



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Island

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



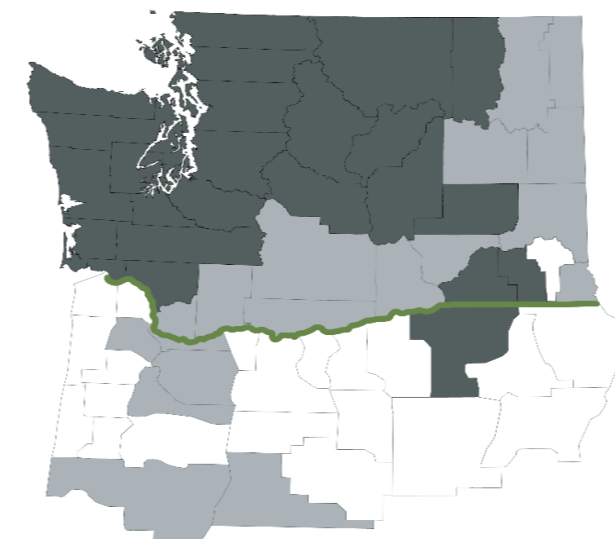
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

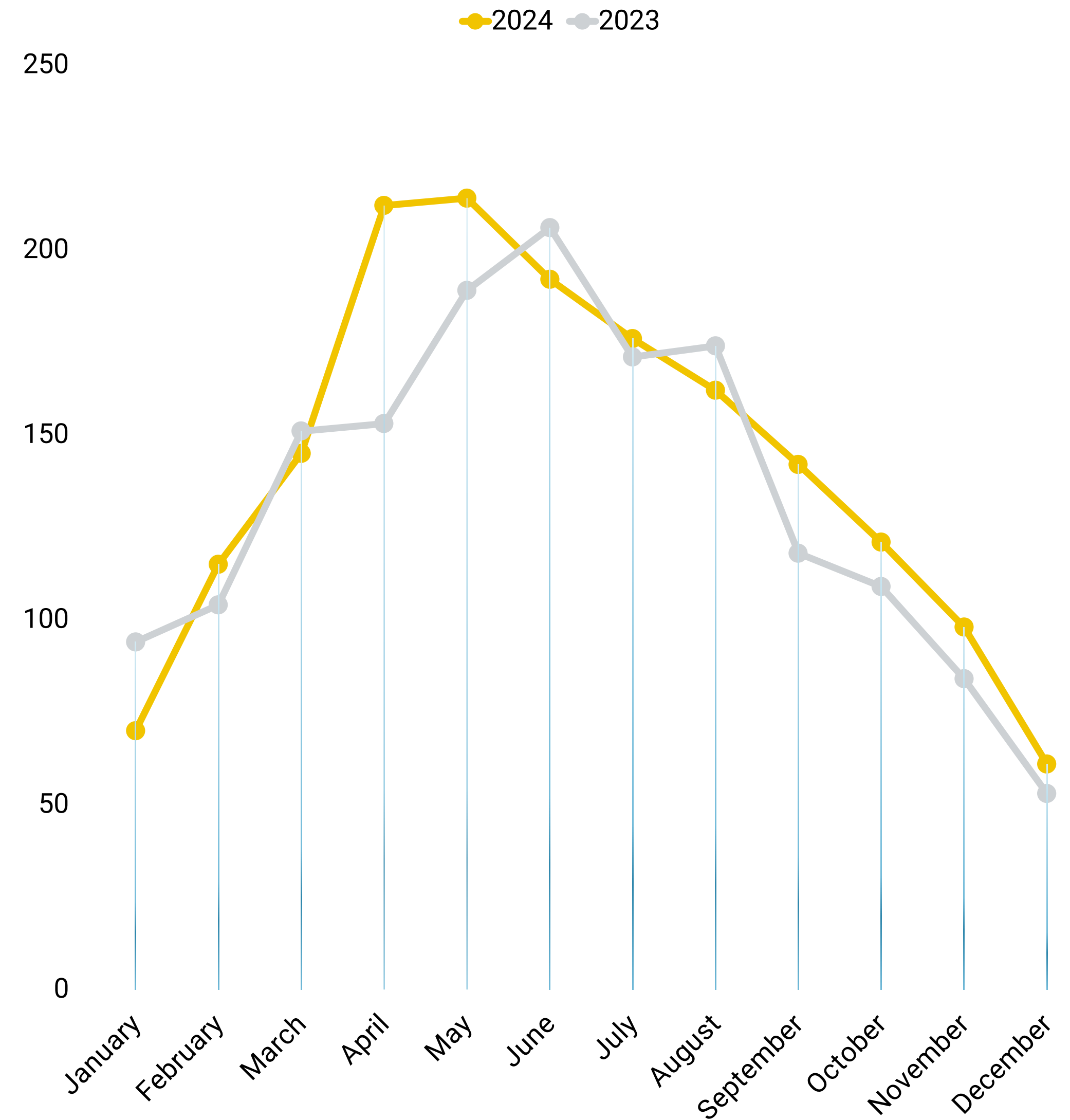
26

Island: 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	70	94	-25.53%
February	115	104	10.58%
March	145	151	-3.97%
April	212	153	38.56%
May	214	189	13.23%
June	192	206	-6.80%
July	176	171	2.92%
August	162	174	-6.90%
September	142	118	20.34%
October	121	109	11.01%
November	98	84	16.67%
December	61	53	15.09%
Total	1,708	1,606	
% chg.			6.35%

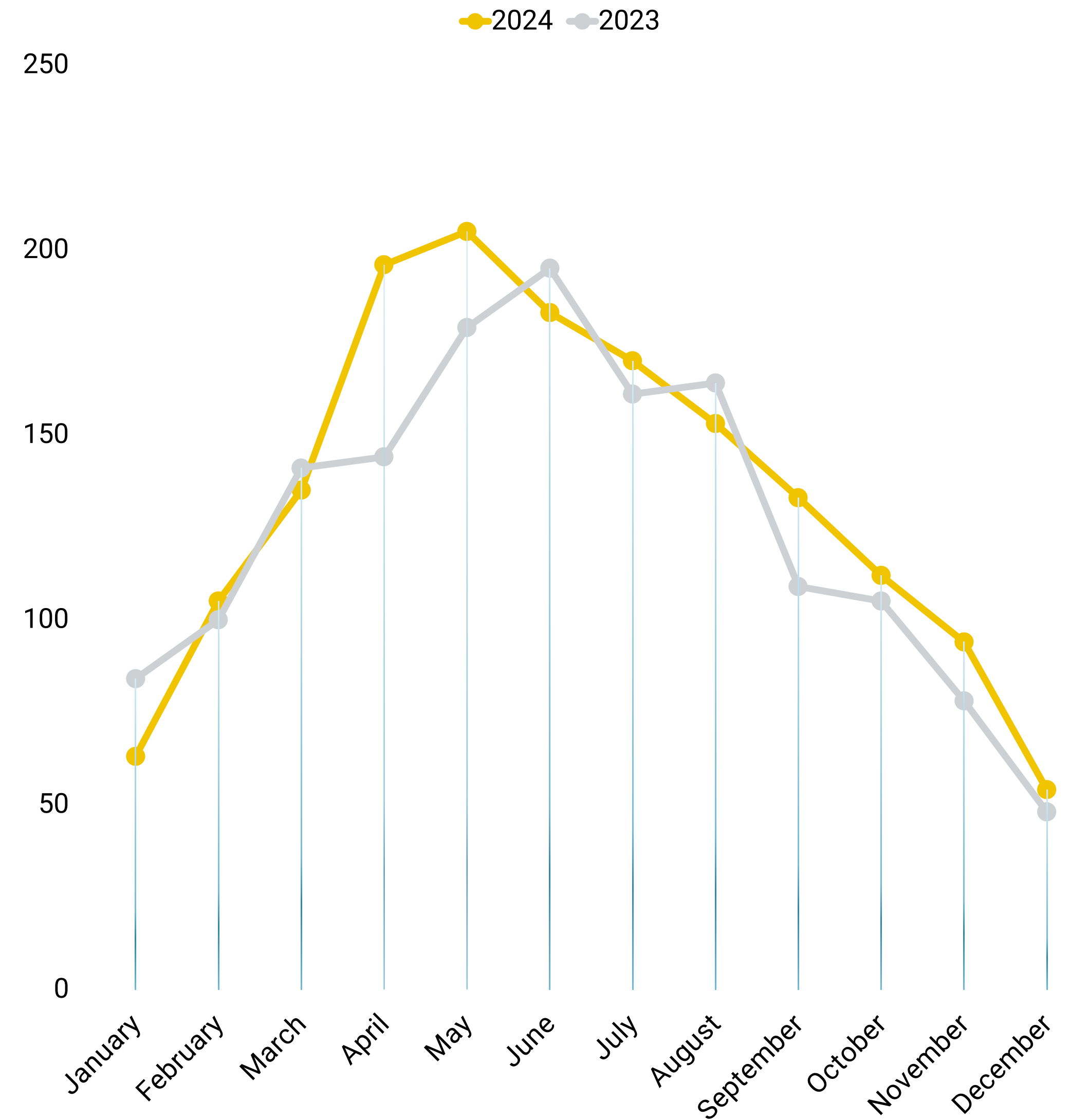


Island: Residential Homes Only

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	63	84	-25.00%
February	105	100	5.00%
March	135	141	-4.26%
April	196	144	36.11%
May	205	179	14.53%
June	183	195	-6.15%
July	170	161	5.59%
August	153	164	-6.71%
September	133	109	22.02%
October	112	105	6.67%
November	94	78	20.51%
December	54	48	12.50%
Total	1,603	1,508	
% chg.	6.30%		

