



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Skagit

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



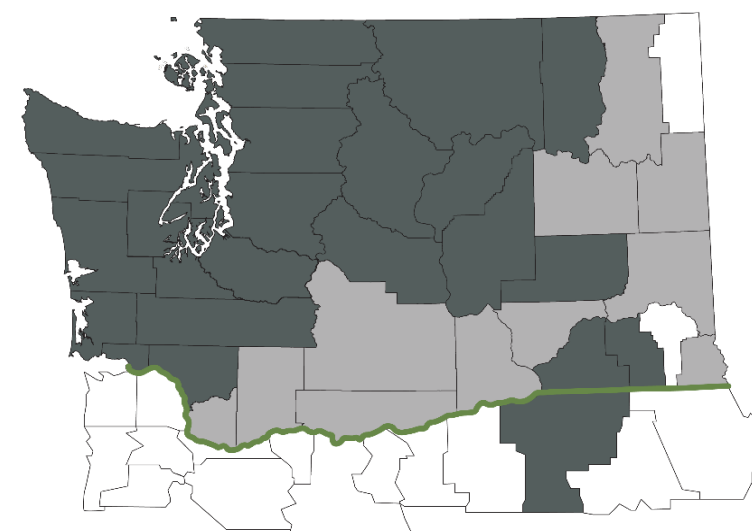
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

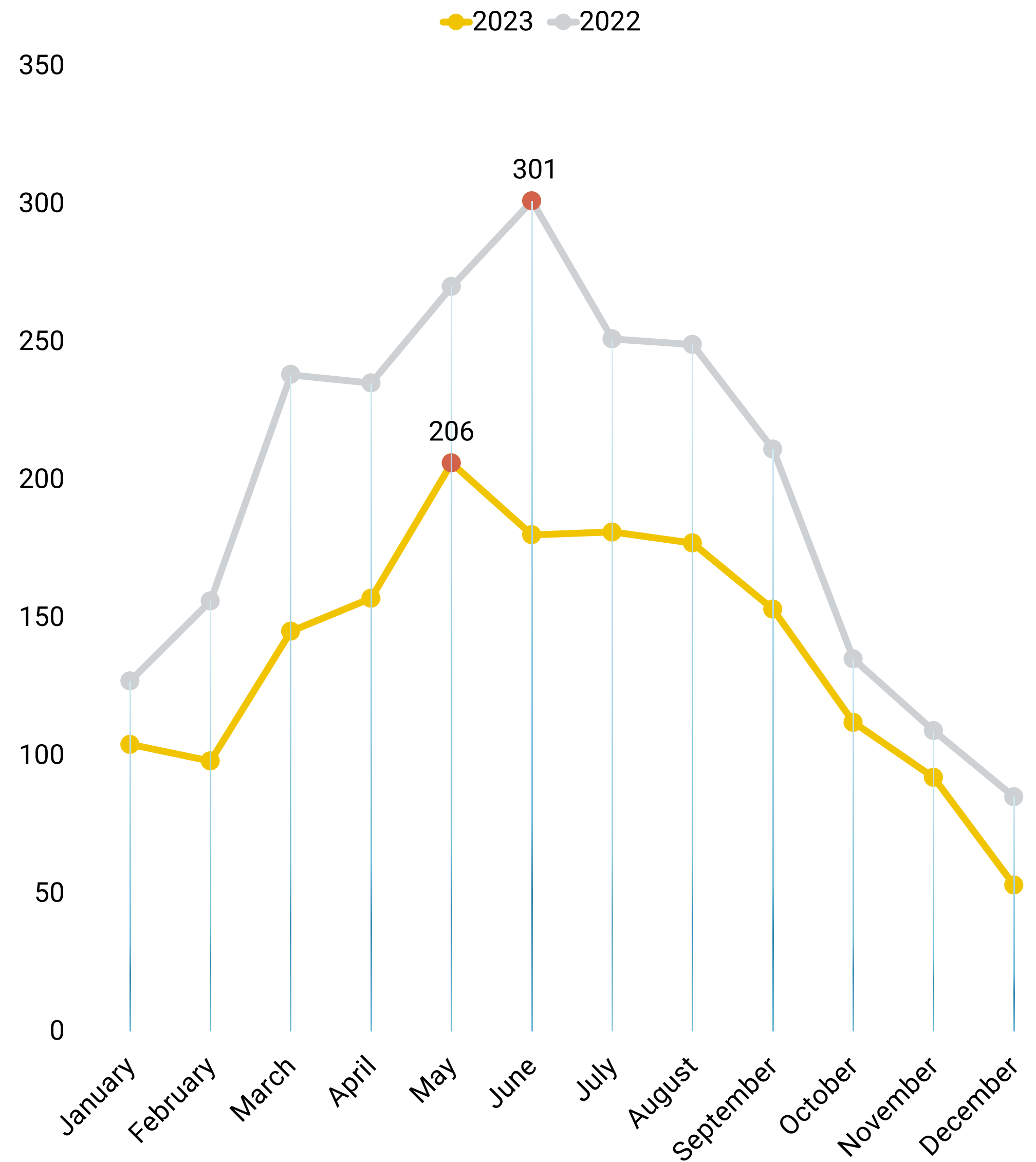
26

Skagit: 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	104	127	-18.11%
February	98	156	-37.18%
March	145	238	-39.08%
April	157	235	-33.19%
May	206	270	-23.70%
June	180	301	-40.20%
July	181	251	-27.89%
August	177	249	-28.92%
September	153	211	-27.49%
October	112	135	-17.04%
November	92	109	-15.60%
December	53	85	-37.65%
Total	1,658	2,367	
% chg.			-29.95%

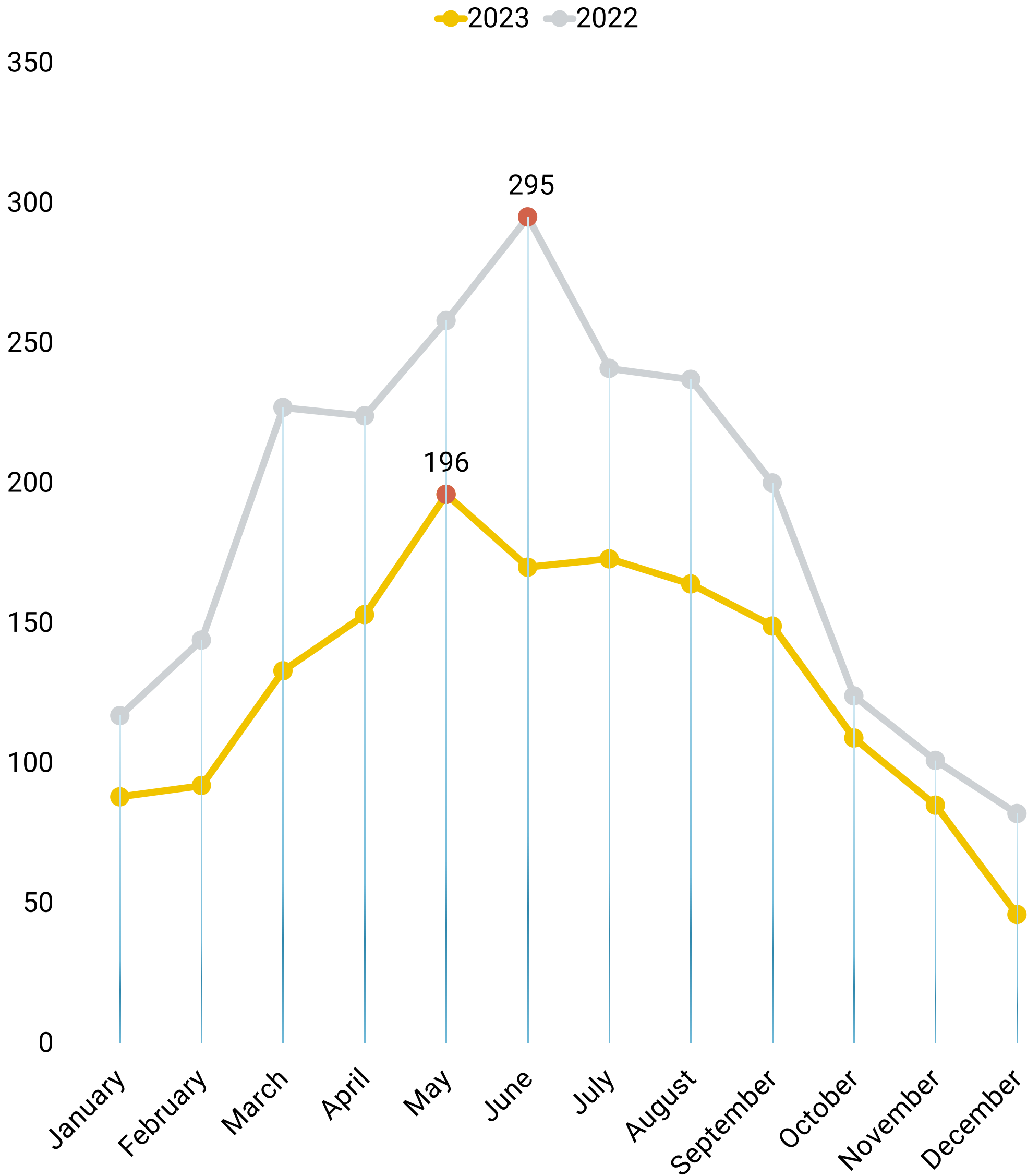


Skagit: Residential Homes Only

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	88	117	-24.79%
February	92	144	-36.11%
March	133	227	-41.41%
April	153	224	-31.70%
May	196	258	-24.03%
June	170	295	-42.37%
July	173	241	-28.22%
August	164	237	-30.80%
September	149	200	-25.50%
October	109	124	-12.10%
November	85	101	-15.84%
December	46	82	-43.90%
Total	1,558	2,250	
% chg.			-30.76%

