



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

**Grays Harbor
Annual Statistical
Review and Highlights**

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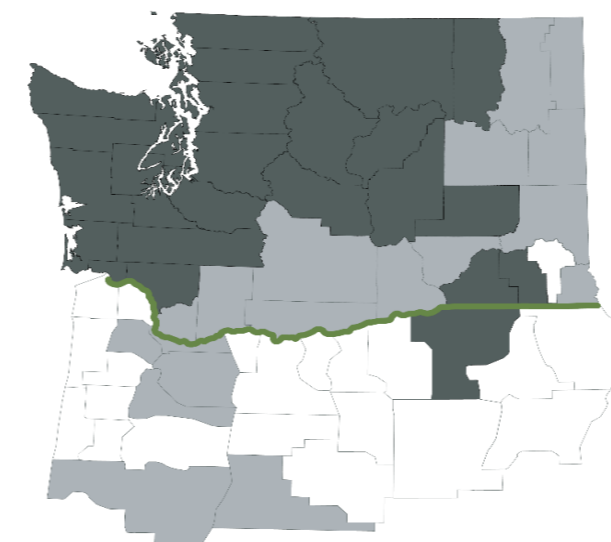
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

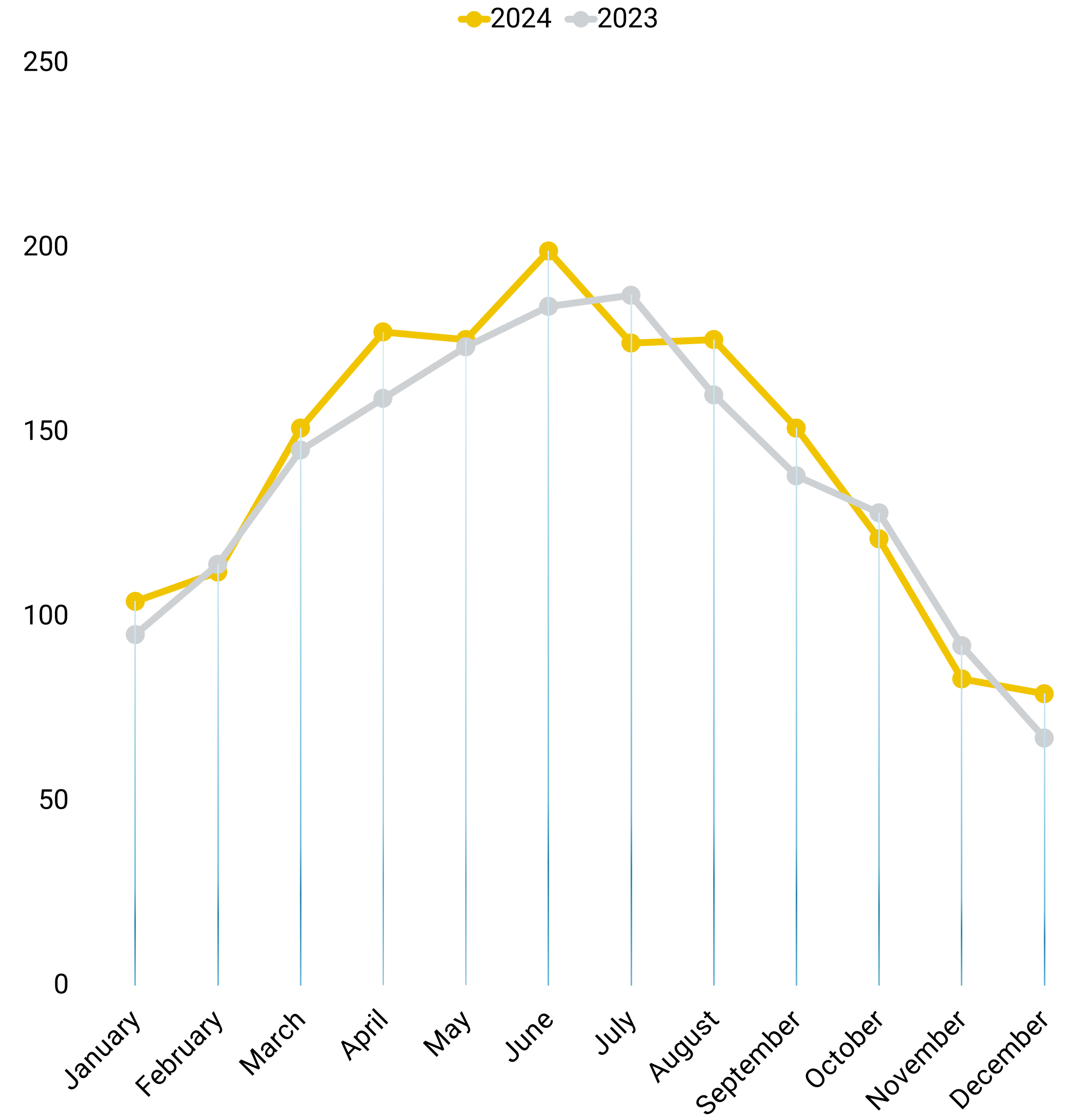
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Grays Harbor: Residential Homes and Condominiums

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	104	95	9.47%
February	112	114	-1.75%
March	151	145	4.14%
April	177	159	11.32%
May	175	173	1.16%
June	199	184	8.15%
July	174	187	-6.95%
August	175	160	9.38%
September	151	138	9.42%
October	121	128	-5.47%
November	83	92	-9.78%
December	79	67	17.91%
Total	1,701	1,642	
% chg.			3.59%

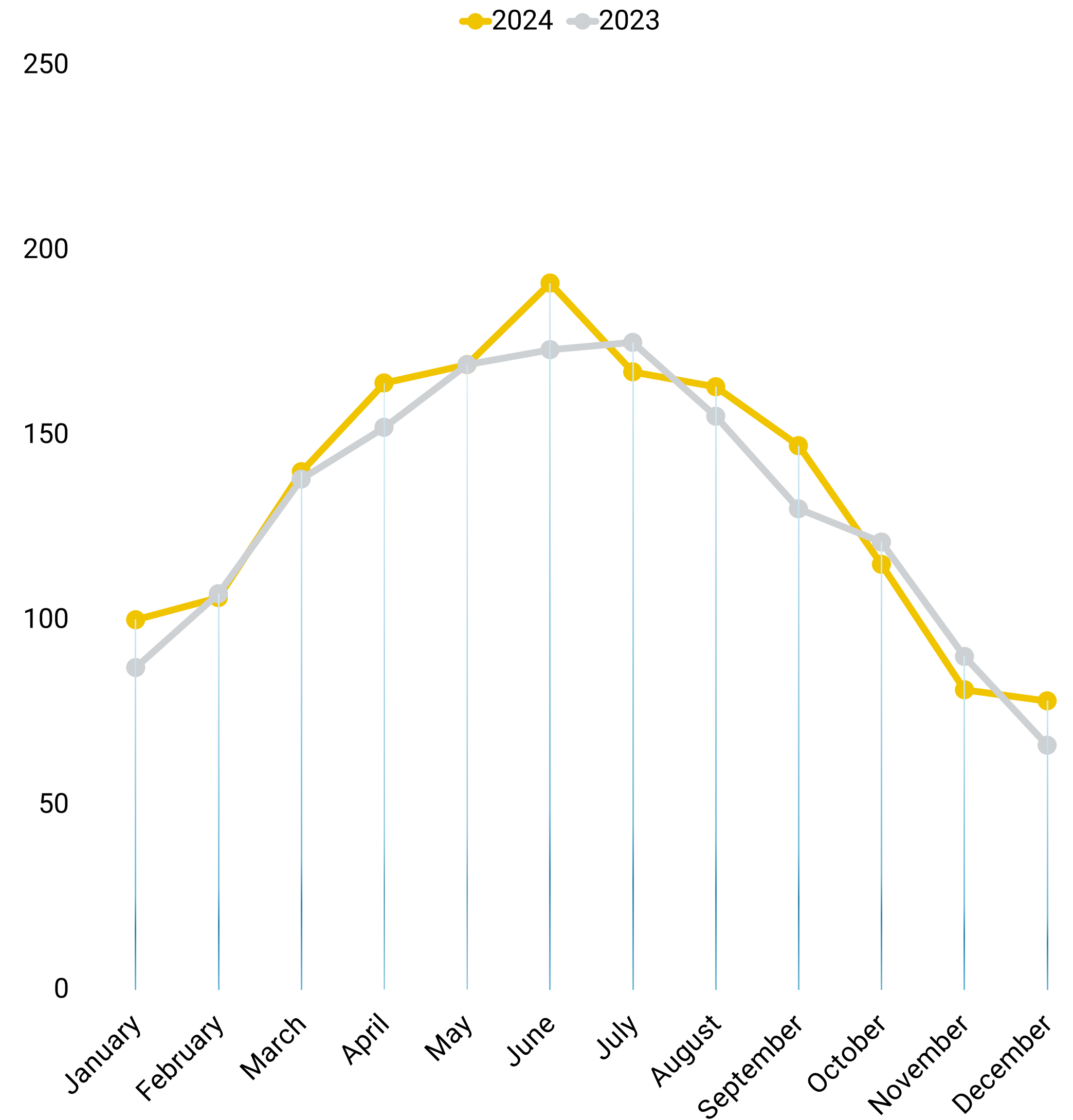


Grays Harbor: Residential Homes Only

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	100	87	14.94%
February	106	107	-0.93%
March	140	138	1.45%
April	164	152	7.89%
May	169	169	0.00%
June	191	173	10.40%
July	167	175	-4.57%
August	163	155	5.16%
September	147	130	13.08%
October	115	121	-4.96%
November	81	90	-10.00%
December	78	66	18.18%
Total	1,621	1,563	
% chg.			3.71%

