

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

AUGUST 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2024	New Aug 2023	Ttl Active Aug 2024	Ttl Active Aug 2023	% Change, Ttl Active	Pending Aug 2024	Pending Aug 2023	% Change, Pending	Closed Aug 2024	Closed Aug 2023	% Change, Closed	Median \$, Aug 2024	Median \$, Aug 2023	% Change, Median Price	Months of Inventory
King	3,020	2,684	4,515	3,222	40.13%	2,309	2,340	-1.32%	2,173	2,160	0.60%	\$860,000	\$821,000	4.75%	2.08
Snohomish	1,165	1,104	1,375	1,046	31.45%	1,101	956	15.17%	975	977	-0.20%	\$762,500	\$700,000	8.93%	1.41
Pierce	1,339	1,176	2,154	1,506	43.03%	1,205	1,104	9.15%	1,035	1,042	-0.67%	\$572,000	\$539,425	6.04%	2.08
Kitsap	412	427	657	568	15.67%	407	395	3.04%	408	352	15.91%	\$556,000	\$558,500	-0.45%	1.61
Mason	172	151	349	234	49.15%	142	132	7.58%	108	117	-7.69%	\$449,475	\$425,000	5.76%	3.23
Skagit	201	177	339	260	30.38%	180	160	12.50%	152	139	9.35%	\$598,250	\$590,000	1.40%	2.23
Grays Harbor	175	160	523	396	32.07%	129	150	-14.00%	103	133	-22.56%	\$369,900	\$349,900	5.72%	5.08
Lewis	153	130	371	249	49.00%	95	100	-5.00%	84	85	-1.18%	\$412,500	\$400,000	3.13%	4.42
Cowlitz	144	122	272	196	38.78%	121	119	1.68%	110	99	11.11%	\$412,500	\$410,000	0.61%	2.47
Grant	128	111	363	282	28.72%	95	98	-3.06%	87	81	7.41%	\$350,000	\$334,080	4.77%	4.17
Thurston	391	441	624	524	19.08%	410	391	4.86%	368	367	0.27%	\$525,000	\$522,000	0.57%	1.70
San Juan	41	32	184	141	30.50%	26	28	-7.14%	30	29	3.45%	\$905,000	\$825,000	9.70%	6.13
Island	162	174	344	254	35.43%	145	148	-2.03%	127	164	-22.56%	\$635,000	\$627,500	1.20%	2.71
Kittitas	125	105	399	311	28.30%	91	97	-6.19%	86	72	19.44%	\$541,500	\$516,250	4.89%	4.64
Jefferson	74	63	150	131	14.50%	66	59	11.86%	57	56	1.79%	\$730,000	\$599,000	21.87%	2.63
Okanogan	49	69	227	210	8.10%	42	43	-2.33%	31	45	-31.11%	\$410,000	\$409,000	0.24%	7.32
Whatcom	437	407	770	669	15.10%	370	331	11.78%	289	325	-11.08%	\$640,000	\$550,000	16.36%	2.66
Clark	117	93	242	146	65.75%	89	92	-3.26%	86	76	13.16%	\$540,000	\$577,000	-6.41%	2.81
Pacific	76	53	259	175	48.00%	70	72	-2.78%	48	58	-17.24%	\$332,500	\$326,750	1.76%	5.40
Ferry	11	6	27	24	12.50%	8	5	60.00%	8	3	166.67%	\$282,500	\$249,000	13.45%	3.38
Clallam	128	95	240	176	36.36%	107	80	33.75%	92	83	10.84%	\$512,500	\$460,000	11.41%	2.61
Chelan	160	135	420	318	32.08%	104	111	-6.31%	86	90	-4.44%	\$592,000	\$601,225	-1.53%	4.88
Douglas	64	44	142	86	65.12%	50	37	35.14%	39	41	-4.88%	\$525,000	\$488,000	7.58%	3.64
Adams	16	18	51	40	27.50%	8	9	-11.11%	14	13	7.69%	\$307,475	\$317,400	-3.13%	3.64
Walla Walla	69	72	177	125	41.60%	67	56	19.64%	69	55	25.45%	\$430,000	\$408,757	5.20%	2.57
Columbia	7	7	24	17	41.18%	7	9	-22.22%	5	3	66.67%	\$351,900	\$248,500	41.61%	4.80
Others	105	96	255	219	16.44%	83	67	23.88%	57	69	-17.39%	\$386,598	\$406,500	-4.90%	4.47
Total	8,941	8,152	15,453	11,525	34.08%	7,527	7,189	4.70%	6,727	6,734	-0.10%	\$645,000	\$615,000	4.88%	2.30