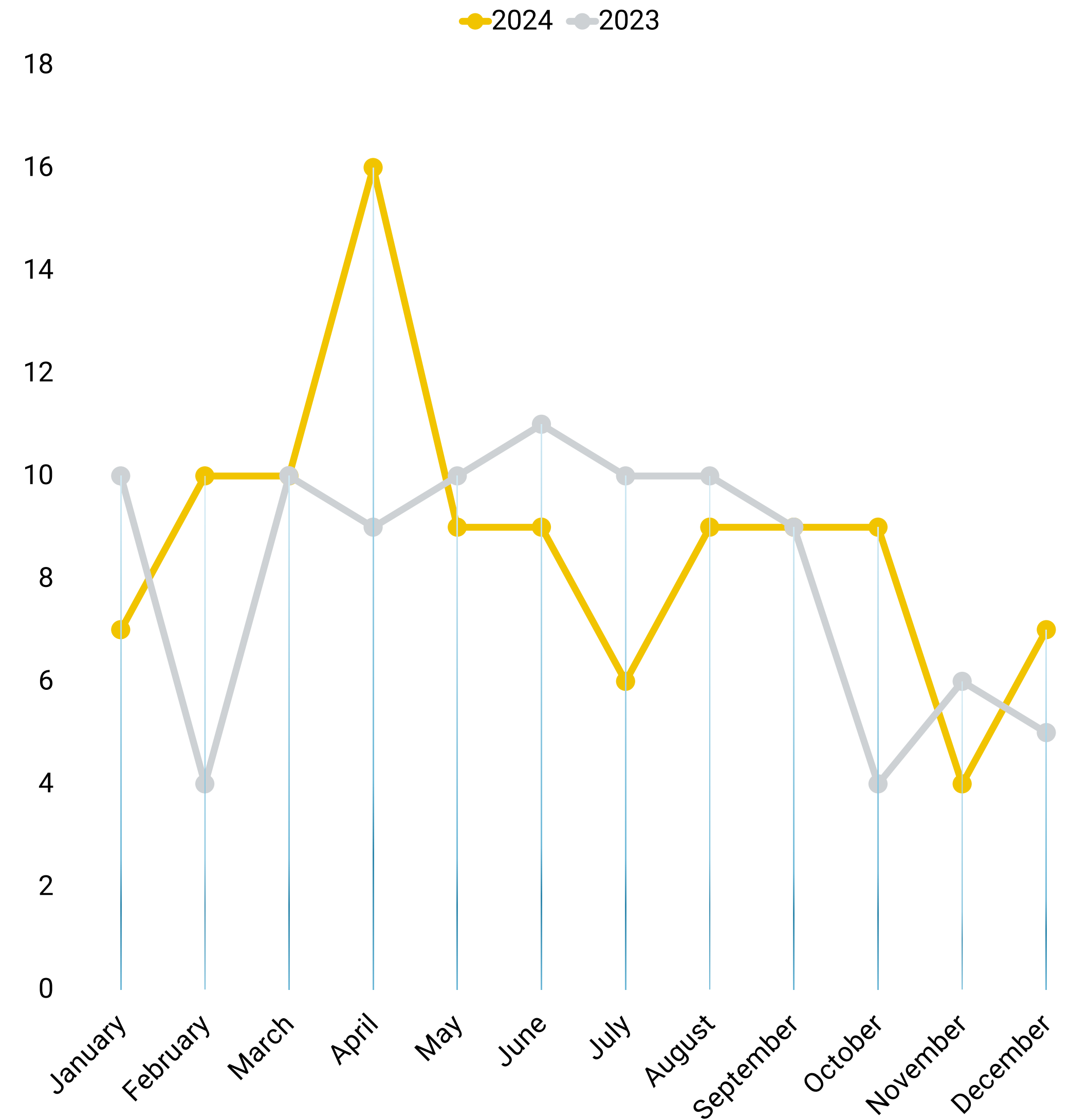


Island: Condominiums Only

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	7	10	-30.00%
February	10	4	150.00%
March	10	10	0.00%
April	16	9	77.78%
May	9	10	-10.00%
June	9	11	-18.18%
July	6	10	-40.00%
August	9	10	-10.00%
September	9	9	0.00%
October	9	4	125.00%
November	4	6	-33.33%
December	7	5	40.00%
Total	105	98	
% chg.			7.14%

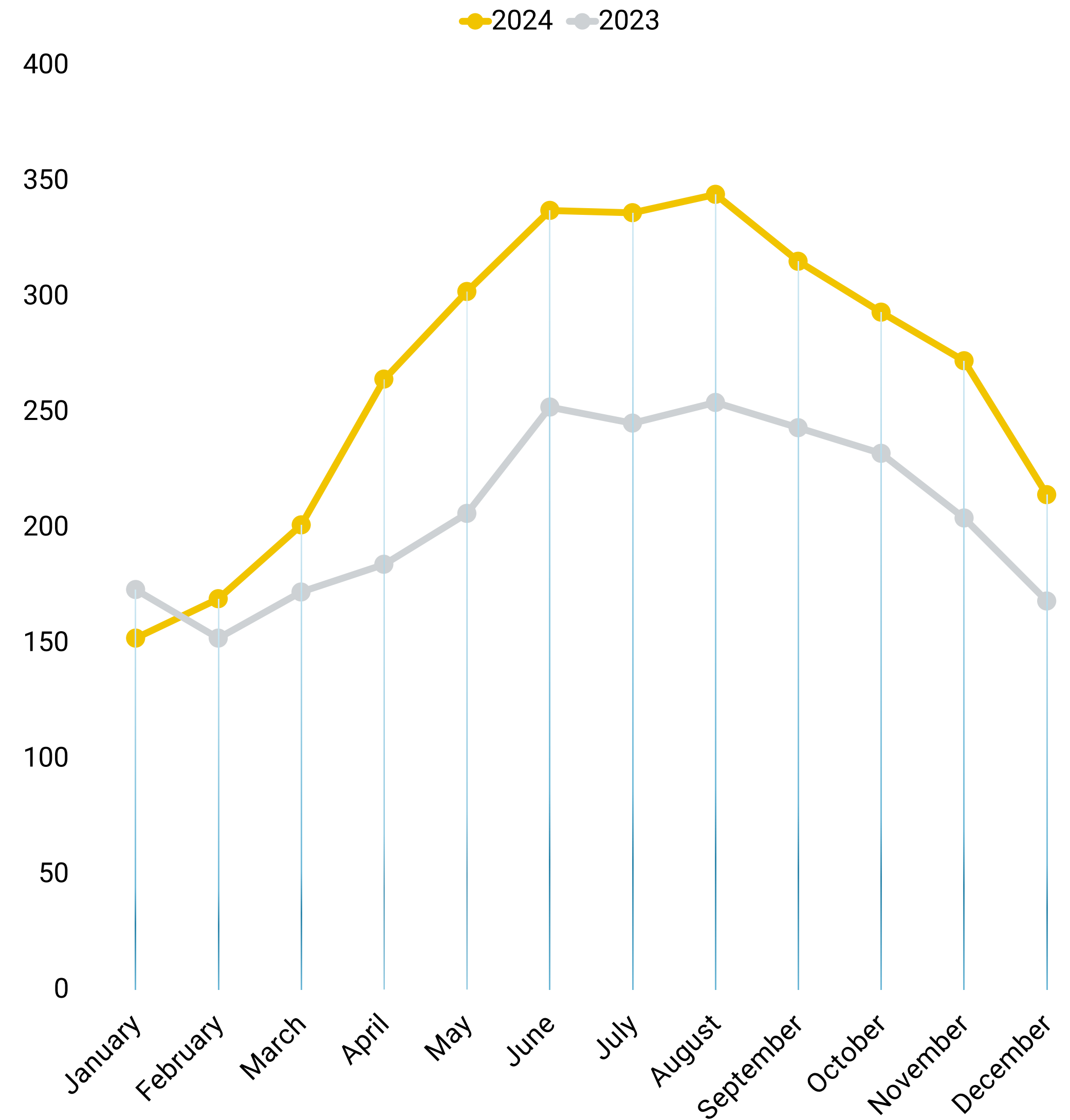


Island: Residential Homes and Condominiums

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	152	173	-12.14%
February	169	152	11.18%
March	201	172	16.86%
April	264	184	43.48%
May	302	206	46.60%
June	337	252	33.73%
July	336	245	37.14%
August	344	254	35.43%
September	315	243	29.63%
October	293	232	26.29%
November	272	204	33.33%
December	214	168	27.38%
Total	3,199	2,485	
% chg.			28.73%