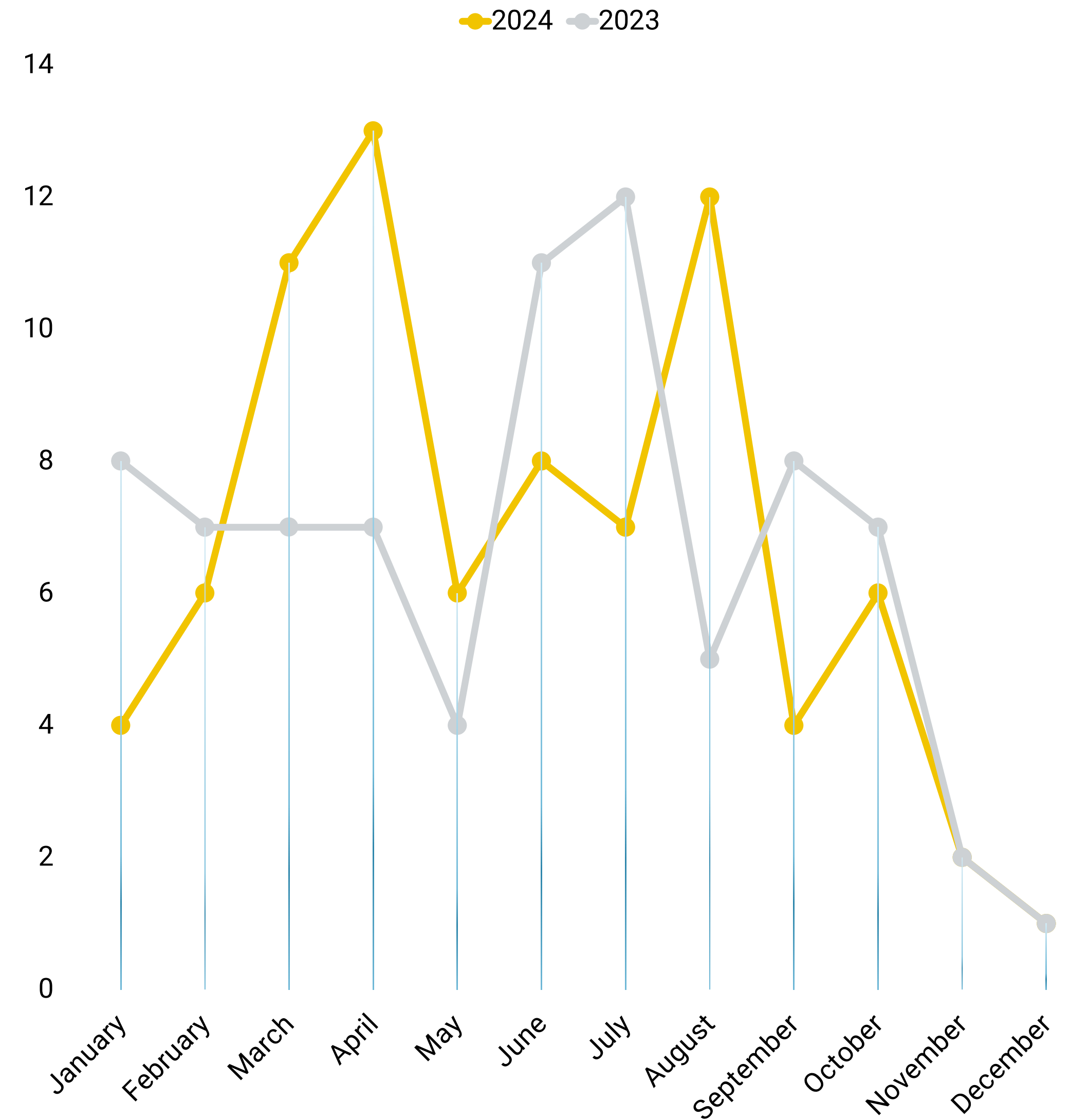


Grays Harbor: Condominiums Only

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	8	-50.00%
February	6	7	-14.29%
March	11	7	57.14%
April	13	7	85.71%
May	6	4	50.00%
June	8	11	-27.27%
July	7	12	-41.67%
August	12	5	140.00%
September	4	8	-50.00%
October	6	7	-14.29%
November	2	2	0.00%
December	1	1	0.00%
Total	80	79	
% chg.			1.27%

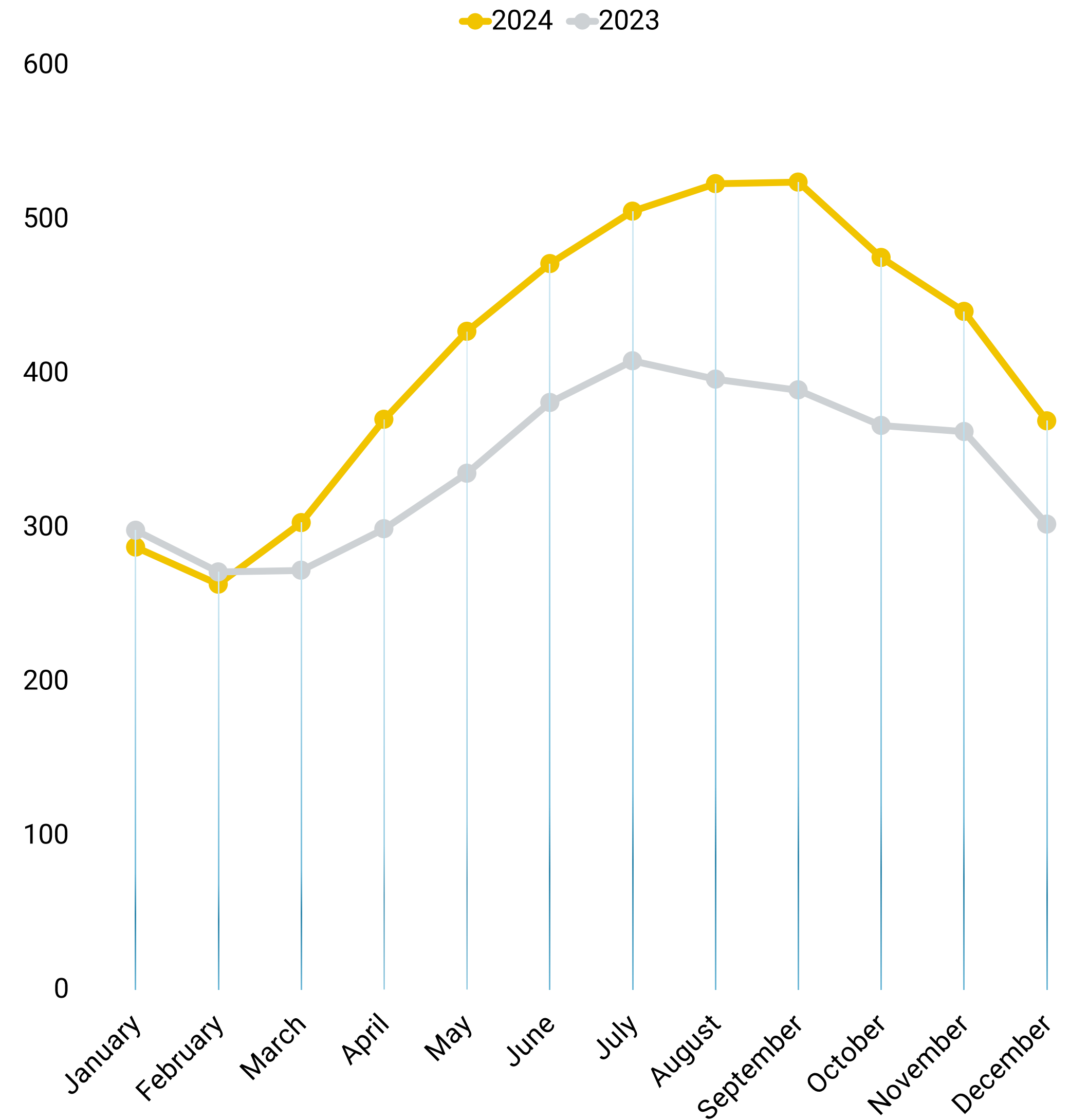


Grays Harbor: Residential Homes and Condominiums

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	287	298	-3.69%
February	263	271	-2.95%
March	303	272	11.40%
April	370	299	23.75%
May	427	335	27.46%
June	471	381	23.62%
July	505	408	23.77%
August	523	396	32.07%
September	524	389	34.70%
October	475	366	29.78%
November	440	362	21.55%
December	369	302	22.19%
Total	4,957	4,079	
% chg.	21.52%		

