

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

NOVEMBER 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Nov 2024	New Nov 2023	Ttl Active Nov 2024	Ttl Active Nov 2023	% Change, Ttl Active	Pending Nov 2024	Pending Nov 2023	% Change, Pending	Closed Nov 2024	Closed Nov 2023	% Change, Closed	Median \$, Nov 2024	Median \$, Nov 2023	% Change, Median Price	Months of Inventory
King	1,472	1,513	3,565	2,833	25.84%	1,792	1,547	15.84%	1,862	1,474	26.32%	\$837,350	\$799,925	4.68%	1.91
Snohomish	660	632	1,118	942	18.68%	836	708	18.08%	815	621	31.24%	\$760,000	\$703,635	8.01%	1.37
Pierce	789	742	1,760	1,468	19.89%	923	710	30.00%	839	626	34.03%	\$557,671	\$529,500	5.32%	2.10
Kitsap	241	238	564	518	8.88%	306	237	29.11%	328	268	22.39%	\$555,000	\$547,400	1.39%	1.72
Mason	87	69	279	217	28.57%	98	71	38.03%	82	72	13.89%	\$432,500	\$405,000	6.79%	3.40
Skagit	120	92	282	231	22.08%	135	96	40.63%	112	90	24.44%	\$596,000	\$572,500	4.10%	2.52
Grays Harbor	83	92	440	362	21.55%	86	74	16.22%	91	73	24.66%	\$354,000	\$360,000	-1.67%	4.84
Lewis	82	97	340	272	25.00%	81	73	10.96%	63	76	-17.11%	\$448,000	\$400,000	12.00%	5.40
Cowlitz	84	89	266	203	31.03%	78	79	-1.27%	82	78	5.13%	\$409,125	\$392,000	4.37%	3.24
Grant	85	69	332	226	46.90%	76	57	33.33%	69	75	-8.00%	\$383,000	\$327,999	16.77%	4.81
Thurston	212	208	502	445	12.81%	266	237	12.24%	252	237	6.33%	\$522,500	\$514,990	1.46%	1.99
San Juan	16	14	111	92	20.65%	13	13	0.00%	22	17	29.41%	\$857,500	\$975,000	-12.05%	5.05
Island	98	84	272	204	33.33%	86	90	-4.44%	83	73	13.70%	\$664,000	\$564,950	17.53%	3.28
Kittitas	57	45	306	219	39.73%	69	64	7.81%	64	49	30.61%	\$510,500	\$620,000	-17.66%	4.78
Jefferson	28	40	117	100	17.00%	43	42	2.38%	35	33	6.06%	\$525,100	\$689,990	-23.90%	3.34
Okanogan	22	27	154	165	-6.67%	27	26	3.85%	35	29	20.69%	\$335,000	\$350,000	-4.29%	4.40
Whatcom	229	174	660	531	24.29%	196	181	8.29%	193	161	19.88%	\$610,000	\$599,000	1.84%	3.42
Clark	82	63	220	150	46.67%	81	54	50.00%	78	38	105.26%	\$525,000	\$487,500	7.69%	2.82
Pacific	29	43	189	142	33.10%	42	32	31.25%	39	31	25.81%	\$353,000	\$349,000	1.15%	4.85
Ferry	2	0	24	20	20.00%	3	2	50.00%	3	6	-50.00%	\$209,900	\$313,750	-33.10%	8.00
Clallam	73	52	191	136	40.44%	82	66	24.24%	80	50	60.00%	\$505,000	\$503,750	0.25%	2.39
Chelan	52	70	290	217	33.64%	67	67	0.00%	75	62	20.97%	\$644,000	\$515,250	24.99%	3.87
Douglas	39	32	108	89	21.35%	37	33	12.12%	29	17	70.59%	\$565,000	\$540,000	4.63%	3.72
Adams	10	8	48	45	6.67%	5	9	-44.44%	10	10	0.00%	\$309,150	\$221,500	39.57%	4.80
Walla Walla	41	49	137	120	14.17%	33	61	-45.90%	43	50	-14.00%	\$400,000	\$391,000	2.30%	3.19
Columbia	5	2	22	18	22.22%	7	2	250.00%	6	2	200.00%	\$262,000	\$556,500	-52.92%	3.67
Others	70	51	261	212	23.11%	48	47	2.13%	56	49	14.29%	\$372,500	\$360,175	3.42%	4.66
Total	4,768	4,595	12,558	10,177	23.40%	5,516	4,678	17.91%	5,446	4,367	24.71%	\$645,000	\$601,342	7.26%	2.31

