



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Douglas
Annual Statistical
Review and Highlights

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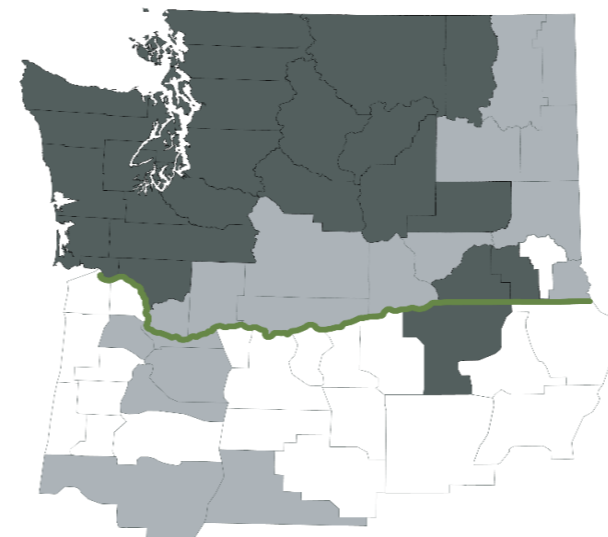
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

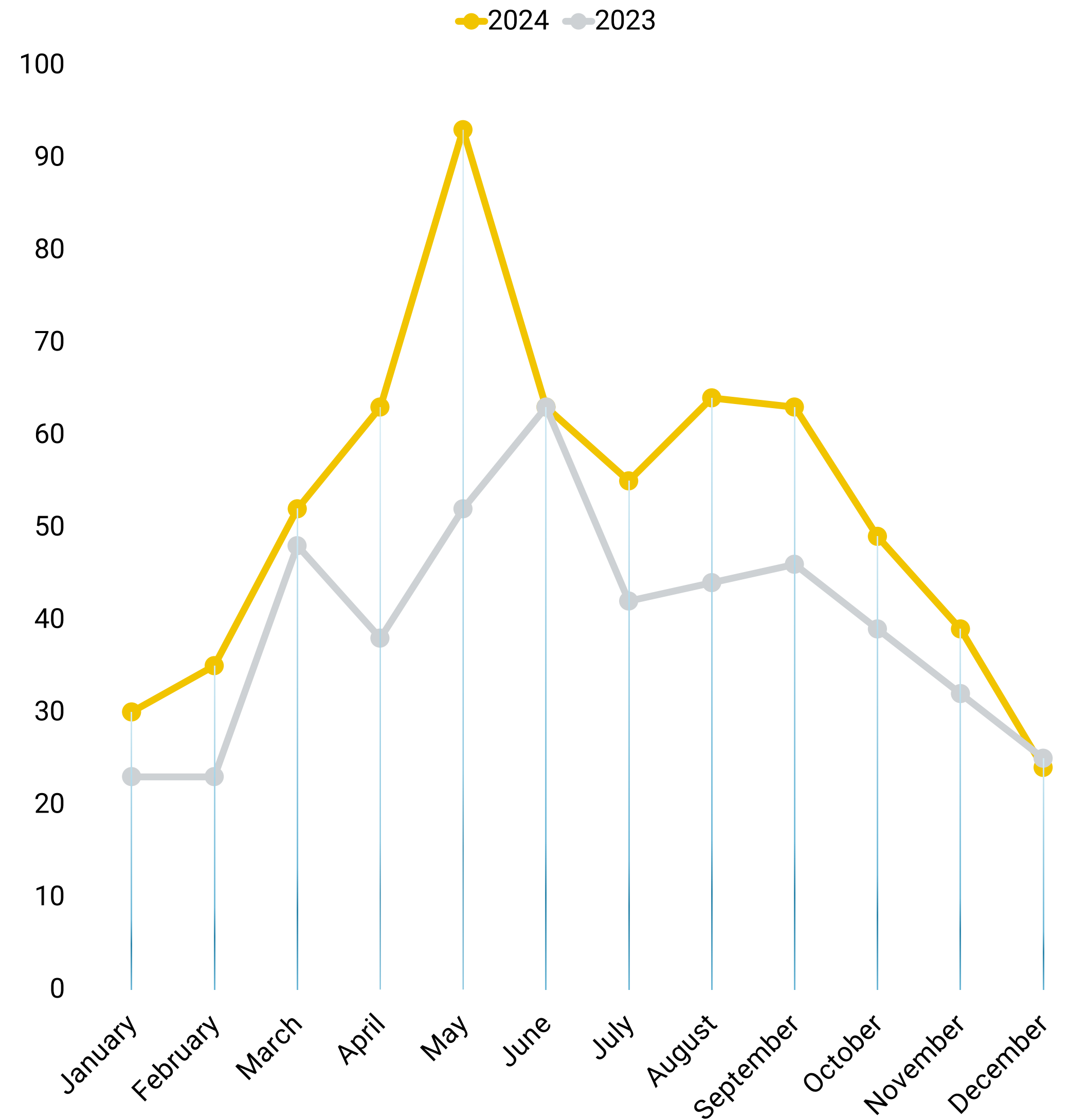
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Douglas: Residential Homes and Condominiums

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	30	23	30.43%
February	35	23	52.17%
March	52	48	8.33%
April	63	38	65.79%
May	93	52	78.85%
June	63	63	0.00%
July	55	42	30.95%
August	64	44	45.45%
September	63	46	36.96%
October	49	39	25.64%
November	39	32	21.88%
December	24	25	-4.00%
Total	630	475	
% chg.			32.63%

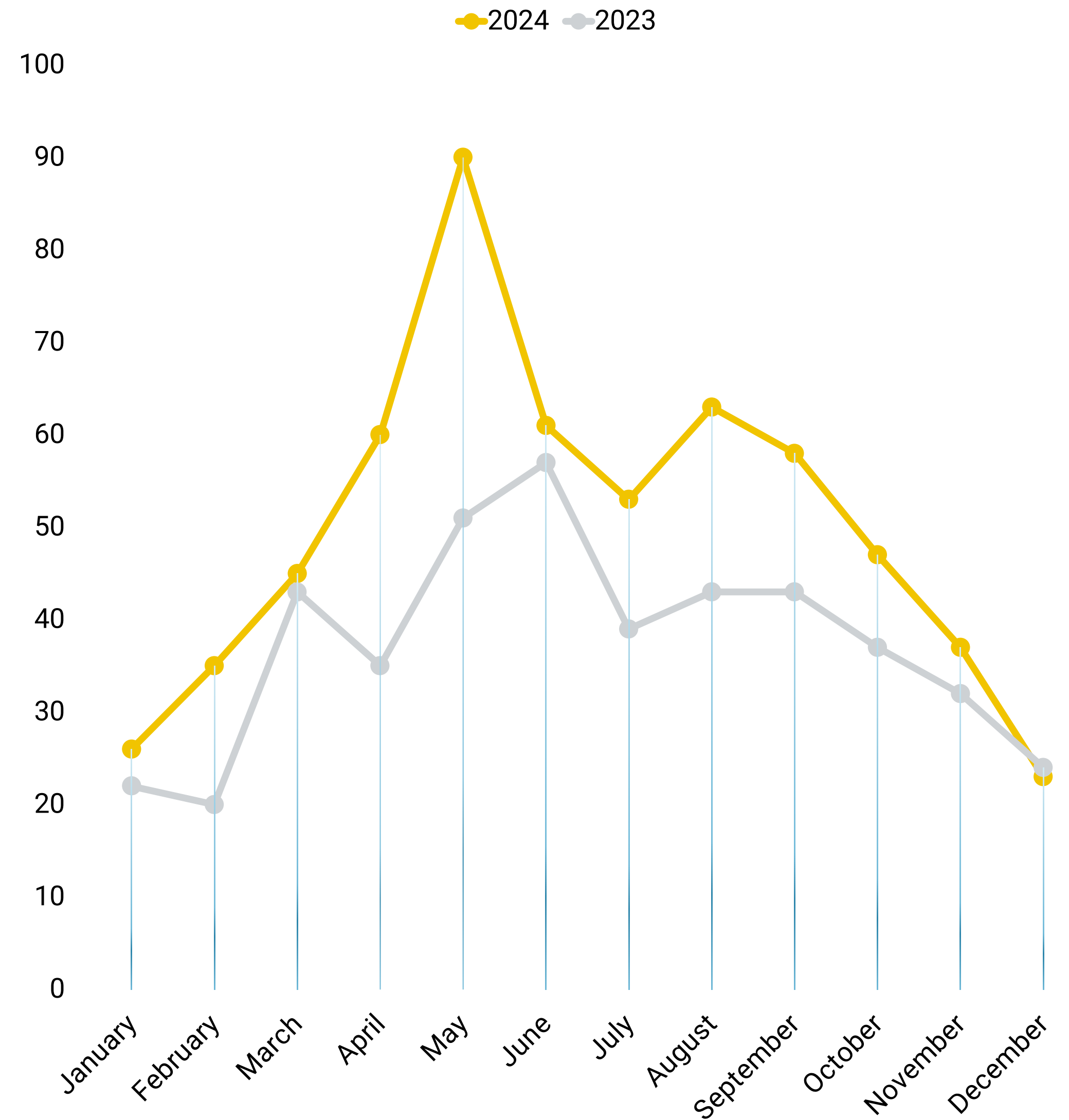


Douglas: Residential Homes Only

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	26	22	18.18%
February	35	20	75.00%
March	45	43	4.65%
April	60	35	71.43%
May	90	51	76.47%
June	61	57	7.02%
July	53	39	35.90%
August	63	43	46.51%
September	58	43	34.88%
October	47	37	27.03%
November	37	32	15.63%
December	23	24	-4.17%
Total	598	446	
% chg.			34.08%