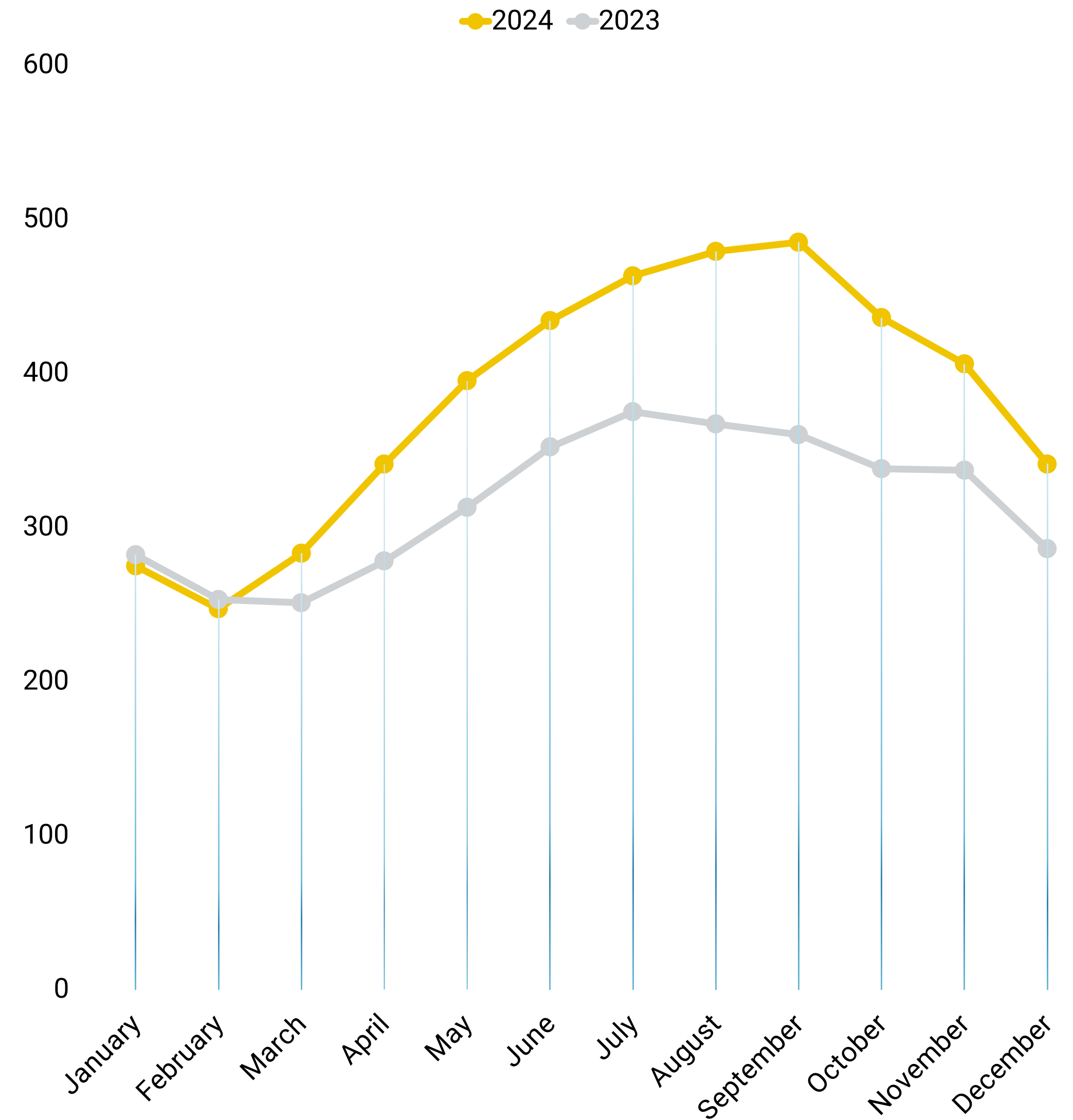


Grays Harbor: Residential Homes Only

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	275	282	-2.48%
February	247	253	-2.37%
March	283	251	12.75%
April	341	278	22.66%
May	395	313	26.20%
June	434	352	23.30%
July	463	375	23.47%
August	479	367	30.52%
September	485	360	34.72%
October	436	338	28.99%
November	406	337	20.47%
December	341	286	19.23%
Total	4,585	3,792	
% chg.			20.91%

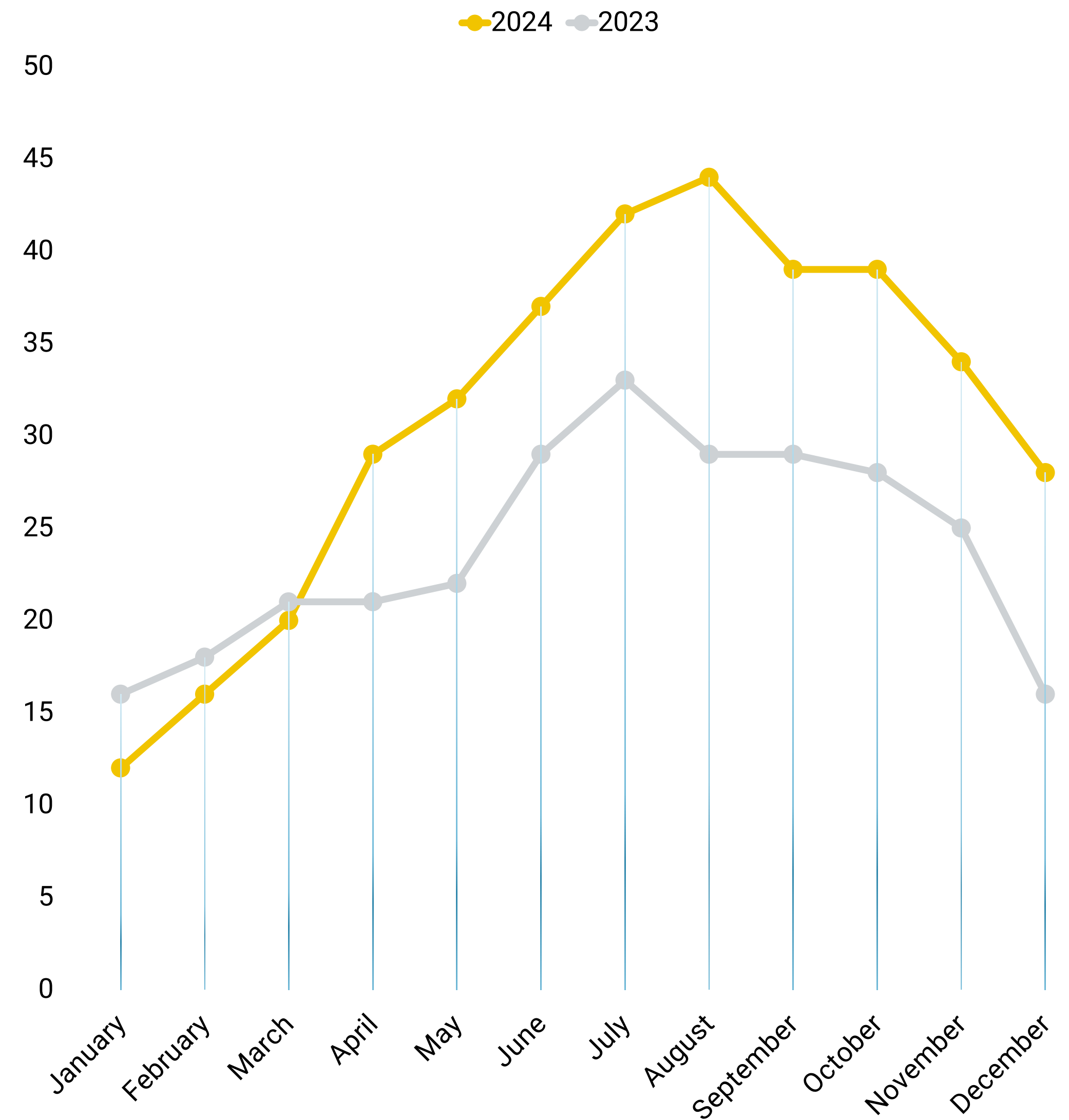


Grays Harbor: Condominiums Only

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	12	16	-25.00%
February	16	18	-11.11%
March	20	21	-4.76%
April	29	21	38.10%
May	32	22	45.45%
June	37	29	27.59%
July	42	33	27.27%
August	44	29	51.72%
September	39	29	34.48%
October	39	28	39.29%
November	34	25	36.00%
December	28	16	75.00%
Total	372	287	
% chg.			29.62%



