



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2024

**Clallam**  
**Annual Statistical**  
**Review and Highlights**

# Table of Contents

p 2.....Table of Contents

New Listings  
p 3-5.....By Month

Active Inventory  
p 6-8.....By Month

Pending Sales  
p 9-11....By Month

Closed Sales  
p 12-14....By Month

Median Sales Price  
p 15-17....By Month

Months of Inventory  
p 18-20....By Month



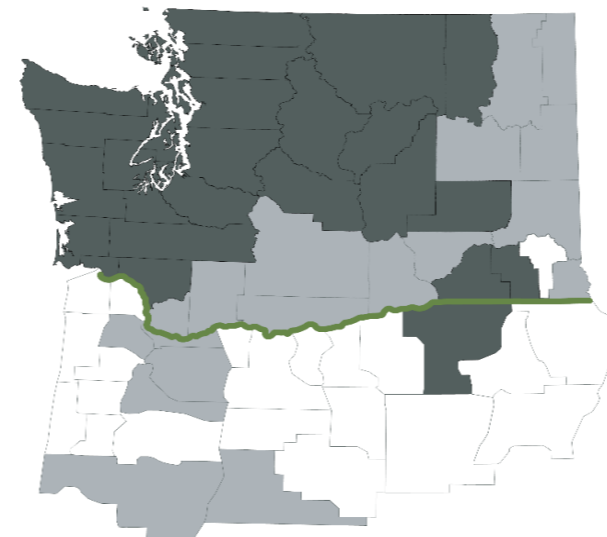
Member Offices

**2,494**



Total Members/Subscribers

**32,035**



Counties

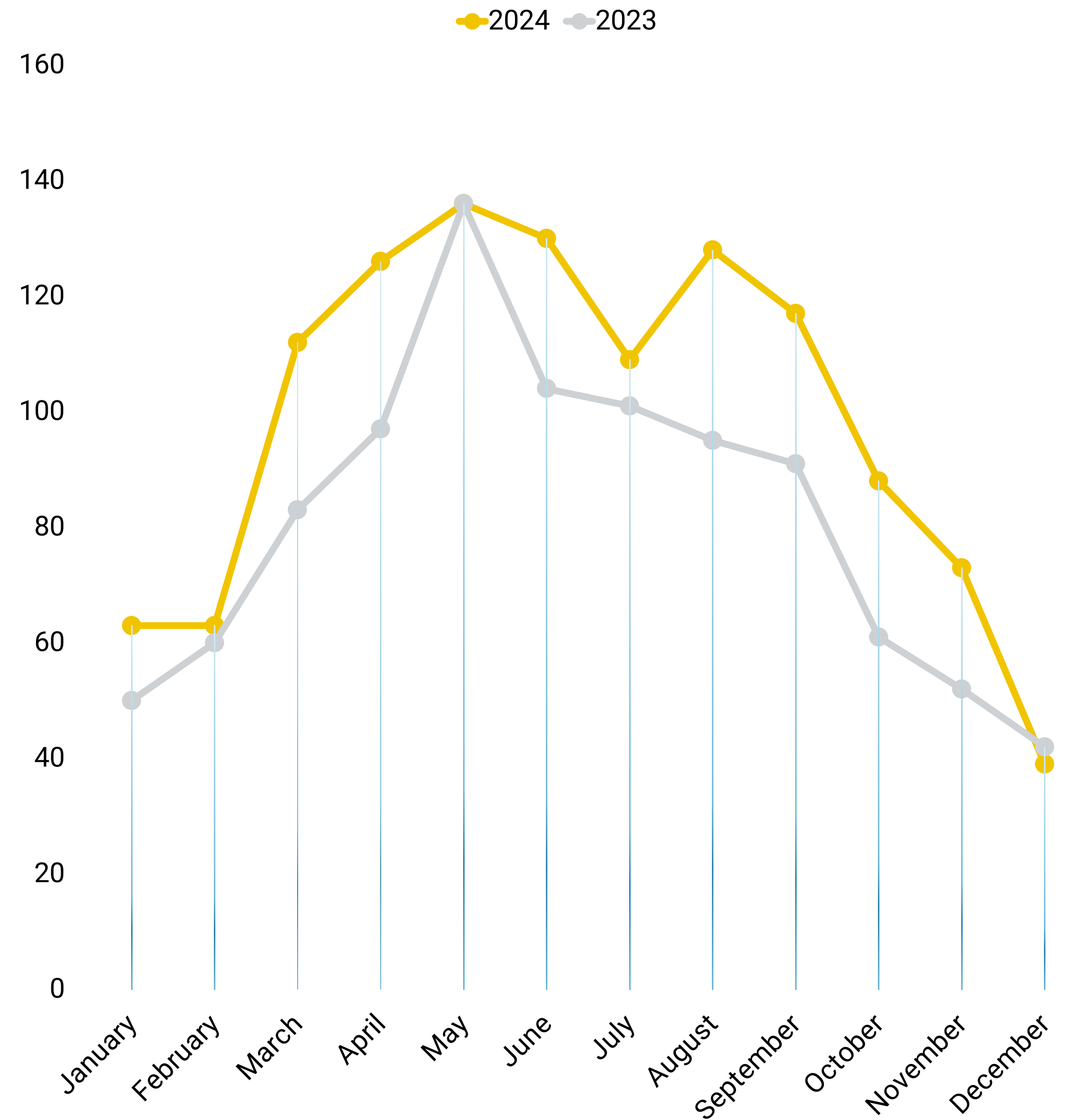
**26**

# Clallam: 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).

	2024	2023	% chg.
January	63	50	26.00%
February	63	60	5.00%
March	112	83	34.94%
April	126	97	29.90%
May	136	136	0.00%
June	130	104	25.00%
July	109	101	7.92%
August	128	95	34.74%
September	117	91	28.57%
October	88	61	44.26%
November	73	52	40.38%
December	39	42	-7.14%
<b>Total</b>	<b>1,184</b>	<b>972</b>	
<b>% chg.</b>	<b>21.81%</b>		

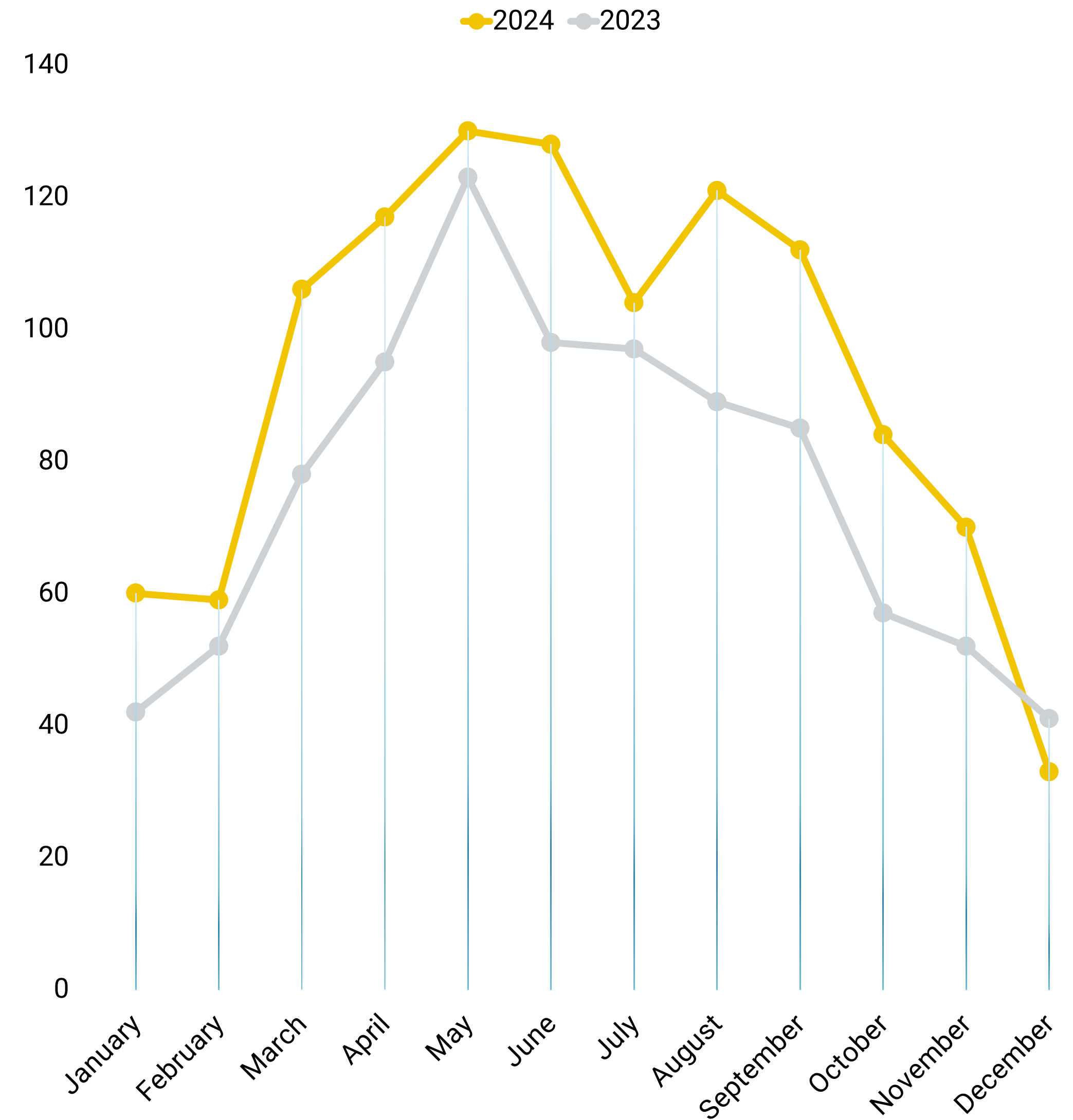


# Clallam: Residential Homes Only

## 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).

	2024	2023	% chg.
January	60	42	42.86%
February	59	52	13.46%
March	106	78	35.90%
April	117	95	23.16%
May	130	123	5.69%
June	128	98	30.61%
July	104	97	7.22%
August	121	89	35.96%
September	112	85	31.76%
October	84	57	47.37%
November	70	52	34.62%
December	33	41	-19.51%
<b>Total</b>	<b>1,124</b>	<b>909</b>	
<b>% chg.</b>	<b>23.65%</b>		