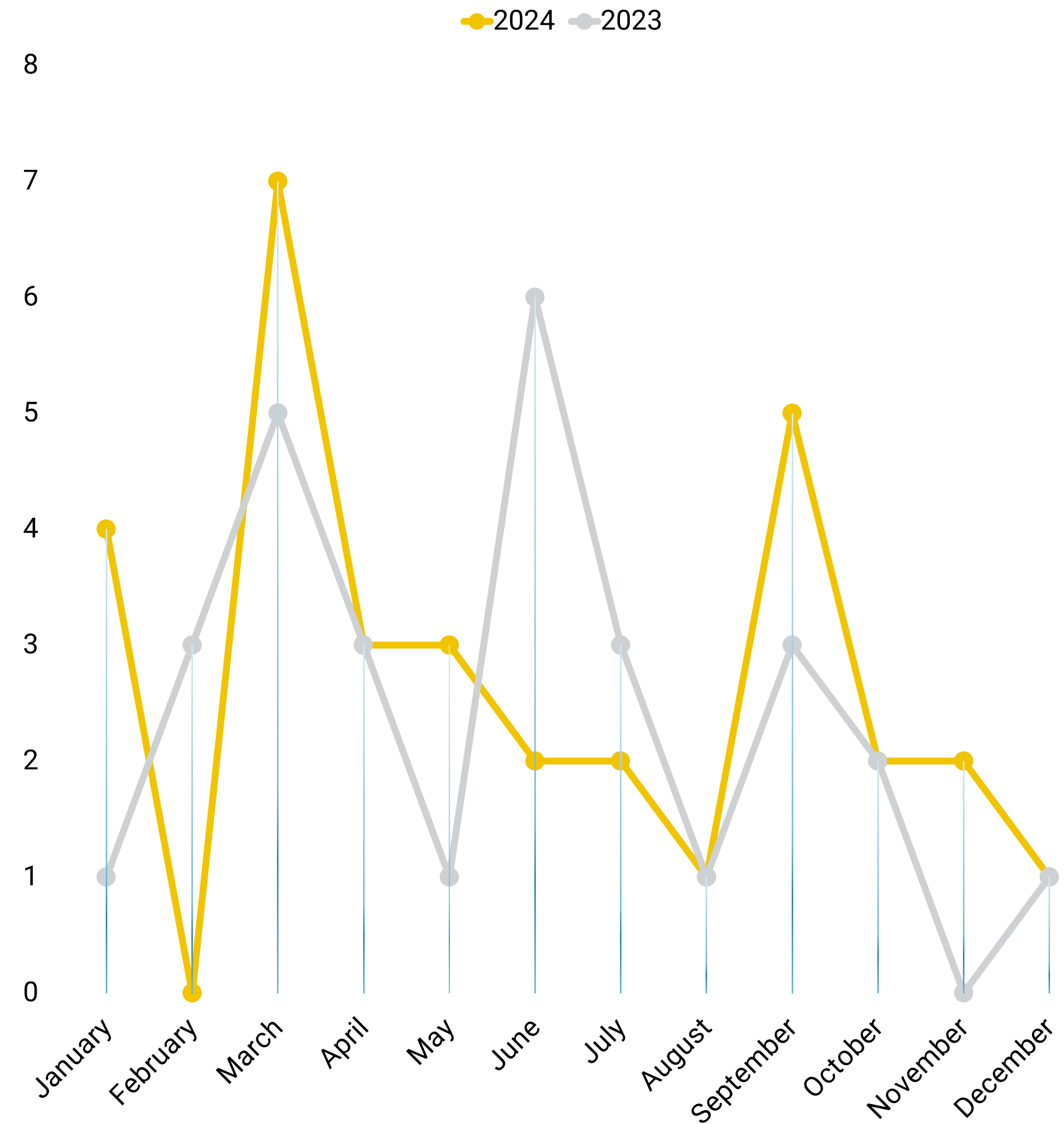


Douglas: Condominiums Only

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	4	1	300.00%
February	0	3	-100.00%
March	7	5	40.00%
April	3	3	0.00%
May	3	1	200.00%
June	2	6	-66.67%
July	2	3	-33.33%
August	1	1	0.00%
September	5	3	66.67%
October	2	2	0.00%
November	2	0	0.00%
December	1	1	0.00%
Total	32	29	
% chg.			10.34%

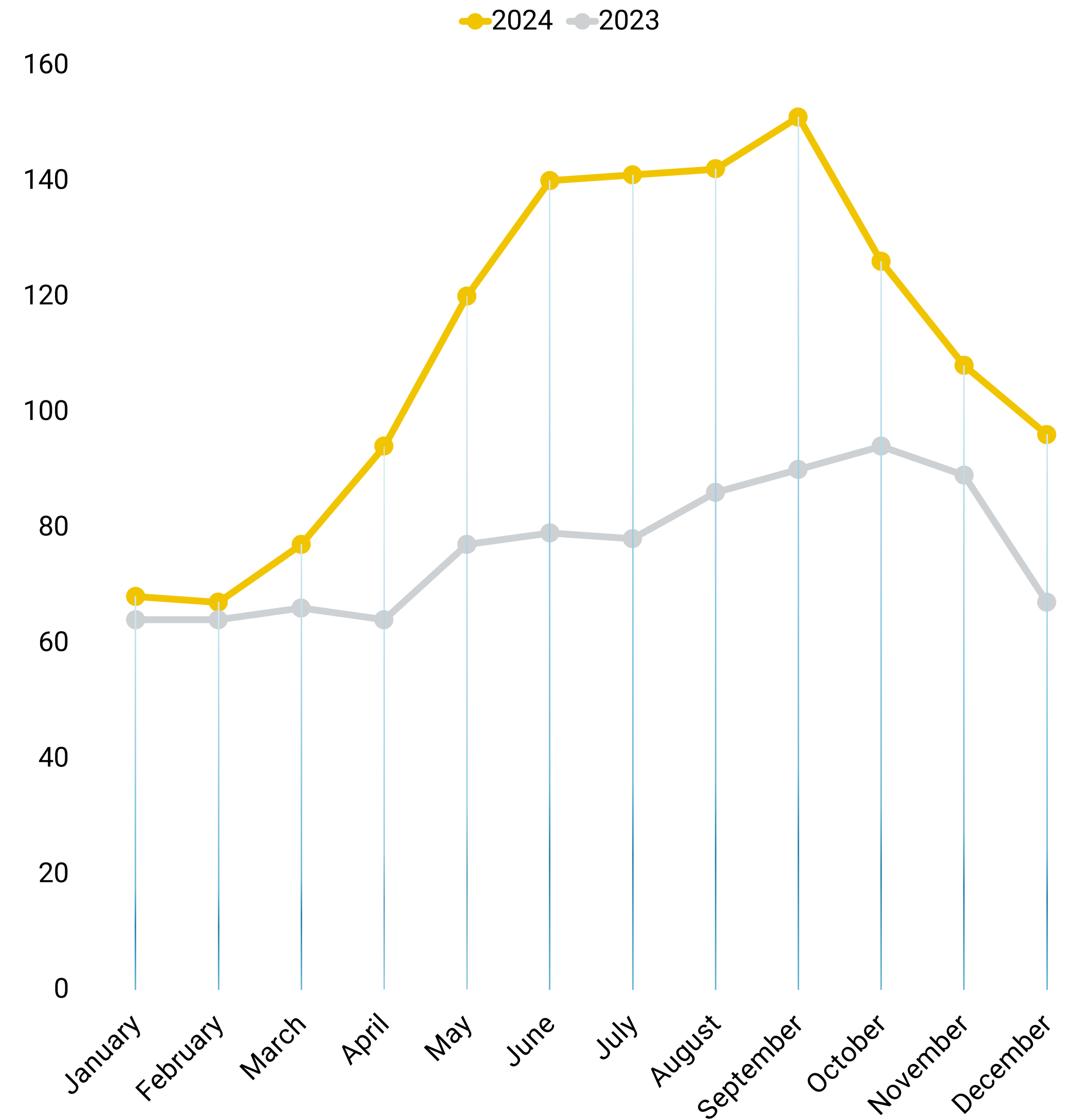


Douglas: Residential Homes and Condominiums

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	68	64	6.25%
February	67	64	4.69%
March	77	66	16.67%
April	94	64	46.88%
May	120	77	55.84%
June	140	79	77.22%
July	141	78	80.77%
August	142	86	65.12%
September	151	90	67.78%
October	126	94	34.04%
November	108	89	21.35%
December	96	67	43.28%
Total	1,330	918	
% chg.	44.88%		