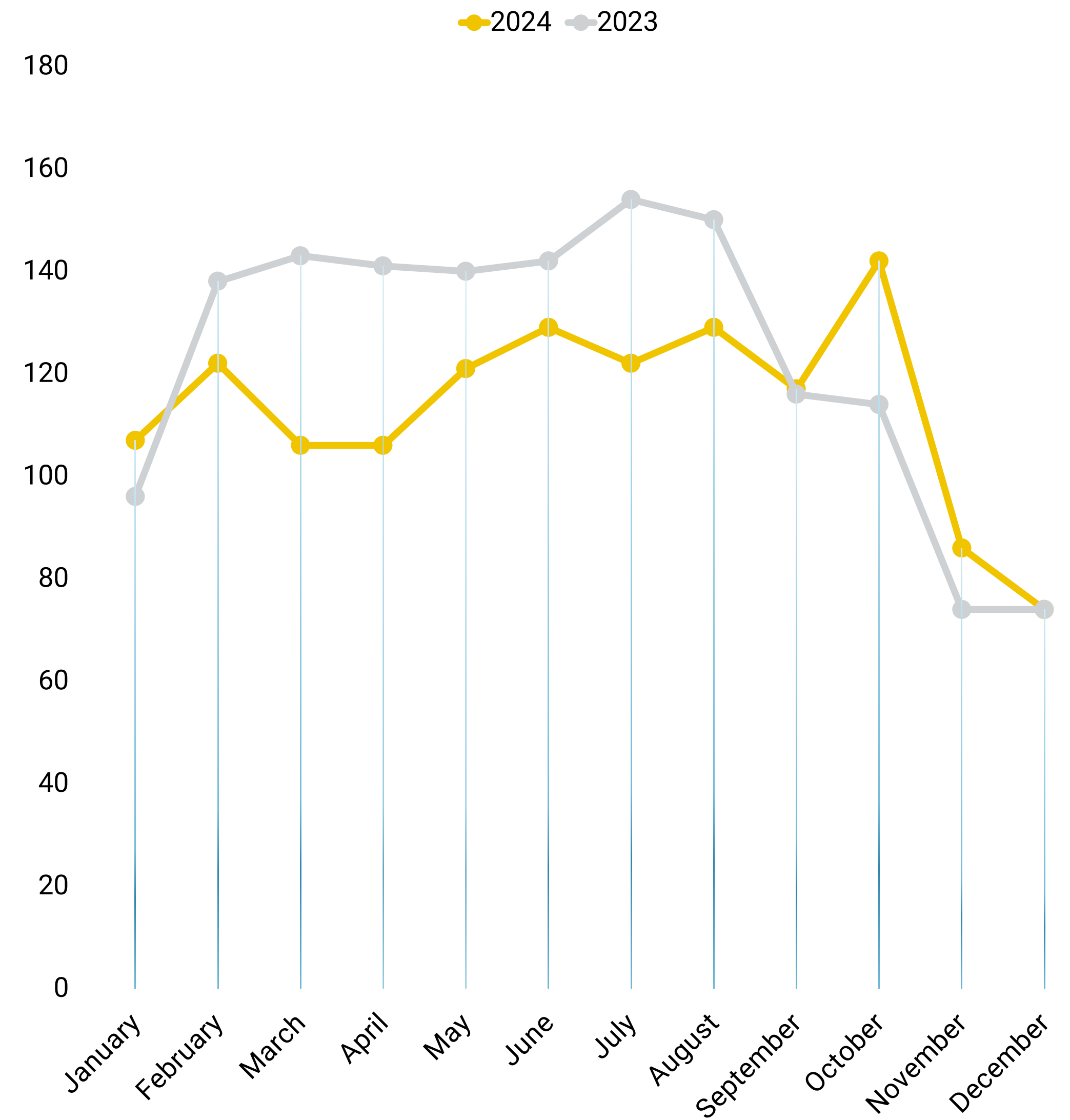
Grays Harbor: Residential Homes and Condominiums

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	107	96	11.46%
February	122	138	-11.59%
March	106	143	-25.87%
April	106	141	-24.82%
May	121	140	-13.57%
June	129	142	-9.15%
July	122	154	-20.78%
August	129	150	-14.00%
September	117	116	0.86%
October	142	114	24.56%
November	86	74	16.22%
December	74	74	0.00%
Total	1,361	1,482	
% chg.			-8.16%



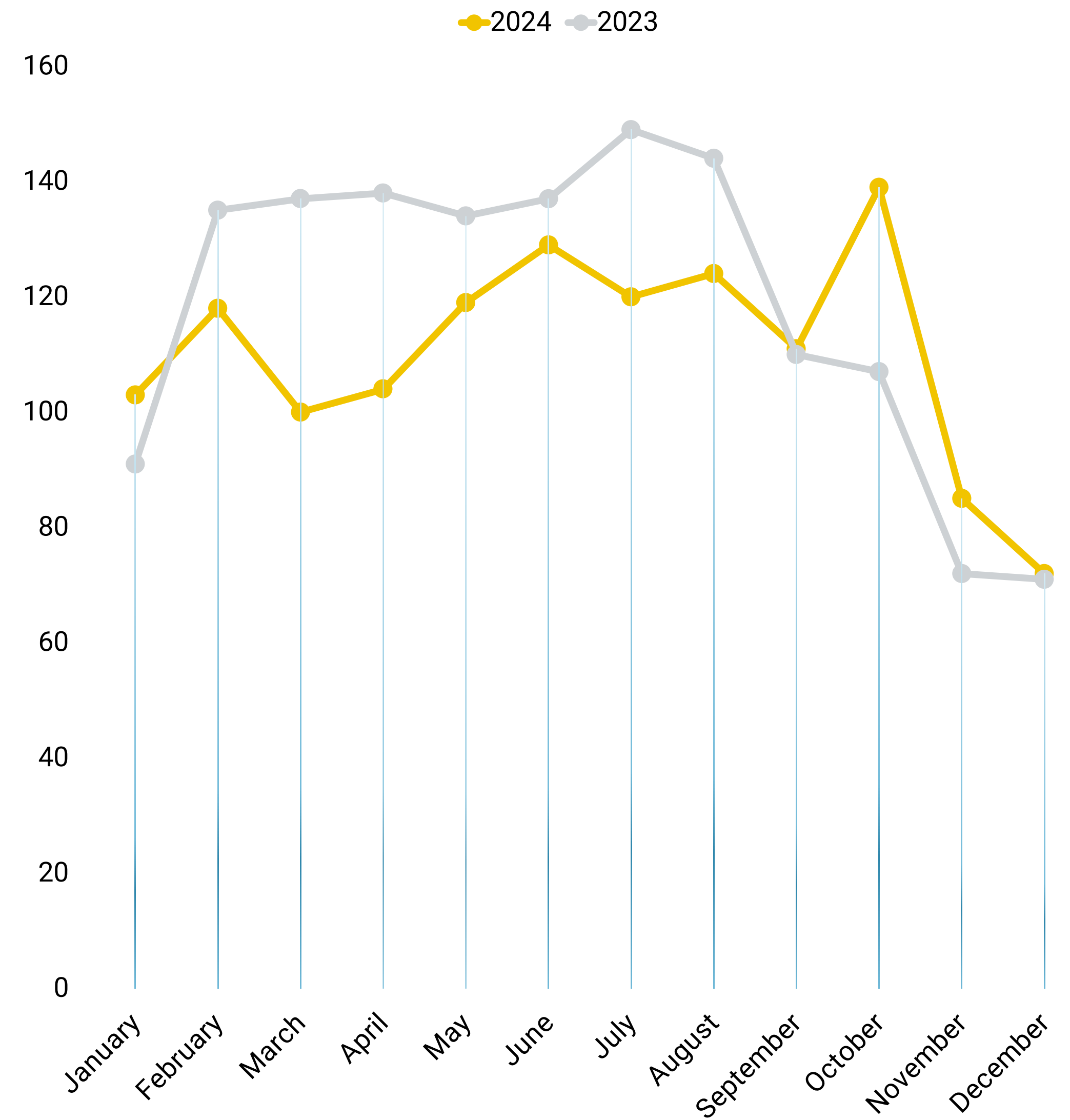
Grays Harbor: Residential Homes Only

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	103	91	13.19%
February	118	135	-12.59%
March	100	137	-27.01%
April	104	138	-24.64%
May	119	134	-11.19%
June	129	137	-5.84%
July	120	149	-19.46%
August	124	144	-13.89%
September	111	110	0.91%
October	139	107	29.91%
November	85	72	18.06%
December	72	71	1.41%
Total	1,324	1,425	
% chg.			-7.09%



