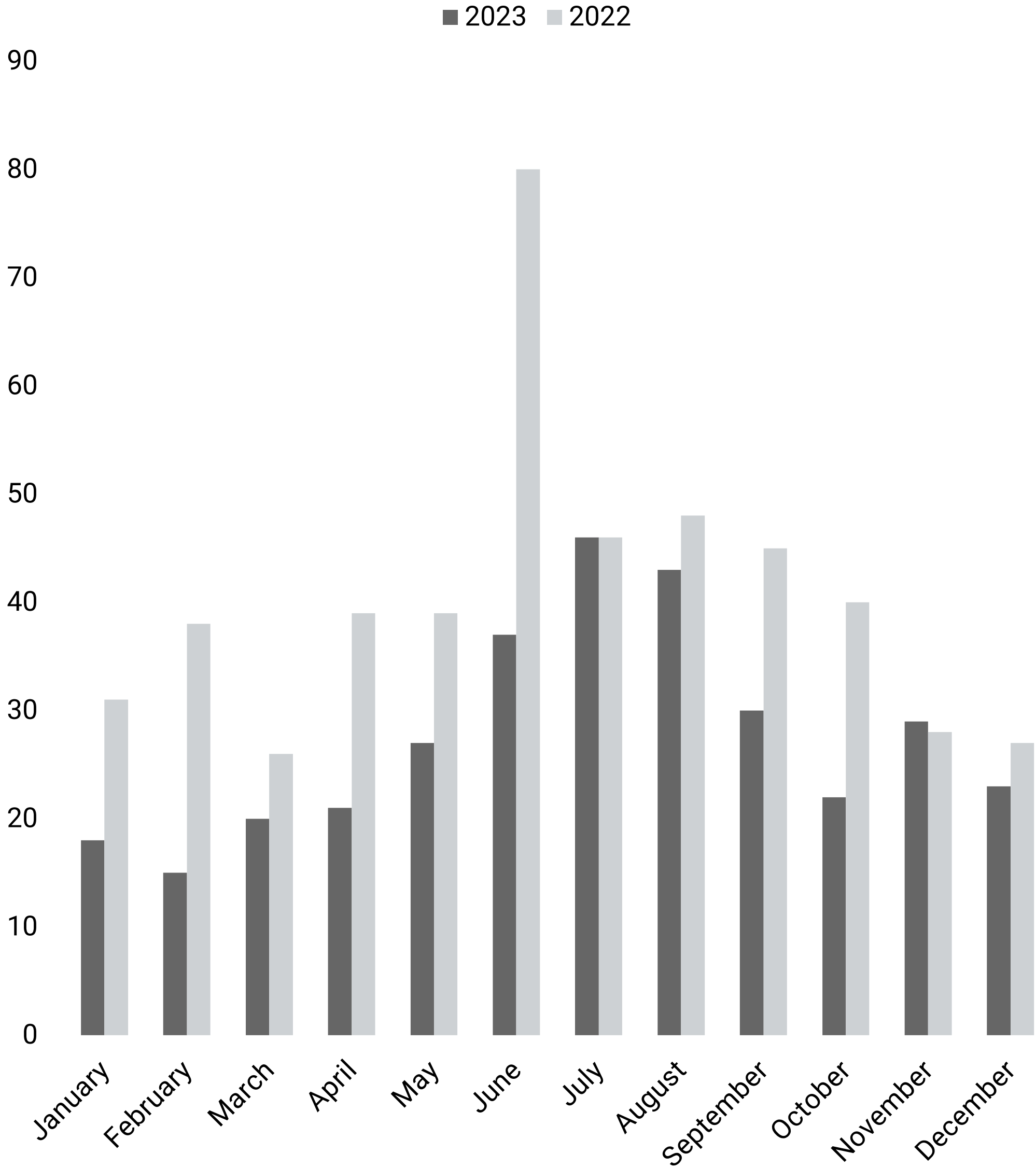


# Okanogan: Residential Homes Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	18	31	-41.94%
February	15	38	-60.53%
March	20	26	-23.08%
April	21	39	-46.15%
May	27	39	-30.77%
June	37	80	-53.75%
July	46	46	0.00%
August	43	48	-10.42%
September	30	45	-33.33%
October	22	40	-45.00%
November	29	28	3.57%
December	23	27	-14.81%
<b>Total</b>	<b>331</b>	<b>487</b>	
<b>% chg.</b>			<b>-32.03%</b>