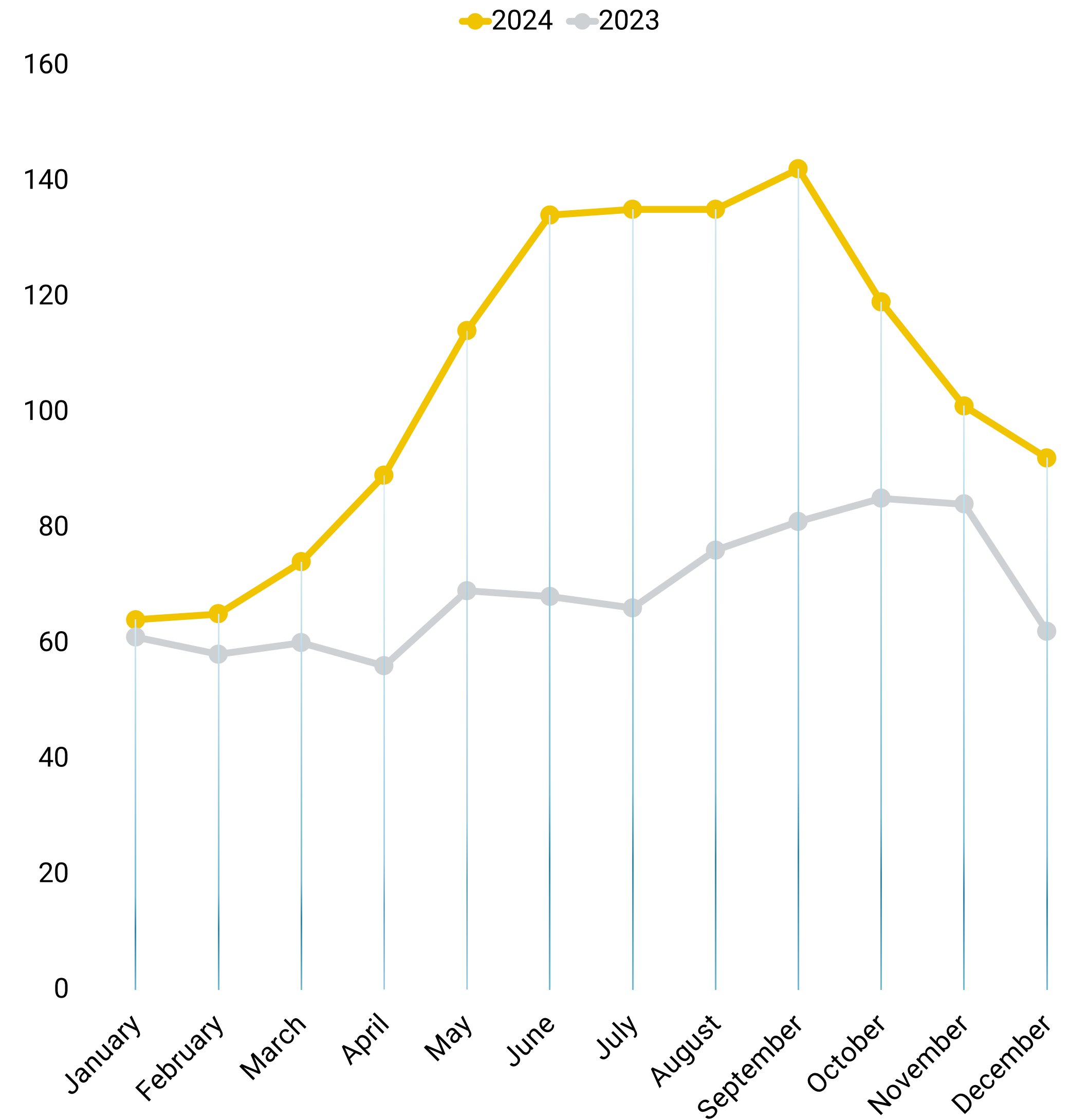


Douglas: Residential Homes Only

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	64	61	4.92%
February	65	58	12.07%
March	74	60	23.33%
April	89	56	58.93%
May	114	69	65.22%
June	134	68	97.06%
July	135	66	104.55%
August	135	76	77.63%
September	142	81	75.31%
October	119	85	40.00%
November	101	84	20.24%
December	92	62	48.39%
Total	1,264	826	
% chg.			53.03%

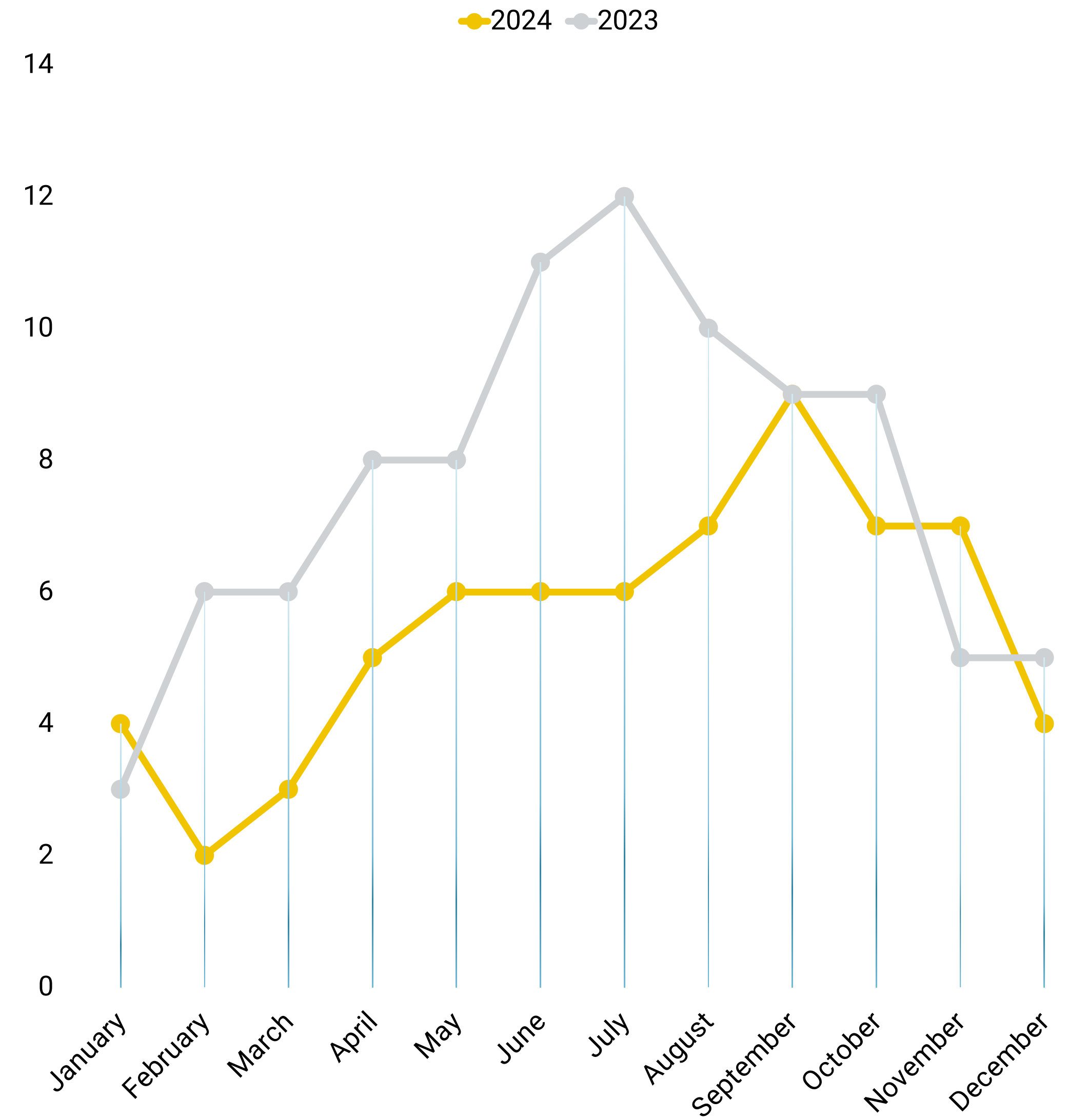


Douglas: Condominiums Only

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	4	3	33.33%
February	2	6	-66.67%
March	3	6	-50.00%
April	5	8	-37.50%
May	6	8	-25.00%
June	6	11	-45.45%
July	6	12	-50.00%
August	7	10	-30.00%
September	9	9	0.00%
October	7	9	-22.22%
November	7	5	40.00%
December	4	5	-20.00%
Total	66	92	
% chg.			-28.26%