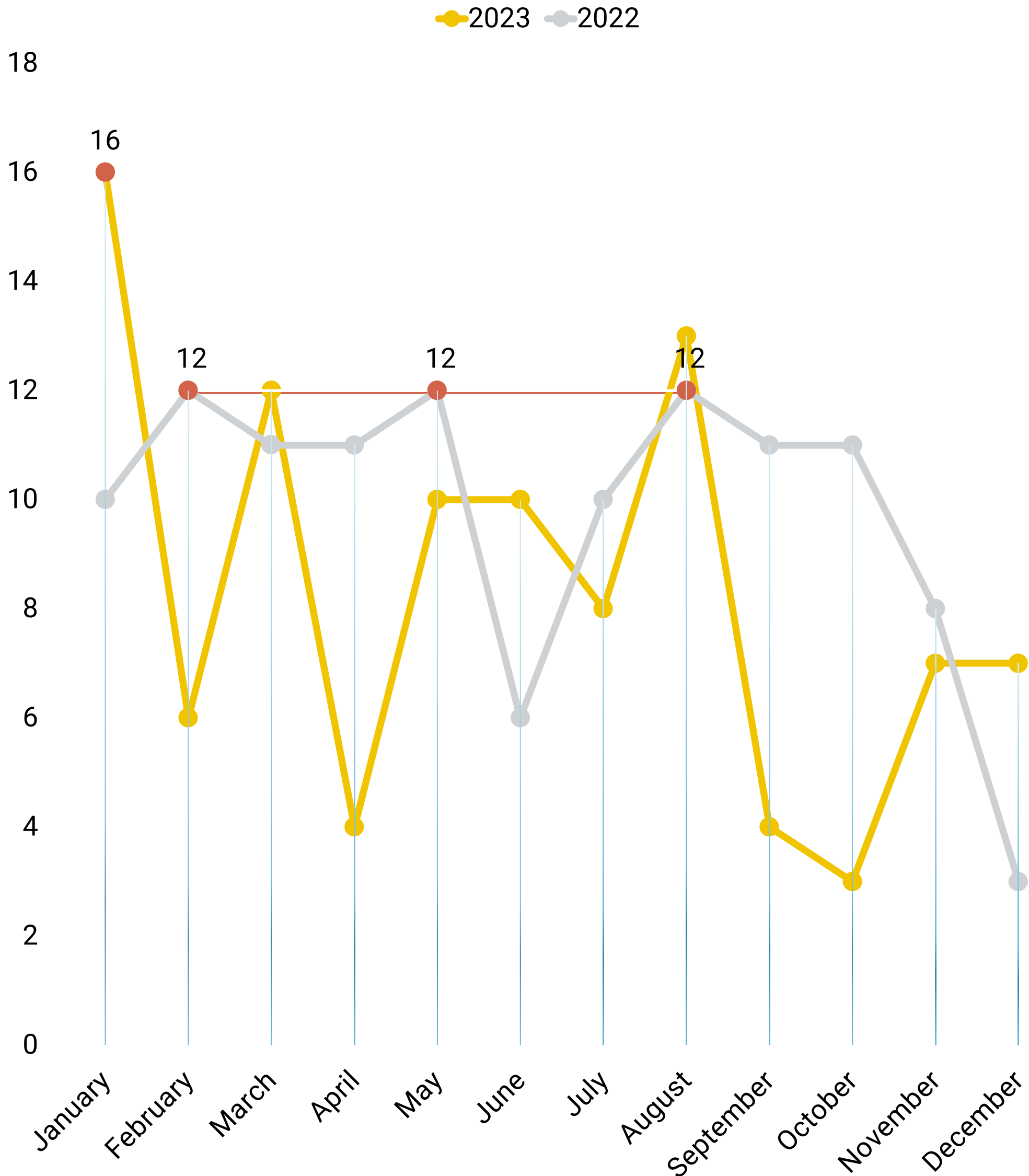


Skagit: Condominiums Only

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	16	10	60.00%
February	6	12	-50.00%
March	12	11	9.09%
April	4	11	-63.64%
May	10	12	-16.67%
June	10	6	66.67%
July	8	10	-20.00%
August	13	12	8.33%
September	4	11	-63.64%
October	3	11	-72.73%
November	7	8	-12.50%
December	7	3	133.33%
Total	100	117	
% chg.			-14.53%

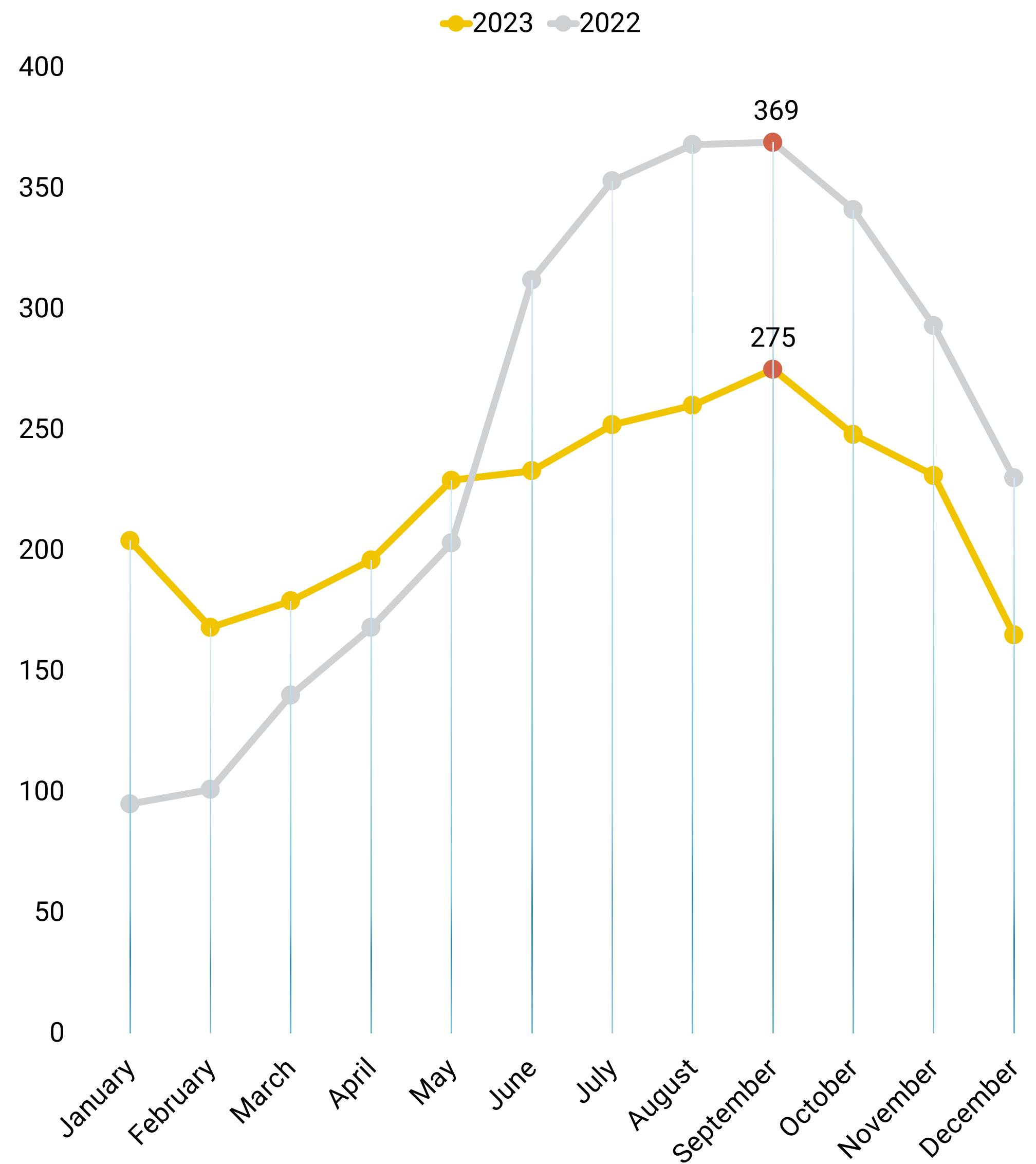


Skagit: Residential Homes and Condominiums

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	204	95	114.74%
February	168	101	66.34%
March	179	140	27.86%
April	196	168	16.67%
May	229	203	12.81%
June	233	312	-25.32%
July	252	353	-28.61%
August	260	368	-29.35%
September	275	369	-25.47%
October	248	341	-27.27%
November	231	293	-21.16%
December	165	230	-28.26%
Total	2,640	2,973	
% chg.			-11.20%

