

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

OCTOBER 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Oct 2024	New Oct 2023	Ttl Active Oct 2024	Ttl Active Oct 2023	% Change, Ttl Active	Pending Oct 2024	Pending Oct 2023	% Change, Pending	Closed Oct 2024	Closed Oct 2023	% Change, Closed	Median \$, Oct 2024	Median \$, Oct 2023	% Change, Median Price	Months of Inventory
King	2,831	2,157	4,552	3,361	35.44%	2,488	1,905	30.60%	2,303	1,788	28.80%	\$865,000	\$800,000	8.13%	1.98
Snohomish	1,051	849	1,414	1,124	25.80%	990	829	19.42%	927	772	20.08%	\$753,000	\$700,322	7.52%	1.53
Pierce	1,084	859	2,011	1,521	32.22%	1,149	843	36.30%	977	781	25.10%	\$570,000	\$520,000	9.62%	2.06
Kitsap	418	306	653	538	21.38%	393	334	17.66%	328	286	14.69%	\$550,497	\$549,995	0.09%	1.99
Mason	130	108	316	241	31.12%	102	94	8.51%	118	89	32.58%	\$419,925	\$399,900	5.01%	2.68
Skagit	160	112	328	248	32.26%	139	113	23.01%	139	105	32.38%	\$575,000	\$540,000	6.48%	2.36
Grays Harbor	121	128	475	366	29.78%	142	114	24.56%	79	97	-18.56%	\$355,000	\$325,000	9.23%	6.01
Lewis	111	99	362	267	35.58%	90	89	1.12%	89	74	20.27%	\$430,000	\$389,900	10.28%	4.07
Cowlitz	129	84	272	202	34.65%	121	103	17.48%	110	81	35.80%	\$417,500	\$370,000	12.84%	2.47
Grant	98	68	357	231	54.55%	71	75	-5.33%	74	73	1.37%	\$341,782	\$330,760	3.33%	4.82
Thurston	372	328	574	513	11.89%	373	310	20.32%	325	274	18.61%	\$505,000	\$490,000	3.06%	1.77
San Juan	26	19	134	110	21.82%	29	16	81.25%	23	23	0.00%	\$825,000	\$1,150,000	-28.26%	5.83
Island	121	109	293	232	26.29%	111	106	4.72%	121	101	19.80%	\$625,000	\$624,999	0.00%	2.42
Kittitas	113	78	362	277	30.69%	77	54	42.59%	69	75	-8.00%	\$590,000	\$515,000	14.56%	5.25
Jefferson	47	45	139	112	24.11%	41	42	-2.38%	50	42	19.05%	\$577,000	\$532,500	8.36%	2.78
Okanogan	47	38	185	189	-2.12%	56	27	107.41%	43	26	65.38%	\$350,000	\$427,500	-18.13%	4.30
Whatcom	314	286	707	601	17.64%	271	216	25.46%	230	228	0.88%	\$577,500	\$559,000	3.31%	3.07
Clark	104	68	229	153	49.67%	98	53	84.91%	67	52	28.85%	\$580,000	\$545,000	6.42%	3.42
Pacific	46	34	222	150	48.00%	46	38	21.05%	46	37	24.32%	\$330,625	\$335,000	-1.31%	4.83
Ferry	5	2	28	25	12.00%	2	5	-60.00%	4	2	100.00%	\$112,500	\$177,500	-36.62%	7.00
Clallam	88	61	218	153	42.48%	98	73	34.25%	96	68	41.18%	\$505,000	\$457,500	10.38%	2.27
Chelan	109	89	348	247	40.89%	101	90	12.22%	75	89	-15.73%	\$615,500	\$599,000	2.75%	4.64
Douglas	49	39	126	94	34.04%	63	30	110.00%	52	28	85.71%	\$529,500	\$466,950	13.40%	2.42
Adams	12	17	47	49	-4.08%	13	13	0.00%	12	1	1100.00%	\$373,412	\$500,000	-25.32%	3.92
Walla Walla	55	69	148	146	1.37%	58	60	-3.33%	60	48	25.00%	\$420,000	\$416,353	0.88%	2.47
Columbia	5	9	25	21	19.05%	7	5	40.00%	4	2	100.00%	\$403,000	\$110,000	266.36%	6.25
Others	80	73	270	232	16.38%	70	47	48.94%	58	49	18.37%	\$472,500	\$364,990	29.46%	4.66
Total	7,726	6,134	14,795	11,403	29.75%	7,199	5,684	26.65%	6,479	5,291	22.45%	\$650,000	\$602,000	7.97%	2.28