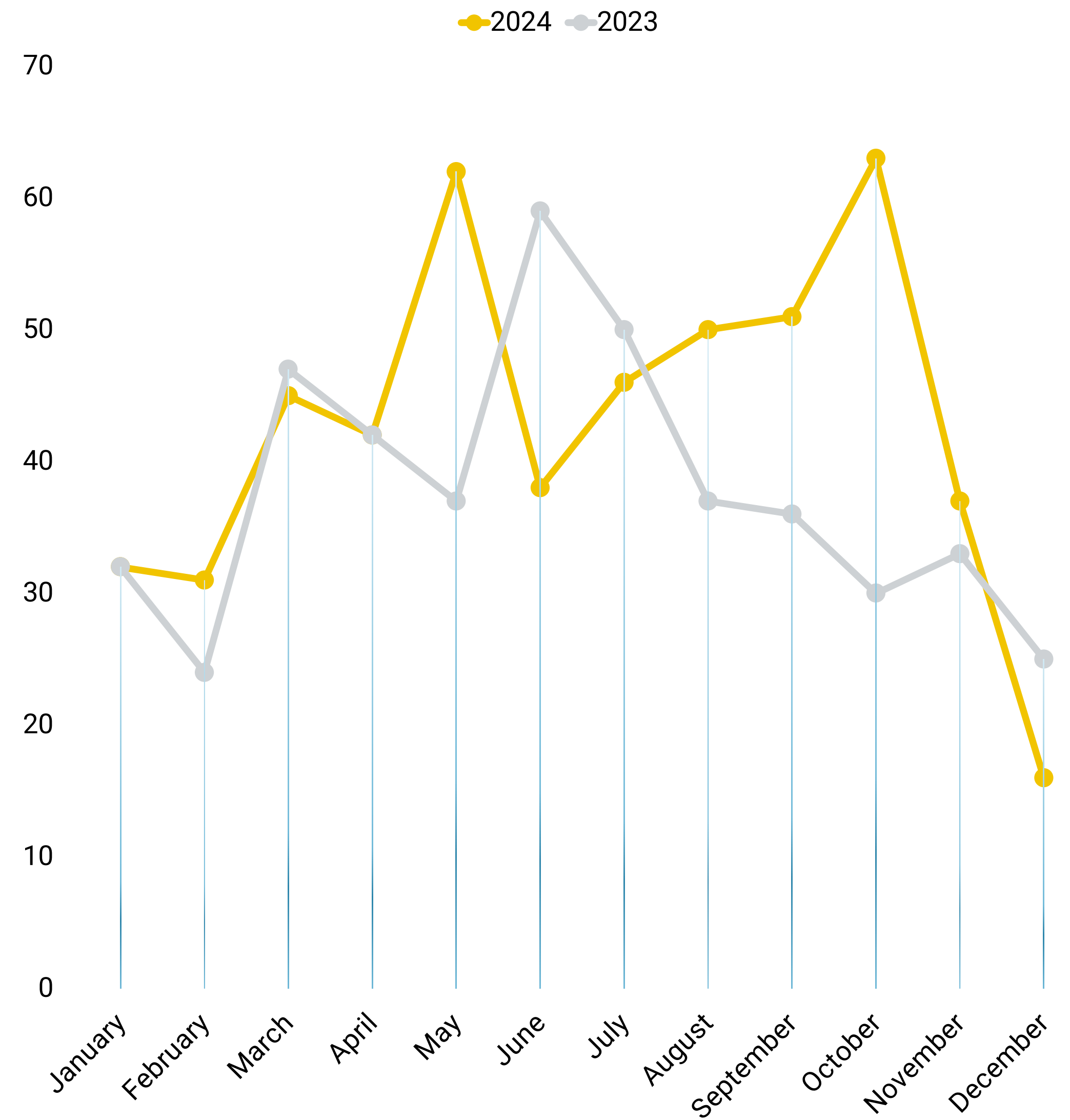
Douglas: Residential Homes and Condominiums

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	32	32	0.00%
February	31	24	29.17%
March	45	47	-4.26%
April	42	42	0.00%
May	62	37	67.57%
June	38	59	-35.59%
July	46	50	-8.00%
August	50	37	35.14%
September	51	36	41.67%
October	63	30	110.00%
November	37	33	12.12%
December	16	25	-36.00%
Total	513	452	
% chg.			13.50%



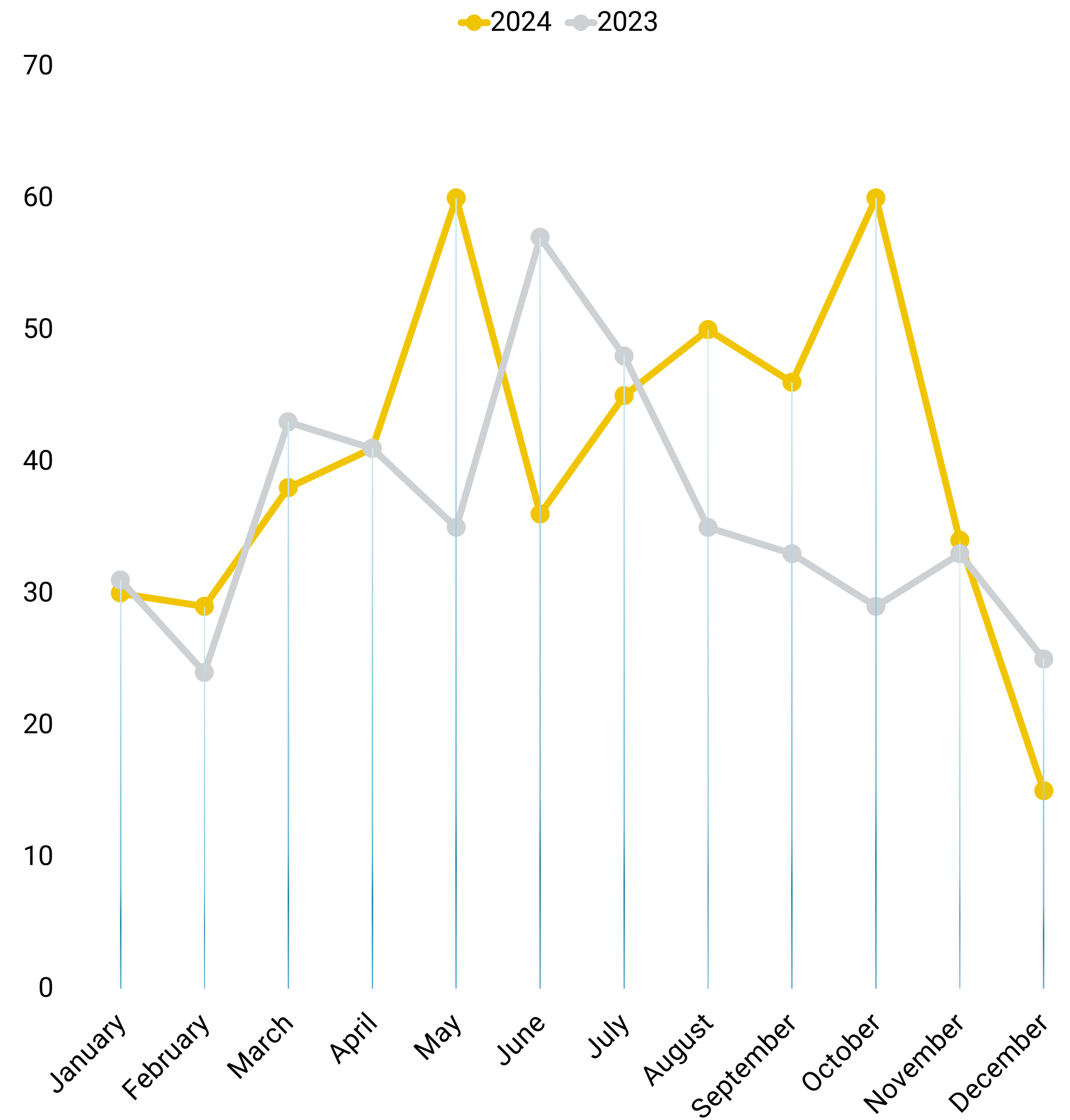
Douglas: Residential Homes Only

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	30	31	-3.23%
February	29	24	20.83%
March	38	43	-11.63%
April	41	41	0.00%
May	60	35	71.43%
June	36	57	-36.84%
July	45	48	-6.25%
August	50	35	42.86%
September	46	33	39.39%
October	60	29	106.90%
November	34	33	3.03%
December	15	25	-40.00%
Total	484	434	
% chg.			11.52%