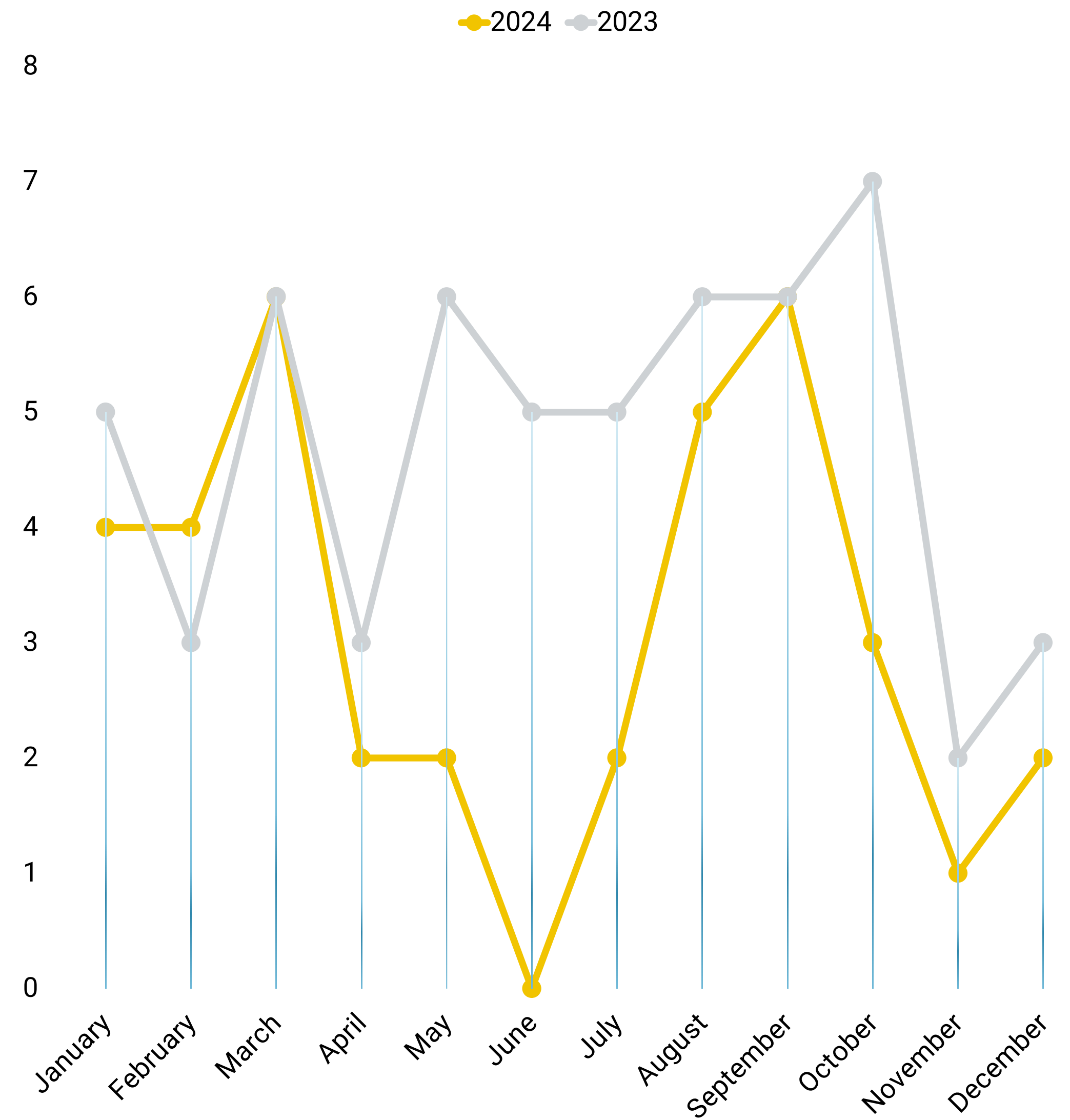
Grays Harbor: Condominiums Only

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	5	-20.00%
February	4	3	33.33%
March	6	6	0.00%
April	2	3	-33.33%
May	2	6	-66.67%
June	0	5	-100.00%
July	2	5	-60.00%
August	5	6	-16.67%
September	6	6	0.00%
October	3	7	-57.14%
November	1	2	-50.00%
December	2	3	-33.33%
Total	37	57	
% chg.			-35.09%

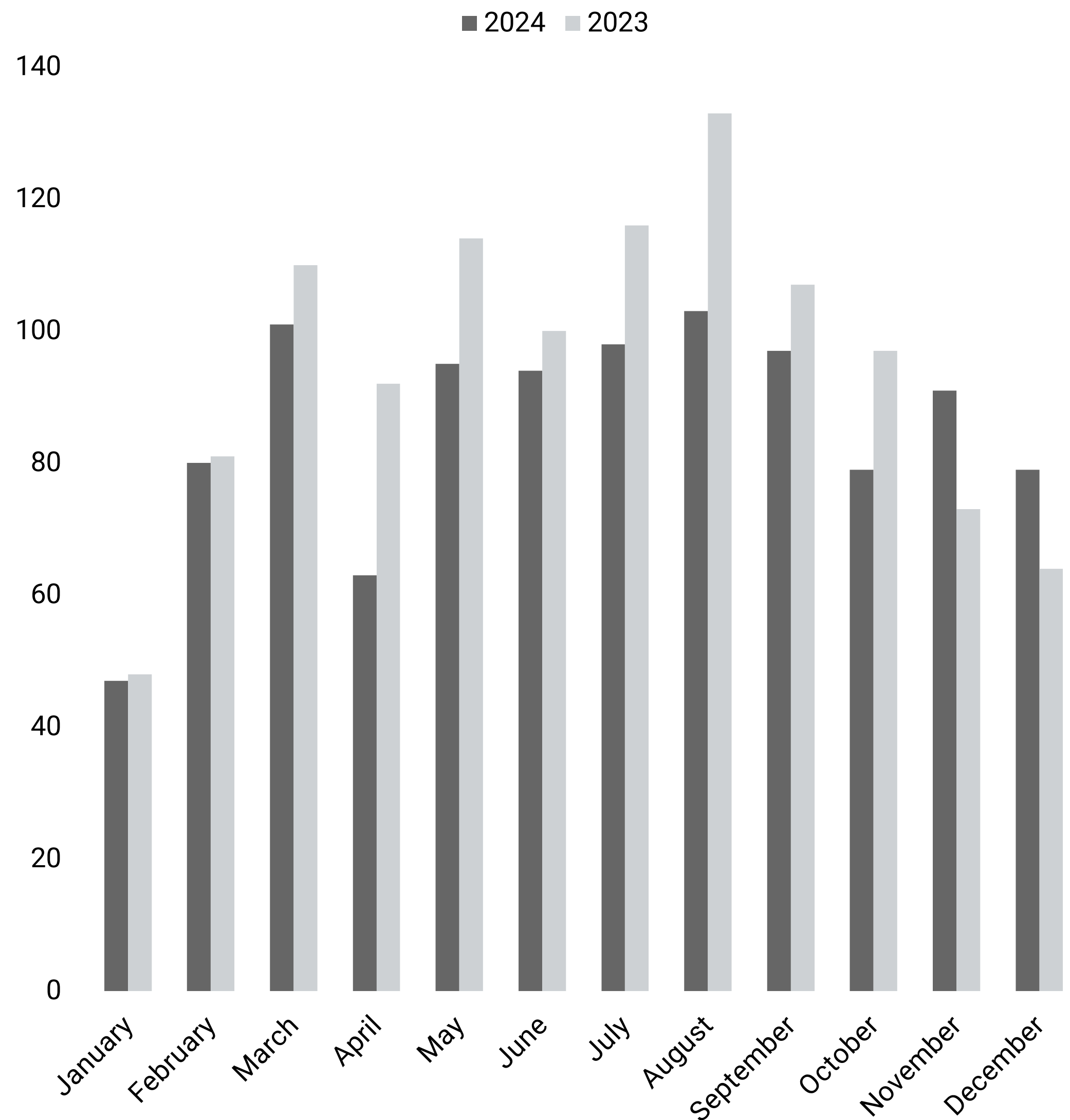


Grays Harbor: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	47	48	-2.08%
February	80	81	-1.23%
March	101	110	-8.18%
April	63	92	-31.52%
May	95	114	-16.67%
June	94	100	-6.00%
July	98	116	-15.52%
August	103	133	-22.56%
September	97	107	-9.35%
October	79	97	-18.56%
November	91	73	24.66%
December	79	64	23.44%
Total	1,027	1,135	
% chg.			-9.52%

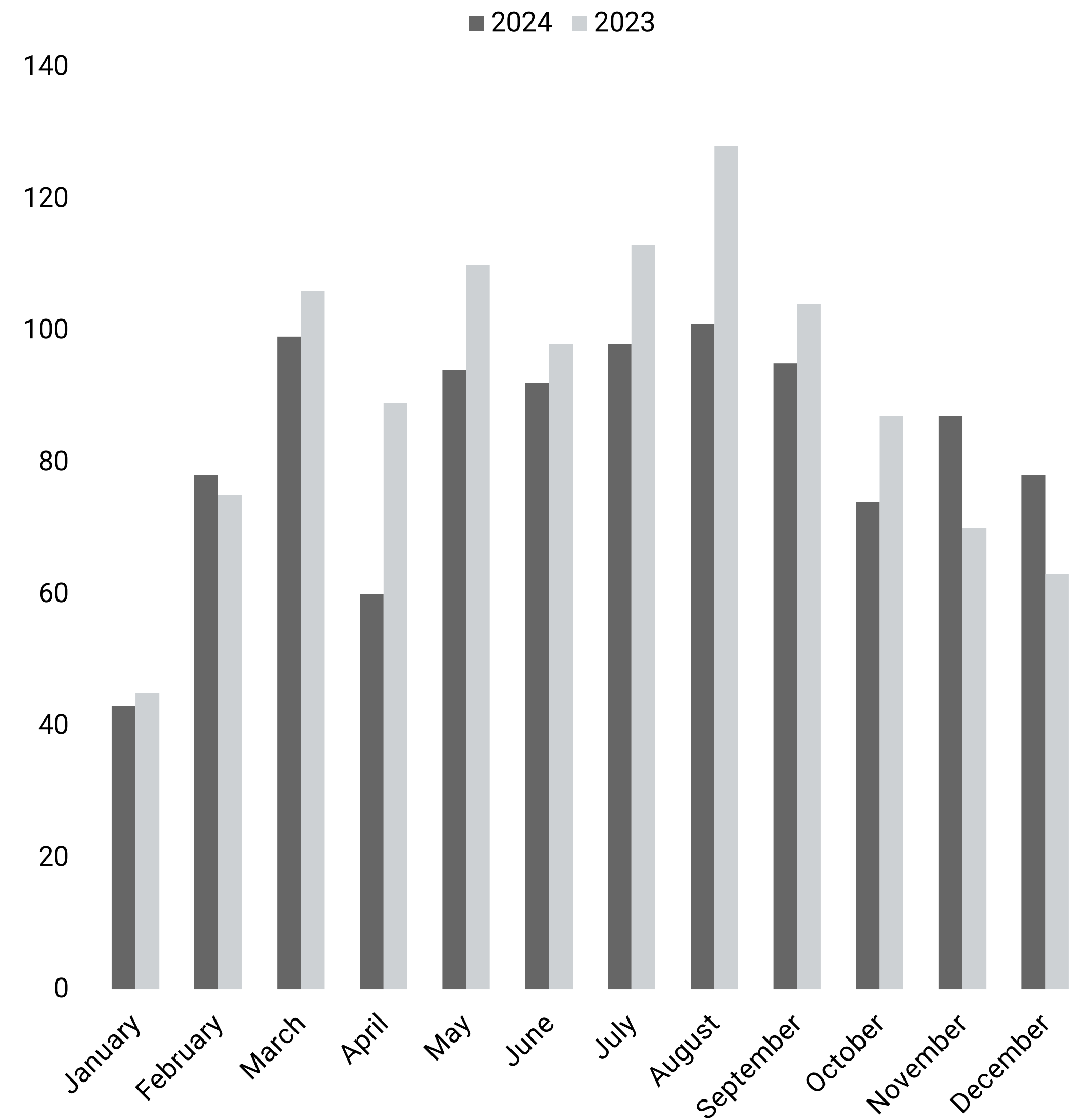


Grays Harbor: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	43	45	-4.44%
February	78	75	4.00%
March	99	106	-6.60%
April	60	89	-32.58%
May	94	110	-14.55%
June	92	98	-6.12%
July	98	113	-13.27%
August	101	128	-21.09%
September	95	104	-8.65%
October	74	87	-14.94%
November	87	70	24.29%
December	78	63	23.81%
Total	999	1,088	
% chg.			-8.18%