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)

NOVEMBER 2024

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	New Nov 2024	New Nov 2023	Ttl Active Nov 2024	Ttl Active Nov 2023	% Change, Ttl Active	Pending Nov 2024	Pending Nov 2023	% Change, Pending	Closed Nov 2024	Closed Nov 2023	% Change, Closed	Median \$, Nov 2024	Median \$, Nov 2023	% Change, Median Price	Months of Inventory
King	1,027	1,128	2,157	1,889	14.19%	1,343	1,171	14.69%	1,447	1,139	27.04%	\$925,000	\$885,500	4.46%	1.49
Snohomish	538	522	887	789	12.42%	682	588	15.99%	682	525	29.90%	\$784,975	\$725,000	8.27%	1.30
Pierce	729	674	1,573	1,329	18.36%	872	655	33.13%	788	583	35.16%	\$565,000	\$539,950	4.64%	2.00
Kitsap	227	228	514	496	3.63%	291	222	31.08%	310	253	22.53%	\$557,000	\$549,950	1.28%	1.66
Mason	87	69	276	215	28.37%	98	71	38.03%	82	72	13.89%	\$432,500	\$405,000	6.79%	3.37
Skagit	112	85	262	220	19.09%	131	90	45.56%	110	88	25.00%	\$599,475	\$575,000	4.26%	2.38
Grays Harbor	81	90	406	337	20.47%	85	72	18.06%	87	70	24.29%	\$354,000	\$362,500	-2.34%	4.67
Lewis	82	97	340	272	25.00%	81	73	10.96%	63	76	-17.11%	\$448,000	\$400,000	12.00%	5.40
Cowlitz	83	87	260	199	30.65%	77	78	-1.28%	78	77	1.30%	\$409,950	\$399,000	2.74%	3.33
Grant	78	66	321	220	45.91%	76	57	33.33%	69	74	-6.76%	\$383,000	\$330,436	15.91%	4.65
Thurston	200	190	470	422	11.37%	259	224	15.63%	241	215	12.09%	\$525,000	\$529,900	-0.92%	1.95
San Juan	13	12	96	86	11.63%	11	13	-15.38%	22	16	37.50%	\$857,500	\$987,500	-13.16%	4.36
Island	94	78	250	193	29.53%	83	85	-2.35%	81	67	20.90%	\$664,000	\$584,000	13.70%	3.09
Kittitas	54	45	269	196	37.24%	67	63	6.35%	61	47	29.79%	\$511,000	\$635,000	-19.53%	4.41
Jefferson	25	38	102	97	5.15%	38	41	-7.32%	28	30	-6.67%	\$665,750	\$713,677	-6.72%	3.64
Okanogan	22	27	146	159	-8.18%	27	26	3.85%	35	29	20.69%	\$335,000	\$350,000	-4.29%	4.17
Whatcom	178	146	520	442	17.65%	163	155	5.16%	172	138	24.64%	\$622,000	\$623,500	-0.24%	3.02
Clark	77	57	198	136	45.59%	76	50	52.00%	67	36	86.11%	\$552,000	\$495,000	11.52%	2.96
Pacific	24	40	168	131	28.24%	38	28	35.71%	33	30	10.00%	\$355,000	\$354,500	0.14%	5.09
Ferry	2	0	24	20	20.00%	3	2	50.00%	3	6	-50.00%	\$209,900	\$313,750	-33.10%	8.00
Clallam	70	52	186	130	43.08%	80	65	23.08%	77	50	54.00%	\$520,000	\$503,750	3.23%	2.42
Chelan	46	63	247	199	24.12%	59	61	-3.28%	72	54	33.33%	\$667,000	\$529,750	25.91%	3.43
Douglas	37	32	101	84	20.24%	34	33	3.03%	27	17	58.82%	\$565,000	\$540,000	4.63%	3.74
Adams	10	8	47	45	4.44%	5	9	-44.44%	10	10	0.00%	\$309,150	\$221,500	39.57%	4.70
Walla Walla	40	47	132	112	17.86%	31	61	-49.18%	42	49	-14.29%	\$400,000	\$392,000	2.04%	3.14
Columbia	5	2	22	18	22.22%	7	2	250.00%	6	2	200.00%	\$262,000	\$556,500	-52.92%	3.67
Others	64	50	247	207	19.32%	48	47	2.13%	52	48	8.33%	\$390,000	\$348,587	11.88%	4.75
Total	4,005	3,933	10,221	8,643	18.26%	4,765	4,042	17.89%	4,745	3,801	24.84%	\$665,000	\$625,000	6.40%	2.15