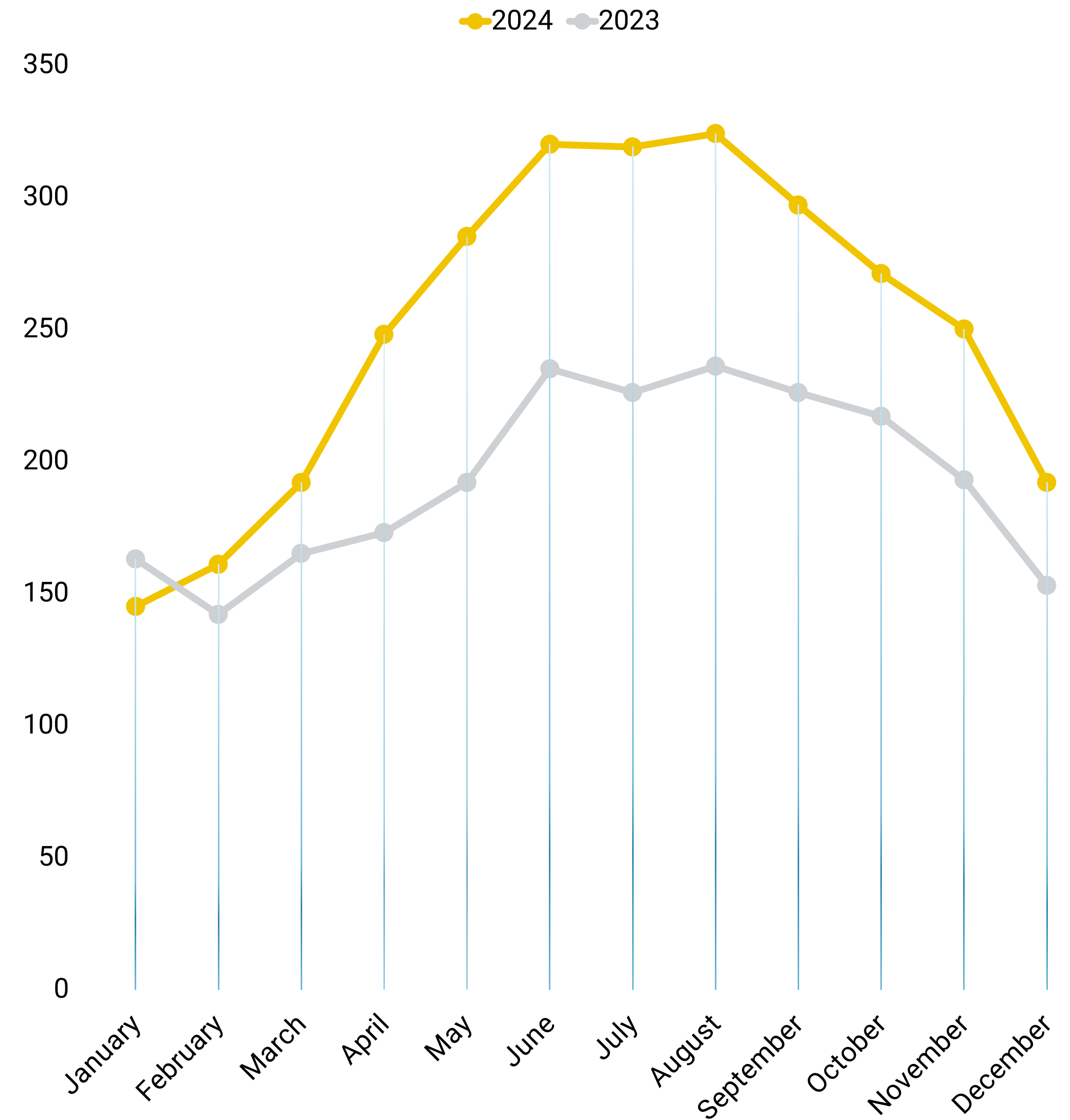


Island: Residential Homes Only

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	145	163	-11.04%
February	161	142	13.38%
March	192	165	16.36%
April	248	173	43.35%
May	285	192	48.44%
June	320	235	36.17%
July	319	226	41.15%
August	324	236	37.29%
September	297	226	31.42%
October	271	217	24.88%
November	250	193	29.53%
December	192	153	25.49%
Total	3,004	2,321	
% chg.	29.43%		

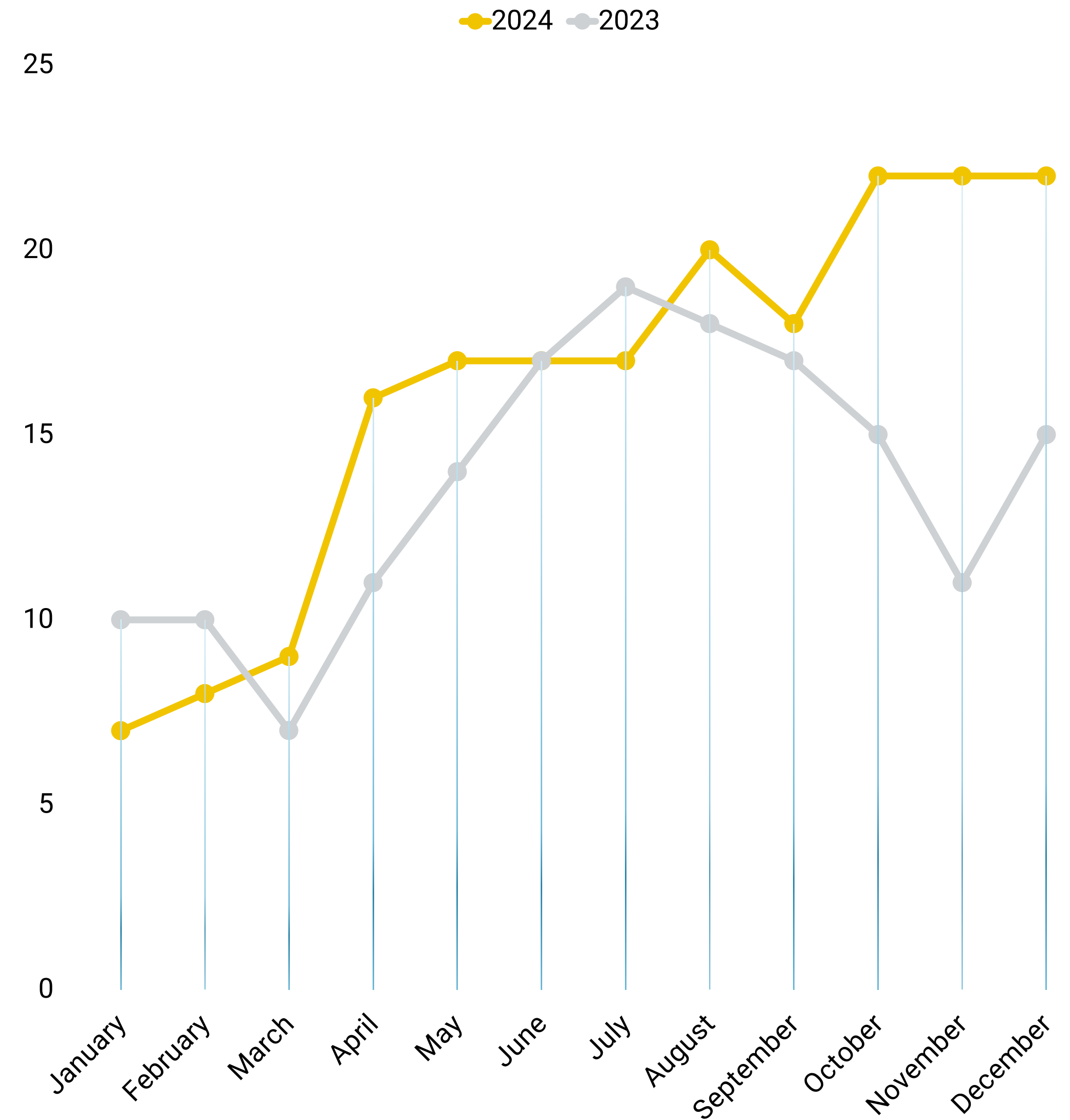


Island: Condominiums Only

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	7	10	-30.00%
February	8	10	-20.00%
March	9	7	28.57%
April	16	11	45.45%
May	17	14	21.43%
June	17	17	0.00%
July	17	19	-10.53%
August	20	18	11.11%
September	18	17	5.88%
October	22	15	46.67%
November	22	11	100.00%
December	22	15	46.67%
Total	195	164	
% chg.			18.90%