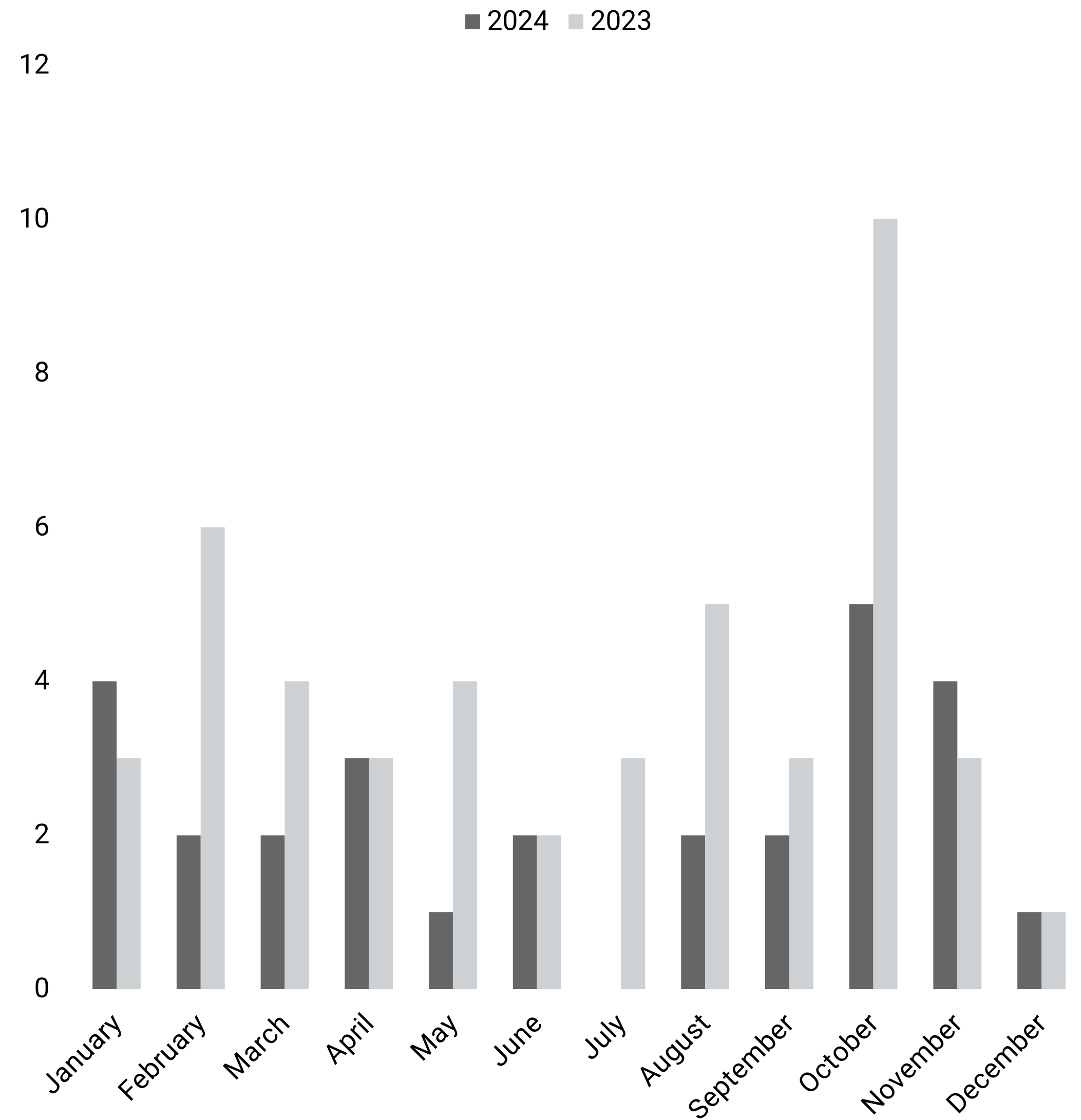


Grays Harbor: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	4	3	33.33%
February	2	6	-66.67%
March	2	4	-50.00%
April	3	3	0.00%
May	1	4	-75.00%
June	2	2	0.00%
July	0	3	-100.00%
August	2	5	-60.00%
September	2	3	-33.33%
October	5	10	-50.00%
November	4	3	33.33%
December	1	1	0.00%
Total	28	47	
% chg.			-40.43%

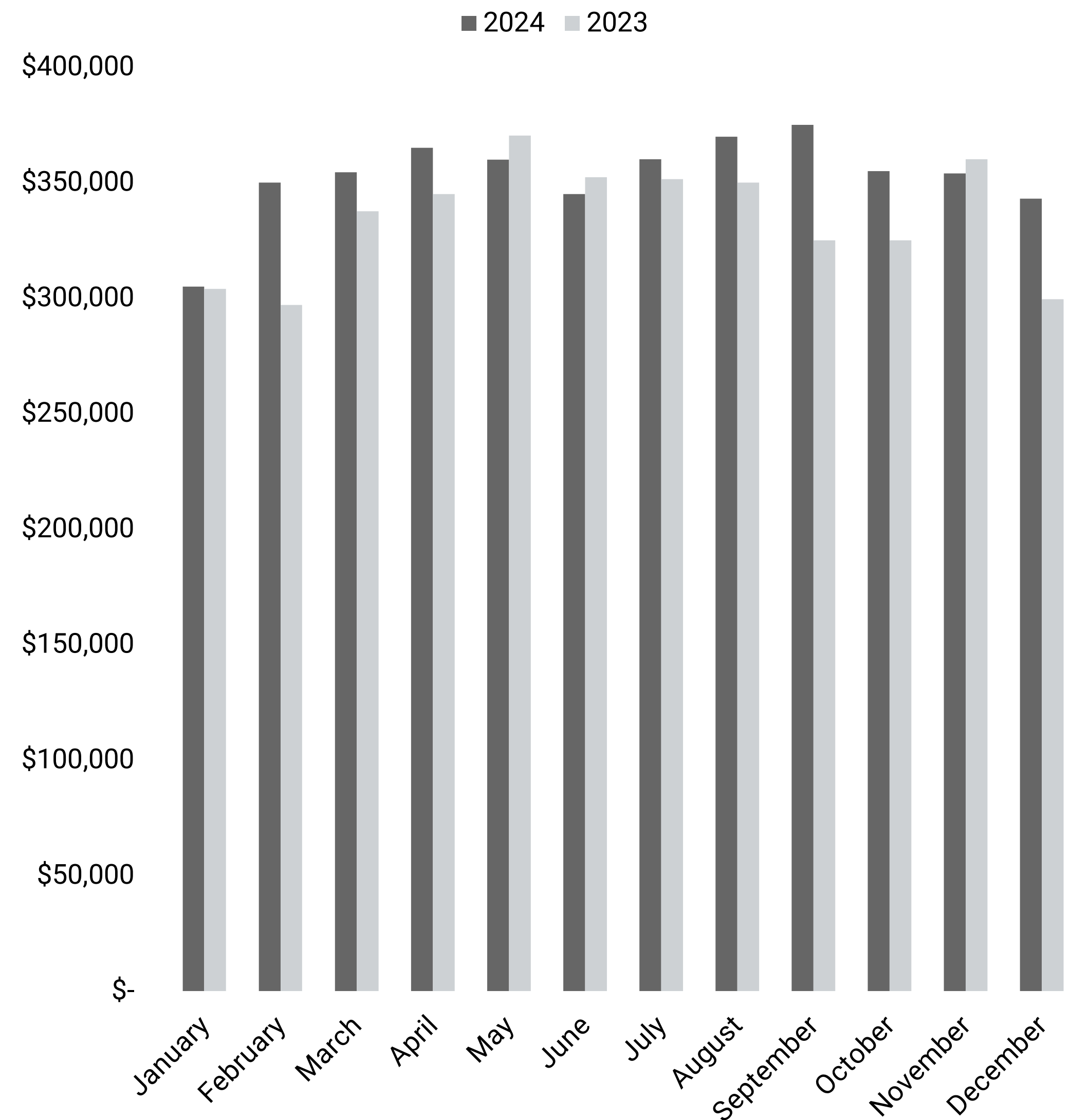


Grays Harbor: Residential Homes and Condominiums

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	\$ 305,000	\$ 304,002	0.33%
February	\$ 350,000	\$ 297,000	17.85%
March	\$ 354,500	\$ 337,500	5.04%
April	\$ 365,000	\$ 345,000	5.80%
May	\$ 359,900	\$ 370,400	-2.83%
June	\$ 345,000	\$ 352,250	-2.06%
July	\$ 360,000	\$ 351,450	2.43%
August	\$ 369,900	\$ 349,900	5.72%
September	\$ 375,000	\$ 325,000	15.38%
October	\$ 355,000	\$ 325,000	9.23%
November	\$ 354,000	\$ 360,000	-1.67%
December	\$ 343,000	\$ 299,500	14.52%
Total	\$ 355,000	\$ 340,000	
% chg.			4.41%