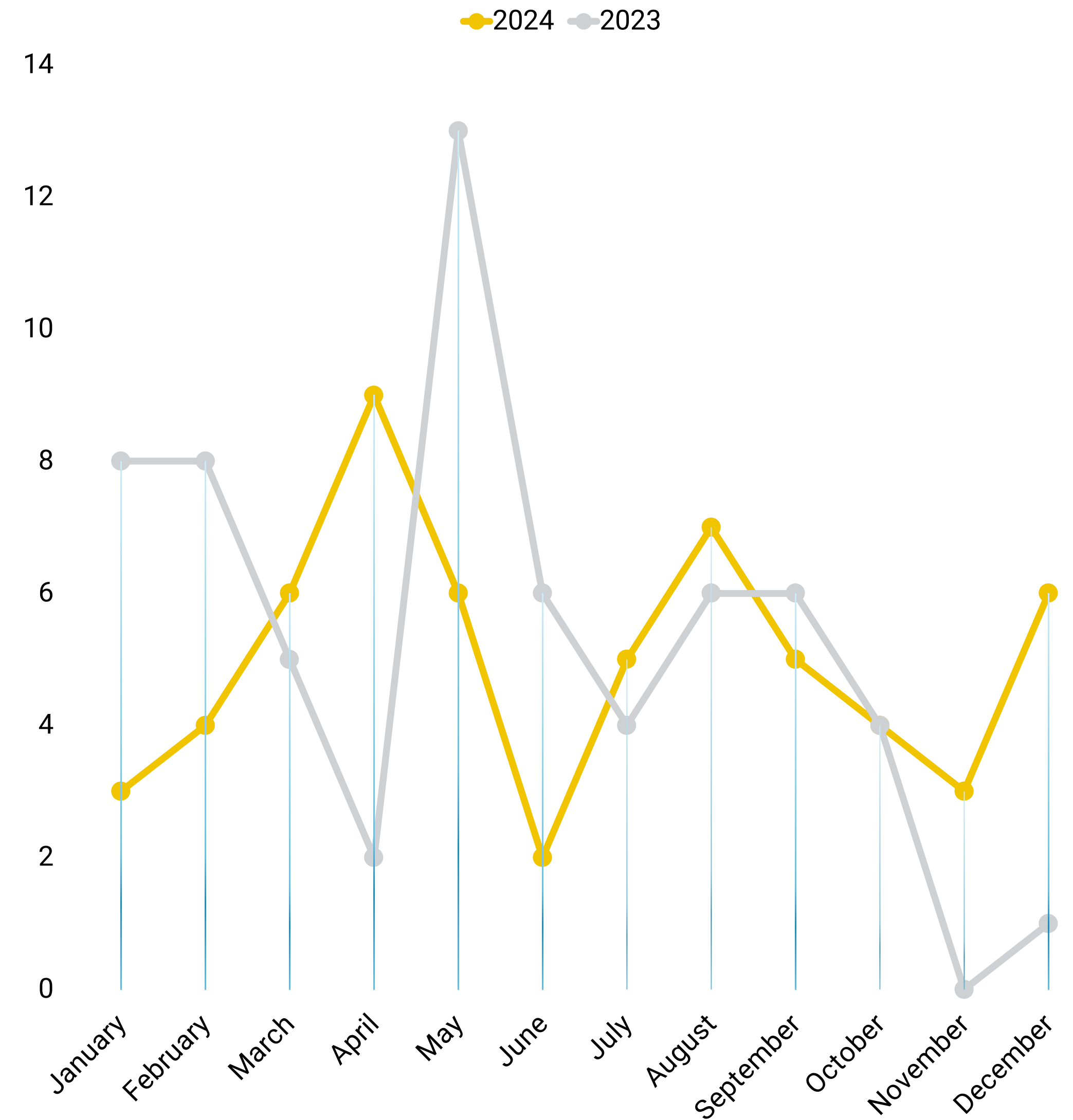


# Clallam: Condominiums Only

## 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).

	2024	2023	% chg.
January	3	8	-62.50%
February	4	8	-50.00%
March	6	5	20.00%
April	9	2	350.00%
May	6	13	-53.85%
June	2	6	-66.67%
July	5	4	25.00%
August	7	6	16.67%
September	5	6	-16.67%
October	4	4	0.00%
November	3	0	0.00%
December	6	1	500.00%
<b>Total</b>	<b>60</b>	<b>63</b>	
<b>% chg.</b>			<b>-4.76%</b>

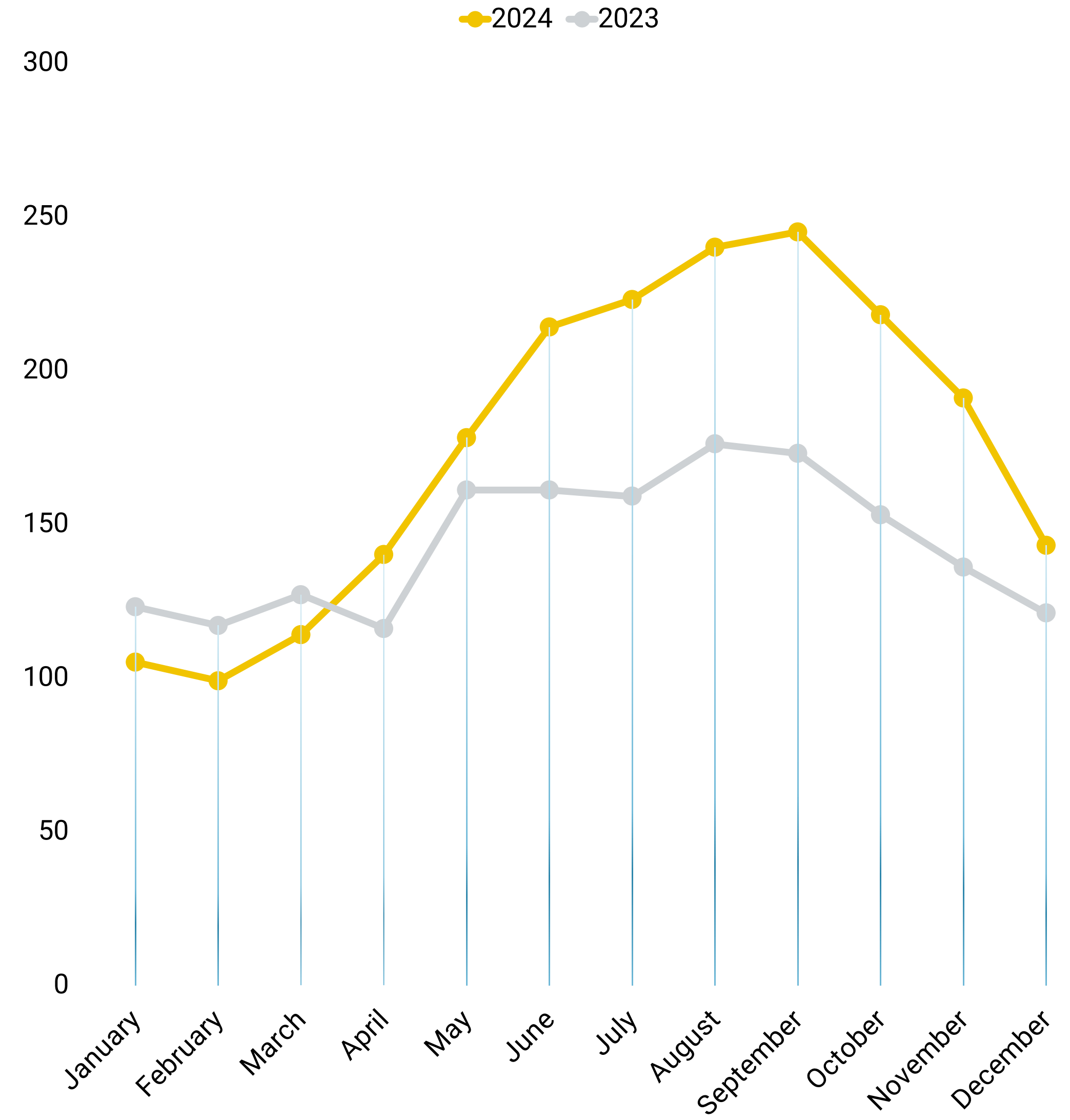


# Clallam: Residential Homes and Condominiums

## 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.

	2024	2023	% chg.
January	105	123	-14.63%
February	99	117	-15.38%
March	114	127	-10.24%
April	140	116	20.69%
May	178	161	10.56%
June	214	161	32.92%
July	223	159	40.25%
August	240	176	36.36%
September	245	173	41.62%
October	218	153	42.48%
November	191	136	40.44%
December	143	121	18.18%
<b>Total</b>	<b>2,110</b>	<b>1,723</b>	
<b>% chg.</b>			<b>22.46%</b>