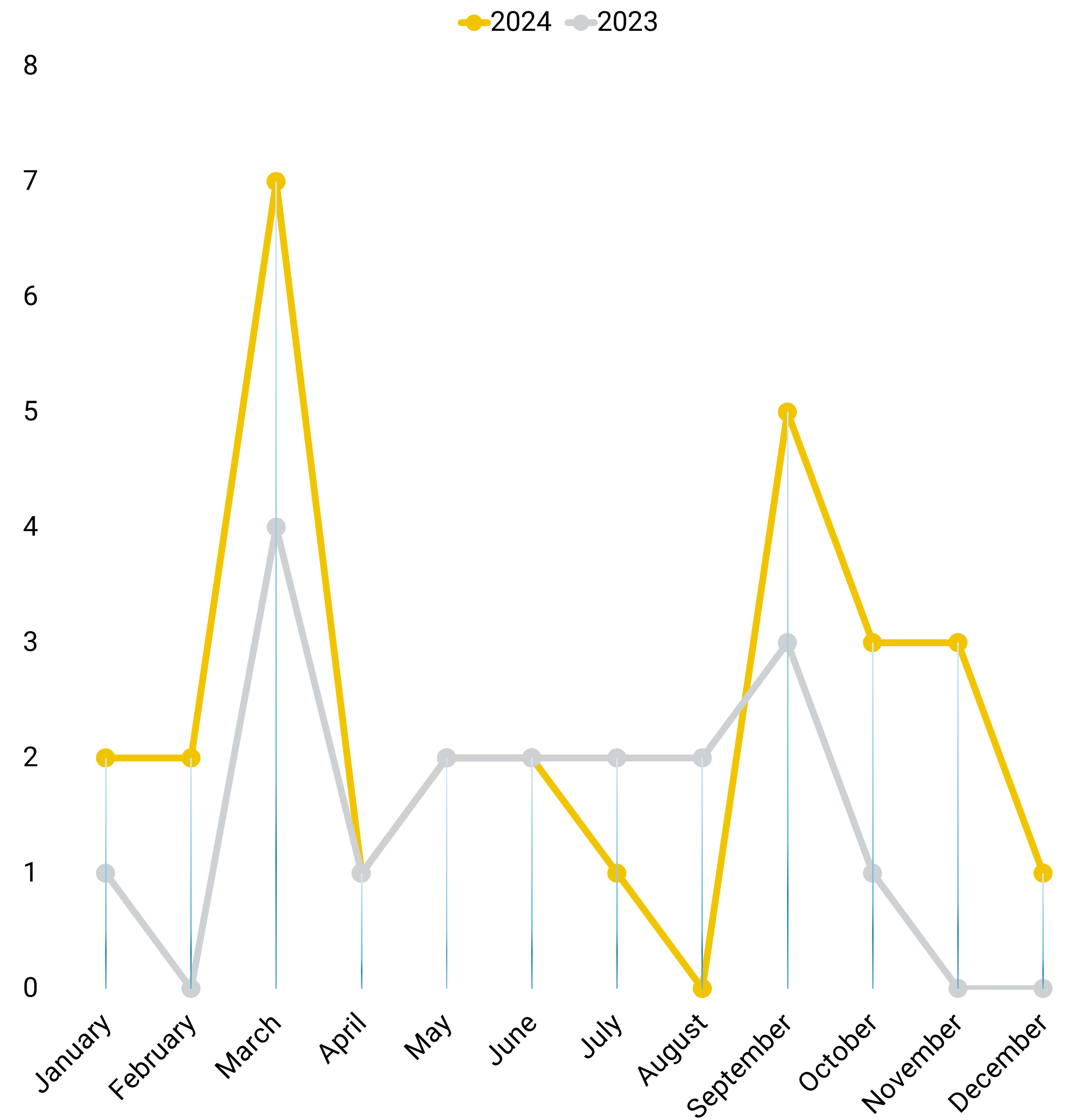
Douglas: Condominiums Only

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	2	1	100.00%
February	2	0	0.00%
March	7	4	75.00%
April	1	1	0.00%
May	2	2	0.00%
June	2	2	0.00%
July	1	2	-50.00%
August	0	2	-100.00%
September	5	3	66.67%
October	3	1	200.00%
November	3	0	0.00%
December	1	0	0.00%
Total	29	18	
% chg.			61.11%

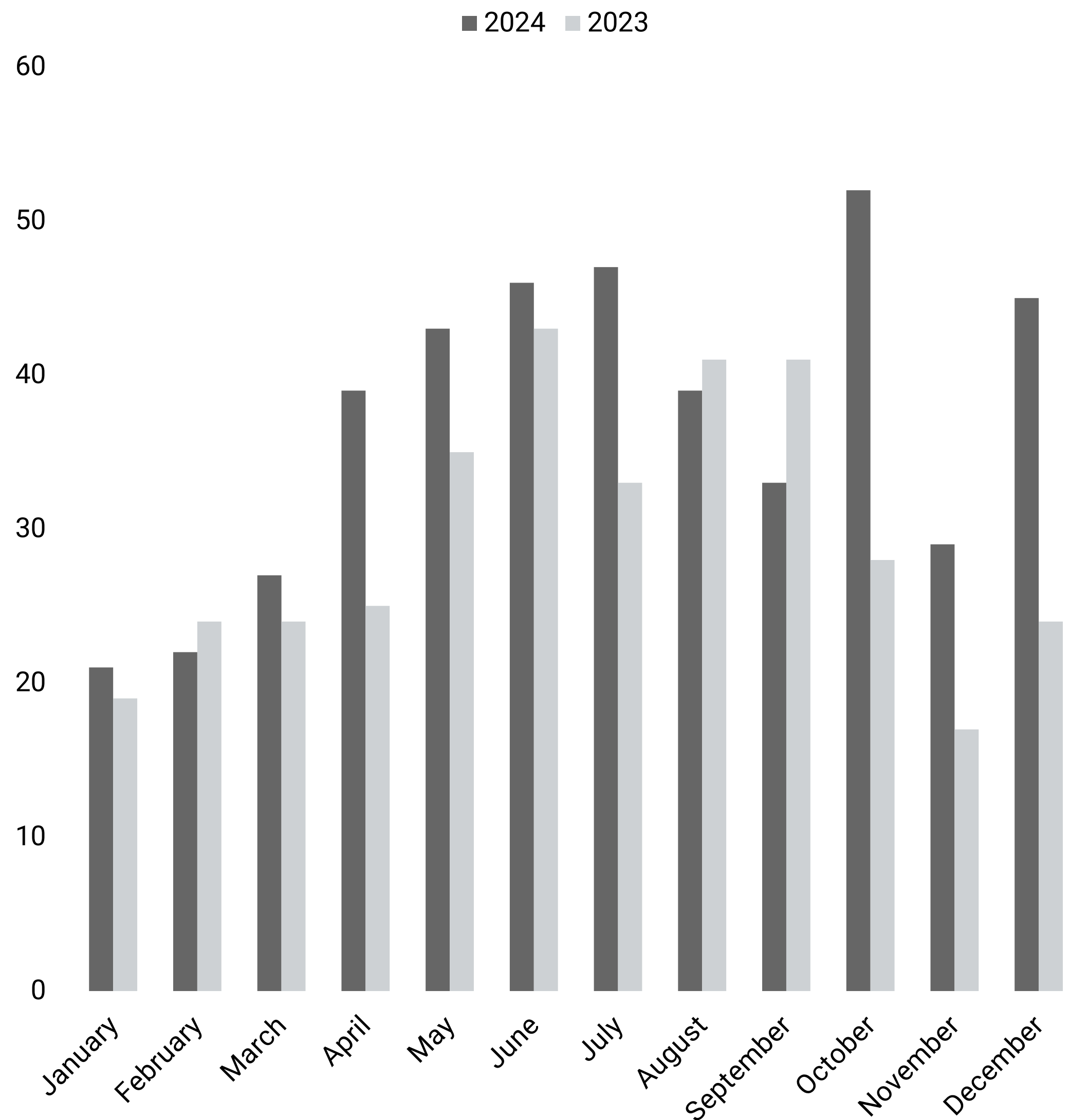


Douglas: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	21	19	10.53%
February	22	24	-8.33%
March	27	24	12.50%
April	39	25	56.00%
May	43	35	22.86%
June	46	43	6.98%
July	47	33	42.42%
August	39	41	-4.88%
September	33	41	-19.51%
October	52	28	85.71%
November	29	17	70.59%
December	45	24	87.50%
Total	443	354	
% chg.			25.14%