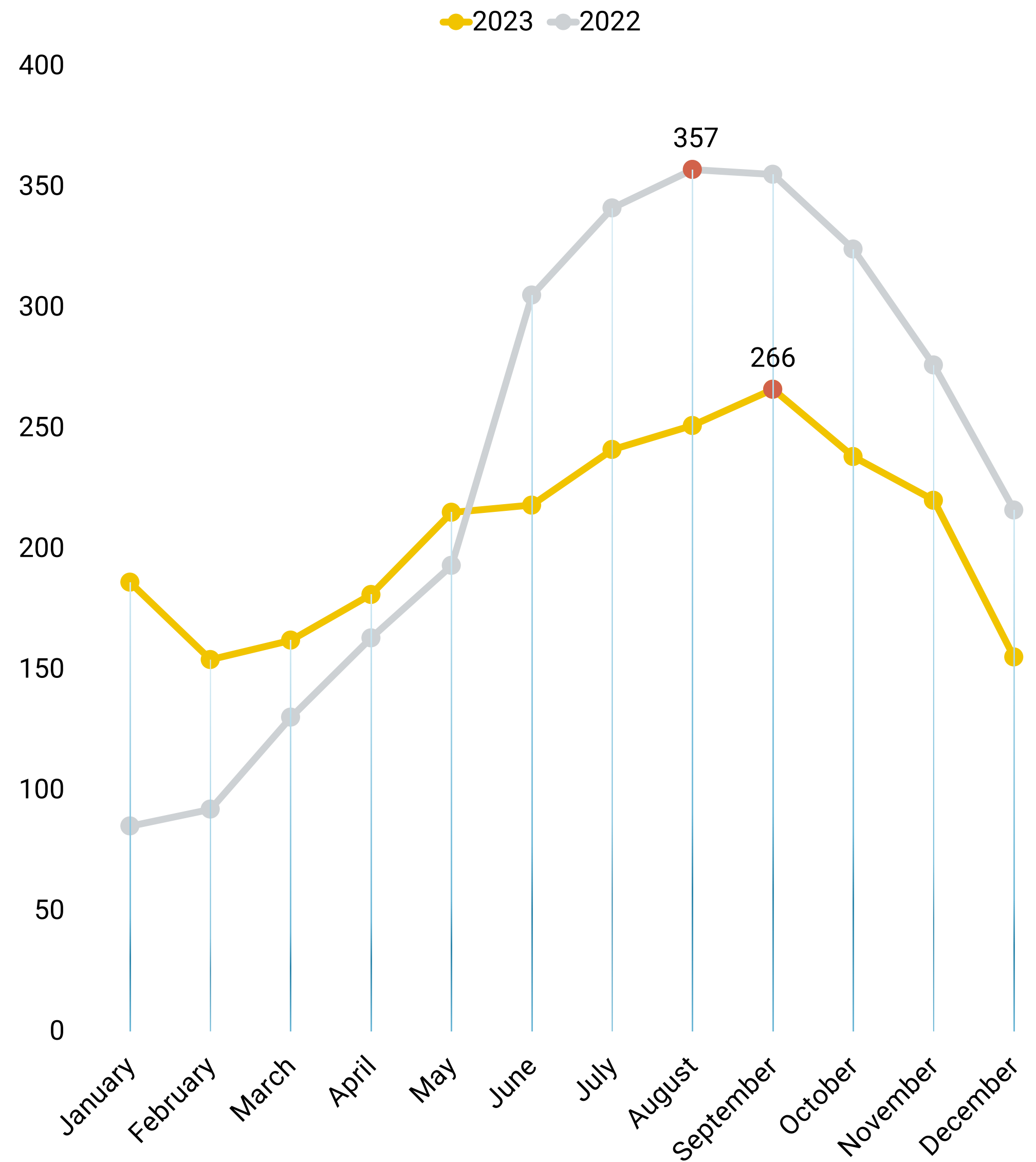


Skagit: Residential Homes Only

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	186	85	118.82%
February	154	92	67.39%
March	162	130	24.62%
April	181	163	11.04%
May	215	193	11.40%
June	218	305	-28.52%
July	241	341	-29.33%
August	251	357	-29.69%
September	266	355	-25.07%
October	238	324	-26.54%
November	220	276	-20.29%
December	155	216	-28.24%
Total	2,487	2,837	
% chg.			-12.34%

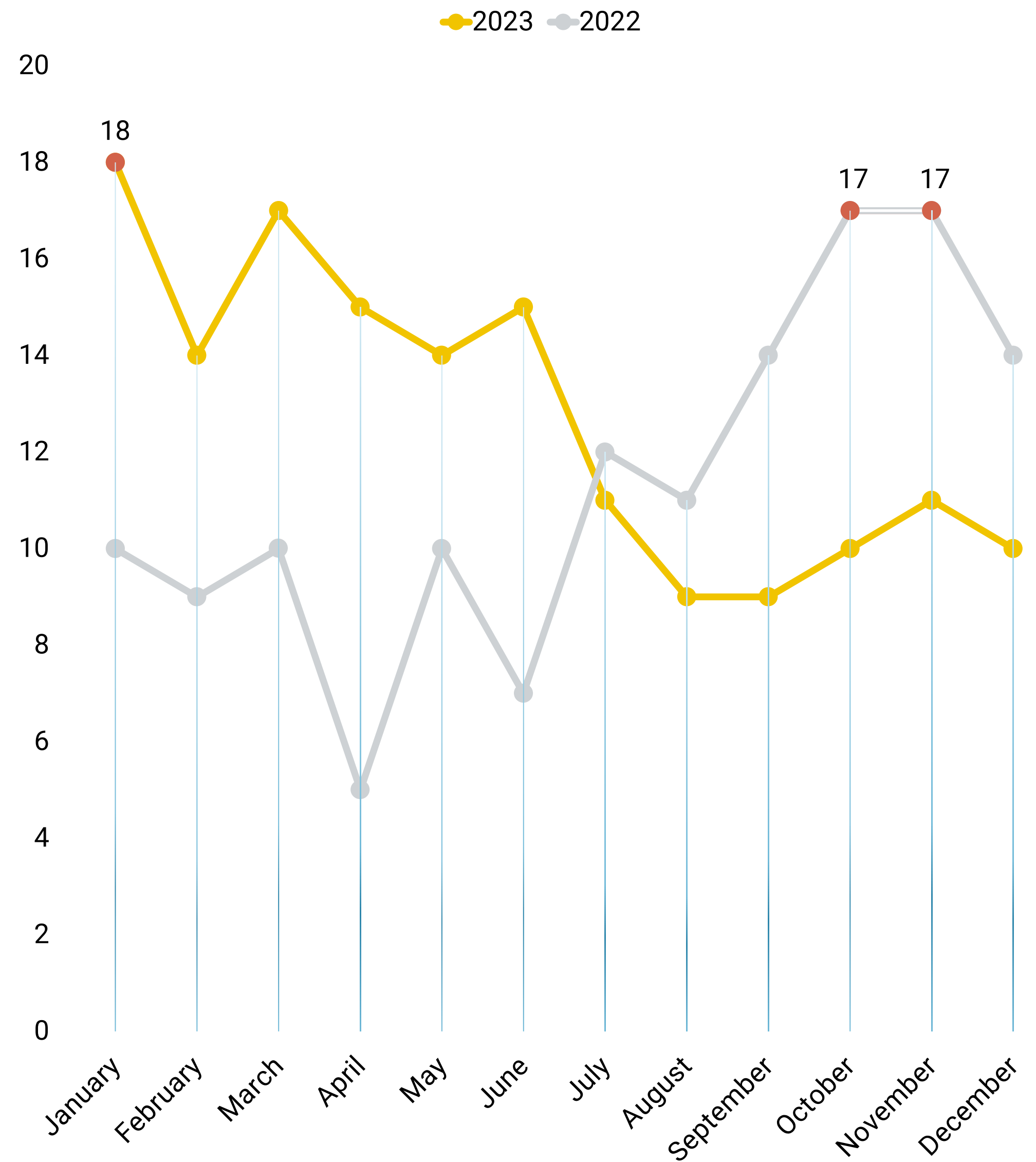


Skagit: Condominiums Only

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	10	80.00%
February	14	9	55.56%
March	17	10	70.00%
April	15	5	200.00%
May	14	10	40.00%
June	15	7	114.29%
July	11	12	-8.33%
August	9	11	-18.18%
September	9	14	-35.71%
October	10	17	-41.18%
November	11	17	-35.29%
December	10	14	-28.57%
Total	153	136	
% chg.	12.50%		



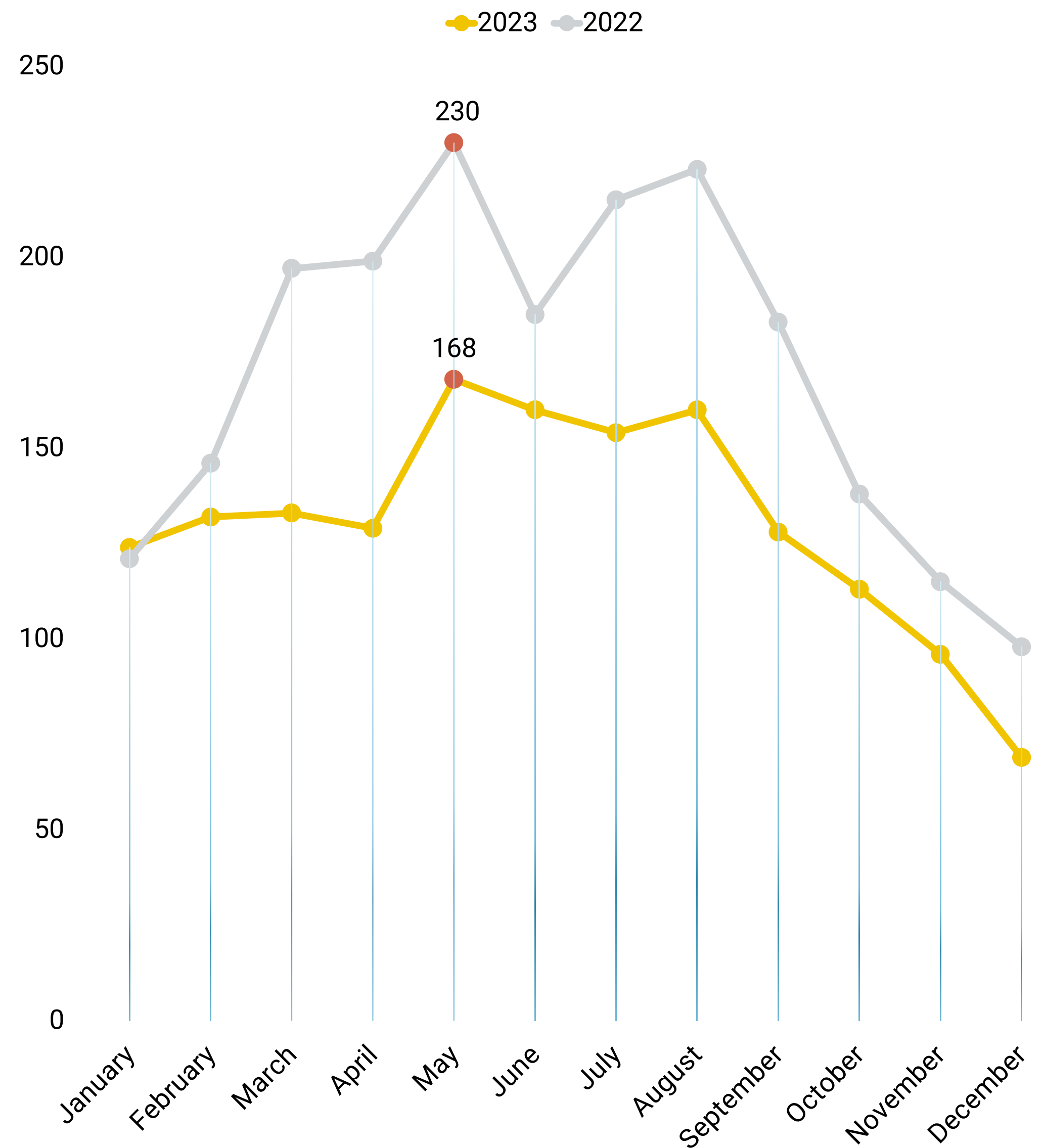
Skagit: Residential Homes and Condominiums

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	124	121	2.48%
February	132	146	-9.59%
March	133	197	-32.49%
April	129	199	-35.18%
May	168	230	-26.96%
June	160	185	-13.51%
July	154	215	-28.37%
August	160	223	-28.25%
September	128	183	-30.05%
October	113	138	-18.12%
November	96	115	-16.52%
December	69	98	-29.59%
Total	1,566	2,050	
% chg.			-23.61%