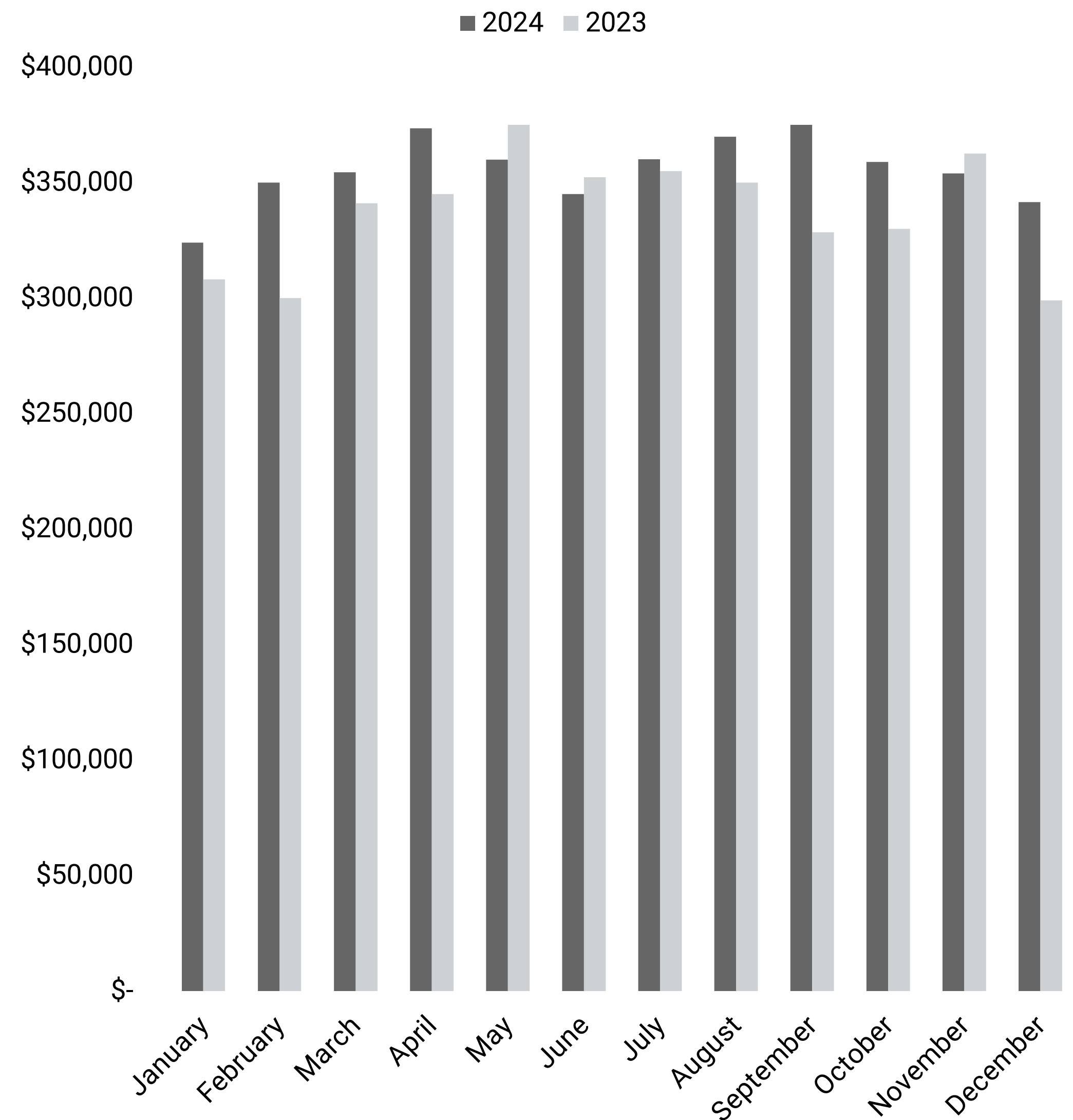


Grays Harbor: Residential Homes Only

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	\$ 324,000	\$ 308,005	5.19%
February	\$ 350,000	\$ 299,950	16.69%
March	\$ 354,500	\$ 341,000	3.96%
April	\$ 373,500	\$ 345,000	8.26%
May	\$ 359,888	\$ 374,900	-4.00%
June	\$ 345,000	\$ 352,250	-2.06%
July	\$ 360,000	\$ 355,000	1.41%
August	\$ 369,900	\$ 349,999	5.69%
September	\$ 375,000	\$ 328,500	14.16%
October	\$ 358,950	\$ 330,000	8.77%
November	\$ 354,000	\$ 362,500	-2.34%
December	\$ 341,450	\$ 299,000	14.20%
Total	\$ 355,000	\$ 342,250	
% chg.			3.73%

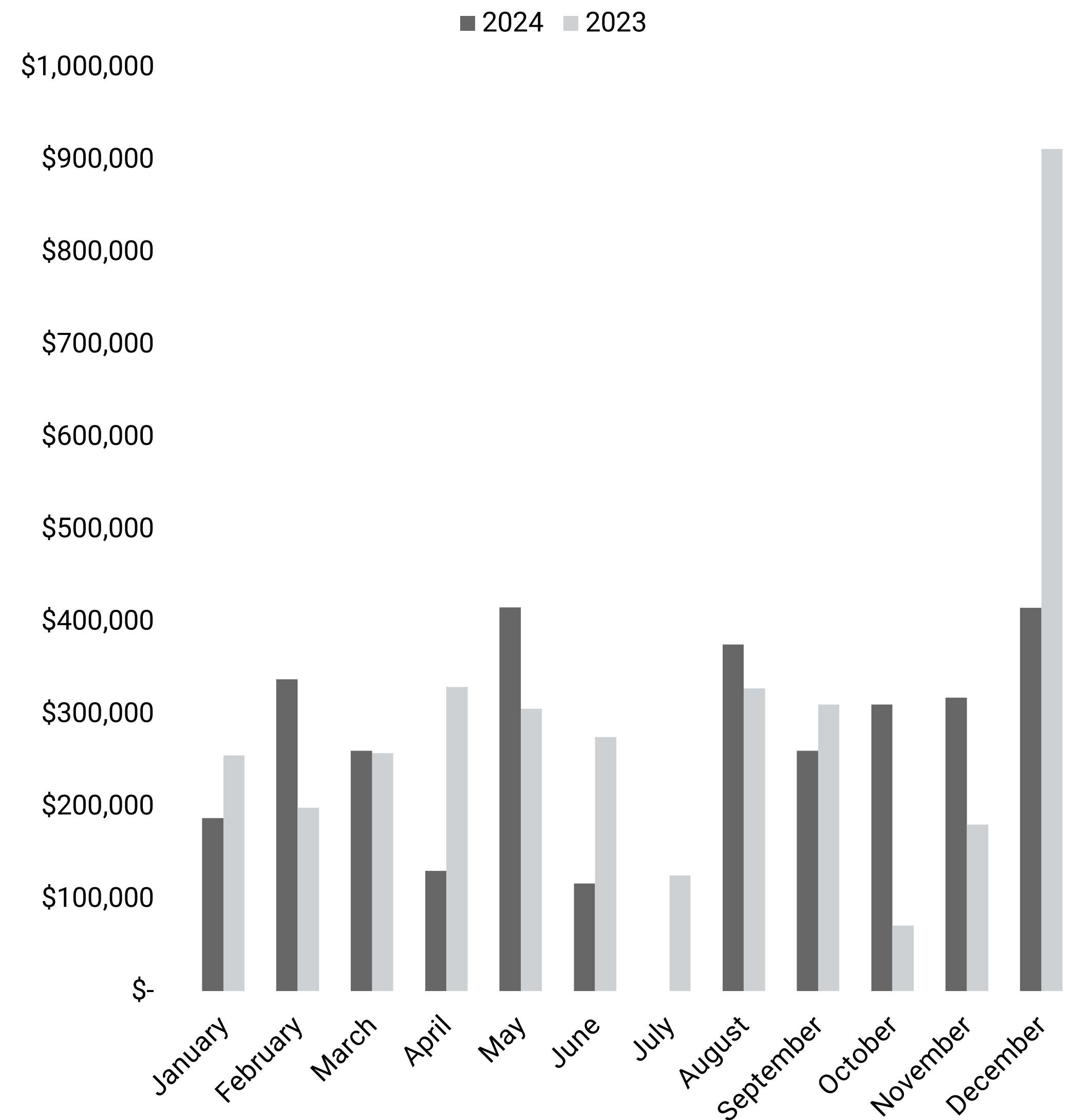


Grays Harbor: Condominiums Only

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	\$ 187,375	\$ 255,000	-26.52%
February	\$ 337,500	\$ 198,500	70.03%
March	\$ 260,000	\$ 257,500	0.97%
April	\$ 129,900	\$ 329,000	-60.52%
May	\$ 415,000	\$ 305,450	35.87%
June	\$ 116,450	\$ 275,000	-57.65%
July	\$ -	\$ 125,000	-100.00%
August	\$ 375,000	\$ 327,500	14.50%
September	\$ 260,000	\$ 310,000	-16.13%
October	\$ 310,000	\$ 71,000	336.62%
November	\$ 317,450	\$ 180,000	76.36%
December	\$ 414,900	\$ 911,500	-54.48%
Total	\$ 277,450	\$ 217,000	
% chg.			27.86%