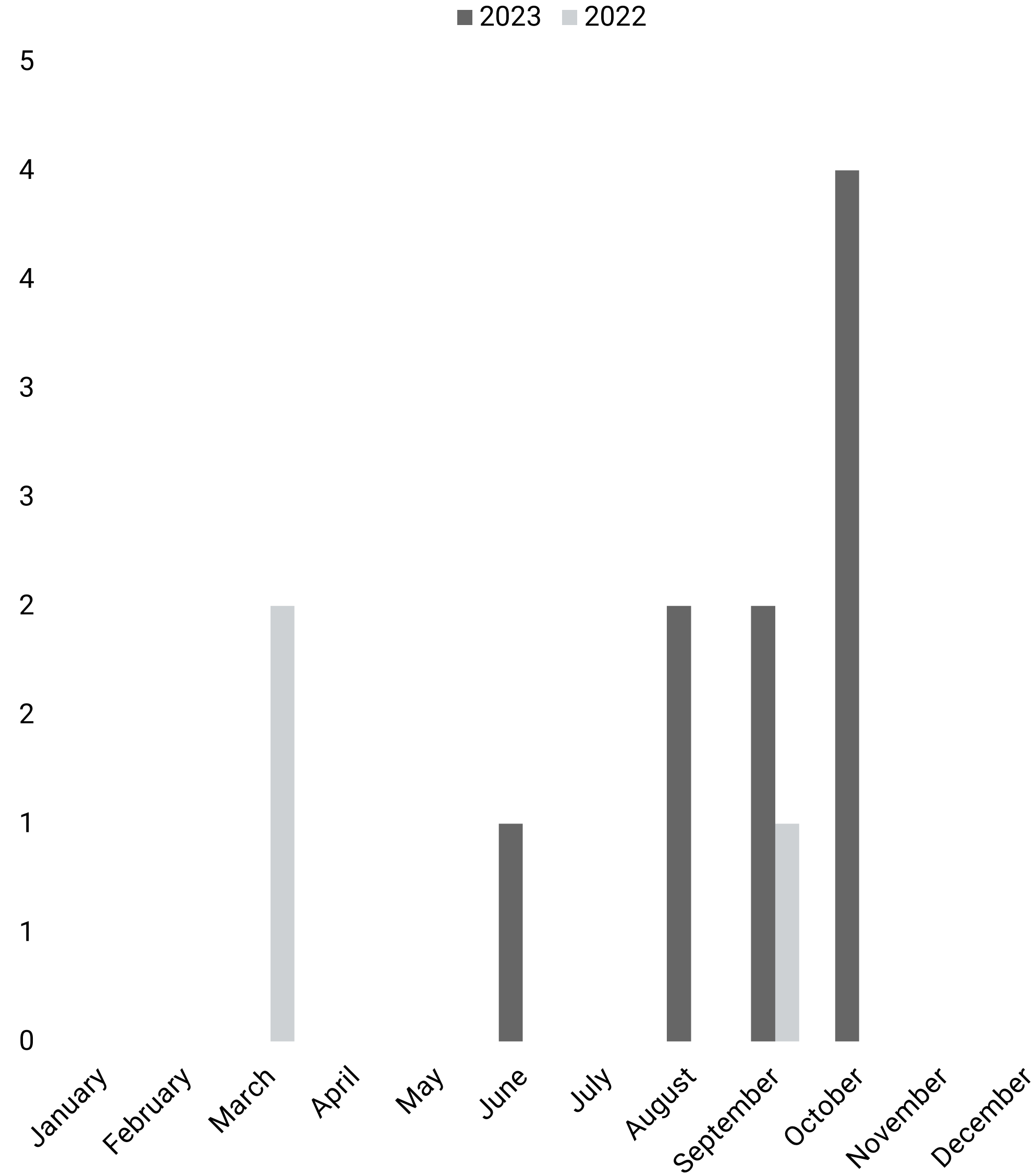


# Okanogan: Condominiums Only

## 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	0	0.00%
March	0	2	-100.00%
April	0	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	0	0	0.00%
August	2	0	0.00%
September	2	1	100.00%
October	4	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
<b>Total</b>	<b>9</b>	<b>3</b>	
<b>% chg.</b>			<b>200.00%</b>