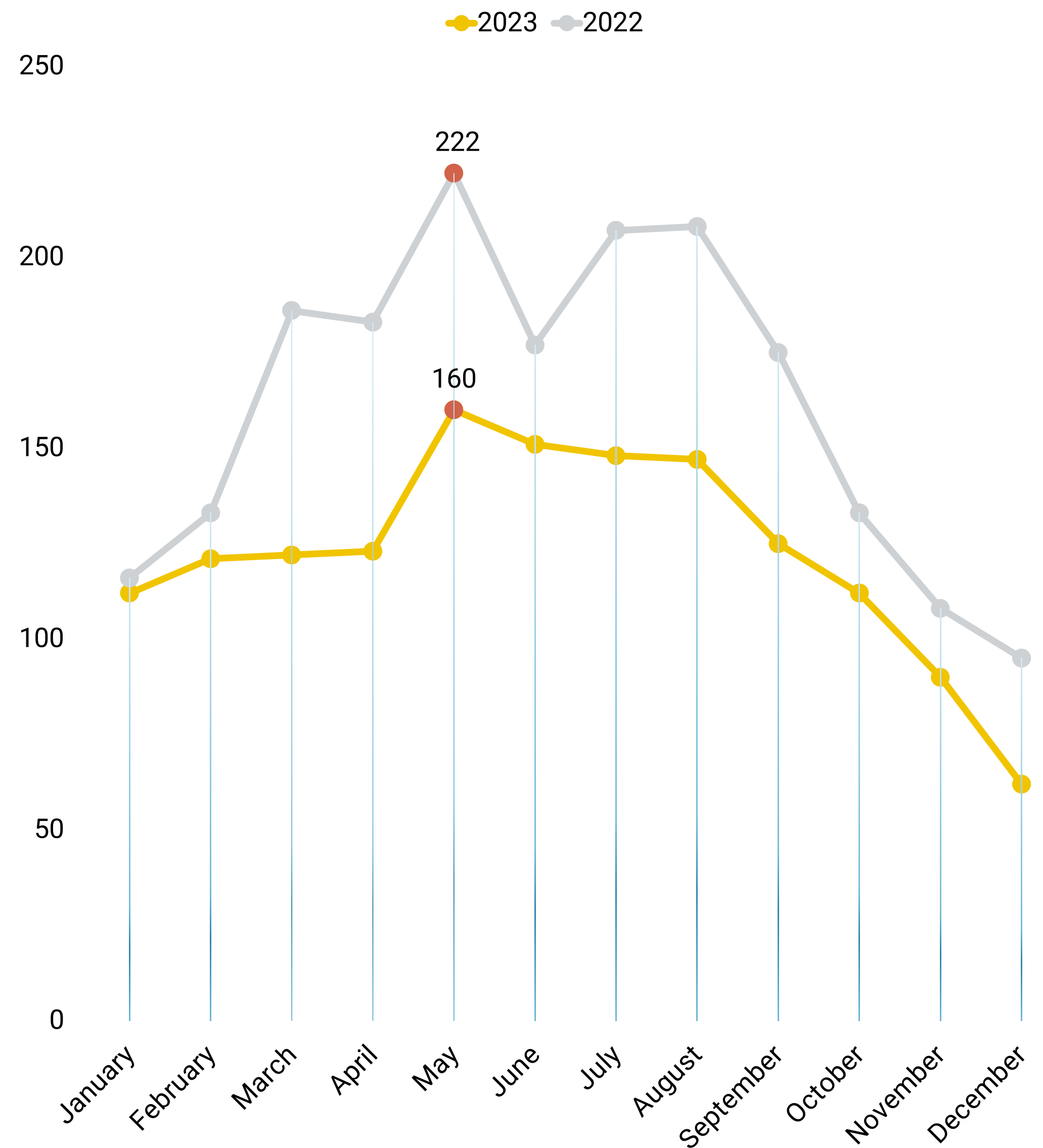
Skagit: Residential Homes Only

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	112	116	-3.45%
February	121	133	-9.02%
March	122	186	-34.41%
April	123	183	-32.79%
May	160	222	-27.93%
June	151	177	-14.69%
July	148	207	-28.50%
August	147	208	-29.33%
September	125	175	-28.57%
October	112	133	-15.79%
November	90	108	-16.67%
December	62	95	-34.74%
Total	1,473	1,943	
% chg.			-24.19%



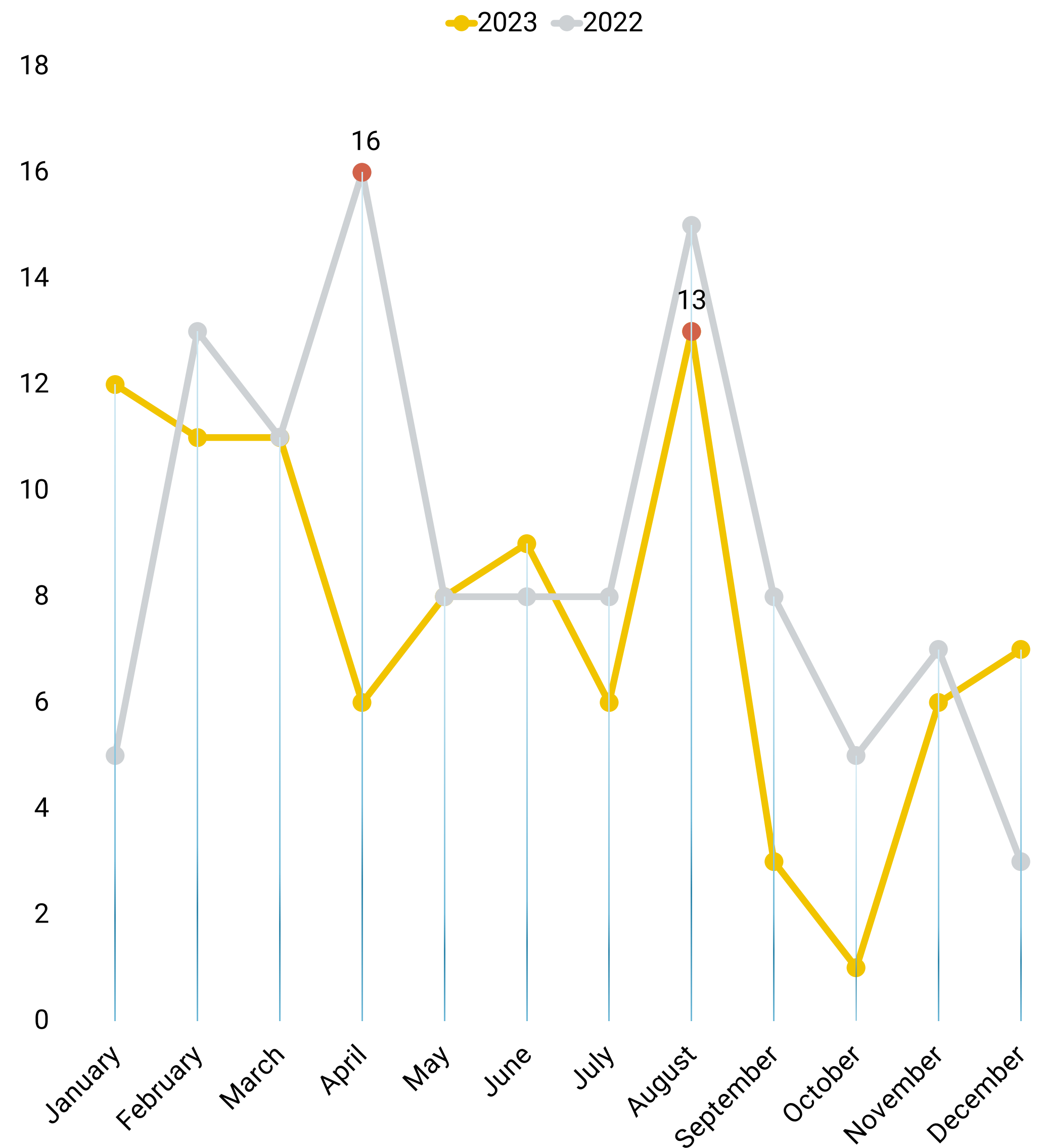
Skagit: Condominiums Only

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	12	5	140.00%
February	11	13	-15.38%
March	11	11	0.00%
April	6	16	-62.50%
May	8	8	0.00%
June	9	8	12.50%
July	6	8	-25.00%
August	13	15	-13.33%
September	3	8	-62.50%
October	1	5	-80.00%
November	6	7	-14.29%
December	7	3	133.33%
Total	93	107	
% chg.			-13.08%