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)

OCTOBER 2024

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	New Oct 2024	New Oct 2023	Ttl Active Oct 2024	Ttl Active Oct 2023	% Change, Ttl Active	Pending Oct 2024	Pending Oct 2023	% Change, Pending	Closed Oct 2024	Closed Oct 2023	% Change, Closed	Median \$, Oct 2024	Median \$, Oct 2023	% Change, Median Price	Months of Inventory
King	2,027	1,583	2,870	2,296	25.00%	1,939	1,457	33.08%	1,815	1,368	32.68%	\$960,000	\$882,997	8.72%	1.58
Snohomish	874	698	1,139	934	21.95%	830	696	19.25%	781	653	19.60%	\$810,000	\$729,950	10.97%	1.46
Pierce	999	788	1,818	1,389	30.89%	1,072	776	38.14%	908	718	26.46%	\$580,000	\$530,000	9.43%	2.00
Kitsap	393	293	597	507	17.75%	376	319	17.87%	316	279	13.26%	\$551,500	\$556,000	-0.81%	1.89
Mason	128	107	312	238	31.09%	102	94	8.51%	118	88	34.09%	\$419,925	\$399,900	5.01%	2.64
Skagit	148	109	310	238	30.25%	132	112	17.86%	134	101	32.67%	\$575,500	\$550,000	4.64%	2.31
Grays Harbor	115	121	436	338	28.99%	139	107	29.91%	74	87	-14.94%	\$358,950	\$330,000	8.77%	5.89
Lewis	111	99	362	267	35.58%	90	89	1.12%	89	73	21.92%	\$430,000	\$389,900	10.28%	4.07
Cowlitz	123	82	265	198	33.84%	115	102	12.75%	107	74	44.59%	\$420,000	\$377,000	11.41%	2.48
Grant	96	68	349	226	54.42%	70	74	-5.41%	73	72	1.39%	\$340,000	\$332,280	2.32%	4.78
Thurston	355	310	548	494	10.93%	355	288	23.26%	318	258	23.26%	\$510,000	\$496,000	2.82%	1.72
San Juan	18	17	122	105	16.19%	27	15	80.00%	19	21	-9.52%	\$950,000	\$1,150,000	-17.39%	6.42
Island	112	105	271	217	24.88%	108	97	11.34%	109	93	17.20%	\$639,000	\$645,000	-0.93%	2.49
Kittitas	107	76	329	250	31.60%	72	52	38.46%	66	70	-5.71%	\$602,000	\$547,500	9.95%	4.98
Jefferson	43	42	125	109	14.68%	35	40	-12.50%	47	40	17.50%	\$599,000	\$547,500	9.41%	2.66
Okanogan	47	38	177	183	-3.28%	56	27	107.41%	43	22	95.45%	\$350,000	\$322,500	8.53%	4.12
Whatcom	267	240	582	510	14.12%	231	186	24.19%	198	200	-1.00%	\$608,500	\$582,475	4.47%	2.94
Clark	94	63	204	140	45.71%	87	50	74.00%	64	48	33.33%	\$598,000	\$552,500	8.24%	3.19
Pacific	41	33	200	135	48.15%	41	36	13.89%	41	35	17.14%	\$331,250	\$335,000	-1.12%	4.88
Ferry	5	2	28	25	12.00%	2	5	-60.00%	4	2	100.00%	\$112,500	\$177,500	-36.62%	7.00
Clallam	84	57	211	145	45.52%	93	71	30.99%	93	62	50.00%	\$500,000	\$472,500	5.82%	2.27
Chelan	97	88	299	229	30.57%	94	88	6.82%	71	81	-12.35%	\$618,000	\$600,000	3.00%	4.21
Douglas	47	37	119	85	40.00%	60	29	106.90%	50	26	92.31%	\$540,000	\$457,450	18.05%	2.38
Adams	12	17	46	49	-6.12%	12	13	-7.69%	12	1	1100.00%	\$373,412	\$500,000	-25.32%	3.83
Walla Walla	54	64	142	139	2.16%	57	58	-1.72%	60	48	25.00%	\$420,000	\$416,353	0.88%	2.37
Columbia	5	9	25	21	19.05%	7	5	40.00%	4	2	100.00%	\$403,000	\$110,000	266.36%	6.25
Others	76	72	261	224	16.52%	65	46	41.30%	57	49	16.33%	\$470,000	\$364,990	28.77%	4.58
Total	6,478	5,218	12,147	9,691	25.34%	6,267	4,932	27.07%	5,671	4,571	24.06%	\$671,500	\$625,000	7.44%	2.14