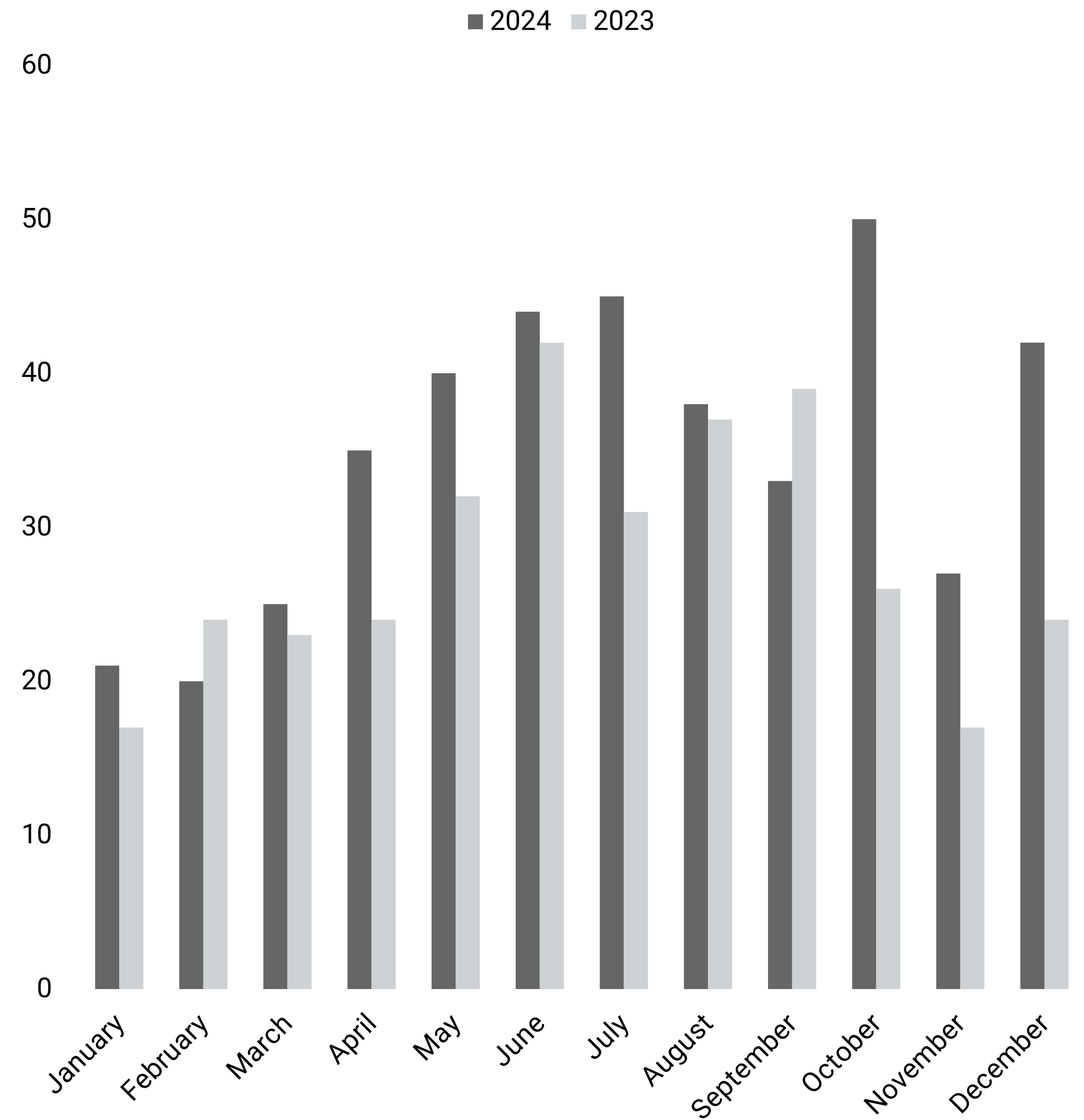


Douglas: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	21	17	23.53%
February	20	24	-16.67%
March	25	23	8.70%
April	35	24	45.83%
May	40	32	25.00%
June	44	42	4.76%
July	45	31	45.16%
August	38	37	2.70%
September	33	39	-15.38%
October	50	26	92.31%
November	27	17	58.82%
December	42	24	75.00%
Total	420	336	
% chg.			25.00%

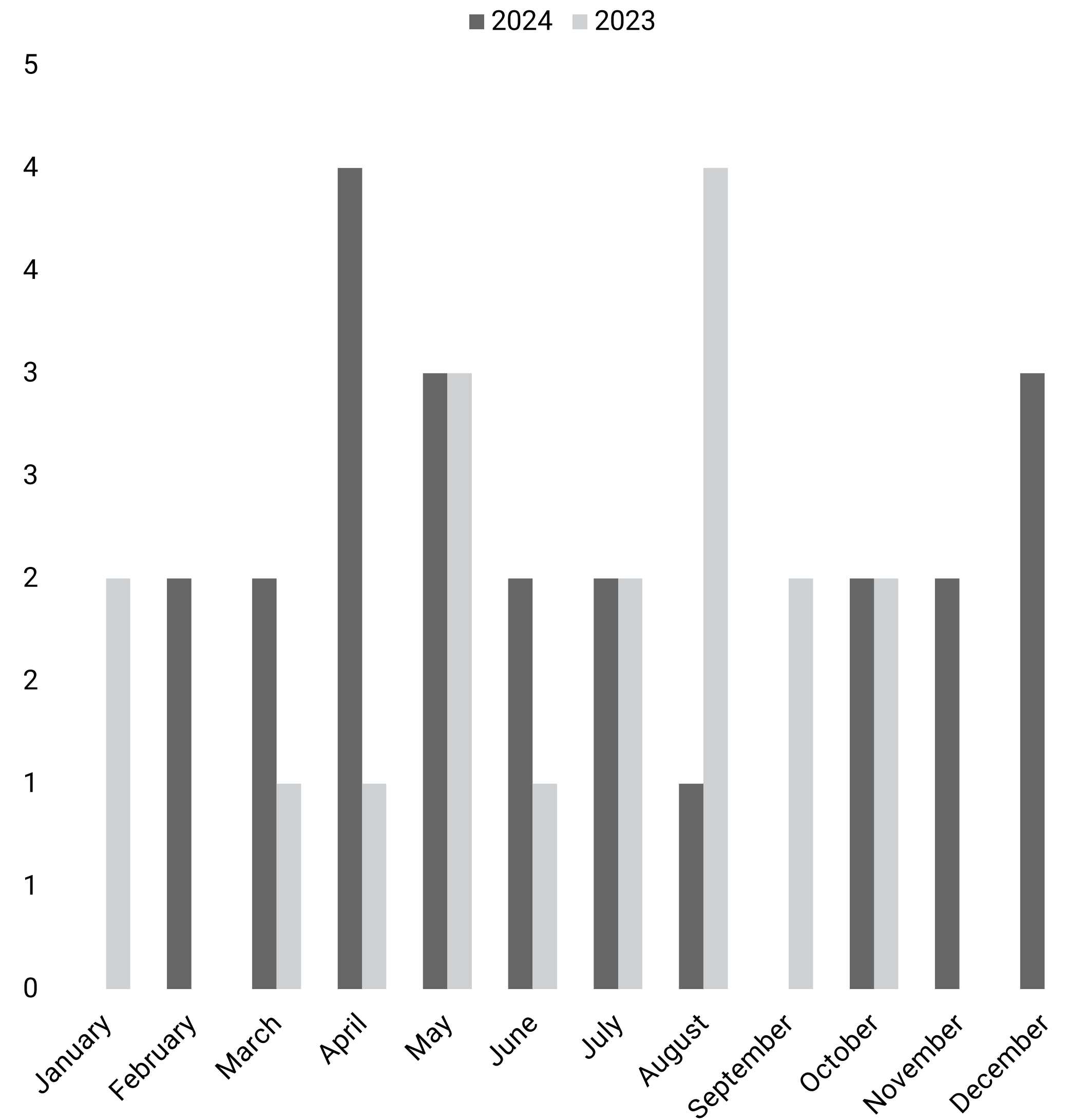


Douglas: Condominiums Only

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	0	0.00%
March	2	1	100.00%
April	4	1	300.00%
May	3	3	0.00%
June	2	1	100.00%
July	2	2	0.00%
August	1	4	-75.00%
September	0	2	-100.00%
October	2	2	0.00%
November	2	0	0.00%
December	3	0	0.00%
Total	23	18	
% chg.			27.78%