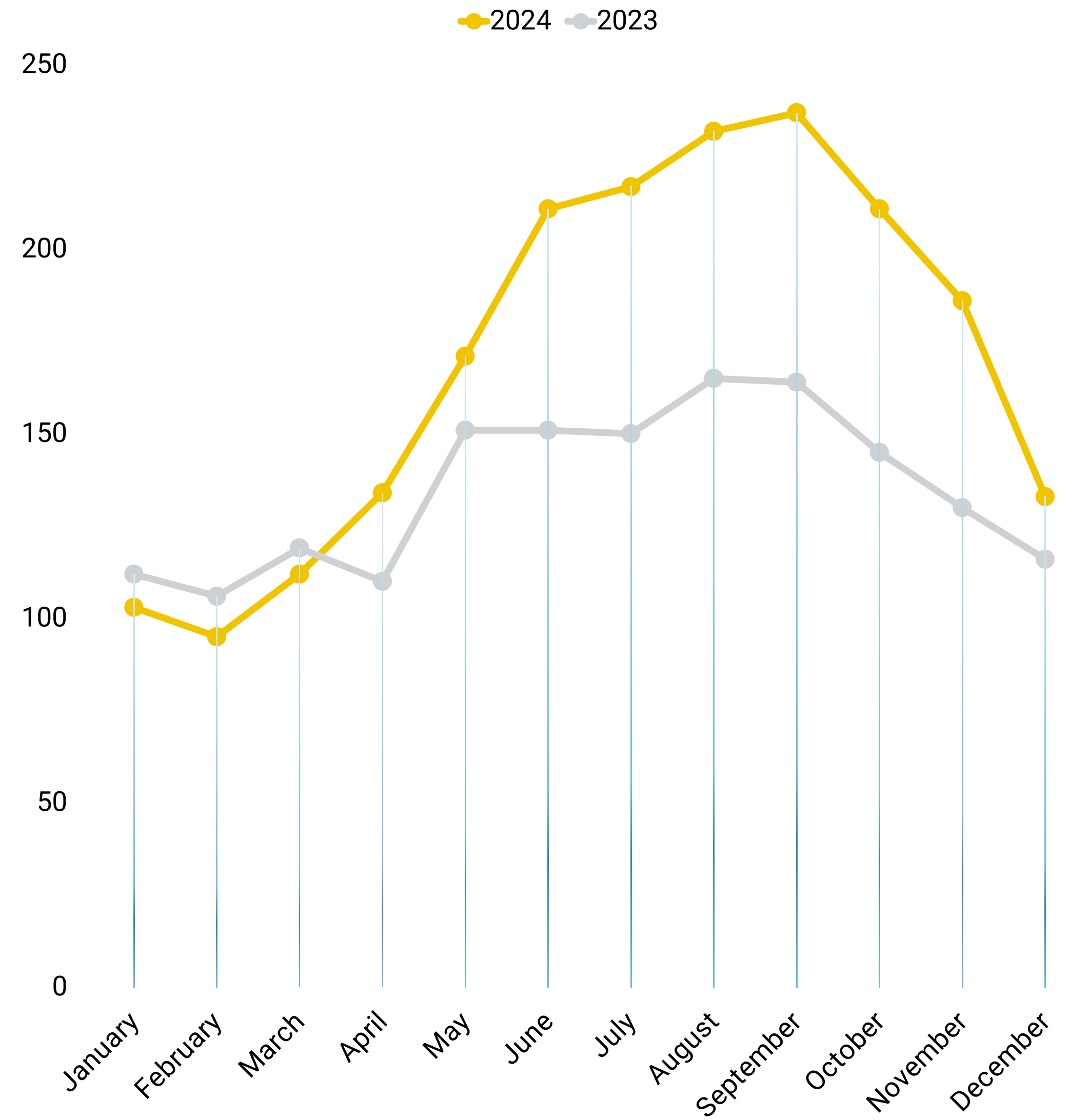


# Clallam: Residential Homes Only

## 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.

	2024	2023	% chg.
January	103	112	-8.04%
February	95	106	-10.38%
March	112	119	-5.88%
April	134	110	21.82%
May	171	151	13.25%
June	211	151	39.74%
July	217	150	44.67%
August	232	165	40.61%
September	237	164	44.51%
October	211	145	45.52%
November	186	130	43.08%
December	133	116	14.66%
<b>Total</b>	<b>2,042</b>	<b>1,619</b>	
<b>% chg.</b>			<b>26.13%</b>

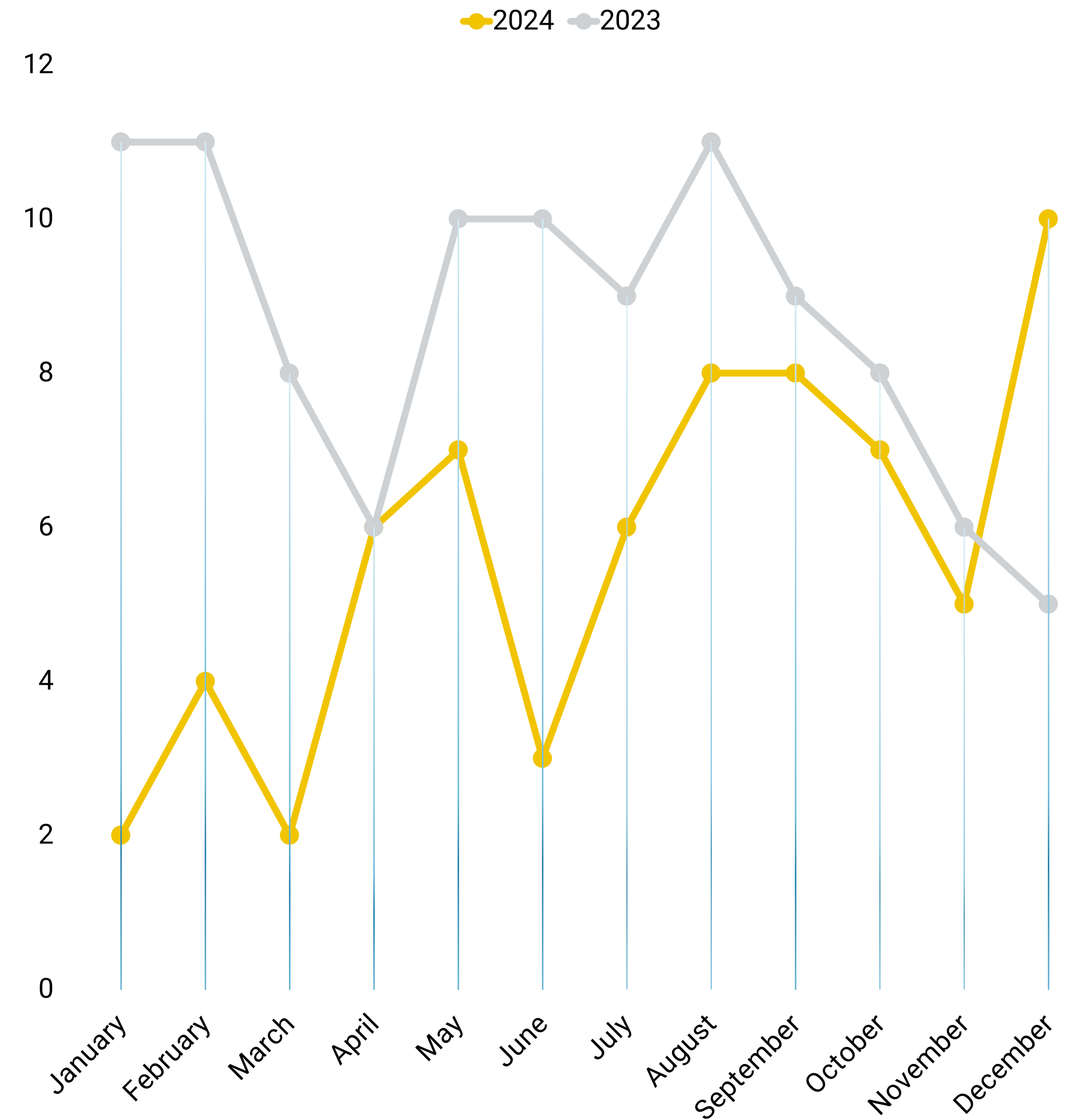


# Clallam: Condominiums Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2024	2023	% chg.
January	2	11	-81.82%
February	4	11	-63.64%
March	2	8	-75.00%
April	6	6	0.00%
May	7	10	-30.00%
June	3	10	-70.00%
July	6	9	-33.33%
August	8	11	-27.27%
September	8	9	-11.11%
October	7	8	-12.50%
November	5	6	-16.67%
December	10	5	100.00%
<b>Total</b>	<b>68</b>	<b>104</b>	
<b>% chg.</b>			<b>-34.62%</b>