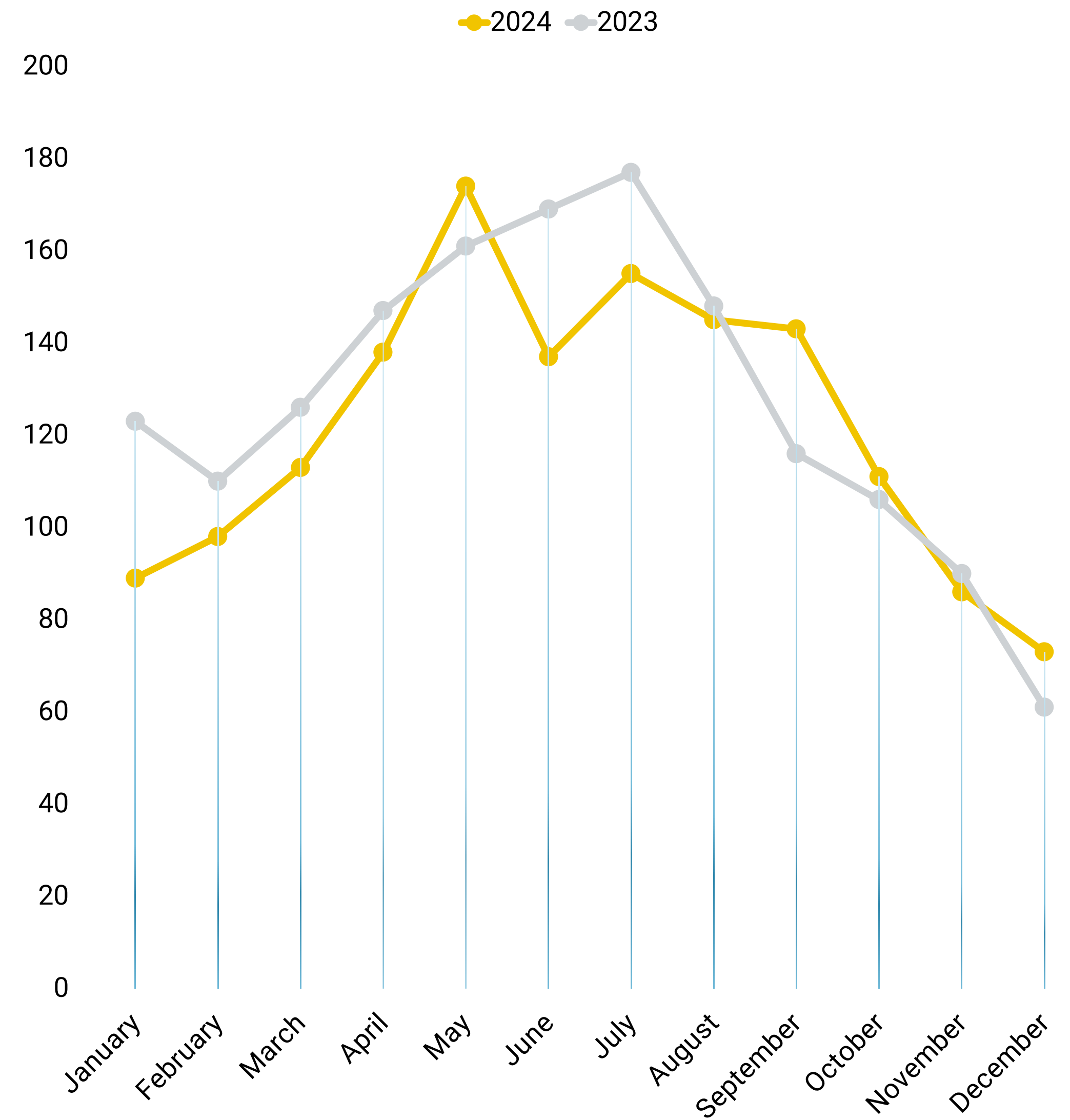
Island: Residential Homes and Condominiums

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	89	123	-27.64%
February	98	110	-10.91%
March	113	126	-10.32%
April	138	147	-6.12%
May	174	161	8.07%
June	137	169	-18.93%
July	155	177	-12.43%
August	145	148	-2.03%
September	143	116	23.28%
October	111	106	4.72%
November	86	90	-4.44%
December	73	61	19.67%
Total	1,462	1,534	
% chg.			-4.69%



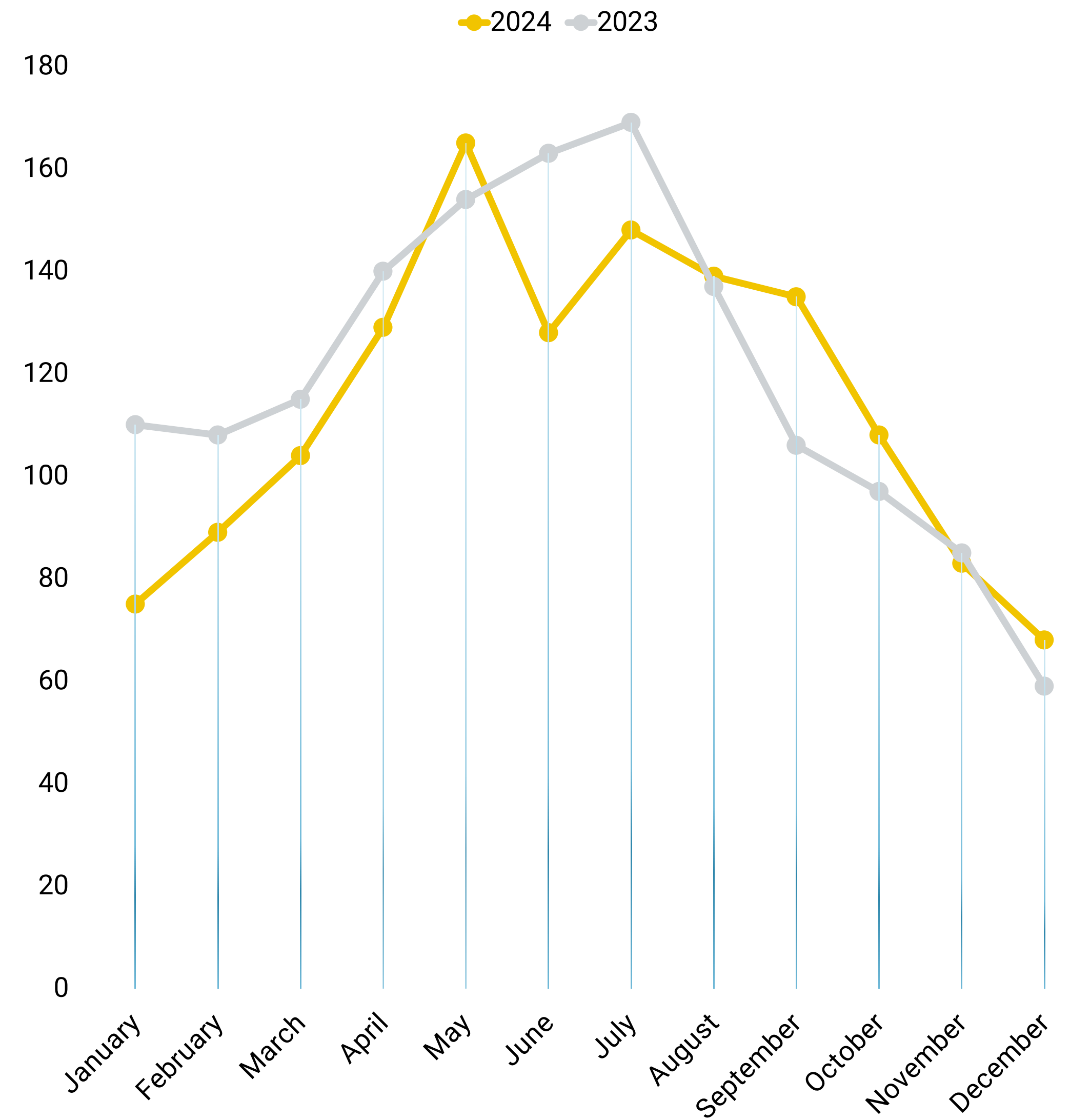
Island: Residential Homes Only

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	75	110	-31.82%
February	89	108	-17.59%
March	104	115	-9.57%
April	129	140	-7.86%
May	165	154	7.14%
June	128	163	-21.47%
July	148	169	-12.43%
August	139	137	1.46%
September	135	106	27.36%
October	108	97	11.34%
November	83	85	-2.35%
December	68	59	15.25%
Total	1,371	1,443	
% chg.			-4.99%