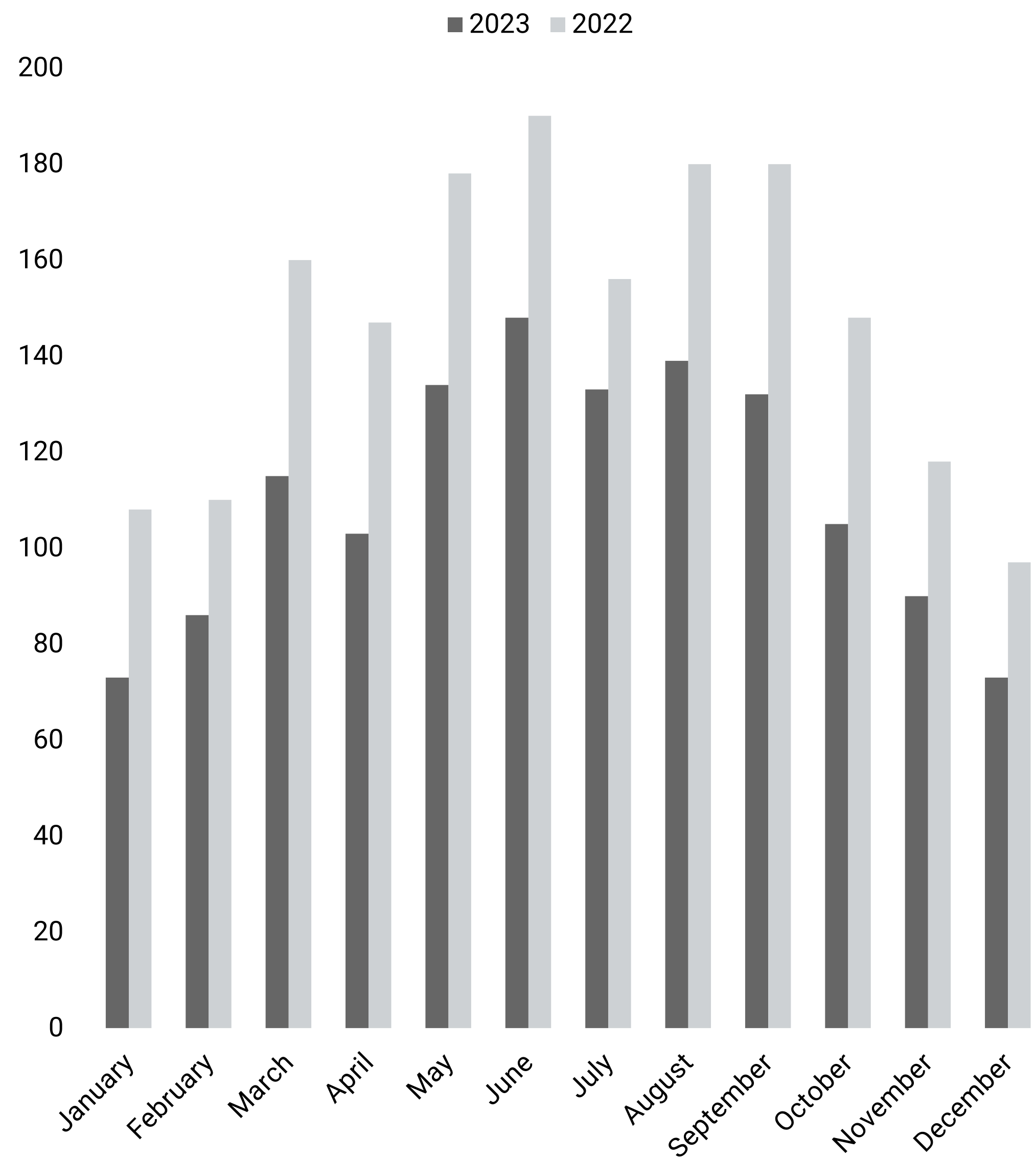


Skagit: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	73	108	-32.41%
February	86	110	-21.82%
March	115	160	-28.13%
April	103	147	-29.93%
May	134	178	-24.72%
June	148	190	-22.11%
July	133	156	-14.74%
August	139	180	-22.78%
September	132	180	-26.67%
October	105	148	-29.05%
November	90	118	-23.73%
December	73	97	-24.74%
Total	1,331	1,772	
% chg.			-24.89%

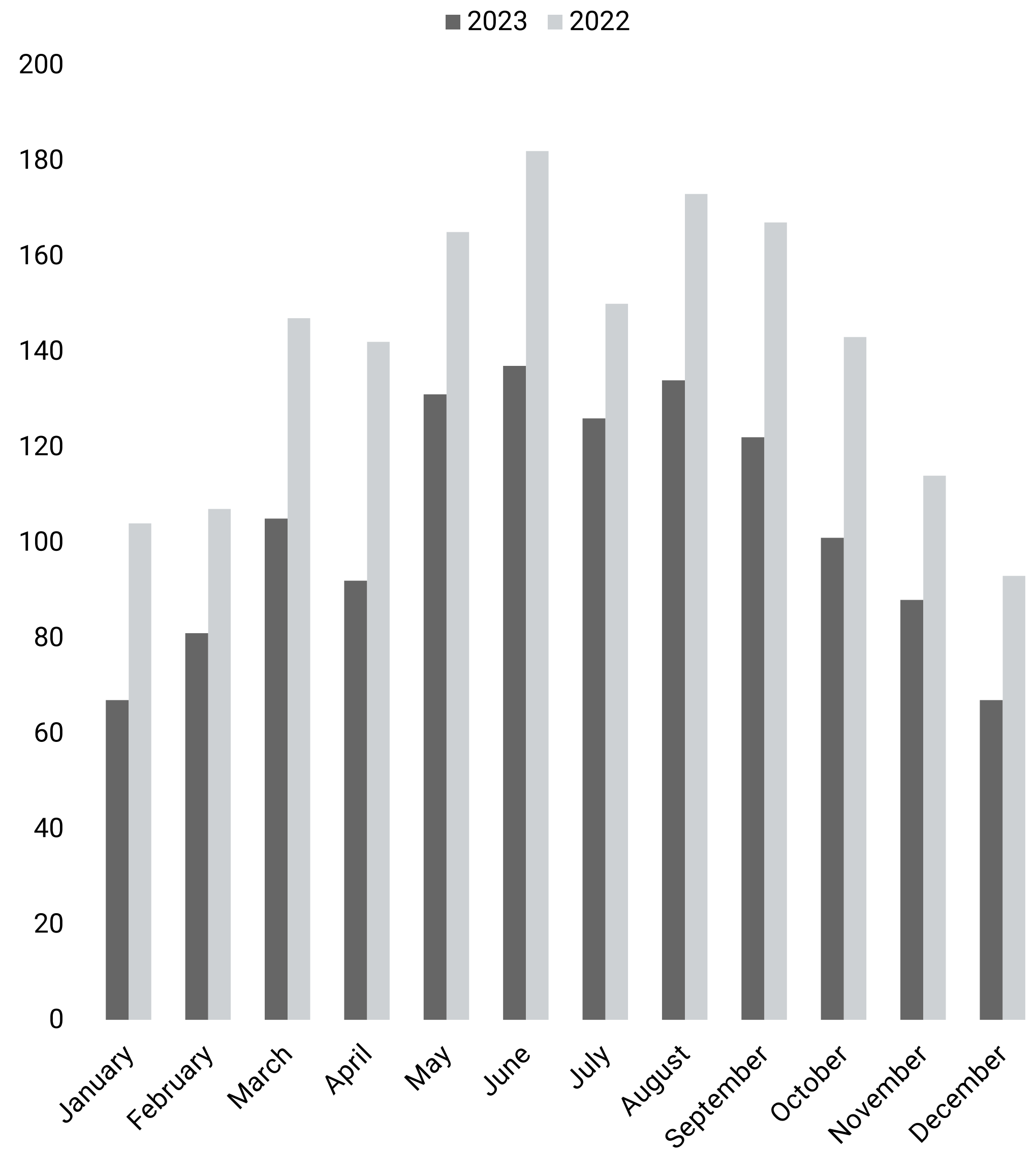


Skagit: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	67	104	-35.58%
February	81	107	-24.30%
March	105	147	-28.57%
April	92	142	-35.21%
May	131	165	-20.61%
June	137	182	-24.73%
July	126	150	-16.00%
August	134	173	-22.54%
September	122	167	-26.95%
October	101	143	-29.37%
November	88	114	-22.81%
December	67	93	-27.96%
Total	1,251	1,687	
% chg.			-25.84%

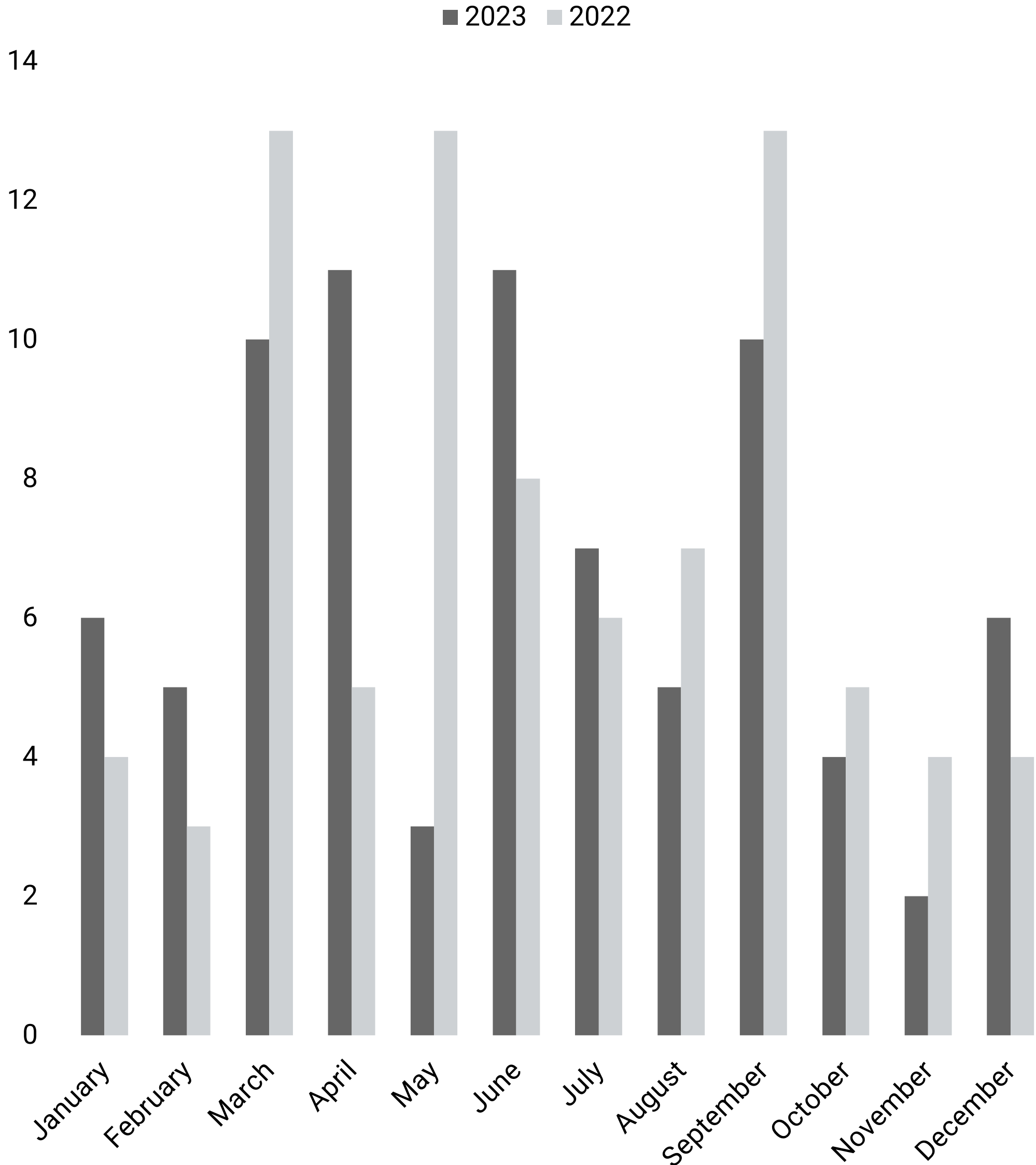


Skagit: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	6	4	50.00%
February	5	3	66.67%
March	10	13	-23.08%
April	11	5	120.00%
May	3	13	-76.92%
June	11	8	37.50%
July	7	6	16.67%
August	5	7	-28.57%
September	10	13	-23.08%
October	4	5	-20.00%
November	2	4	-50.00%
December	6	4	50.00%
Total	80	85	
% chg.			-5.88%