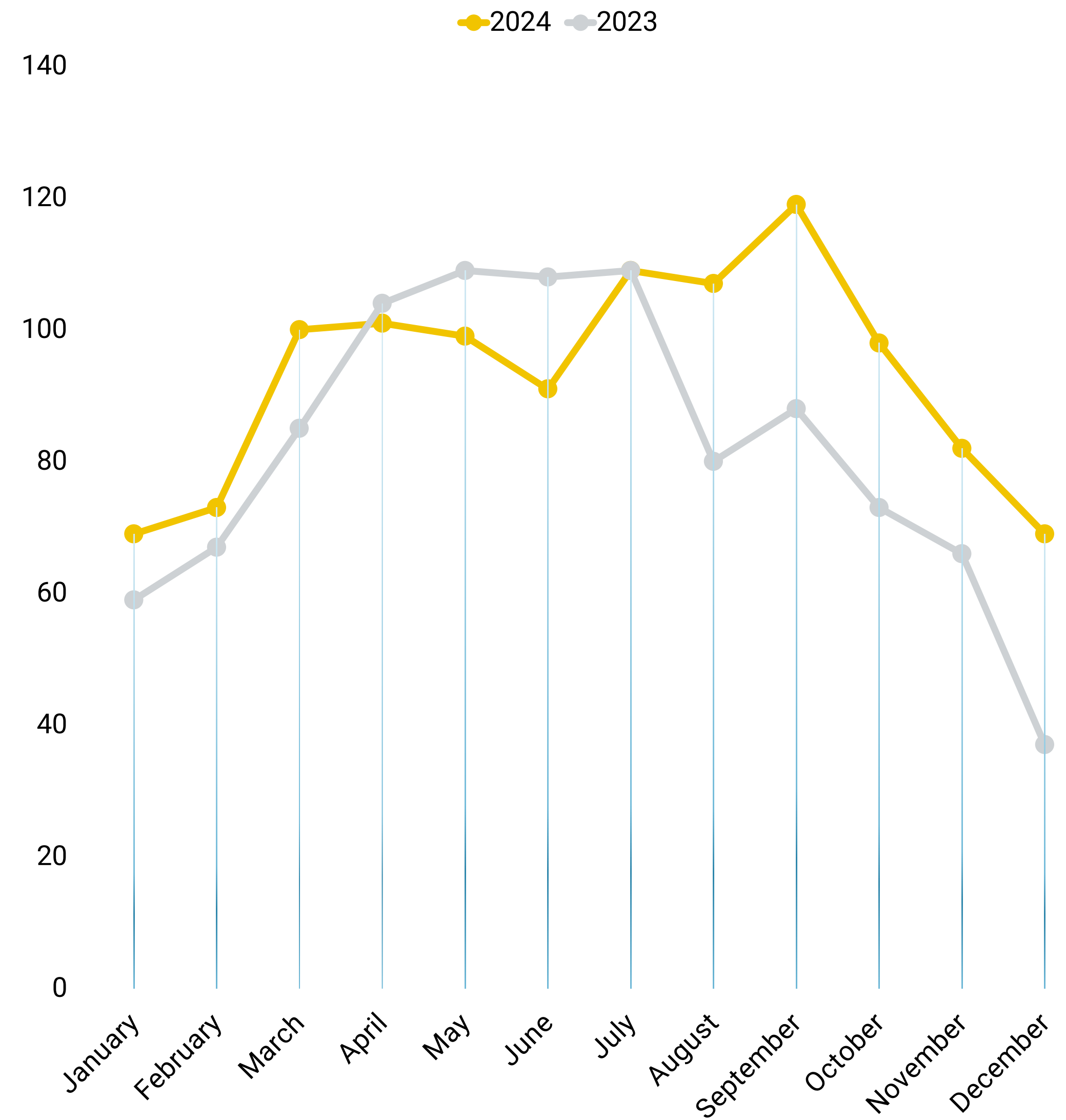
# Clallam: Residential Homes and Condominiums

## 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.

	2024	2023	% chg.
January	69	59	16.95%
February	73	67	8.96%
March	100	85	17.65%
April	101	104	-2.88%
May	99	109	-9.17%
June	91	108	-15.74%
July	109	109	0.00%
August	107	80	33.75%
September	119	88	35.23%
October	98	73	34.25%
November	82	66	24.24%
December	69	37	86.49%
<b>Total</b>	<b>1,117</b>	<b>985</b>	
<b>% chg.</b>			<b>13.40%</b>



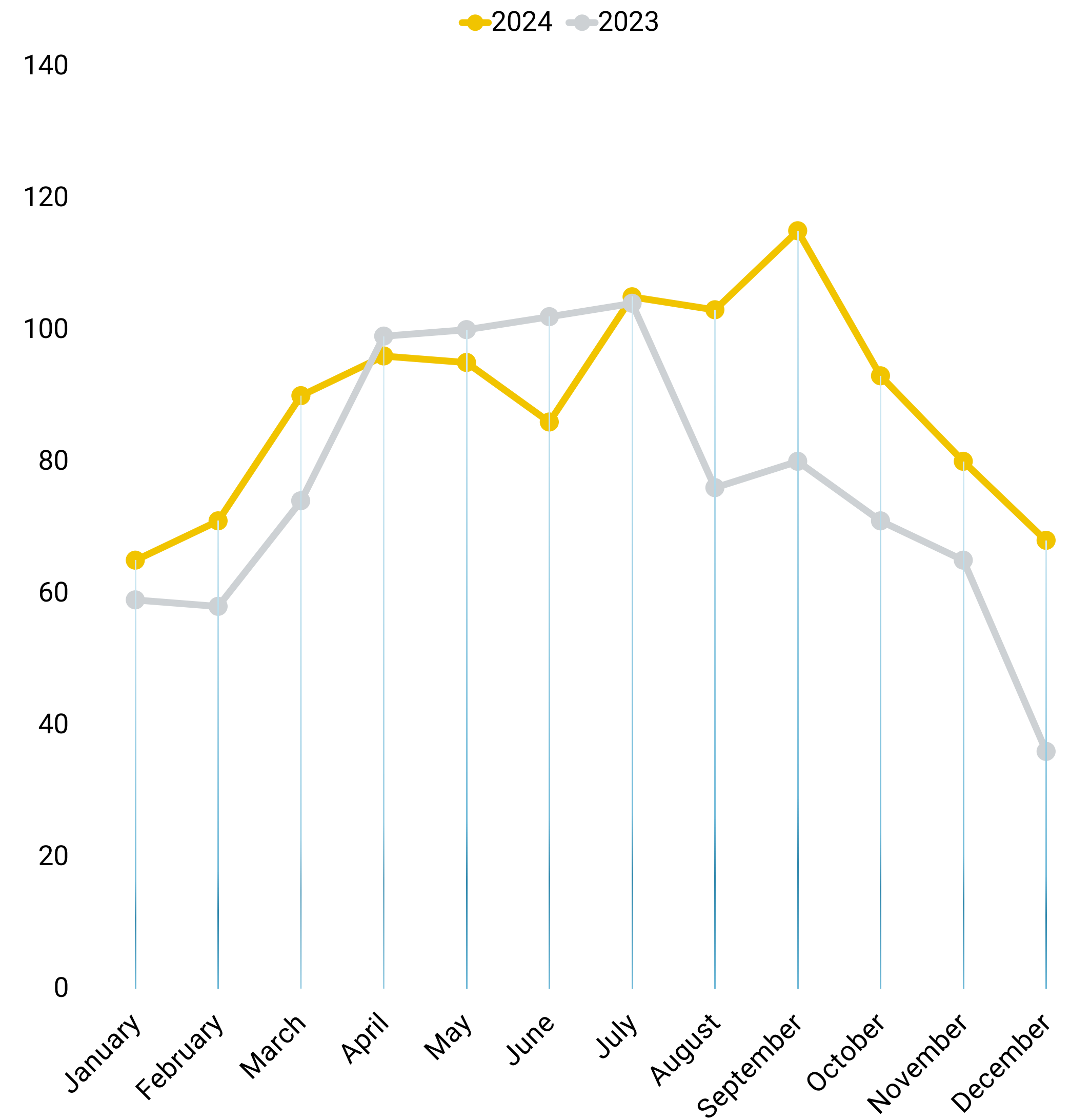
# Clallam: Residential Homes Only

## 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.

	2024	2023	% chg.
January	65	59	10.17%
February	71	58	22.41%
March	90	74	21.62%
April	96	99	-3.03%
May	95	100	-5.00%
June	86	102	-15.69%
July	105	104	0.96%
August	103	76	35.53%
September	115	80	43.75%
October	93	71	30.99%
November	80	65	23.08%
December	68	36	88.89%
<b>Total</b>	<b>1,067</b>	<b>924</b>	
<b>% chg.</b>	<b>15.48%</b>		