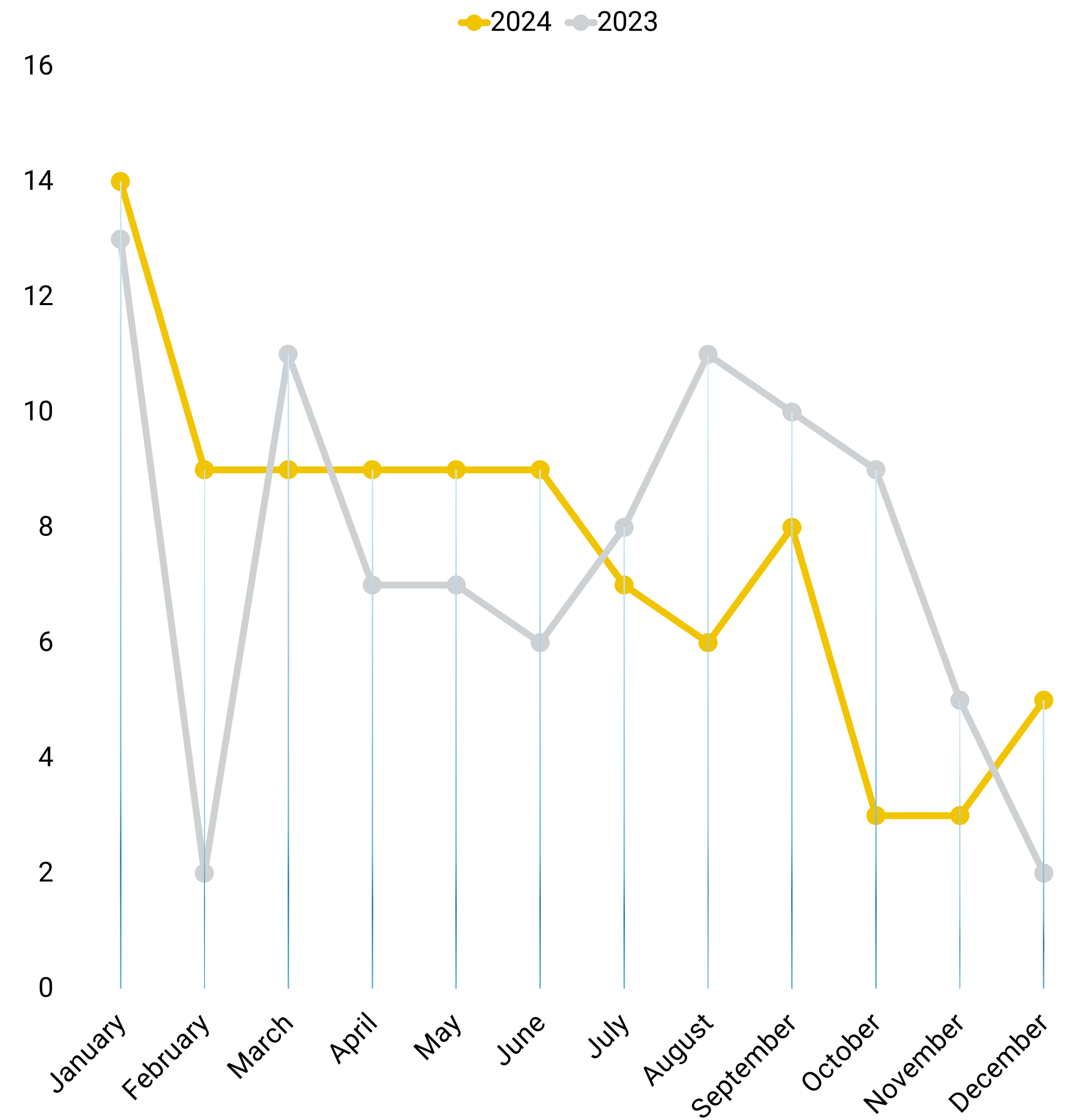
Island: Condominiums Only

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	14	13	7.69%
February	9	2	350.00%
March	9	11	-18.18%
April	9	7	28.57%
May	9	7	28.57%
June	9	6	50.00%
July	7	8	-12.50%
August	6	11	-45.45%
September	8	10	-20.00%
October	3	9	-66.67%
November	3	5	-40.00%
December	5	2	150.00%
Total	91	91	
% chg.			0.00%

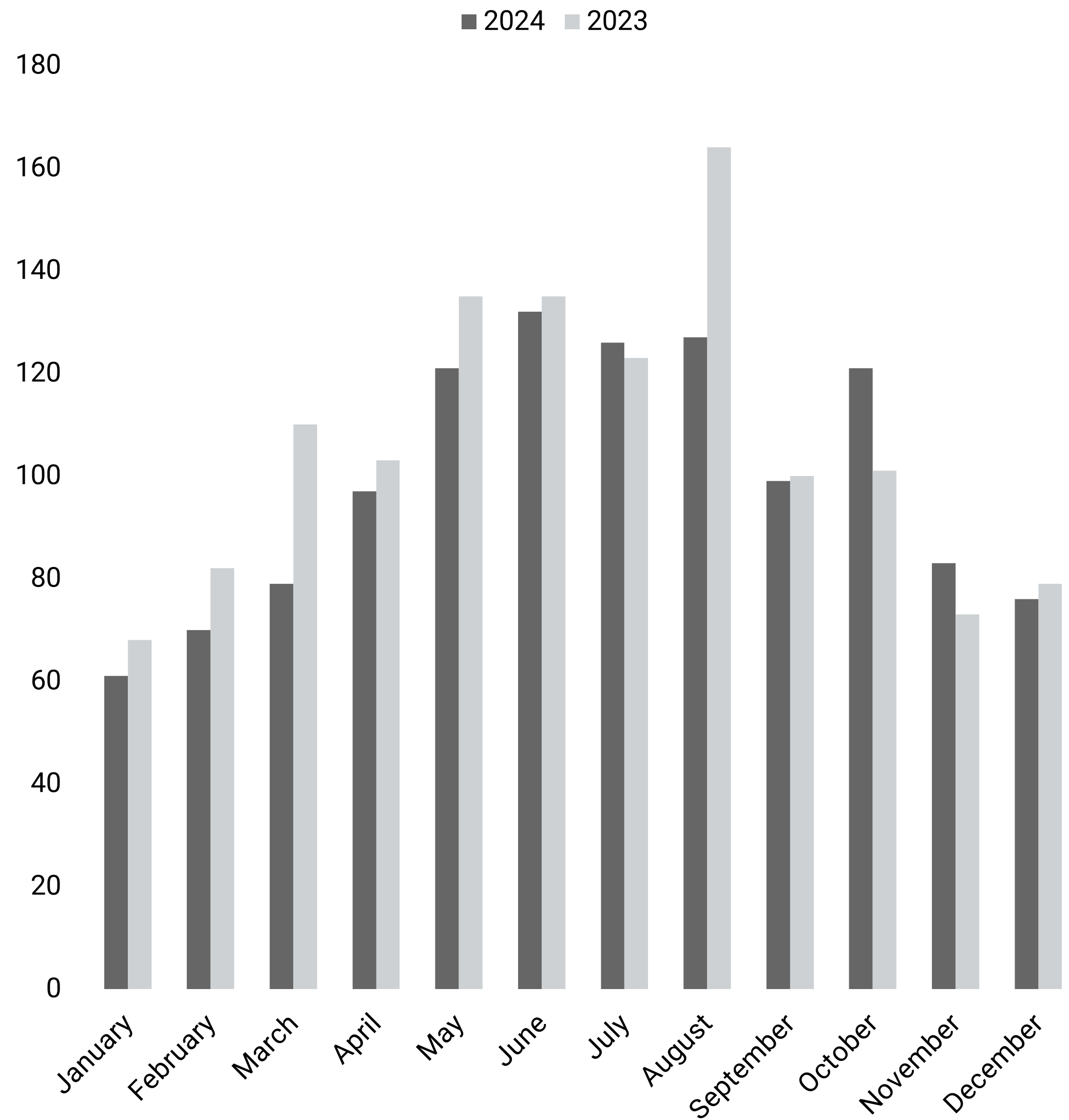


Island: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	61	68	-10.29%
February	70	82	-14.63%
March	79	110	-28.18%
April	97	103	-5.83%
May	121	135	-10.37%
June	132	135	-2.22%
July	126	123	2.44%
August	127	164	-22.56%
September	99	100	-1.00%
October	121	101	19.80%
November	83	73	13.70%
December	76	79	-3.80%
Total	1,192	1,273	
% chg.			-6.36%

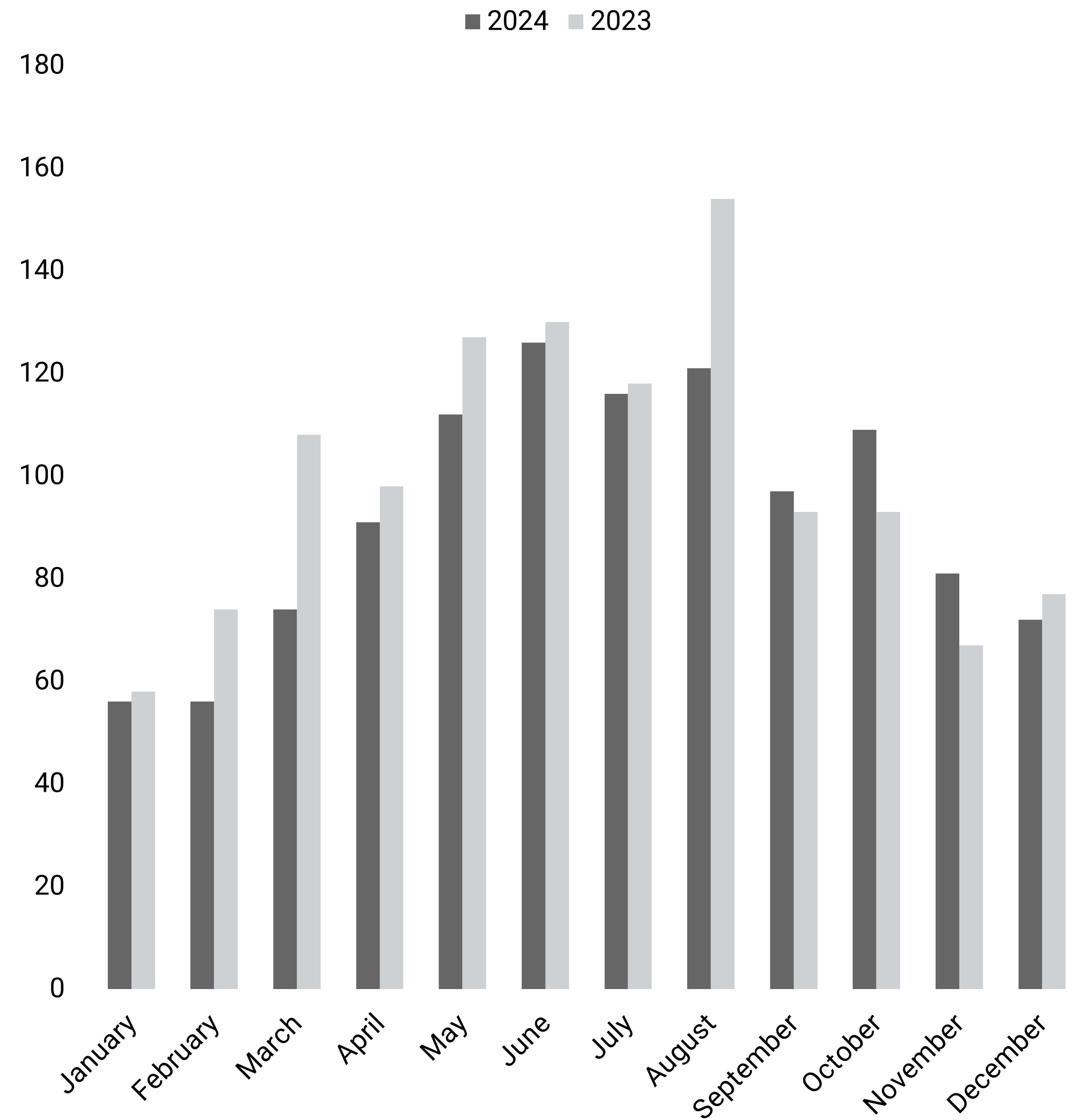


Island: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	56	58	-3.45%
February	56	74	-24.32%
March	74	108	-31.48%
April	91	98	-7.14%
May	112	127	-11.81%
June	126	130	-3.08%
July	116	118	-1.69%
August	121	154	-21.43%
September	97	93	4.30%
October	109	93	17.20%
November	81	67	20.90%
December	72	77	-6.49%
Total	1,111	1,197	
% chg.			-7.18%