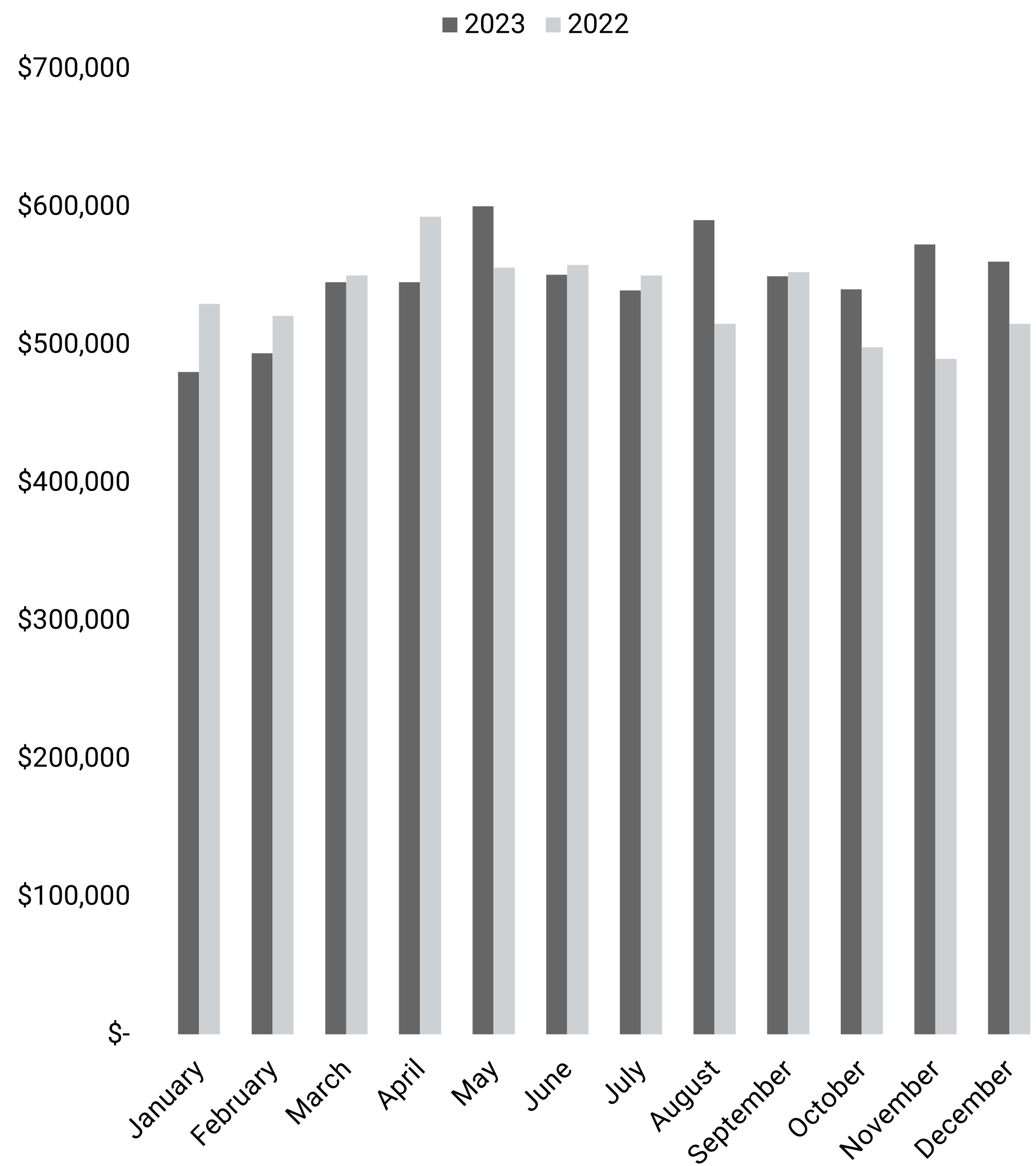


Skagit: Residential Homes and Condominiums

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	\$ 480,000	\$ 529,325	-9.32%
February	\$ 493,500	\$ 520,572	-5.20%
March	\$ 545,000	\$ 550,000	-0.91%
April	\$ 545,000	\$ 592,500	-8.02%
May	\$ 600,000	\$ 555,500	8.01%
June	\$ 550,500	\$ 557,500	-1.26%
July	\$ 539,000	\$ 549,950	-1.99%
August	\$ 590,000	\$ 515,000	14.56%
September	\$ 549,500	\$ 552,250	-0.50%
October	\$ 540,000	\$ 498,000	8.43%
November	\$ 572,500	\$ 489,500	16.96%
December	\$ 560,000	\$ 515,000	8.74%
Total	\$ 550,000	\$ 539,750	
% chg.			1.90%

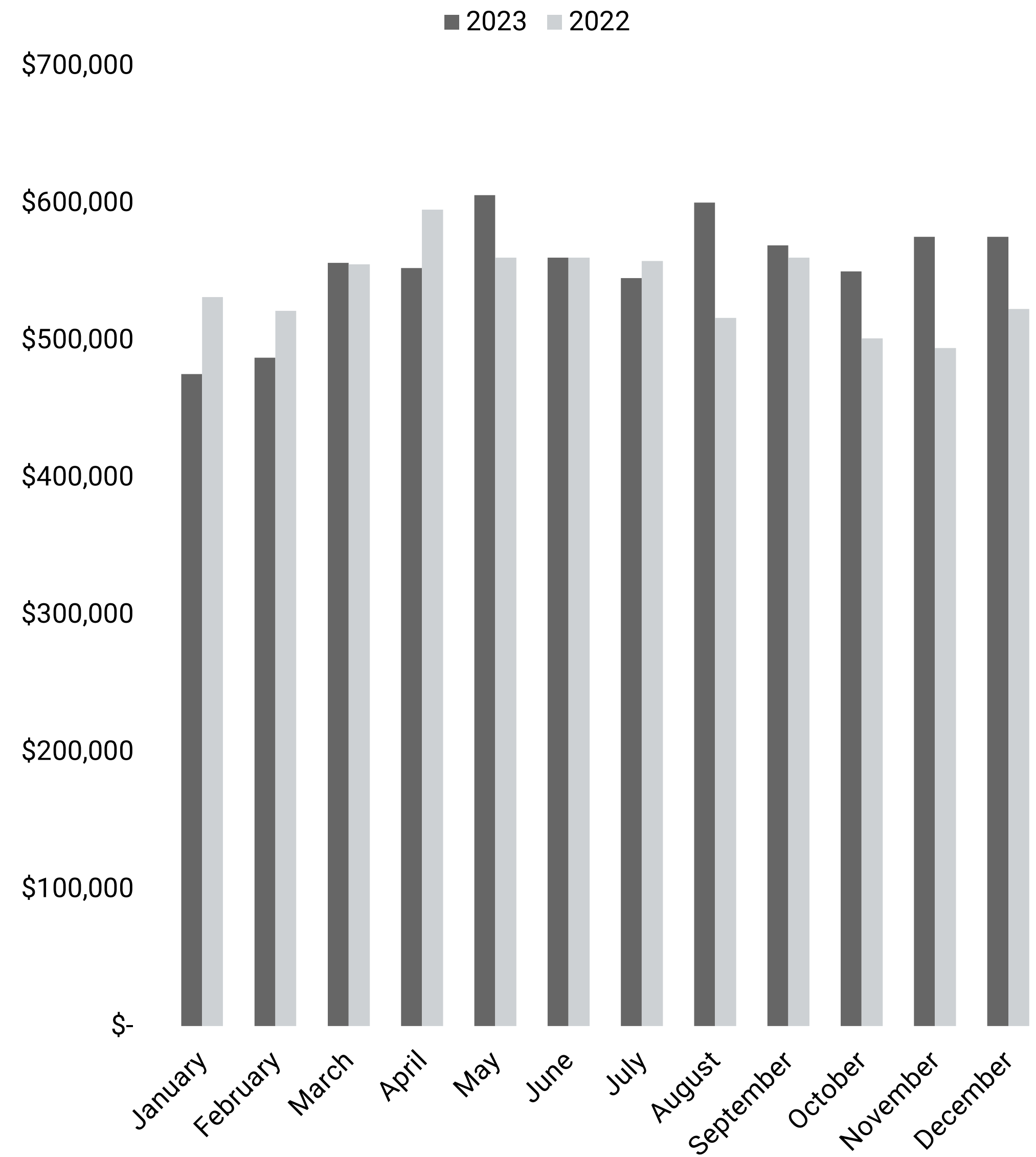


Skagit: Residential Homes Only

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	\$ 475,000	\$ 531,250	-10.59%
February	\$ 487,000	\$ 521,144	-6.55%
March	\$ 556,250	\$ 555,000	0.23%
April	\$ 552,500	\$ 595,000	-7.14%
May	\$ 605,500	\$ 560,000	8.13%
June	\$ 560,000	\$ 560,000	0.00%
July	\$ 545,000	\$ 557,500	-2.24%
August	\$ 599,975	\$ 516,100	16.25%
September	\$ 569,000	\$ 560,000	1.61%
October	\$ 550,000	\$ 501,000	9.78%
November	\$ 575,000	\$ 494,000	16.40%
December	\$ 575,000	\$ 522,500	10.05%
Total	\$ 555,000	\$ 545,000	
% chg.	1.83%		