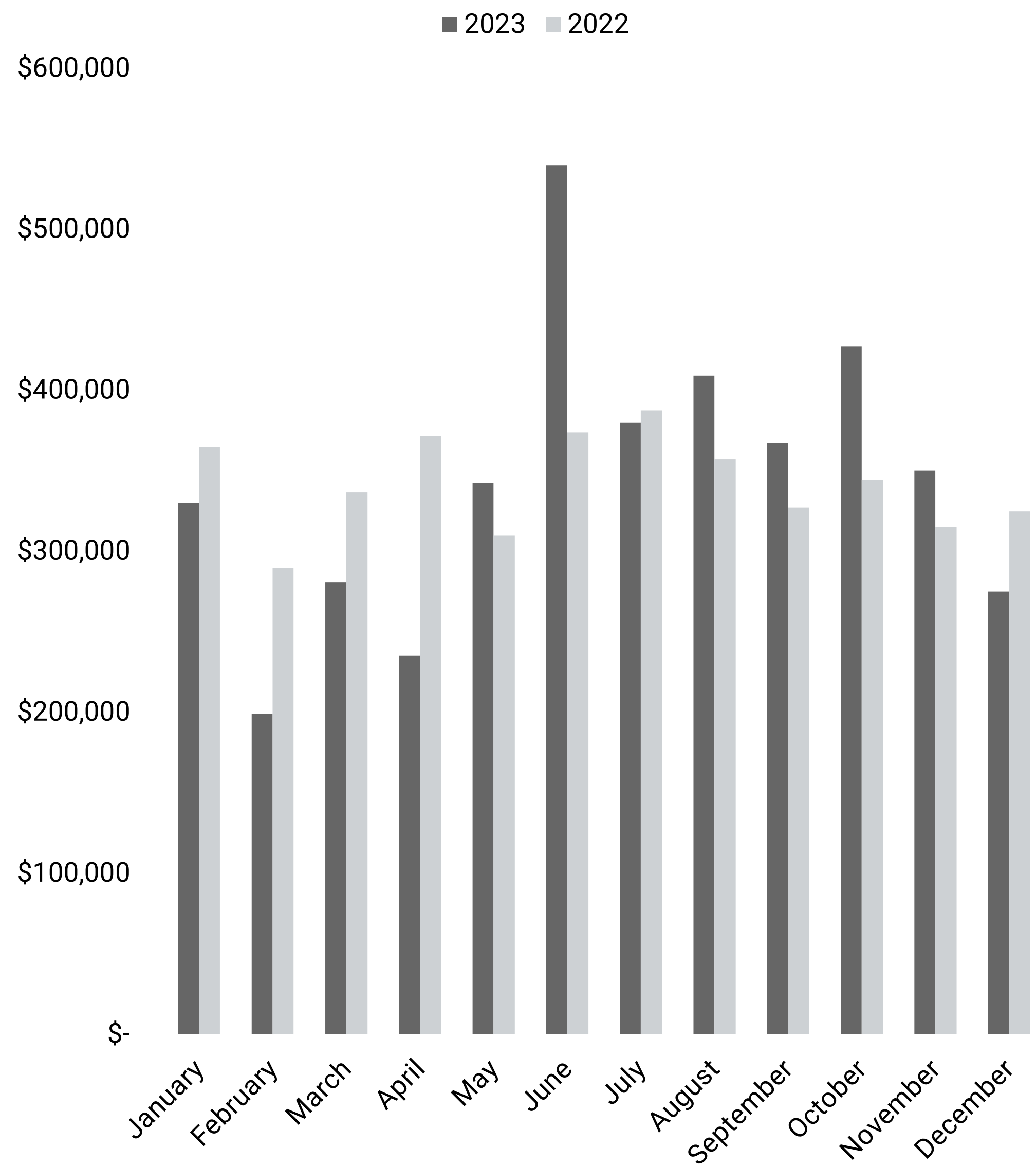


# Okanogan: Residential Homes and Condominiums

## 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	\$ 330,000	\$ 365,000	-9.59%
February	\$ 199,000	\$ 290,000	-31.38%
March	\$ 280,500	\$ 336,750	-16.70%
April	\$ 235,000	\$ 371,500	-36.74%
May	\$ 342,500	\$ 310,000	10.48%
June	\$ 540,000	\$ 373,750	44.48%
July	\$ 380,000	\$ 387,450	-1.92%
August	\$ 409,000	\$ 357,250	14.49%
September	\$ 367,500	\$ 327,000	12.39%
October	\$ 427,500	\$ 344,500	24.09%
November	\$ 350,000	\$ 315,000	11.11%
December	\$ 275,000	\$ 325,000	-15.38%
<b>Total</b>	<b>\$ 359,500</b>	<b>\$ 340,000</b>	
<b>% chg.</b>	<b>5.74%</b>		