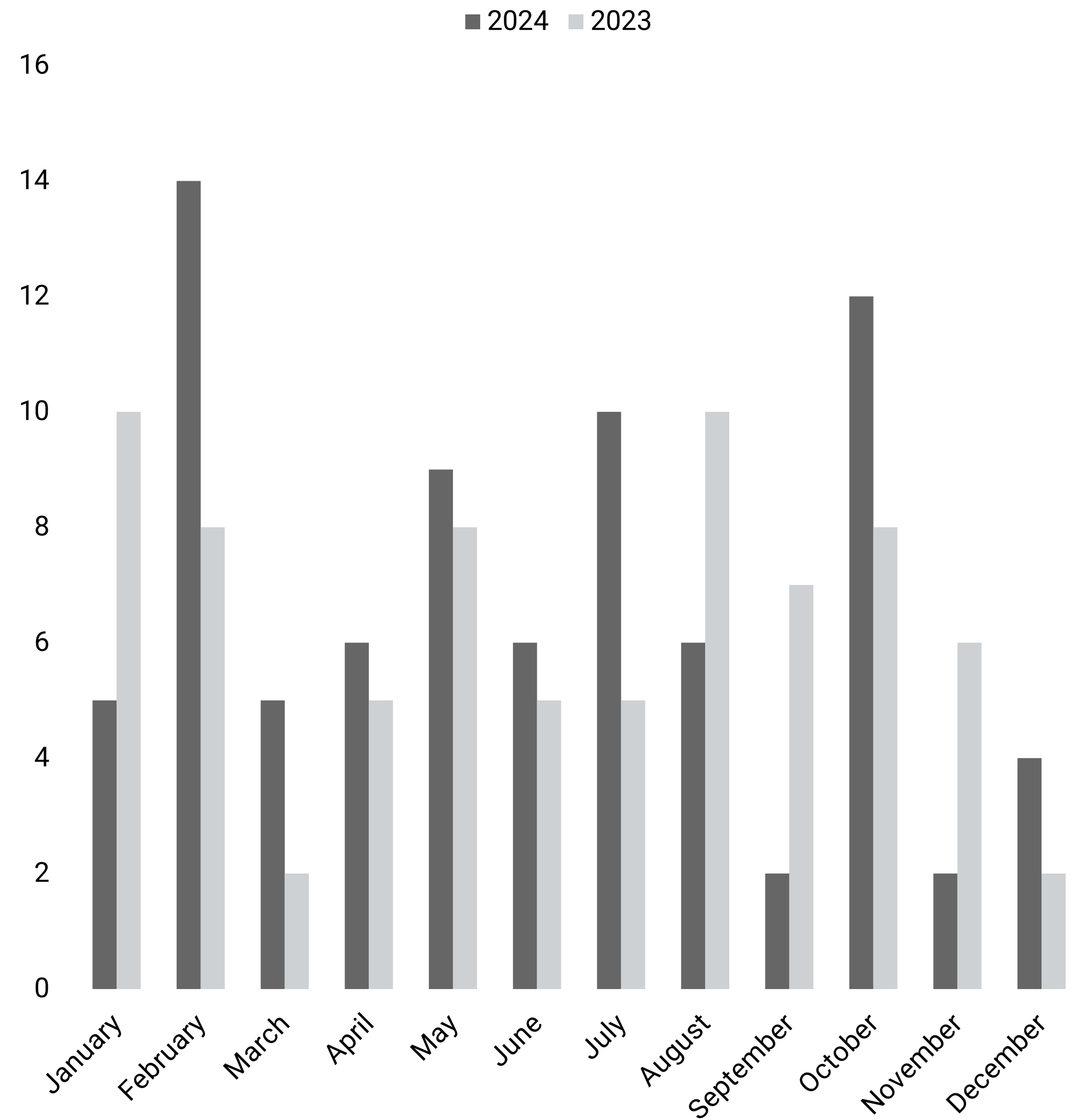


Island: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	5	10	-50.00%
February	14	8	75.00%
March	5	2	150.00%
April	6	5	20.00%
May	9	8	12.50%
June	6	5	20.00%
July	10	5	100.00%
August	6	10	-40.00%
September	2	7	-71.43%
October	12	8	50.00%
November	2	6	-66.67%
December	4	2	100.00%
Total	81	76	
% chg.			6.58%

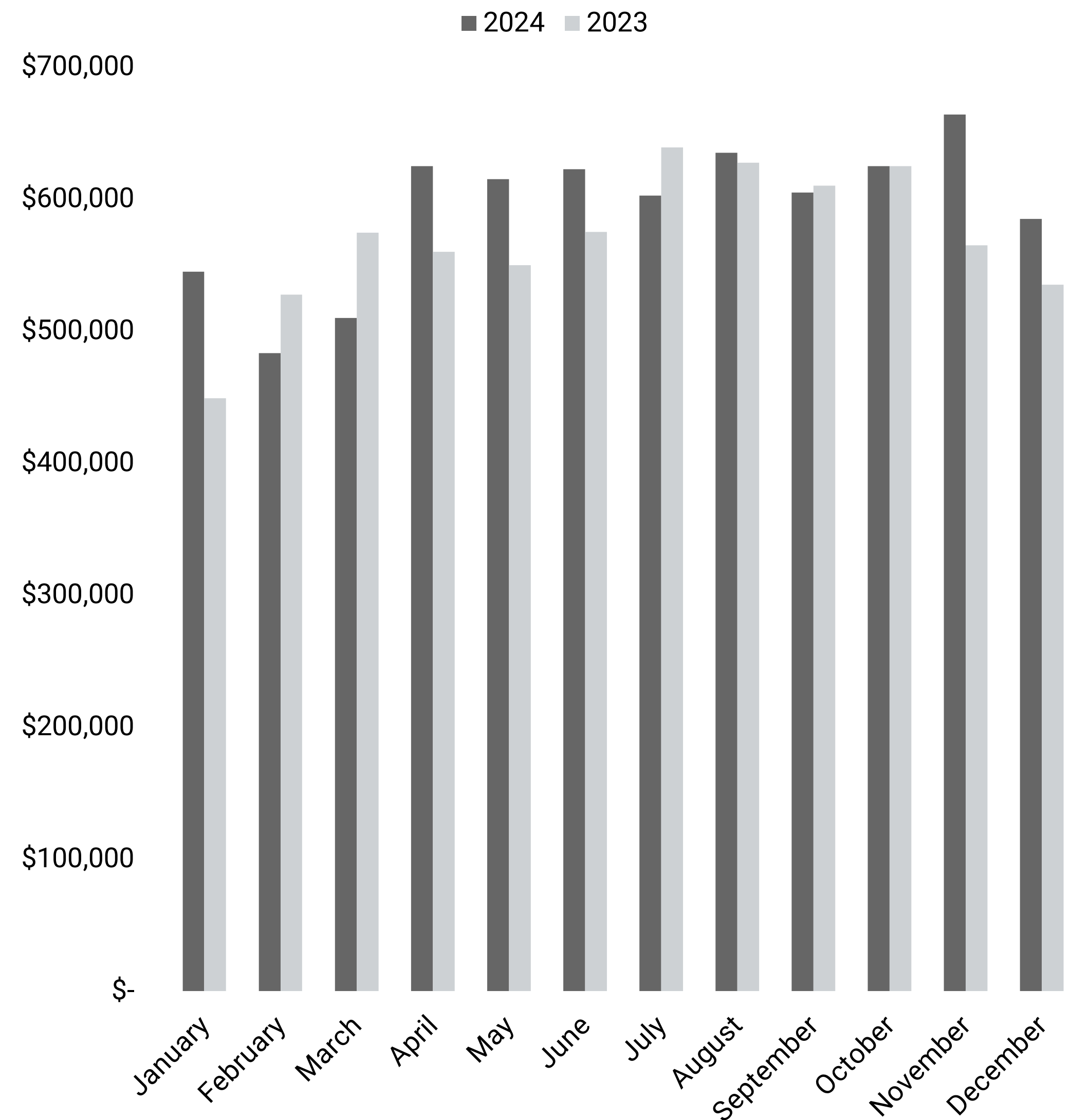


Island: Residential Homes and Condominiums

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	\$ 545,000	\$ 449,000	21.38%
February	\$ 483,142	\$ 527,500	-8.41%
March	\$ 510,000	\$ 574,500	-11.23%
April	\$ 625,000	\$ 560,000	11.61%
May	\$ 615,000	\$ 550,000	11.82%
June	\$ 622,475	\$ 575,000	8.26%
July	\$ 602,500	\$ 639,000	-5.71%
August	\$ 635,000	\$ 627,500	1.20%
September	\$ 605,000	\$ 610,000	-0.82%
October	\$ 625,000	\$ 624,999	0.00%
November	\$ 664,000	\$ 564,950	17.53%
December	\$ 585,000	\$ 535,000	9.35%
Total	\$ 600,000	\$ 574,000	
% chg.			4.53%