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page
 Months of Inventory calculated using Total Active divided by Total Sold for current month.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

AUGUST 2024

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	New Aug 2024	New Aug 2023	Ttl Active Aug 2024	Ttl Active Aug 2023	% Change, Ttl Active	Pending Aug 2024	Pending Aug 2023	% Change, Pending	Closed Aug 2024	Closed Aug 2023	% Change, Closed	Median \$, Aug 2024	Median \$, Aug 2023	% Change, Median Price	Months of Inventory
King	2,242	1,998	2,976	2,311	28.78%	1,790	1,734	3.23%	1,688	1,656	1.93%	\$955,000	\$906,250	5.38%	1.76
Snohomish	993	940	1,143	914	25.05%	957	813	17.71%	825	837	-1.43%	\$780,000	\$730,563	6.77%	1.39
Pierce	1,233	1,091	1,944	1,400	38.86%	1,114	1,029	8.26%	965	979	-1.43%	\$580,000	\$549,950	5.46%	2.01
Kitsap	384	406	603	534	12.92%	390	374	4.28%	393	336	16.96%	\$563,000	\$564,947	-0.34%	1.53
Mason	172	150	346	233	48.50%	141	129	9.30%	107	117	-8.55%	\$449,000	\$425,000	5.65%	3.23
Skagit	191	164	323	251	28.69%	172	147	17.01%	140	134	4.48%	\$605,000	\$599,975	0.84%	2.31
Grays Harbor	163	155	479	367	30.52%	124	144	-13.89%	101	128	-21.09%	\$369,900	\$349,999	5.69%	4.74
Lewis	153	130	371	249	49.00%	95	99	-4.04%	84	85	-1.18%	\$412,500	\$400,000	3.13%	4.42
Cowlitz	142	119	264	190	38.95%	117	117	0.00%	109	97	12.37%	\$415,000	\$413,000	0.48%	2.42
Grant	124	109	354	273	29.67%	93	96	-3.13%	87	79	10.13%	\$350,000	\$335,000	4.48%	4.07
Thurston	379	429	596	500	19.20%	399	377	5.84%	358	353	1.42%	\$529,999	\$529,950	0.01%	1.66
San Juan	35	32	171	134	27.61%	24	27	-11.11%	28	26	7.69%	\$1,032,499	\$880,000	17.33%	6.11
Island	153	164	324	236	37.29%	139	137	1.46%	121	154	-21.43%	\$660,000	\$641,000	2.96%	2.68
Kittitas	118	98	358	283	26.50%	88	94	-6.38%	81	70	15.71%	\$565,035	\$524,997	7.63%	4.42
Jefferson	68	56	133	123	8.13%	61	53	15.09%	52	53	-1.89%	\$731,875	\$640,000	14.36%	2.56
Okanogan	49	60	219	202	8.42%	42	37	13.51%	31	43	-27.91%	\$410,000	\$406,500	0.86%	7.06
Whatcom	376	346	638	578	10.38%	322	285	12.98%	251	272	-7.72%	\$679,000	\$601,500	12.88%	2.54
Clark	112	88	220	135	62.96%	81	91	-10.99%	77	73	5.48%	\$559,900	\$575,000	-2.63%	2.86
Pacific	71	52	227	161	40.99%	70	69	1.45%	48	53	-9.43%	\$332,500	\$330,000	0.76%	4.73
Ferry	11	6	27	24	12.50%	8	5	60.00%	8	3	166.67%	\$282,500	\$249,000	13.45%	3.38
Clallam	121	89	232	165	40.61%	103	76	35.53%	88	80	10.00%	\$512,500	\$460,000	11.41%	2.64
Chelan	145	126	370	290	27.59%	96	106	-9.43%	80	78	2.56%	\$617,500	\$618,500	-0.16%	4.63
Douglas	63	43	135	76	77.63%	50	35	42.86%	38	37	2.70%	\$525,000	\$490,000	7.14%	3.55
Adams	15	18	50	40	25.00%	8	9	-11.11%	14	13	7.69%	\$307,475	\$317,400	-3.13%	3.57
Walla Walla	67	67	168	119	41.18%	65	55	18.18%	67	53	26.42%	\$430,000	\$399,915	7.52%	2.51
Columbia	7	7	24	17	41.18%	7	9	-22.22%	5	3	66.67%	\$351,900	\$248,500	41.61%	4.80
Others	103	91	251	210	19.52%	81	65	24.62%	56	66	-15.15%	\$385,799	\$408,250	-5.50%	4.48
Total	7,690	7,034	12,946	10,015	29.27%	6,637	6,212	6.84%	5,902	5,878	0.41%	\$665,000	\$635,000	4.72%	2.19