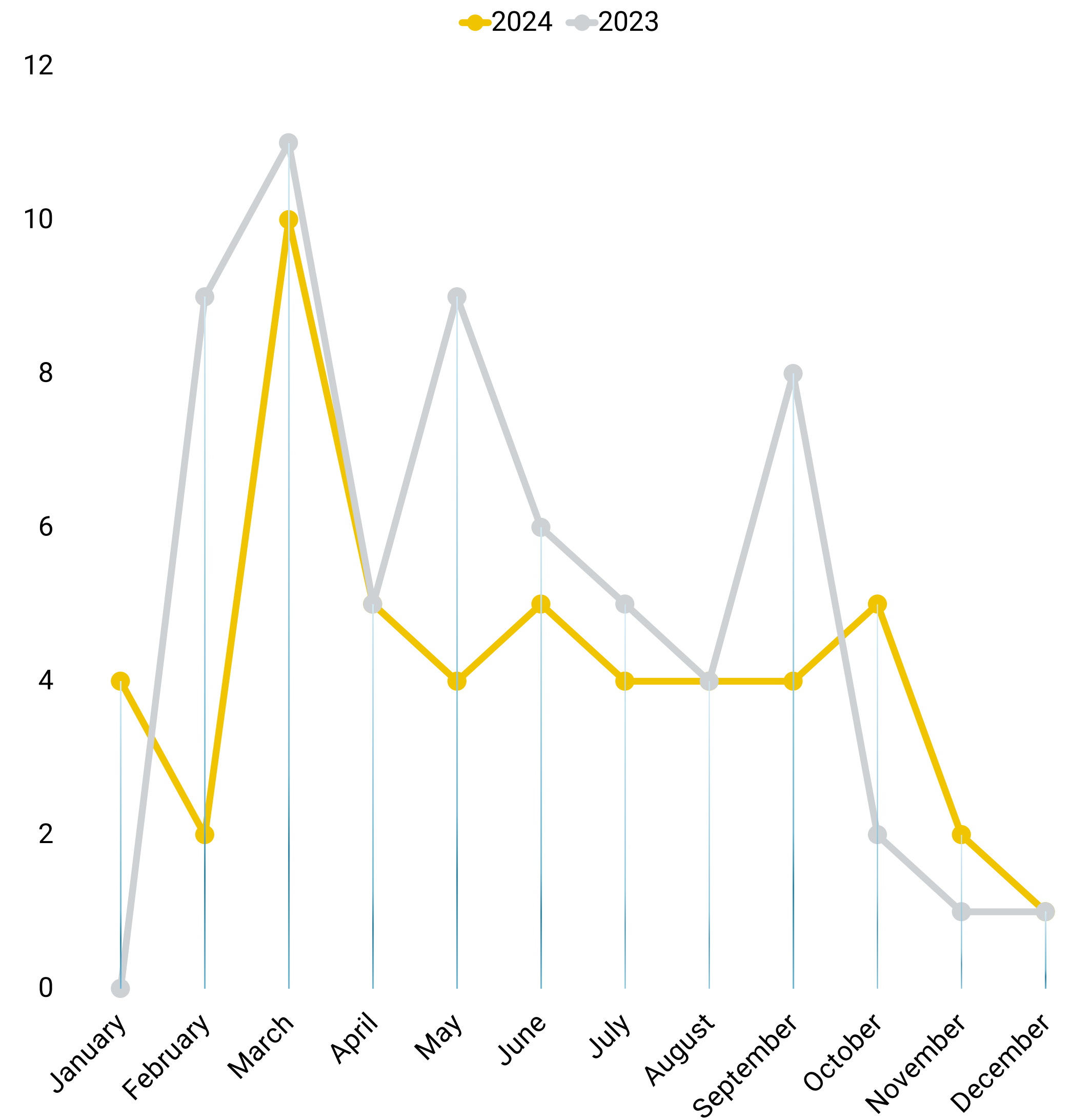
# Clallam: Condominiums Only

## 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.

	2024	2023	% chg.
January	4	0	0.00%
February	2	9	-77.78%
March	10	11	-9.09%
April	5	5	0.00%
May	4	9	-55.56%
June	5	6	-16.67%
July	4	5	-20.00%
August	4	4	0.00%
September	4	8	-50.00%
October	5	2	150.00%
November	2	1	100.00%
December	1	1	0.00%
<b>Total</b>	<b>50</b>	<b>61</b>	
<b>% chg.</b>			<b>-18.03%</b>

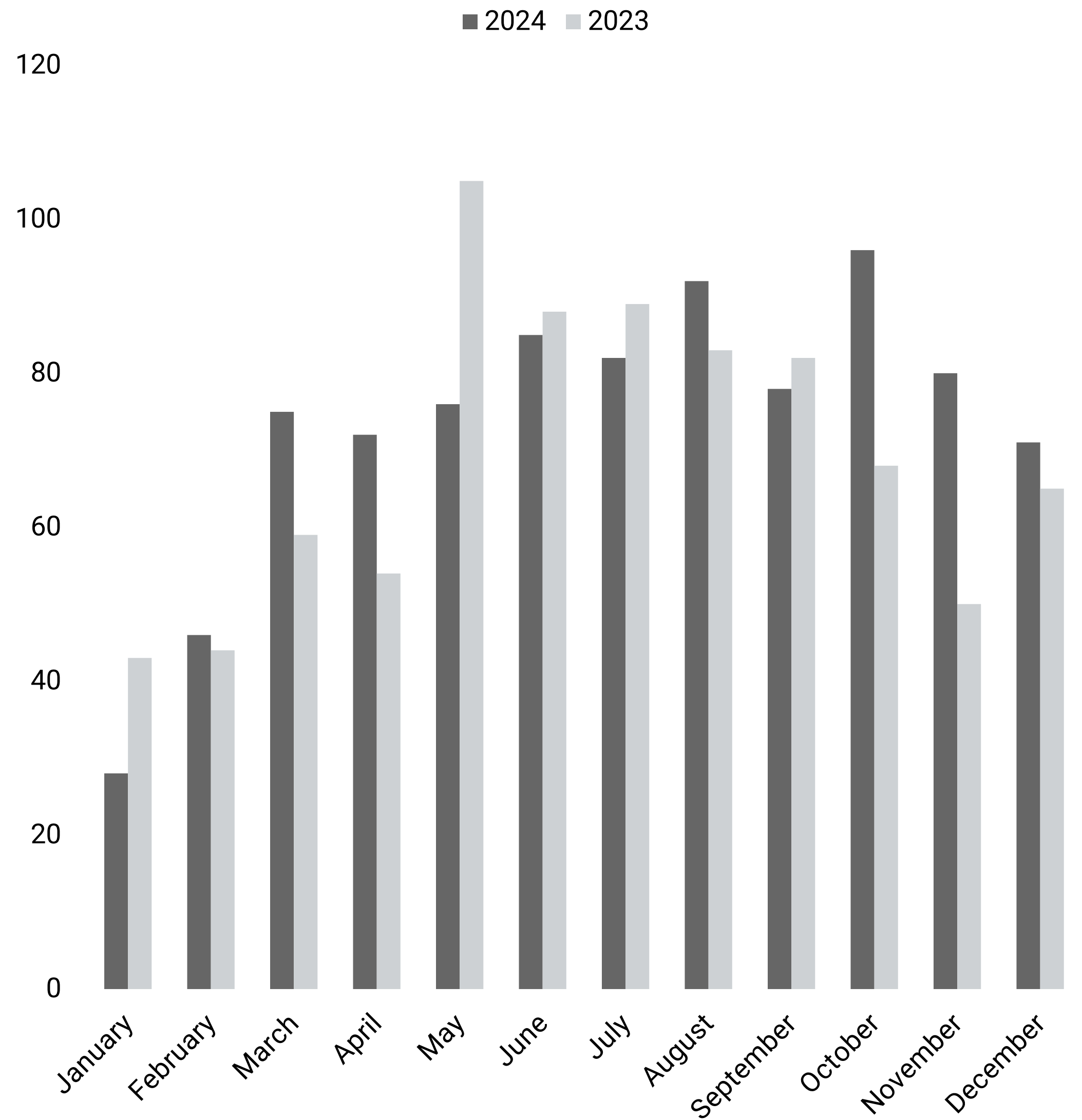


# Clallam: Residential Homes and Condominiums

## Closed Sales by Month

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

	2024	2023	% chg.
January	28	43	-34.88%
February	46	44	4.55%
March	75	59	27.12%
April	72	54	33.33%
May	76	105	-27.62%
June	85	88	-3.41%
July	82	89	-7.87%
August	92	83	10.84%
September	78	82	-4.88%
October	96	68	41.18%
November	80	50	60.00%
December	71	65	9.23%
<b>Total</b>	<b>881</b>	<b>830</b>	
<b>% chg.</b>			<b>6.14%</b>