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King	804	574	1,682	1,065	57.93%	549	448	22.54%	488	420	16.19%	\$562,500	\$540,000	4.17%	3.45
Snohomish	177	151	275	190	44.74%	160	133	20.30%	146	119	22.69%	\$509,500	\$487,000	4.62%	1.88
Pierce	85	71	193	132	46.21%	77	67	14.93%	69	63	9.52%	\$385,000	\$420,000	-8.33%	2.80
Kitsap	25	13	56	31	80.65%	17	15	13.33%	12	7	71.43%	\$355,200	\$259,000	37.14%	4.67
Mason	2	1	4	3	33.33%	0	0	N/A	0	1	-100.00%	\$0	\$565,000	-100.00%	0.00
Skagit	12	3	18	10	80.00%	7	1	600.00%	5	4	25.00%	\$550,000	\$401,250	37.07%	3.60
Grays Harbor	6	7	39	28	39.29%	3	7	-57.14%	5	10	-50.00%	\$310,000	\$71,000	336.62%	7.80
Lewis	0	0	0	0	N/A	0	0	N/A	0	1	-100.00%	\$0	\$290,000	-100.00%	0.00
Cowlitz	6	2	7	4	75.00%	6	1	500.00%	3	7	-57.14%	\$348,000	\$282,000	23.40%	2.33
Grant	2	0	8	5	60.00%	1	1	0.00%	1	1	0.00%	\$640,000	\$260,000	146.15%	8.00
Thurston	17	18	26	19	36.84%	18	22	-18.18%	7	16	-56.25%	\$315,000	\$352,825	-10.72%	3.71
San Juan	8	2	12	5	140.00%	2	1	100.00%	4	2	100.00%	\$299,750	\$807,500	-62.88%	3.00
Island	9	4	22	15	46.67%	3	9	-66.67%	12	8	50.00%	\$362,500	\$349,000	3.87%	1.83
Kittitas	6	2	33	27	22.22%	5	2	150.00%	3	5	-40.00%	\$415,000	\$350,000	18.57%	11.00
Jefferson	4	3	14	3	366.67%	6	2	200.00%	3	2	50.00%	\$415,000	\$463,000	-10.37%	4.67
Okanogan	0	0	8	6	33.33%	0	0	N/A	0	4	-100.00%	\$0	\$587,450	-100.00%	0.00
Whatcom	47	46	125	91	37.36%	40	30	33.33%	32	28	14.29%	\$417,500	\$402,500	3.73%	3.91
Clark	10	5	25	13	92.31%	11	3	266.67%	3	4	-25.00%	\$310,000	\$326,750	-5.13%	8.33
Pacific	5	1	22	15	46.67%	5	2	150.00%	5	2	150.00%	\$255,000	\$242,500	5.15%	4.40
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	4	4	7	8	-12.50%	5	2	150.00%	3	6	-50.00%	\$545,000	\$412,000	32.28%	2.33
Chelan	12	1	49	18	172.22%	7	2	250.00%	4	8	-50.00%	\$456,950	\$582,000	-21.49%	12.25
Douglas	2	2	7	9	-22.22%	3	1	200.00%	2	2	0.00%	\$356,500	\$517,250	-31.08%	3.50
Adams	0	0	1	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	1	5	6	7	-14.29%	1	2	-50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	4	1	9	8	12.50%	5	1	400.00%	1	0	N/A	\$535,000	\$0	N/A	9.00
Total	1,248	916	2,648	1,712	54.67%	932	752	23.94%	808	720	12.22%	\$500,000	\$474,944	5.28%	3.28