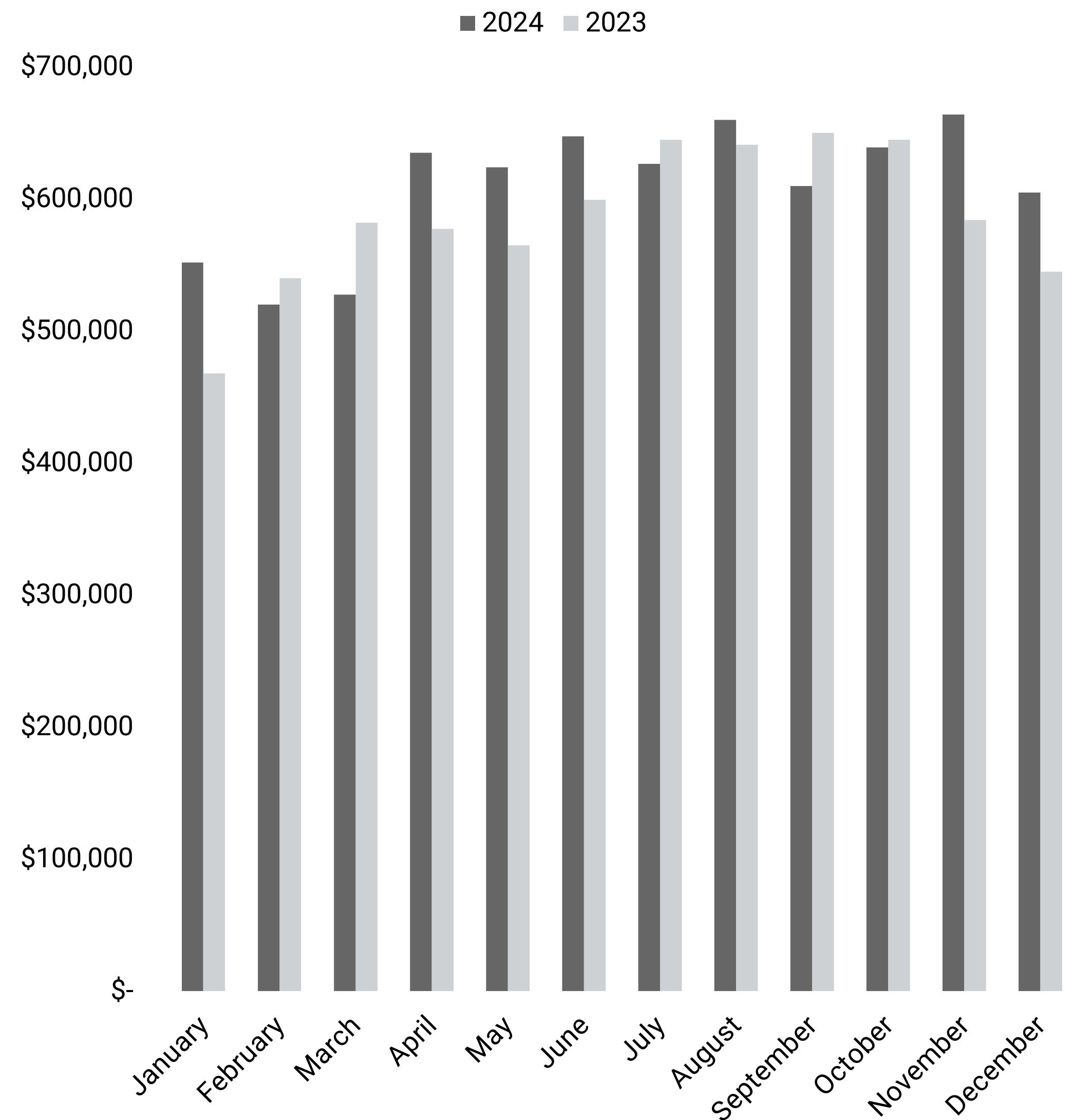


Island: Residential Homes Only

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	\$ 552,000	\$ 467,750	18.01%
February	\$ 520,000	\$ 540,000	-3.70%
March	\$ 527,500	\$ 582,000	-9.36%
April	\$ 635,000	\$ 577,500	9.96%
May	\$ 624,000	\$ 565,000	10.44%
June	\$ 647,500	\$ 599,500	8.01%
July	\$ 626,500	\$ 645,000	-2.87%
August	\$ 660,000	\$ 641,000	2.96%
September	\$ 609,950	\$ 650,000	-6.16%
October	\$ 639,000	\$ 645,000	-0.93%
November	\$ 664,000	\$ 584,000	13.70%
December	\$ 605,000	\$ 545,000	11.01%
Total	\$ 619,950	\$ 590,000	
% chg.	5.08%		

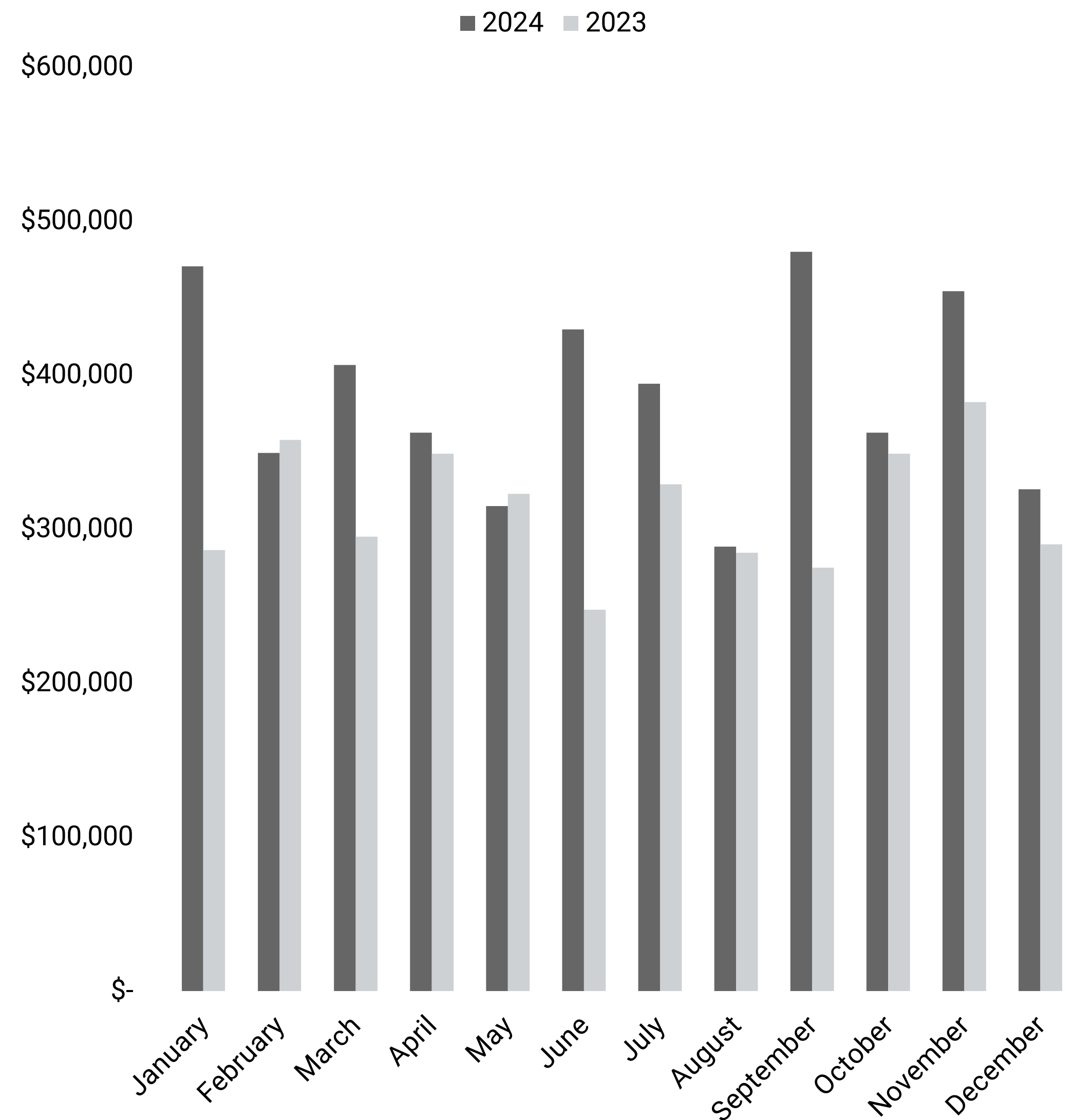


Island: Condominiums Only

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	\$ 470,500	\$ 286,250	64.37%
February	\$ 349,500	\$ 357,875	-2.34%
March	\$ 406,500	\$ 295,000	37.80%
April	\$ 362,500	\$ 349,000	3.87%
May	\$ 315,000	\$ 322,750	-2.40%
June	\$ 429,500	\$ 247,500	73.54%
July	\$ 394,450	\$ 329,000	19.89%
August	\$ 288,500	\$ 284,700	1.33%
September	\$ 480,000	\$ 275,000	74.55%
October	\$ 362,500	\$ 349,000	3.87%
November	\$ 454,436	\$ 382,500	18.81%
December	\$ 325,750	\$ 290,000	12.33%
Total	\$ 362,000	\$ 305,000	
% chg.			18.69%