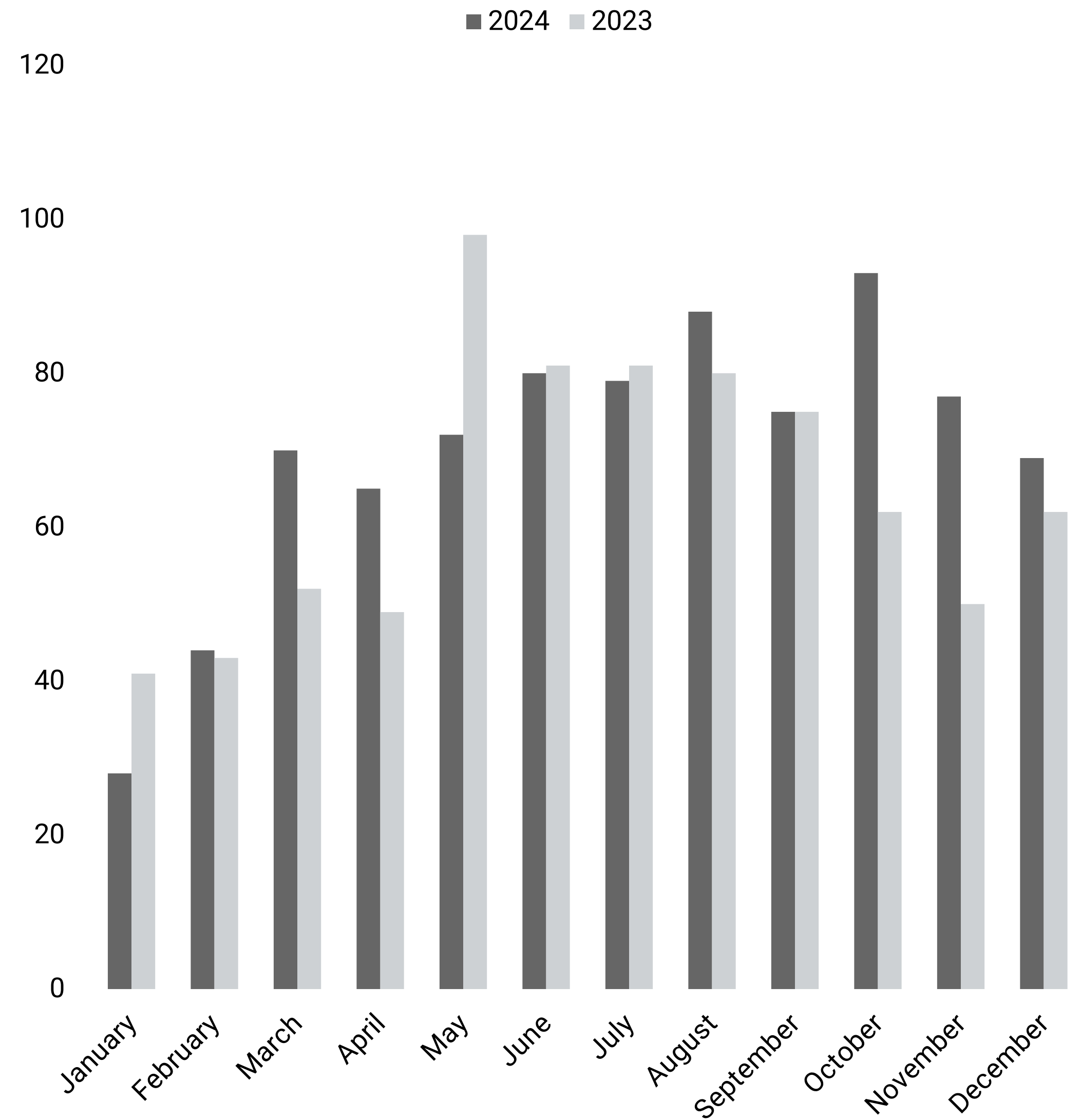


# Clallam: Residential Homes Only

## Closed Sales by Month

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

	2024	2023	% chg.
January	28	41	-31.71%
February	44	43	2.33%
March	70	52	34.62%
April	65	49	32.65%
May	72	98	-26.53%
June	80	81	-1.23%
July	79	81	-2.47%
August	88	80	10.00%
September	75	75	0.00%
October	93	62	50.00%
November	77	50	54.00%
December	69	62	11.29%
<b>Total</b>	<b>840</b>	<b>774</b>	
<b>% chg.</b>			<b>8.53%</b>

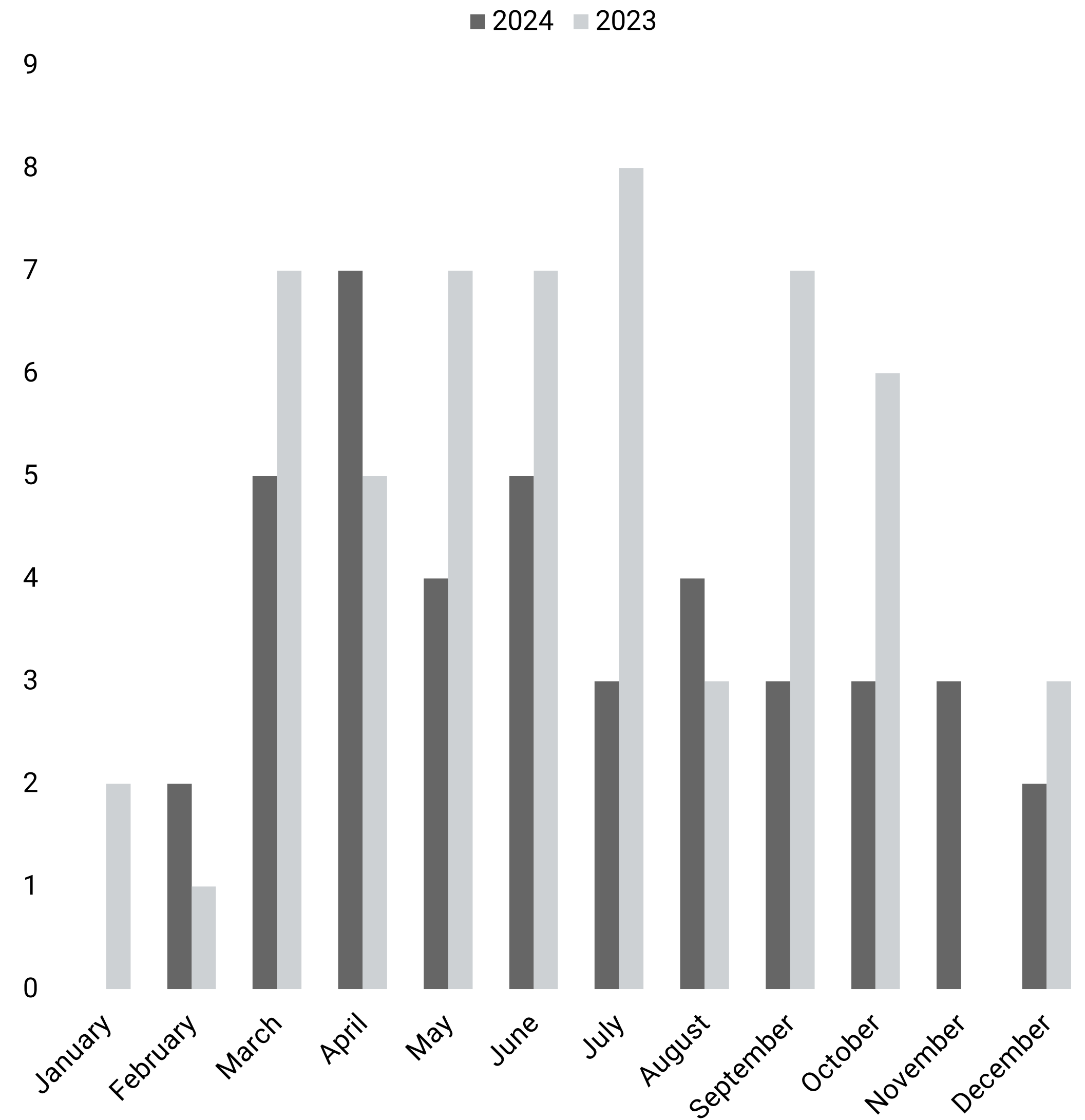


# Clallam: Condominiums Only

## Closed Sales by Month

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

	2024	2023	% chg.
January	0	2	-100.00%
February	2	1	100.00%
March	5	7	-28.57%
April	7	5	40.00%
May	4	7	-42.86%
June	5	7	-28.57%
July	3	8	-62.50%
August	4	3	33.33%
September	3	7	-57.14%
October	3	6	-50.00%
November	3	0	0.00%
December	2	3	-33.33%
<b>Total</b>	<b>41</b>	<b>56</b>	
<b>% chg.</b>			<b>-26.79%</b>



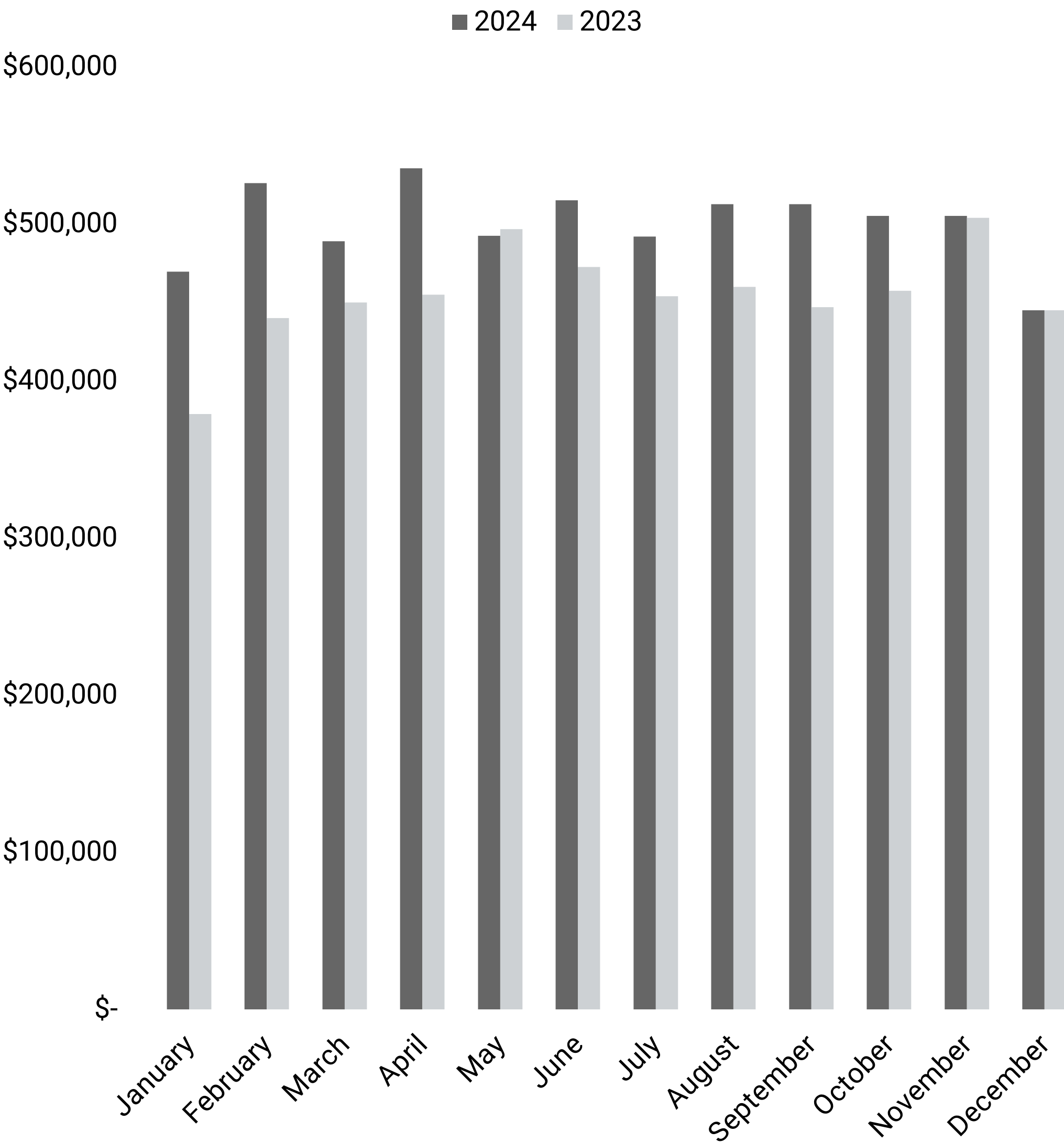


# Clallam: Residential Homes and Condominiums

## 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.

	2024		2023	% chg.
January	\$ 469,600	\$ 379,000		23.91%
February	\$ 526,000	\$ 440,000		19.55%
March	\$ 489,000	\$ 450,000		8.67%
April	\$ 535,250	\$ 455,000		17.64%
May	\$ 492,500	\$ 496,670		-0.84%
June	\$ 515,000	\$ 472,475		9.00%
July	\$ 491,950	\$ 454,000		8.36%
August	\$ 512,500	\$ 460,000		11.41%
September	\$ 512,500	\$ 447,000		14.65%
October	\$ 505,000	\$ 457,500		10.38%
November	\$ 505,000	\$ 503,750		0.25%
December	\$ 445,000	\$ 445,000		0.00%
<b>Total</b>	<b>\$ 500,000</b>	<b>\$ 455,000</b>		
<b>% chg.</b>				<b>9.89%</b>