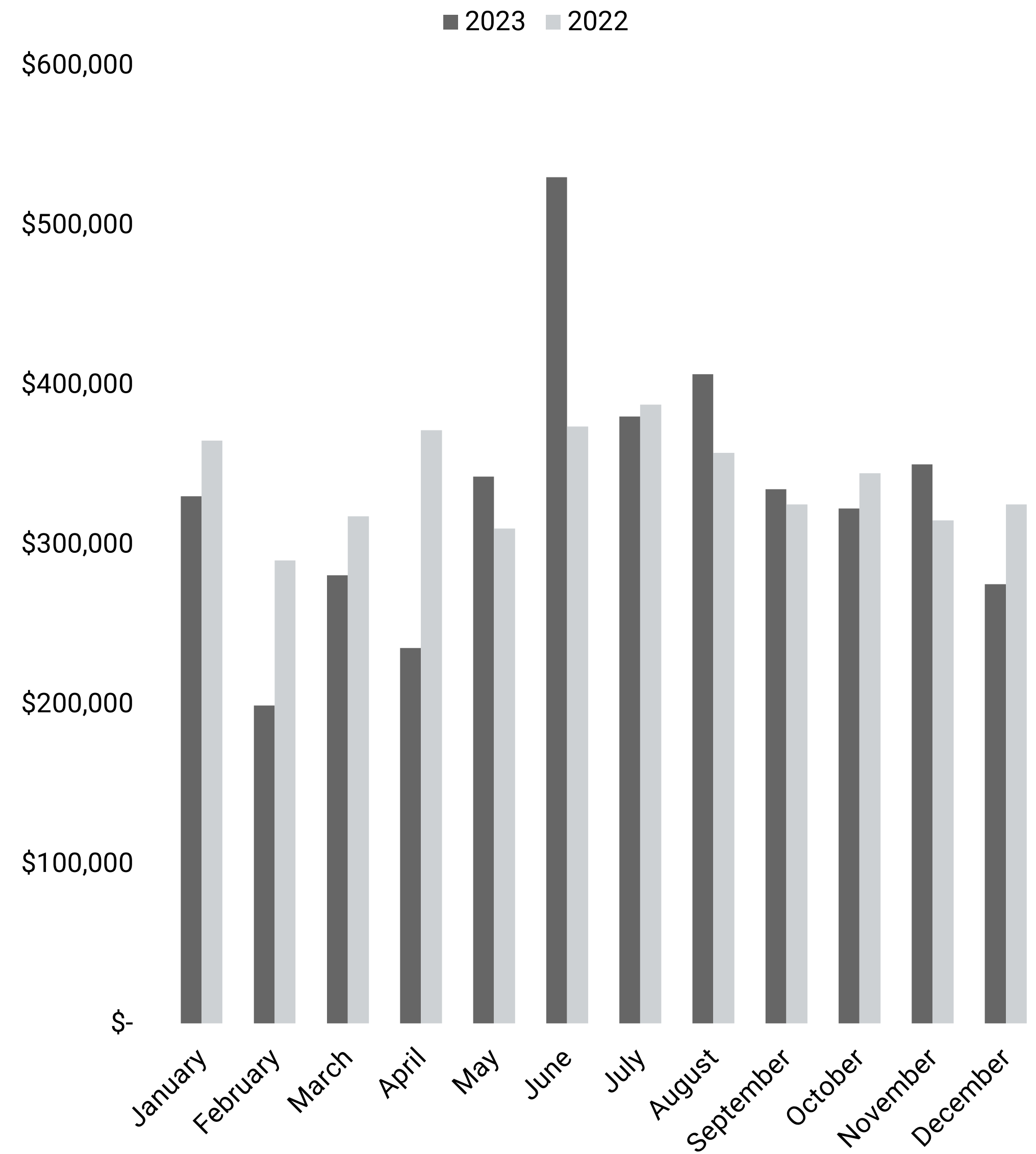


# Okanogan: Residential Homes Only

## 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	\$ 330,000	\$ 365,000	-9.59%
February	\$ 199,000	\$ 290,000	-31.38%
March	\$ 280,500	\$ 317,500	-11.65%
April	\$ 235,000	\$ 371,500	-36.74%
May	\$ 342,500	\$ 310,000	10.48%
June	\$ 530,000	\$ 373,750	41.81%
July	\$ 380,000	\$ 387,450	-1.92%
August	\$ 406,500	\$ 357,250	13.79%
September	\$ 334,500	\$ 325,000	2.92%
October	\$ 322,500	\$ 344,500	-6.39%
November	\$ 350,000	\$ 315,000	11.11%
December	\$ 275,000	\$ 325,000	-15.38%
<b>Total</b>	<b>\$ 342,500</b>	<b>\$ 339,000</b>	
<b>% chg.</b>			<b>1.03%</b>