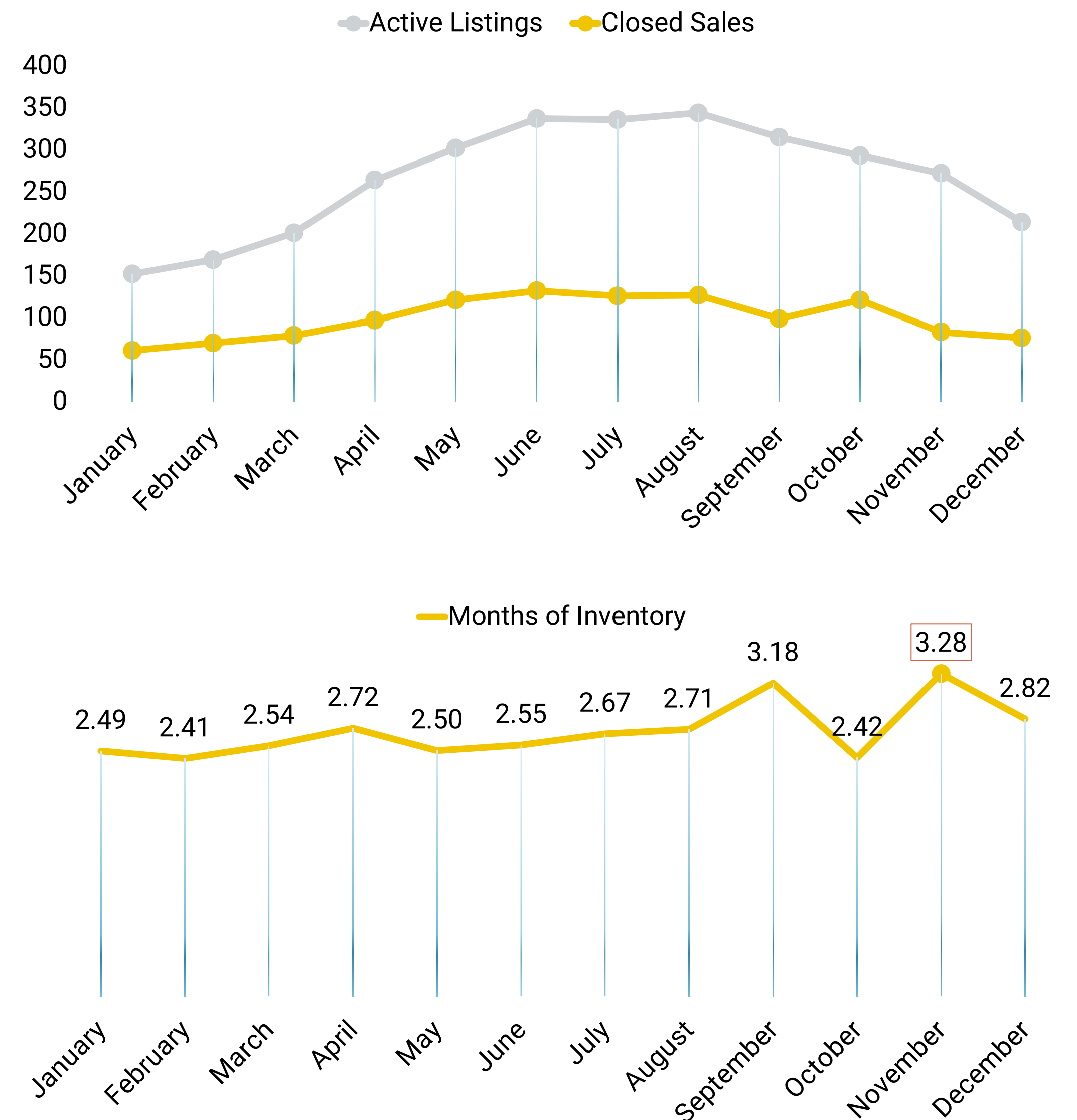
Island: Residential Homes and Condominiums

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	152	61	2.49
February	169	70	2.41
March	201	79	2.54
April	264	97	2.72
May	302	121	2.50
June	337	132	2.55
July	336	126	2.67
August	344	127	2.71
September	315	99	3.18
October	293	121	2.42
November	272	83	3.28
December	214	76	2.82



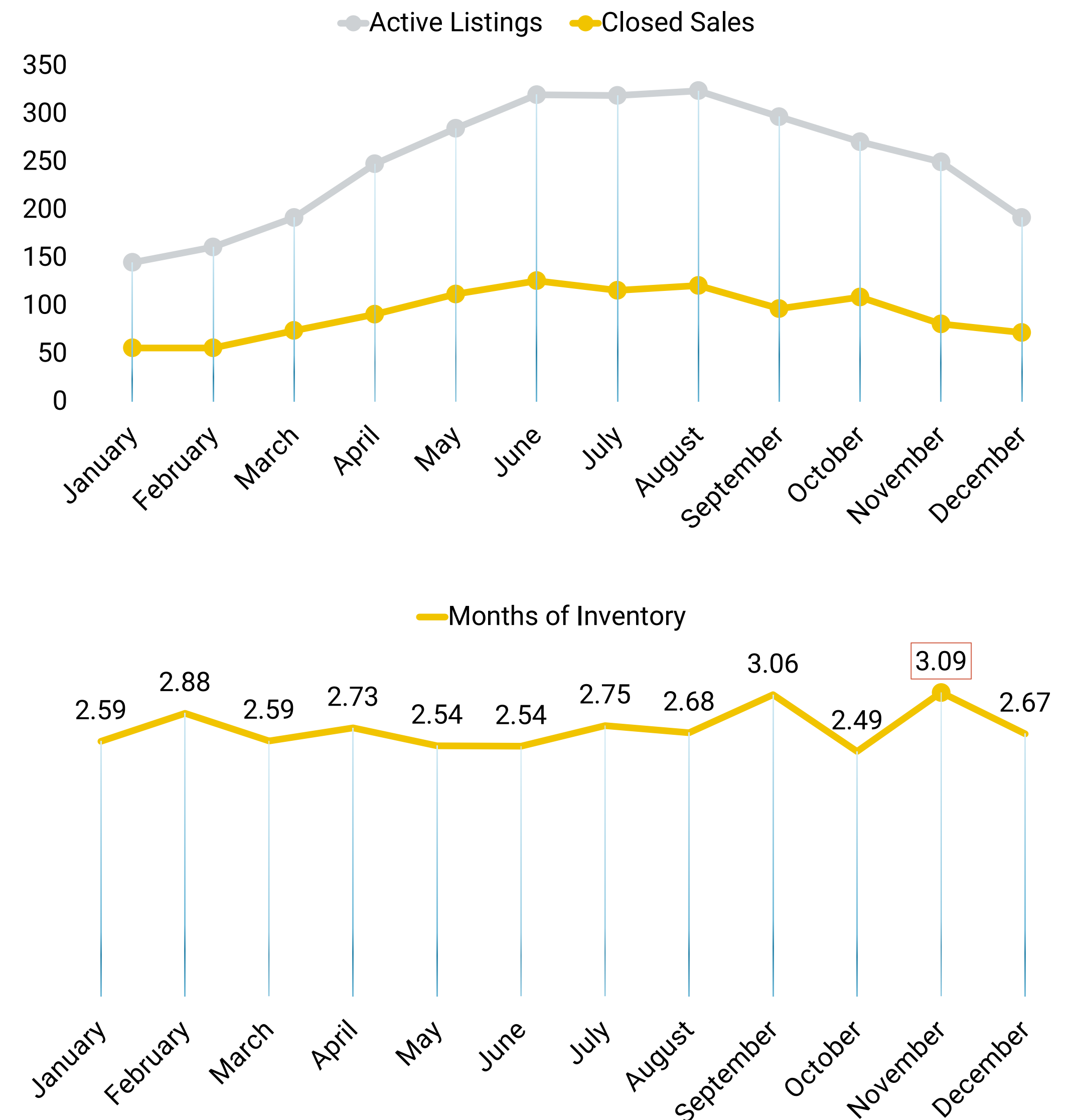
Island: Residential Homes Only

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	145	56	2.59
February	161	56	2.88
March	192	74	2.59
April	248	91	2.73
May	285	112	2.54
June	320	126	2.54
July	319	116	2.75
August	324	121	2.68
September	297	97	3.06
October	271	109	2.49
November	250	81	3.09
December	192	72	2.67



Island: 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	7	5	1.40
February	8	14	0.57
March	9	5	1.80
April	16	6	2.67
May	17	9	1.89
June	17	6	2.83
July	17	10	1.70
August	20	6	3.33
September	18	2	9.00
October	22	12	1.83
November	22	2	11.00
December	22	4	5.50