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King	445	385	1,408	944	49.15%	449	376	19.41%	415	335	23.88%	\$565,467	\$485,000	16.59%	3.39
Snohomish	122	110	231	153	50.98%	154	120	28.33%	133	96	38.54%	\$535,000	\$521,209	2.65%	1.74
Pierce	60	68	187	139	34.53%	51	55	-7.27%	51	43	18.60%	\$390,000	\$393,000	-0.76%	3.67
Kitsap	14	10	50	22	127.27%	15	15	0.00%	18	15	20.00%	\$402,500	\$470,000	-14.36%	2.78
Mason	0	0	3	2	50.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Skagit	8	7	20	11	81.82%	4	6	-33.33%	2	2	0.00%	\$410,000	\$460,000	-10.87%	10.00
Grays Harbor	2	2	34	25	36.00%	1	2	-50.00%	4	3	33.33%	\$317,450	\$180,000	76.36%	8.50
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	2	6	4	50.00%	1	1	0.00%	4	1	300.00%	\$366,500	\$359,000	2.09%	1.50
Grant	7	3	11	6	83.33%	0	0	N/A	0	1	-100.00%	\$0	\$235,000	-100.00%	0.00
Thurston	12	18	32	23	39.13%	7	13	-46.15%	11	22	-50.00%	\$335,000	\$366,950	-8.71%	2.91
San Juan	3	2	15	6	150.00%	2	0	N/A	0	1	-100.00%	\$0	\$490,000	-100.00%	0.00
Island	4	6	22	11	100.00%	3	5	-40.00%	2	6	-66.67%	\$454,436	\$382,500	18.81%	11.00
Kittitas	3	0	37	23	60.87%	2	1	100.00%	3	2	50.00%	\$315,000	\$390,000	-19.23%	12.33
Jefferson	3	2	15	3	400.00%	5	1	400.00%	7	3	133.33%	\$410,000	\$332,500	23.31%	2.14
Okanogan	0	0	8	6	33.33%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	51	28	140	89	57.30%	33	26	26.92%	21	23	-8.70%	\$395,000	\$409,000	-3.42%	6.67
Clark	5	6	22	14	57.14%	5	4	25.00%	11	2	450.00%	\$324,000	\$305,750	5.97%	2.00
Pacific	5	3	21	11	90.91%	4	4	0.00%	6	1	500.00%	\$310,000	\$42,000	638.10%	3.50
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	3	0	5	6	-16.67%	2	1	100.00%	3	0	N/A	\$371,500	\$0	N/A	1.67
Chelan	6	7	43	18	138.89%	8	6	33.33%	3	8	-62.50%	\$400,000	\$395,000	1.27%	14.33
Douglas	2	0	7	5	40.00%	3	0	N/A	2	0	N/A	\$528,625	\$0	N/A	3.50
Adams	0	0	1	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	1	2	5	8	-37.50%	2	0	N/A	1	1	0.00%	\$650,000	\$320,000	103.13%	5.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	6	1	14	5	180.00%	0	0	N/A	4	1	300.00%	\$280,000	\$525,000	-46.67%	3.50
Total	763	662	2,337	1,534	52.35%	751	636	18.08%	701	566	23.85%	\$500,000	\$457,000	9.41%	3.33