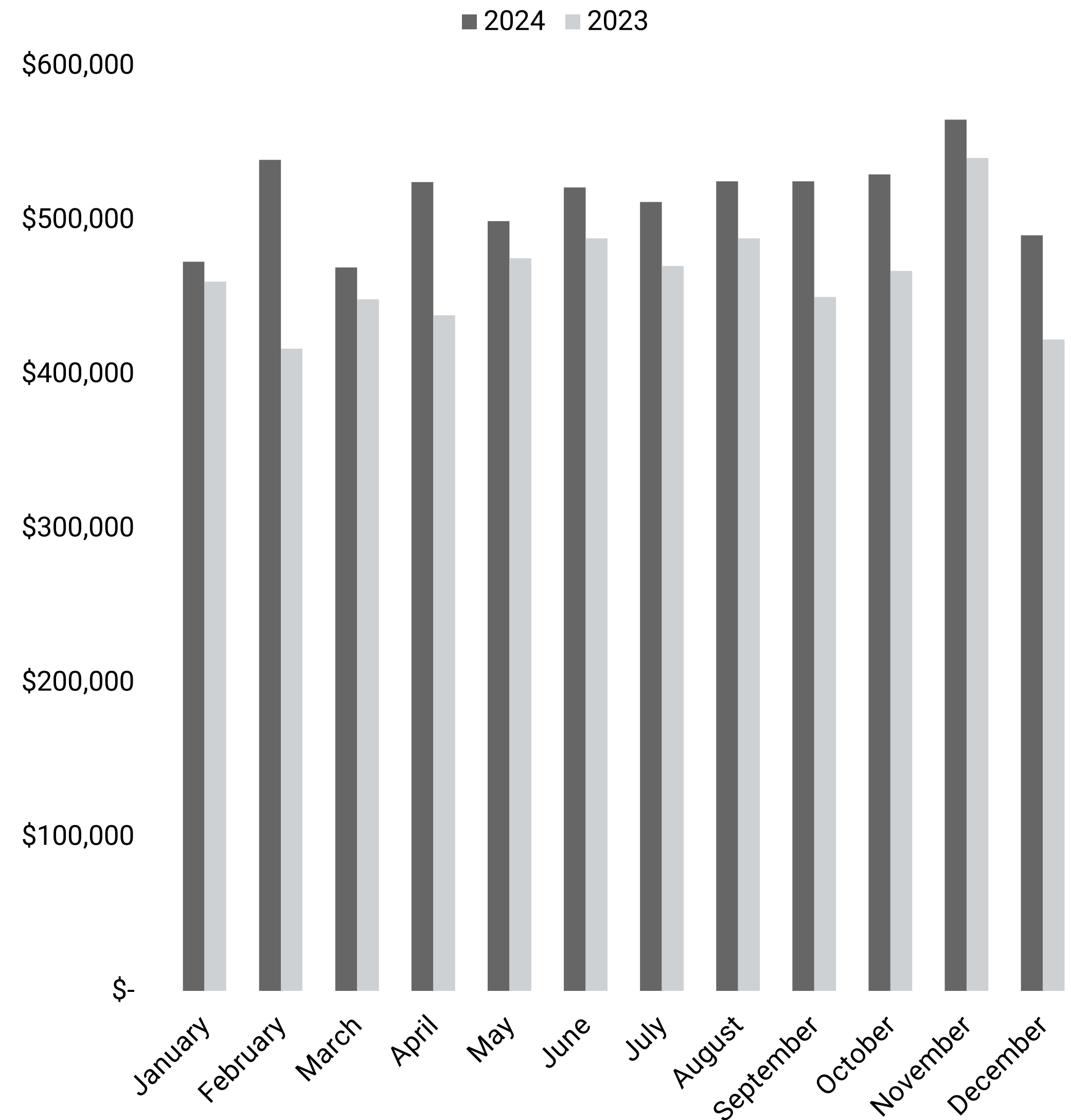


Douglas: Residential Homes and Condominiums

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	\$ 472,900	\$ 460,000	2.80%
February	\$ 538,750	\$ 416,500	29.35%
March	\$ 469,000	\$ 448,500	4.57%
April	\$ 524,400	\$ 438,000	19.73%
May	\$ 499,000	\$ 475,000	5.05%
June	\$ 520,999	\$ 488,000	6.76%
July	\$ 511,600	\$ 470,000	8.85%
August	\$ 525,000	\$ 488,000	7.58%
September	\$ 525,000	\$ 450,000	16.67%
October	\$ 529,500	\$ 466,950	13.40%
November	\$ 565,000	\$ 540,000	4.63%
December	\$ 490,000	\$ 422,500	15.98%
Total	\$ 505,000	\$ 450,000	
% chg.			12.22%

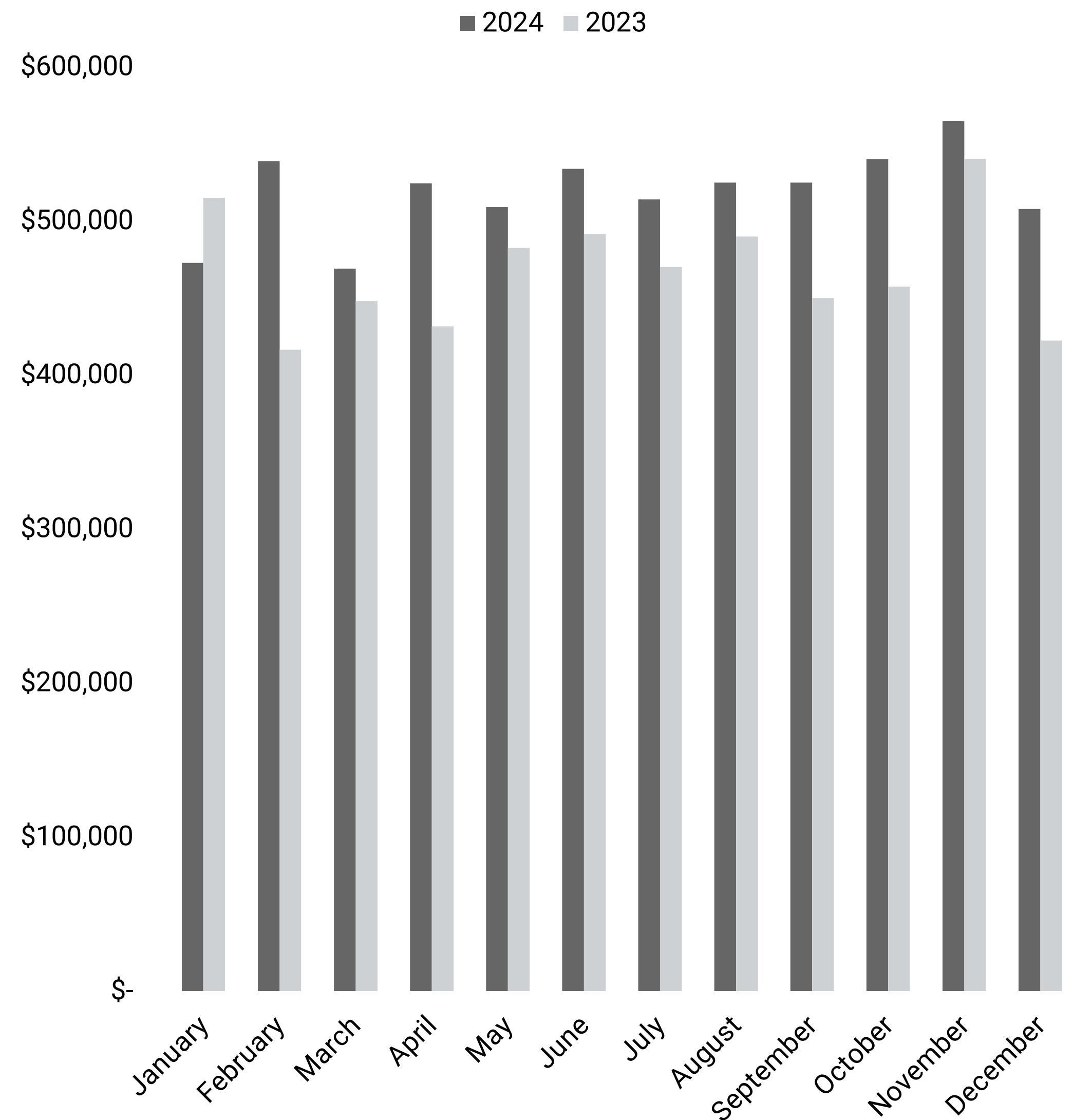


Douglas: Residential Homes Only

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	\$ 472,900	\$ 514,900	-8.16%
February	\$ 538,750	\$ 416,500	29.35%
March	\$ 469,000	\$ 448,000	4.69%
April	\$ 524,400	\$ 431,500	21.53%
May	\$ 509,000	\$ 482,450	5.50%
June	\$ 533,999	\$ 491,500	8.65%
July	\$ 514,000	\$ 470,000	9.36%
August	\$ 525,000	\$ 490,000	7.14%
September	\$ 525,000	\$ 450,000	16.67%
October	\$ 540,000	\$ 457,450	18.05%
November	\$ 565,000	\$ 540,000	4.63%
December	\$ 507,925	\$ 422,500	20.22%
Total	\$ 511,800	\$ 450,000	
% chg.			13.73%