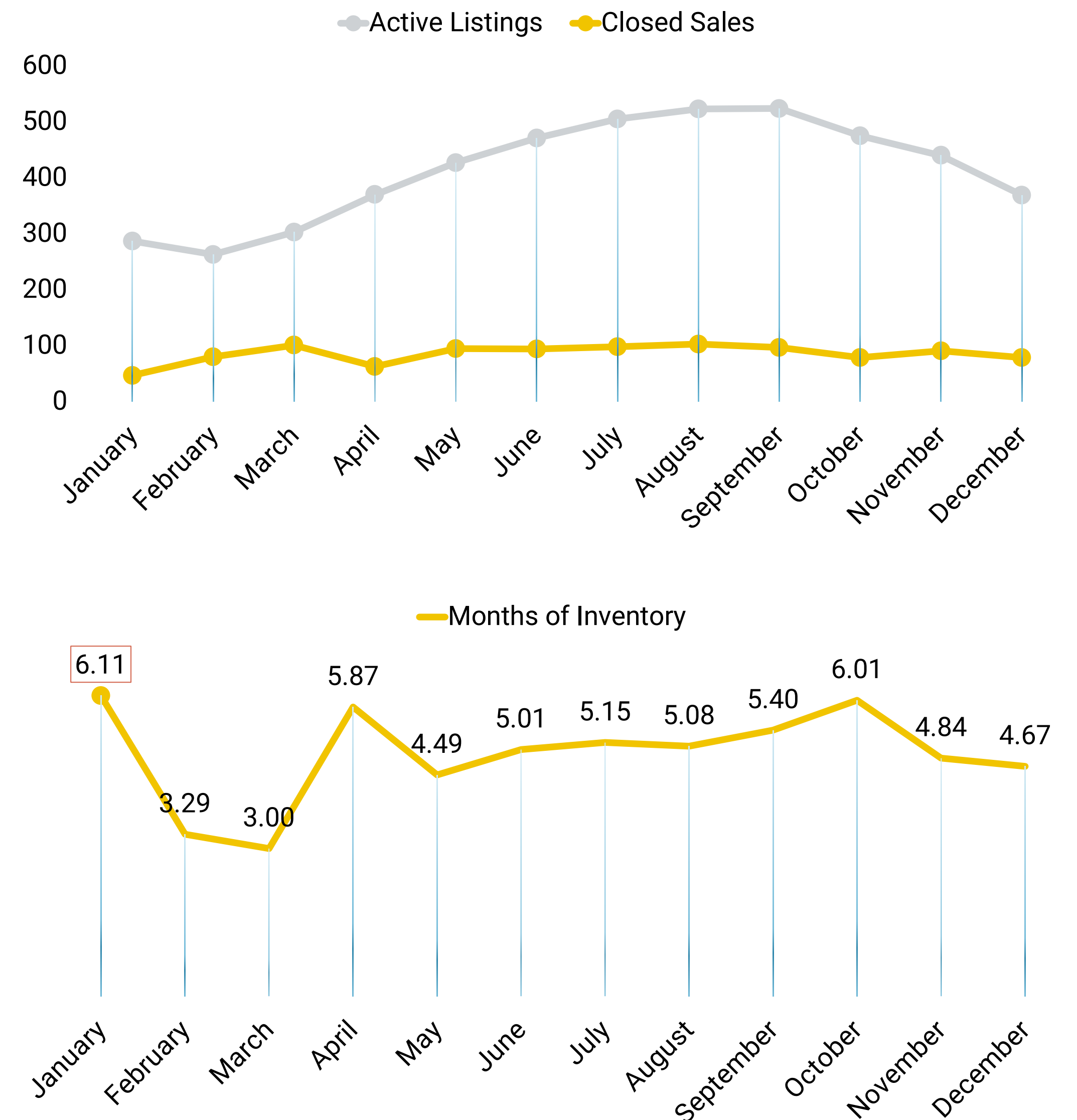
Grays Harbor: Residential Homes and Condominiums

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	287	47	6.11
February	263	80	3.29
March	303	101	3.00
April	370	63	5.87
May	427	95	4.49
June	471	94	5.01
July	505	98	5.15
August	523	103	5.08
September	524	97	5.40
October	475	79	6.01
November	440	91	4.84
December	369	79	4.67



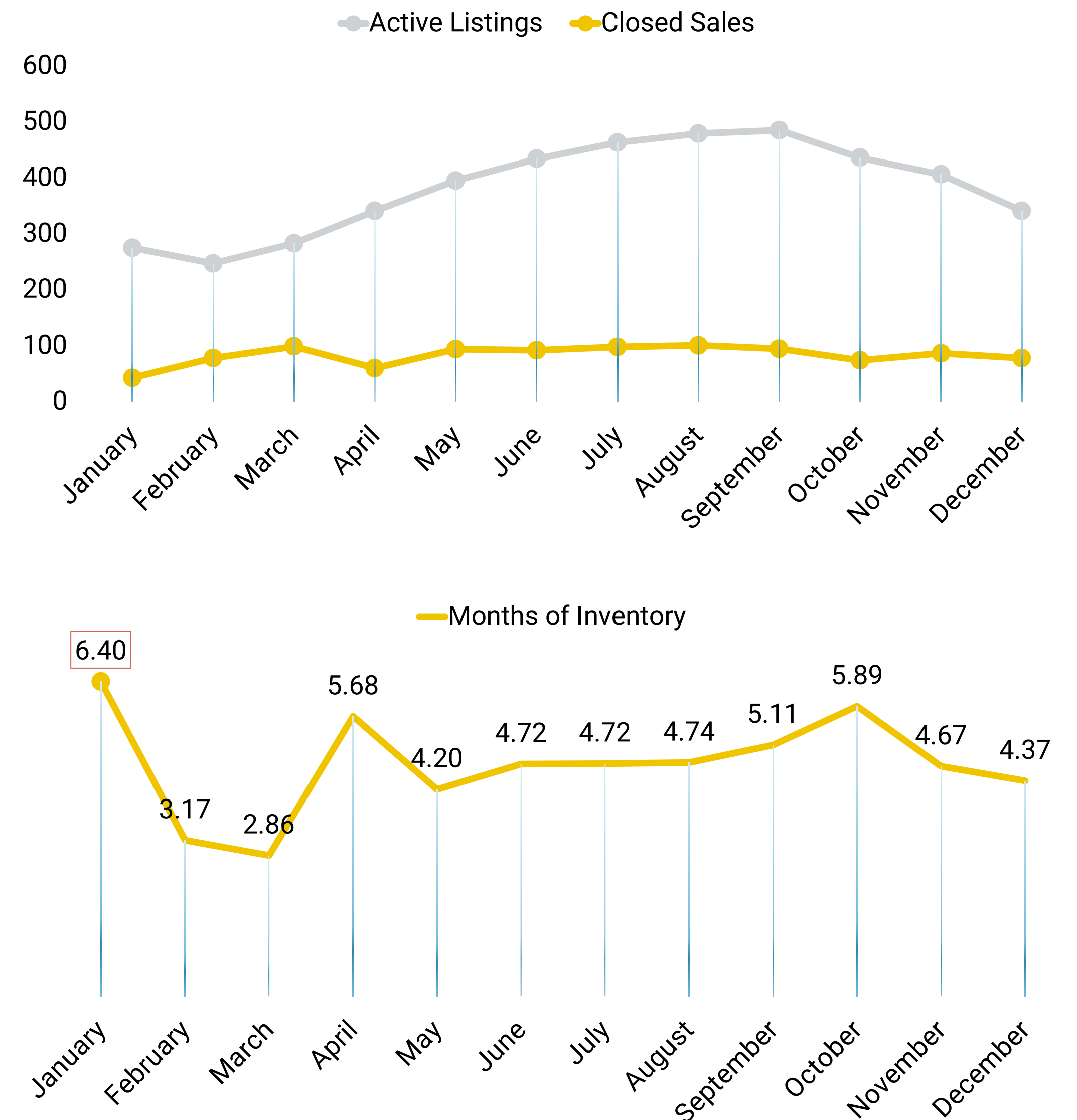
Grays Harbor: Residential Homes Only

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	275	43	6.40
February	247	78	3.17
March	283	99	2.86
April	341	60	5.68
May	395	94	4.20
June	434	92	4.72
July	463	98	4.72
August	479	101	4.74
September	485	95	5.11
October	436	74	5.89
November	406	87	4.67
December	341	78	4.37



Grays Harbor: 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	12	4	3.00
February	16	2	8.00
March	20	2	10.00
April	29	3	9.67
May	32	1	32.00
June	37	2	18.50
July	42	0	0.00
August	44	2	22.00
September	39	2	19.50
October	39	5	7.80
November	34	4	8.50
December	28	1	28.00