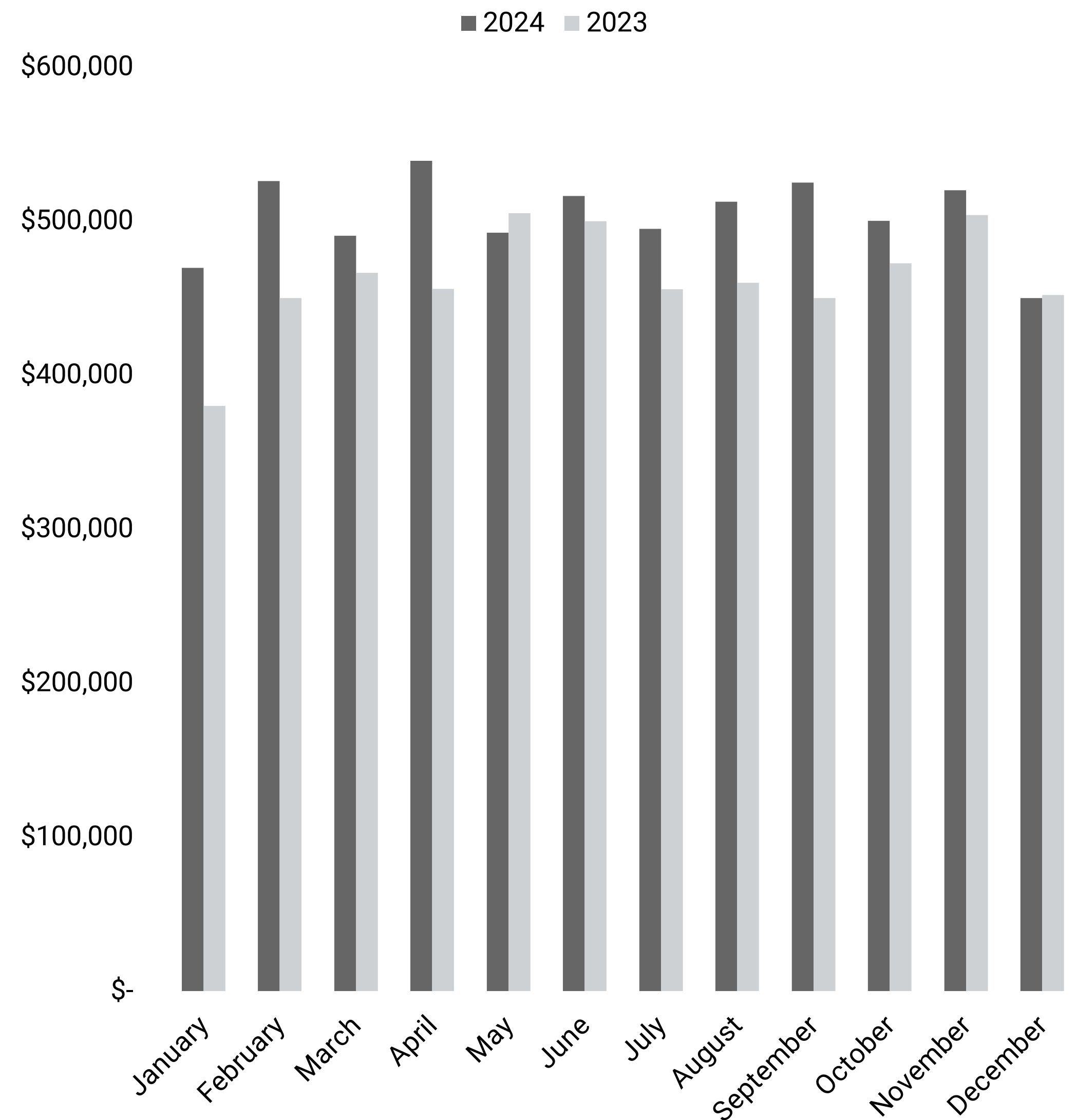


# Clallam: Residential Homes Only

## 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.

	2024	2023	% chg.
January	\$ 469,600	\$ 380,000	23.58%
February	\$ 526,000	\$ 450,000	16.89%
March	\$ 490,500	\$ 466,250	5.20%
April	\$ 539,000	\$ 456,000	18.20%
May	\$ 492,500	\$ 504,975	-2.47%
June	\$ 516,250	\$ 499,900	3.27%
July	\$ 495,000	\$ 455,750	8.61%
August	\$ 512,500	\$ 460,000	11.41%
September	\$ 524,950	\$ 450,000	16.66%
October	\$ 500,000	\$ 472,500	5.82%
November	\$ 520,000	\$ 503,750	3.23%
December	\$ 450,000	\$ 452,000	-0.44%
<b>Total</b>	<b>\$ 505,000</b>	<b>\$ 463,411</b>	
<b>% chg.</b>			<b>8.97%</b>

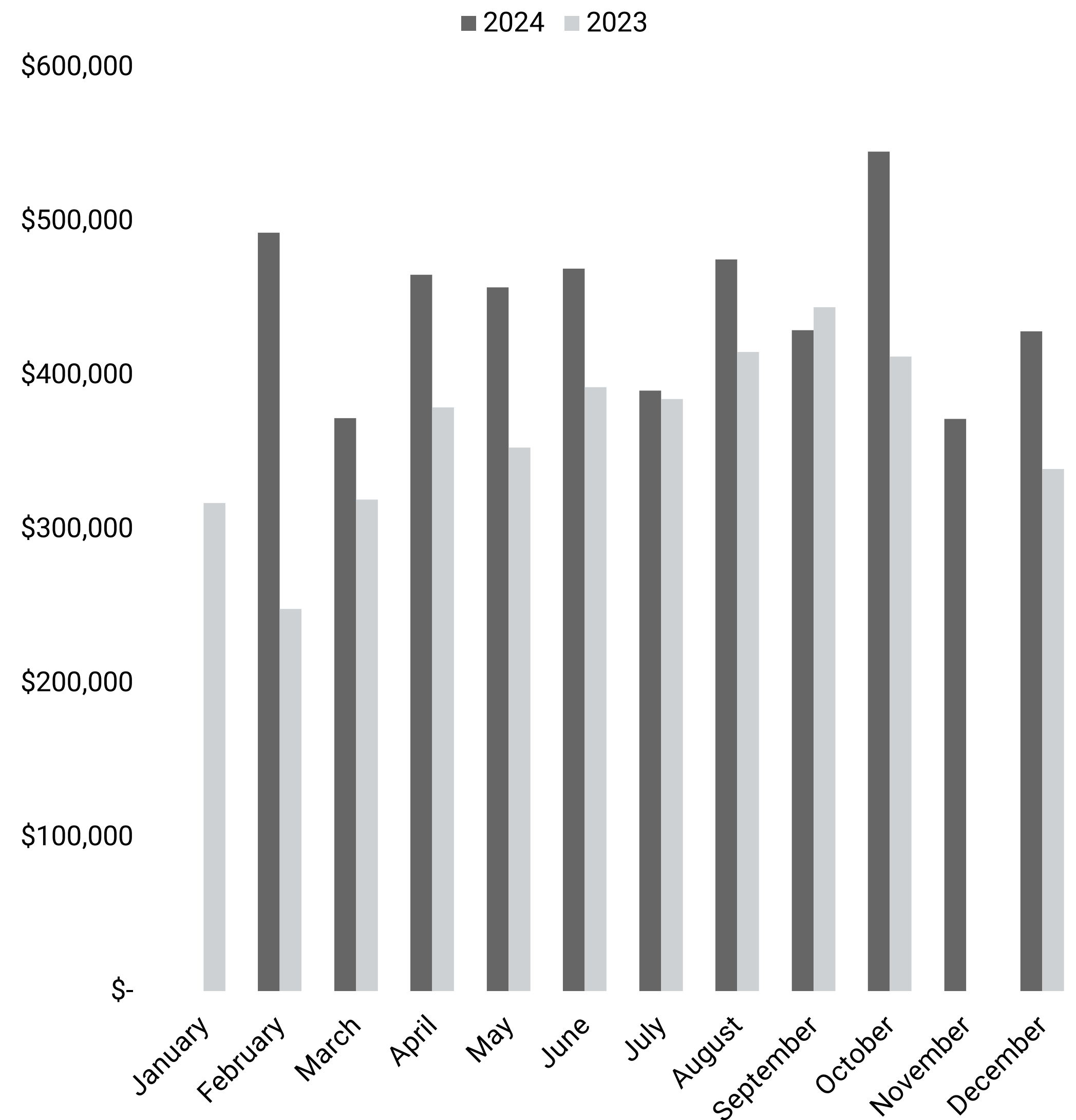


# Clallam: Condominiums Only

## 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.

	2024		2023	% chg.
January	\$ -	\$ 316,950		-100.00%
February	\$ 492,500	\$ 248,000		98.59%
March	\$ 372,077	\$ 319,000		16.64%
April	\$ 465,000	\$ 379,000		22.69%
May	\$ 457,000	\$ 353,000		29.46%
June	\$ 469,000	\$ 392,000		19.64%
July	\$ 390,000	\$ 384,325		1.48%
August	\$ 475,000	\$ 415,000		14.46%
September	\$ 429,000	\$ 444,000		-3.38%
October	\$ 545,000	\$ 412,000		32.28%
November	\$ 371,500	\$ -		0.00%
December	\$ 428,445	\$ 339,000		26.38%
<b>Total</b>	<b>\$ 436,890</b>	<b>\$ 379,000</b>		
<b>% chg.</b>	<b>15.27%</b>			