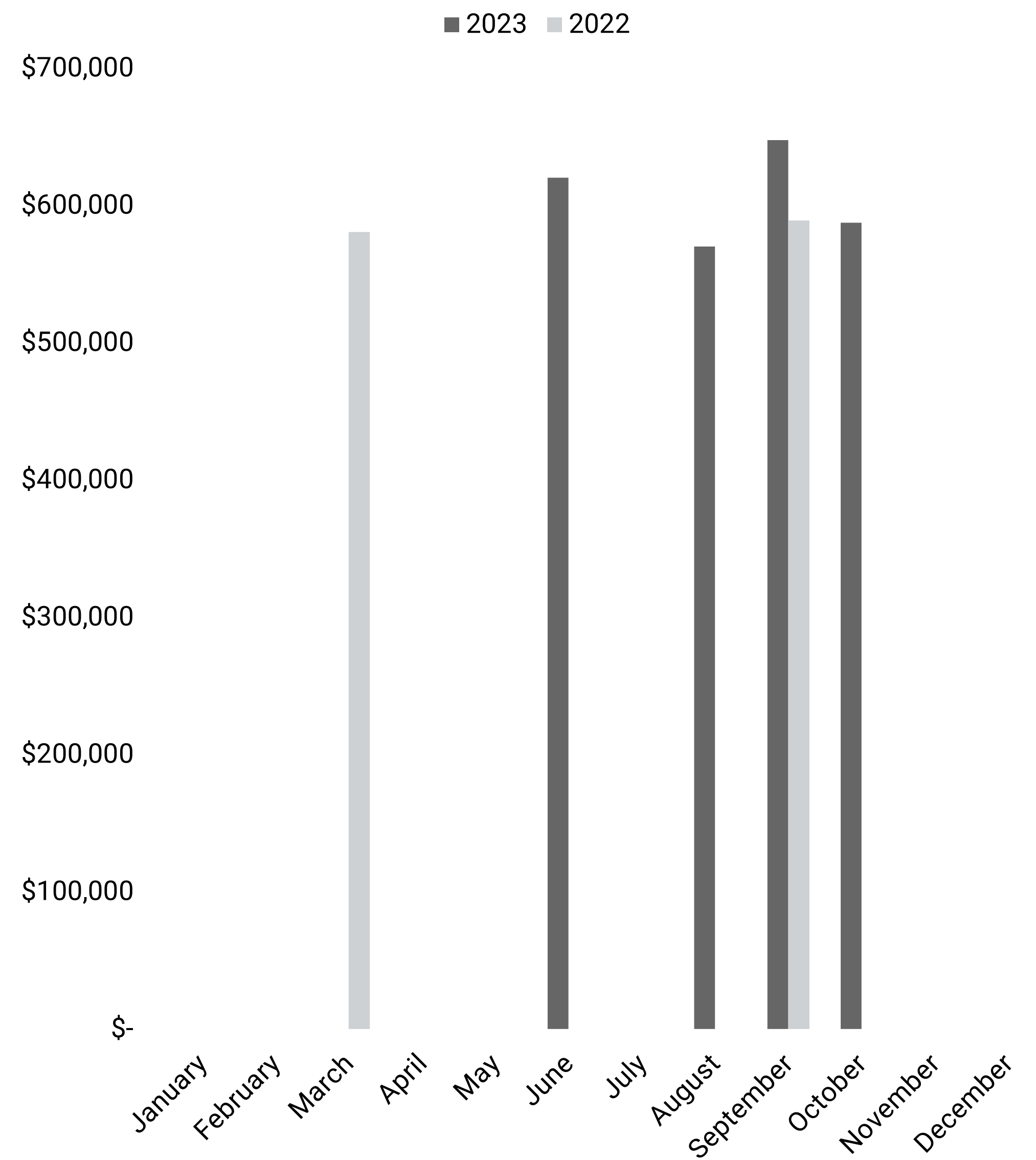


# Okanogan: Condominiums Only

## 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	\$ -	\$ -	\$ -	0.00%
March	\$ -	\$ -	\$ 580,500	-100.00%
April	\$ -	\$ -	\$ -	0.00%
May	\$ -	\$ -	\$ -	0.00%
June	\$ 620,000	\$ -	\$ -	0.00%
July	\$ -	\$ -	\$ -	0.00%
August	\$ 569,975	\$ -	\$ -	0.00%
September	\$ 647,497	\$ 589,000	\$ -	9.93%
October	\$ 587,450	\$ -	\$ -	0.00%
November	\$ -	\$ -	\$ -	0.00%
December	\$ -	\$ -	\$ -	0.00%
<b>Total</b>	<b>\$ 620,000</b>	<b>\$ 586,000</b>		
<b>% chg.</b>				<b>5.80%</b>