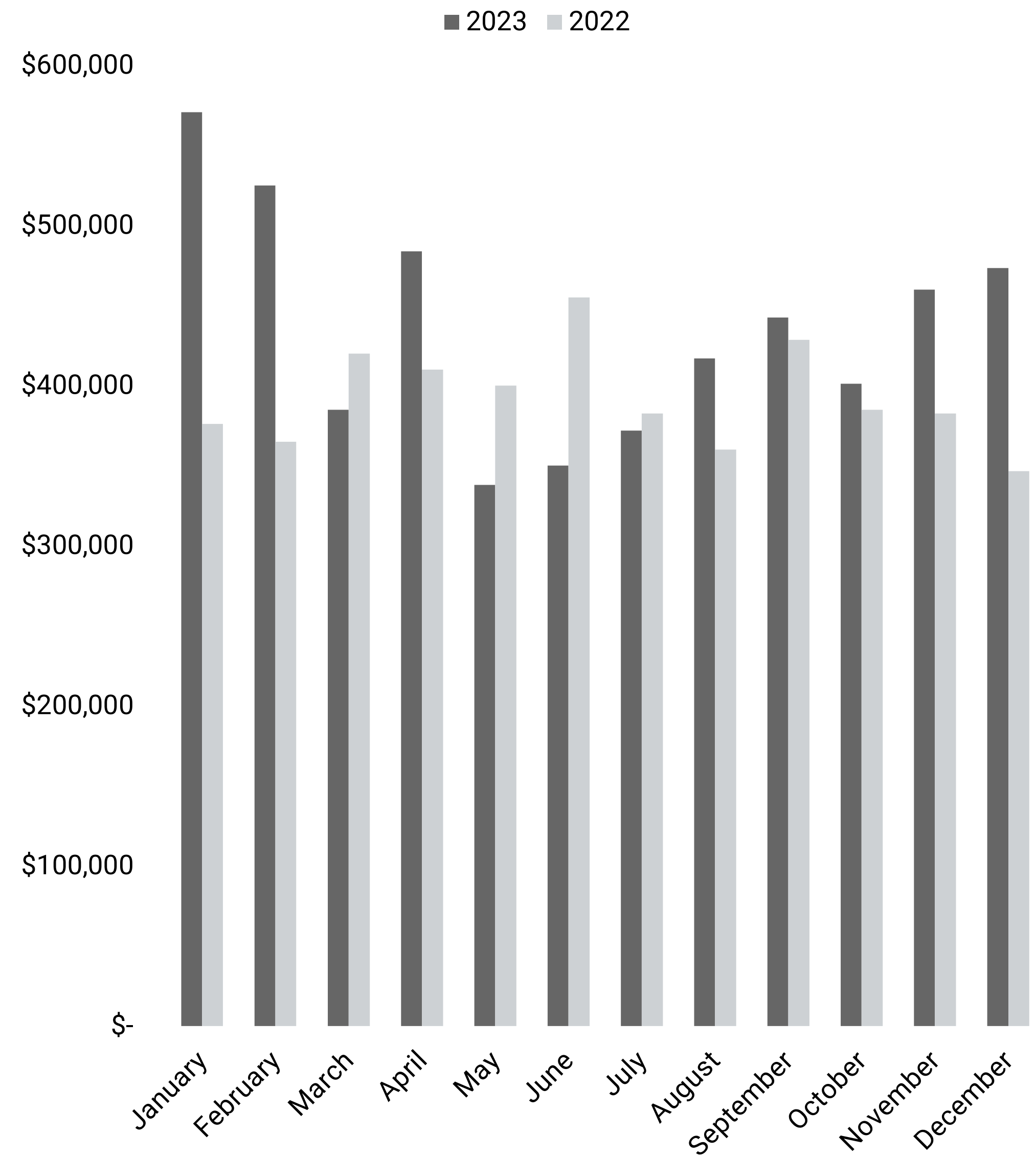


Skagit: Condominiums Only

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	\$ 570,750	\$ 376,000	51.80%
February	\$ 525,000	\$ 364,900	43.88%
March	\$ 385,000	\$ 420,000	-8.33%
April	\$ 484,000	\$ 410,000	18.05%
May	\$ 338,000	\$ 400,000	-15.50%
June	\$ 350,000	\$ 455,000	-23.08%
July	\$ 372,000	\$ 382,500	-2.75%
August	\$ 417,000	\$ 360,000	15.83%
September	\$ 442,500	\$ 428,500	3.27%
October	\$ 401,250	\$ 385,000	4.22%
November	\$ 460,000	\$ 382,500	20.26%
December	\$ 473,500	\$ 346,500	36.65%
Total	\$ 422,500	\$ 400,000	
% chg.	5.63%		



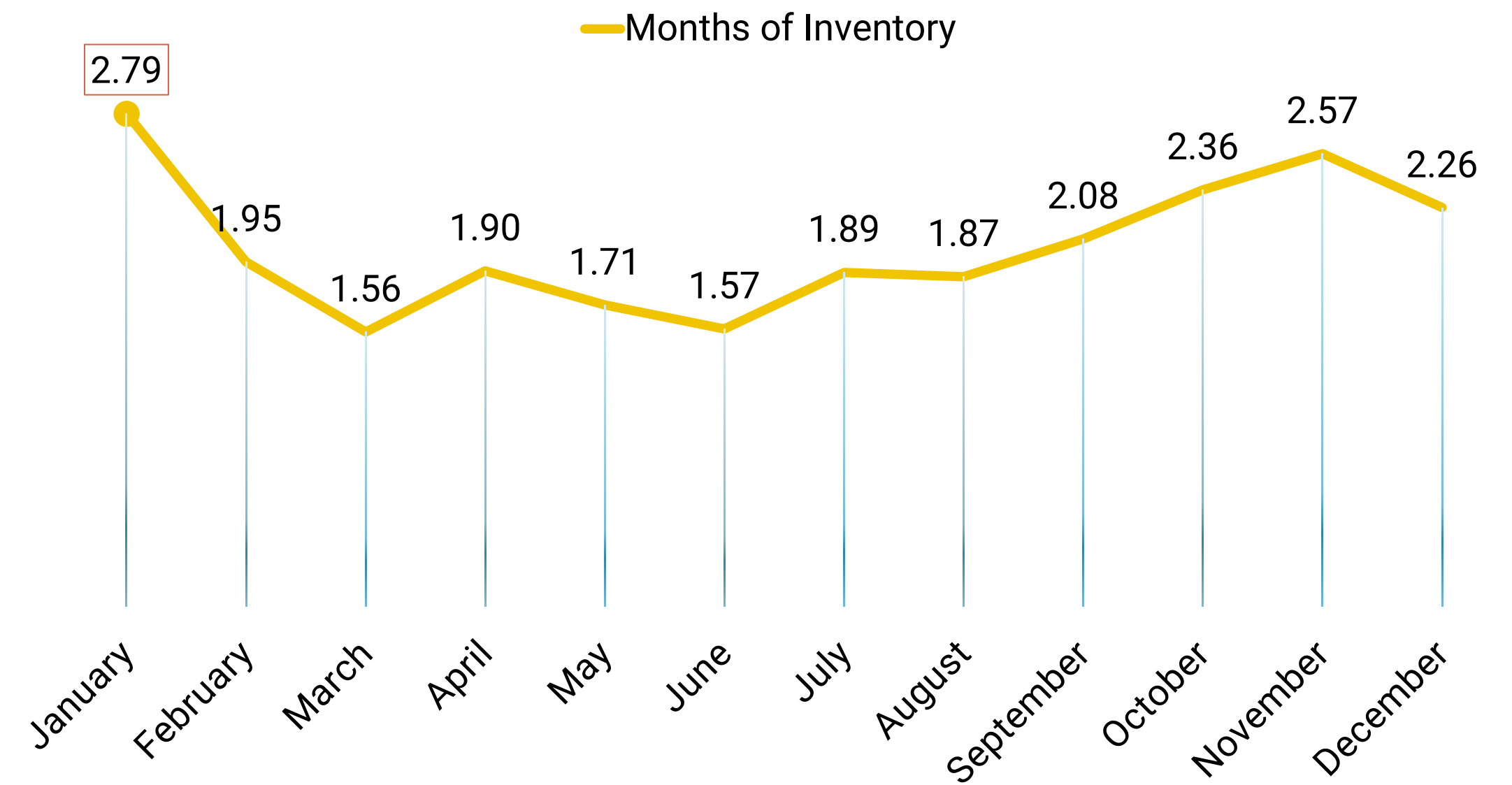
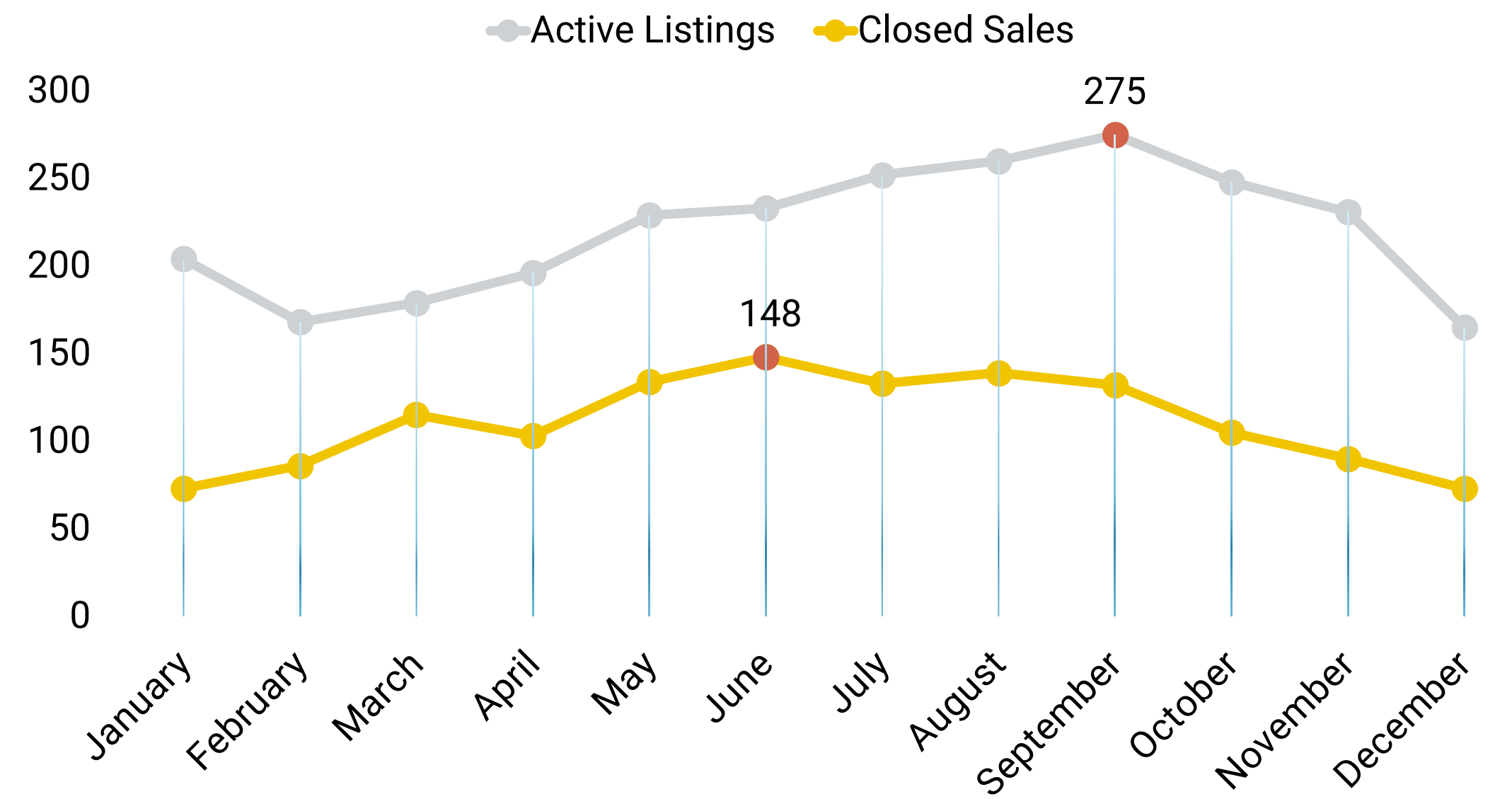
Skagit: Residential Homes and Condominiums