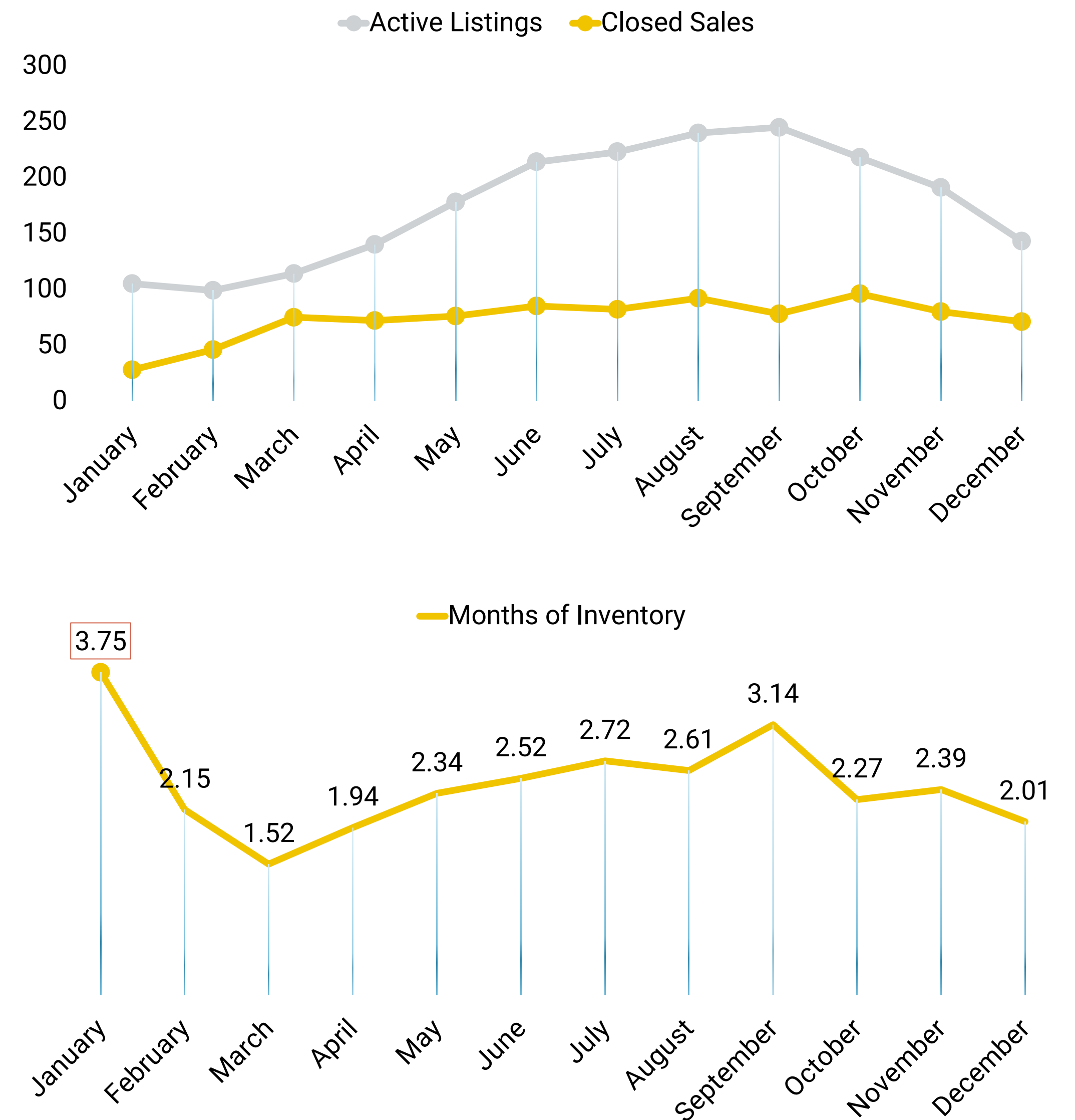
# Clallam: Residential Homes and Condominiums

## 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	105	28	3.75
February	99	46	2.15
March	114	75	1.52
April	140	72	1.94
May	178	76	2.34
June	214	85	2.52
July	223	82	2.72
August	240	92	2.61
September	245	78	3.14
October	218	96	2.27
November	191	80	2.39
December	143	71	2.01





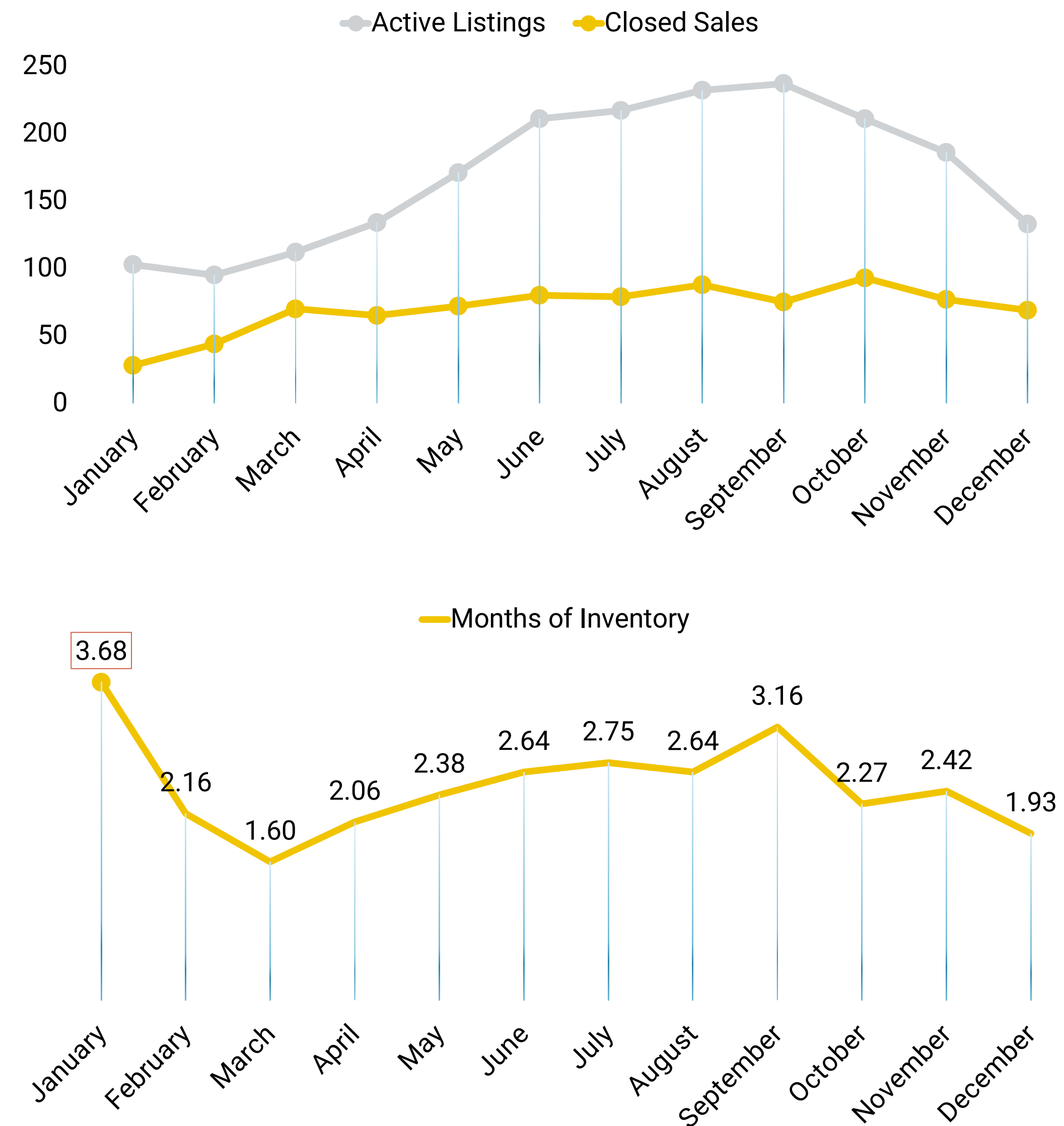
# Clallam: Residential Homes Only

## 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	103	28	3.68
February	95	44	2.16
March	112	70	1.60
April	134	65	2.06
May	171	72	2.38
June	211	80	2.64
July	217	79	2.75
August	232	88	2.64
September	237	75	3.16
October	211	93	2.27
November	186	77	2.42
December	133	69	1.93



# Clallam: 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	4	2	2.00
March	2	5	0.40
April	6	7	0.86
May	7	4	1.75
June	3	5	0.60
July	6	3	2.00
August	8	4	2.00
September	8	3	2.67
October	7	3	2.33
November	5	3	1.67
December	10	2	5.00