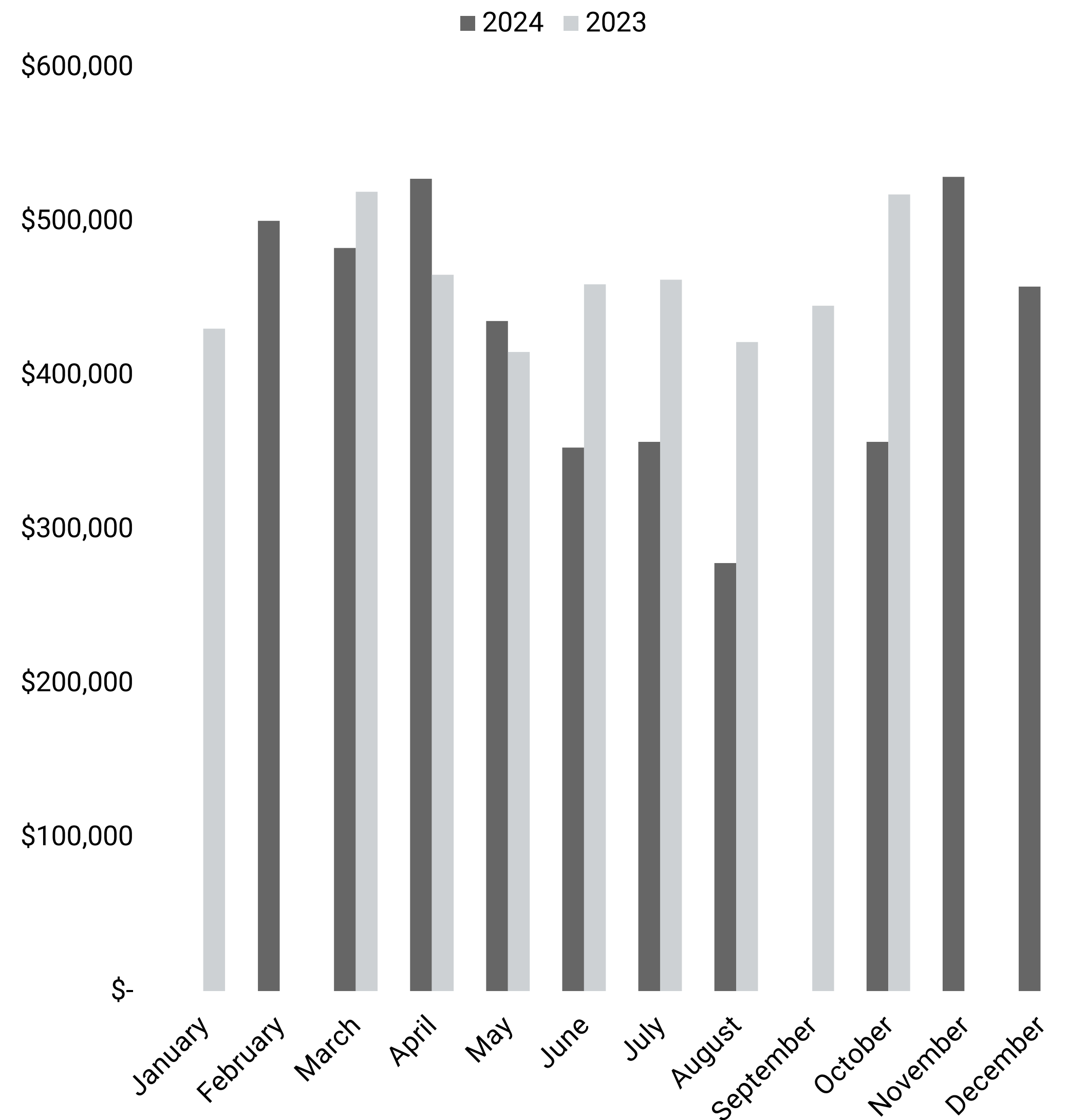


Douglas: Condominiums Only

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	\$ -	\$ 430,000		-100.00%
February	\$ 500,000	\$ -		0.00%
March	\$ 482,500	\$ 519,000		-7.03%
April	\$ 527,500	\$ 465,000		13.44%
May	\$ 435,000	\$ 415,000		4.82%
June	\$ 353,000	\$ 459,000		-23.09%
July	\$ 356,500	\$ 462,000		-22.84%
August	\$ 277,900	\$ 421,500		-34.07%
September	\$ -	\$ 445,000		-100.00%
October	\$ 356,500	\$ 517,250		-31.08%
November	\$ 528,625	\$ -		0.00%
December	\$ 457,500	\$ -		0.00%
Total	\$ 435,000	\$ 459,500		
% chg.	-5.33%			



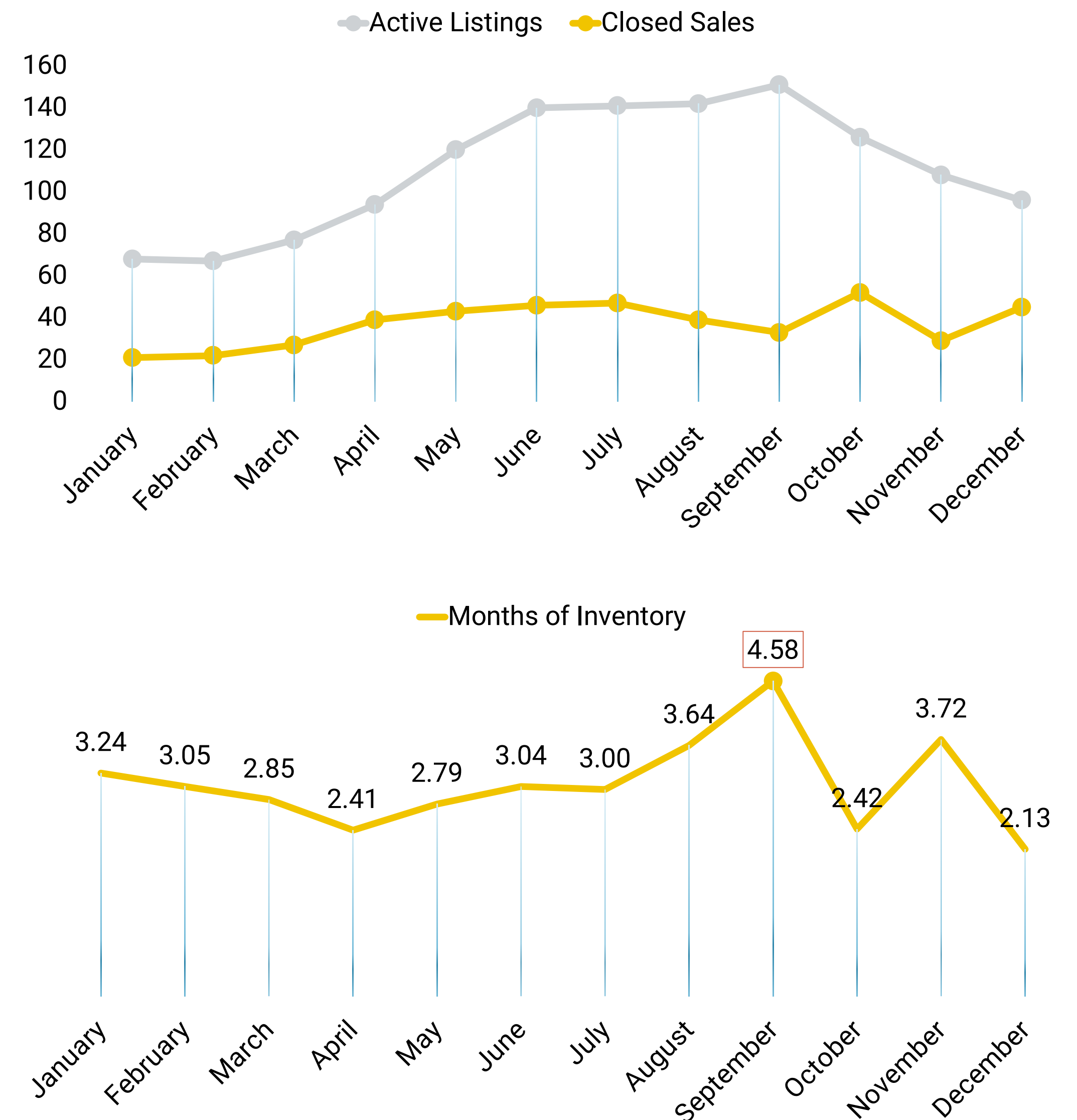
Douglas: Residential Homes and Condominiums

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	68	21	3.24
February	67	22	3.05
March	77	27	2.85
April	94	39	2.41
May	120	43	2.79
June	140	46	3.04
July	141	47	3.00
August	142	39	3.64
September	151	33	4.58
October	126	52	2.42
November	108	29	3.72
December	96	45	2.13



Douglas: 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	64	21	3.05
February	65	20	3.25
March	74	25	2.96
April	89	35	2.54
May	114	40	2.85
June	134	44	3.05
July	135	45	3.00
August	135	38	3.55
September	142	33	4.30
October	119	50	2.38
November	101	27	3.74
December	92	42	2.19



Douglas: 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	4	0	0.00
February	2	2	1.00
March	3	2	1.50
April	5	4	1.25
May	6	3	2.00
June	6	2	3.00
July	6	2	3.00
August	7	1	7.00
September	9	0	0.00
October	7	2	3.50
November	7	2	3.50
December	4	3	1.33