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	204	73	2.79
February	168	86	1.95
March	179	115	1.56
April	196	103	1.90
May	229	134	1.71
June	233	148	1.57
July	252	133	1.89
August	260	139	1.87
September	275	132	2.08
October	248	105	2.36
November	231	90	2.57
December	165	73	2.26



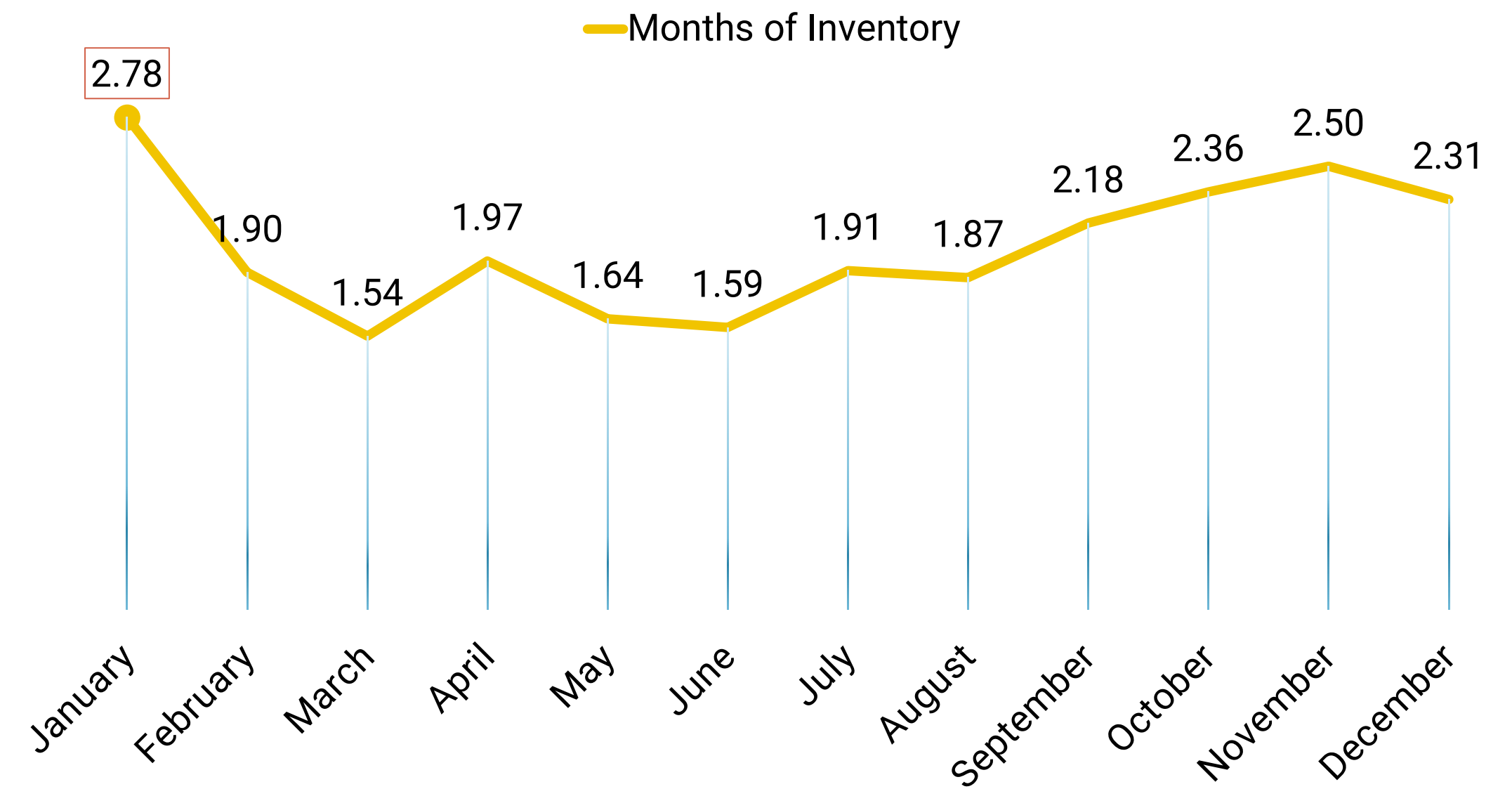
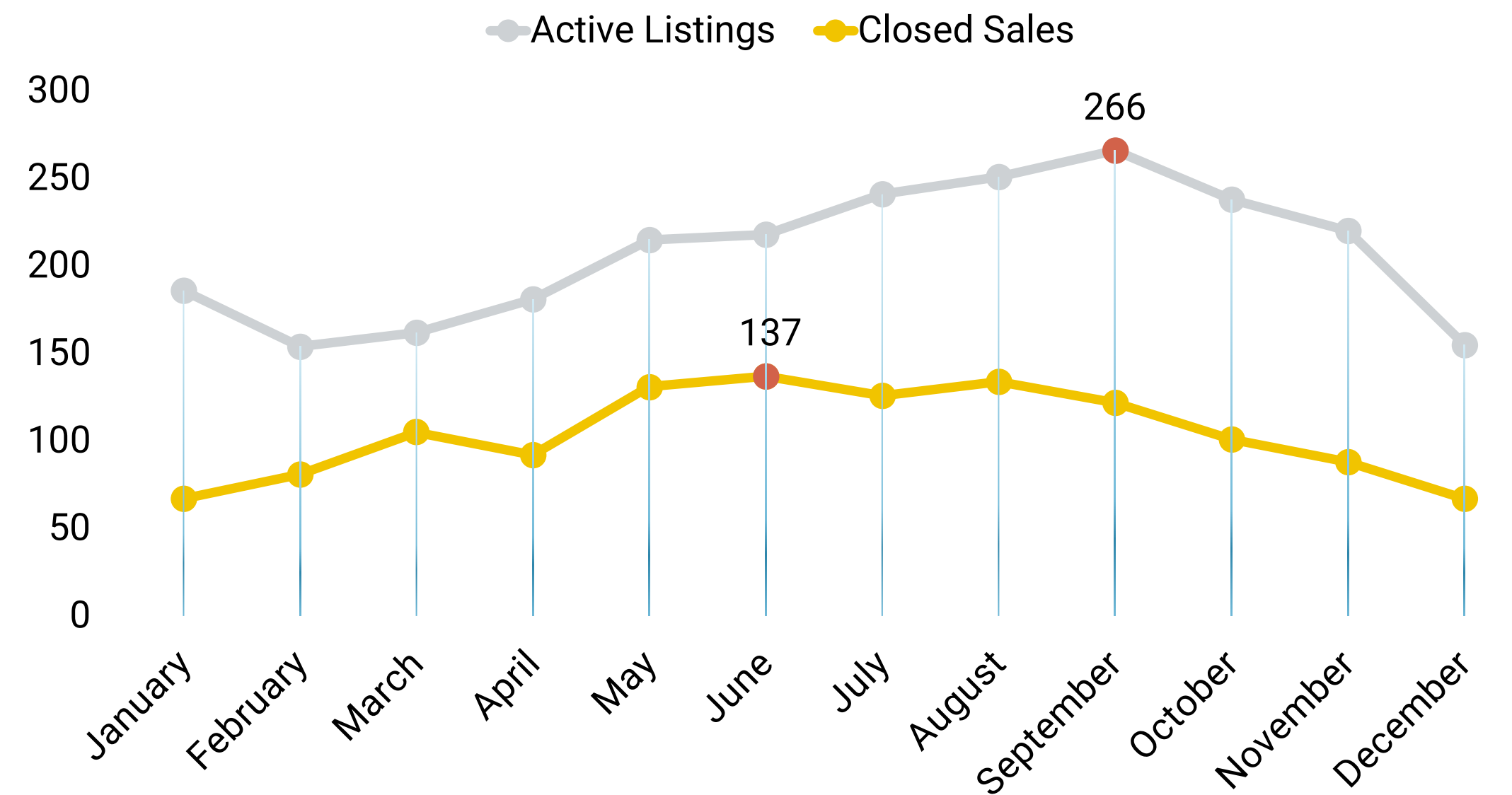
Skagit: Residential Homes Only

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	186	67	2.78
February	154	81	1.90
March	162	105	1.54
April	181	92	1.97
May	215	131	1.64
June	218	137	1.59
July	241	126	1.91
August	251	134	1.87
September	266	122	2.18
October	238	101	2.36
November	220	88	2.50
December	155	67	2.31



Skagit: 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	6	3.00
February	14	5	2.80
March	17	10	1.70
April	15	11	1.36
May	14	3	4.67
June	15	11	1.36
July	11	7	1.57
August	9	5	1.80
September	9	10	0.90
October	10	4	2.50
November	11	2	5.50
December	10	6	1.67