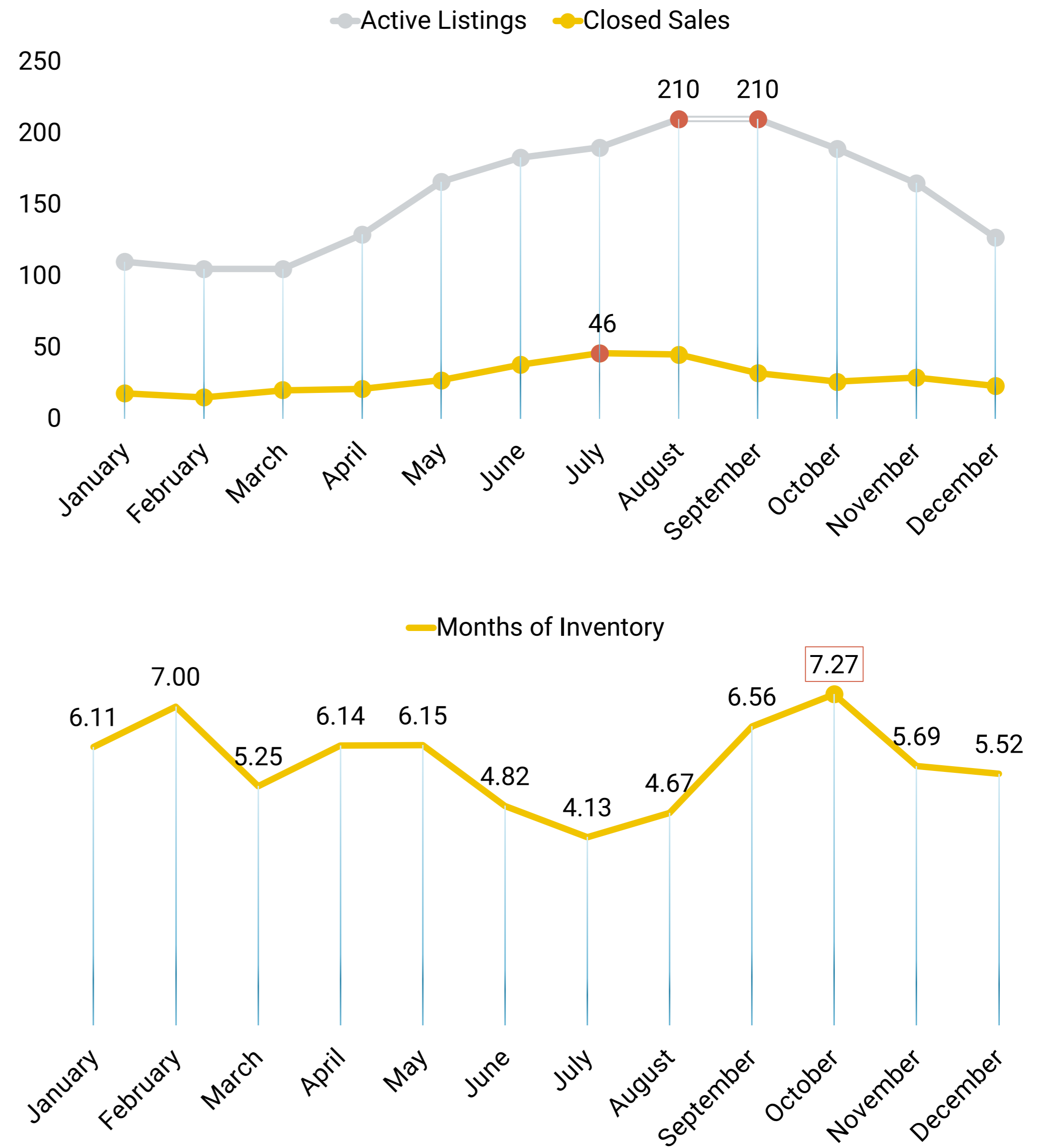
# Okanogan: Residential Homes and Condominiums

## 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	110	18	6.11
February	105	15	7.00
March	105	20	5.25
April	129	21	6.14
May	166	27	6.15
June	183	38	4.82
July	190	46	4.13
August	210	45	4.67
September	210	32	6.56
October	189	26	7.27
November	165	29	5.69
December	127	23	5.52