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King	778	686	1,539	911	68.94%	519	606	-14.36%	485	504	-3.77%	\$525,000	\$525,000	0.00%	3.17
Snohomish	172	164	232	132	75.76%	144	143	0.70%	150	140	7.14%	\$589,975	\$475,000	24.21%	1.55
Pierce	106	85	210	106	98.11%	91	75	21.33%	70	63	11.11%	\$423,000	\$385,000	9.87%	3.00
Kitsap	28	21	54	34	58.82%	17	21	-19.05%	15	16	-6.25%	\$325,000	\$398,950	-18.54%	3.60
Mason	0	1	3	1	200.00%	1	3	-66.67%	1	0	N/A	\$555,000	\$0	N/A	3.00
Skagit	10	13	16	9	77.78%	8	13	-38.46%	12	5	140.00%	\$529,000	\$417,000	26.86%	1.33
Grays Harbor	12	5	44	29	51.72%	5	6	-16.67%	2	5	-60.00%	\$375,000	\$327,500	14.50%	22.00
Lewis	0	0	0	0	N/A	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	2	3	8	6	33.33%	4	2	100.00%	1	2	-50.00%	\$160,000	\$288,950	-44.63%	8.00
Grant	4	2	9	9	0.00%	2	2	0.00%	0	2	-100.00%	\$0	\$197,000	-100.00%	0.00
Thurston	12	12	28	24	16.67%	11	14	-21.43%	10	14	-28.57%	\$332,475	\$337,475	-1.48%	2.80
San Juan	6	0	13	7	85.71%	2	1	100.00%	2	3	-33.33%	\$492,500	\$479,000	2.82%	6.50
Island	9	10	20	18	11.11%	6	11	-45.45%	6	10	-40.00%	\$288,500	\$284,700	1.33%	3.33
Kittitas	7	7	41	28	46.43%	3	3	0.00%	5	2	150.00%	\$410,000	\$372,500	10.07%	8.20
Jefferson	6	7	17	8	112.50%	5	6	-16.67%	5	3	66.67%	\$639,950	\$372,500	71.80%	3.40
Okanogan	0	9	8	8	0.00%	0	6	-100.00%	0	2	-100.00%	\$0	\$569,975	-100.00%	0.00
Whatcom	61	61	132	91	45.05%	48	46	4.35%	38	53	-28.30%	\$373,761	\$407,500	-8.28%	3.47
Clark	5	5	22	11	100.00%	8	1	700.00%	9	3	200.00%	\$395,000	\$684,000	-42.25%	2.44
Pacific	5	1	32	14	128.57%	0	3	-100.00%	0	5	-100.00%	\$0	\$323,500	-100.00%	0.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	7	6	8	11	-27.27%	4	4	0.00%	4	3	33.33%	\$475,000	\$415,000	14.46%	2.00
Chelan	15	9	50	28	78.57%	8	5	60.00%	6	12	-50.00%	\$409,500	\$494,750	-17.23%	8.33
Douglas	1	1	7	10	-30.00%	0	2	-100.00%	1	4	-75.00%	\$277,900	\$421,500	-34.07%	7.00
Adams	1	0	1	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	5	9	6	50.00%	2	1	100.00%	2	2	0.00%	\$399,575	\$641,500	-37.71%	4.50
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	5	4	9	-55.56%	2	2	0.00%	1	3	-66.67%	\$517,500	\$360,000	43.75%	4.00
Total	1,251	1,118	2,507	1,510	66.03%	890	977	-8.90%	825	856	-3.62%	\$490,000	\$465,000	5.38%	3.04