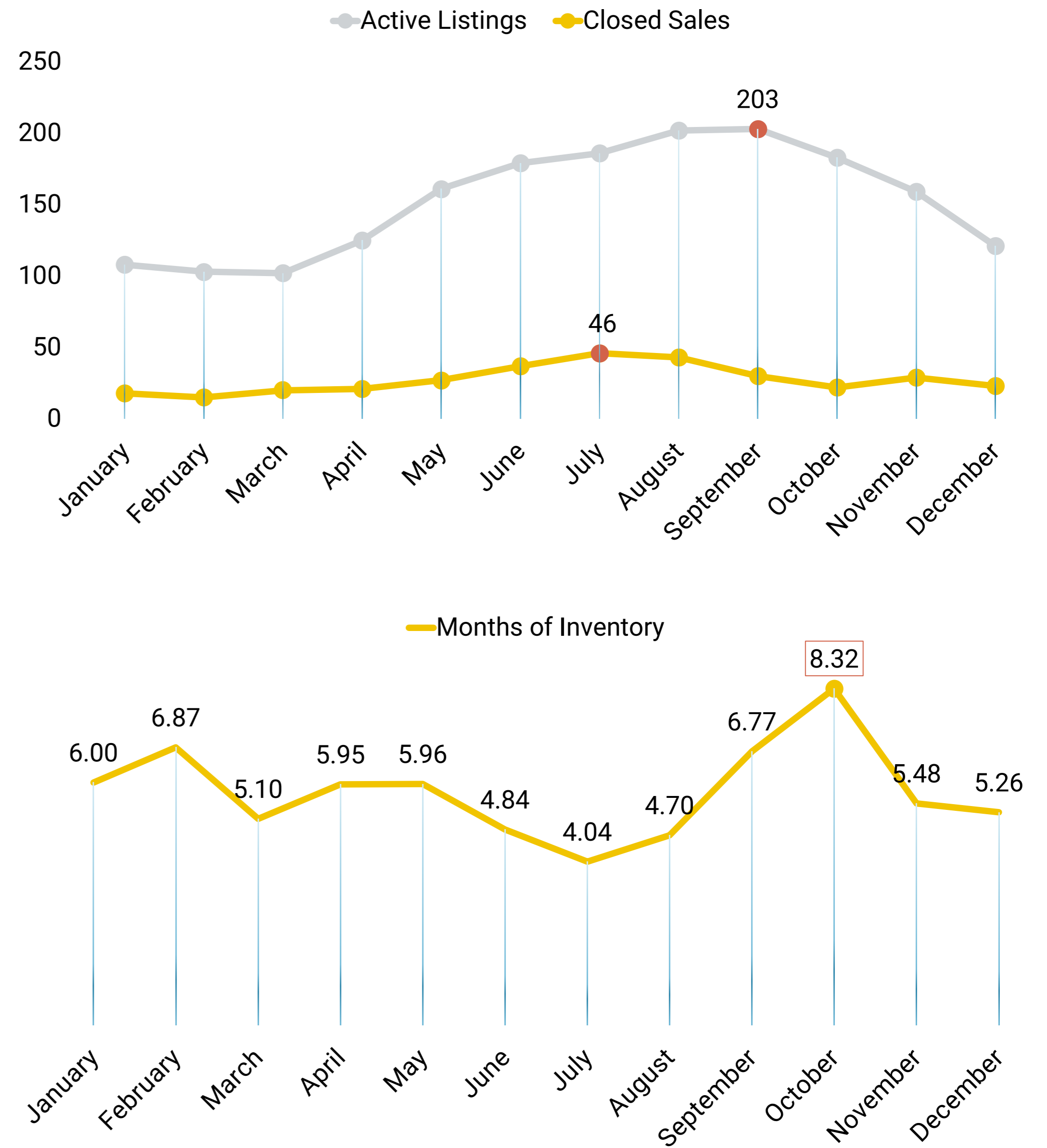
# Okanogan: Residential Homes Only

## 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	108	18	6.00
February	103	15	6.87
March	102	20	5.10
April	125	21	5.95
May	161	27	5.96
June	179	37	4.84
July	186	46	4.04
August	202	43	4.70
September	203	30	6.77
October	183	22	8.32
November	159	29	5.48
December	121	23	5.26



# Okanogan: 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	2	0	0.00
February	2	0	0.00
March	3	0	0.00
April	4	0	0.00
May	5	0	0.00
June	4	1	4.00
July	4	0	0.00
August	8	2	4.00
September	7	2	3.50
October	6	4	1.50
November	6	0	0.00
December	6	0	0.00

