



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2024

Okanogan  
Annual Statistical  
Review and Highlights

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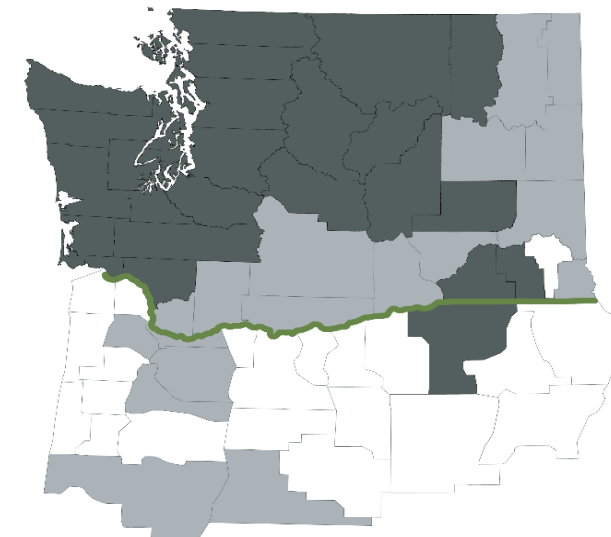
Member Offices

**2,494**



Total Members/Subscribers

**32,035**



Counties

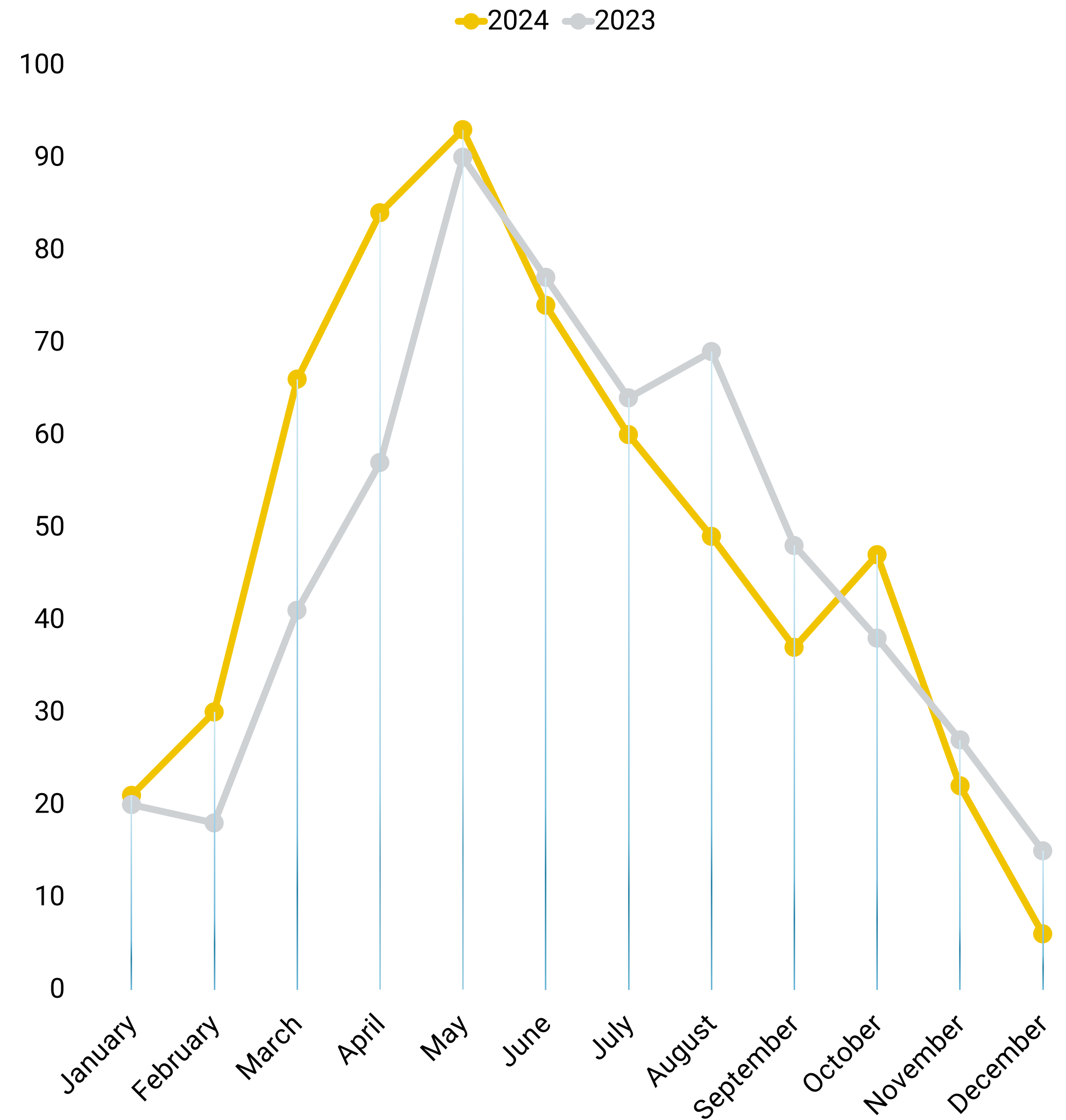
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# Okanogan: Residential Homes and Condominiums

## 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	21	20	5.00%
February	30	18	66.67%
March	66	41	60.98%
April	84	57	47.37%
May	93	90	3.33%
June	74	77	-3.90%
July	60	64	-6.25%
August	49	69	-28.99%
September	37	48	-22.92%
October	47	38	23.68%
November	22	27	-18.52%
December	6	15	-60.00%
<b>Total</b>	<b>589</b>	<b>564</b>	
<b>% chg.</b>	<b>4.43%</b>		

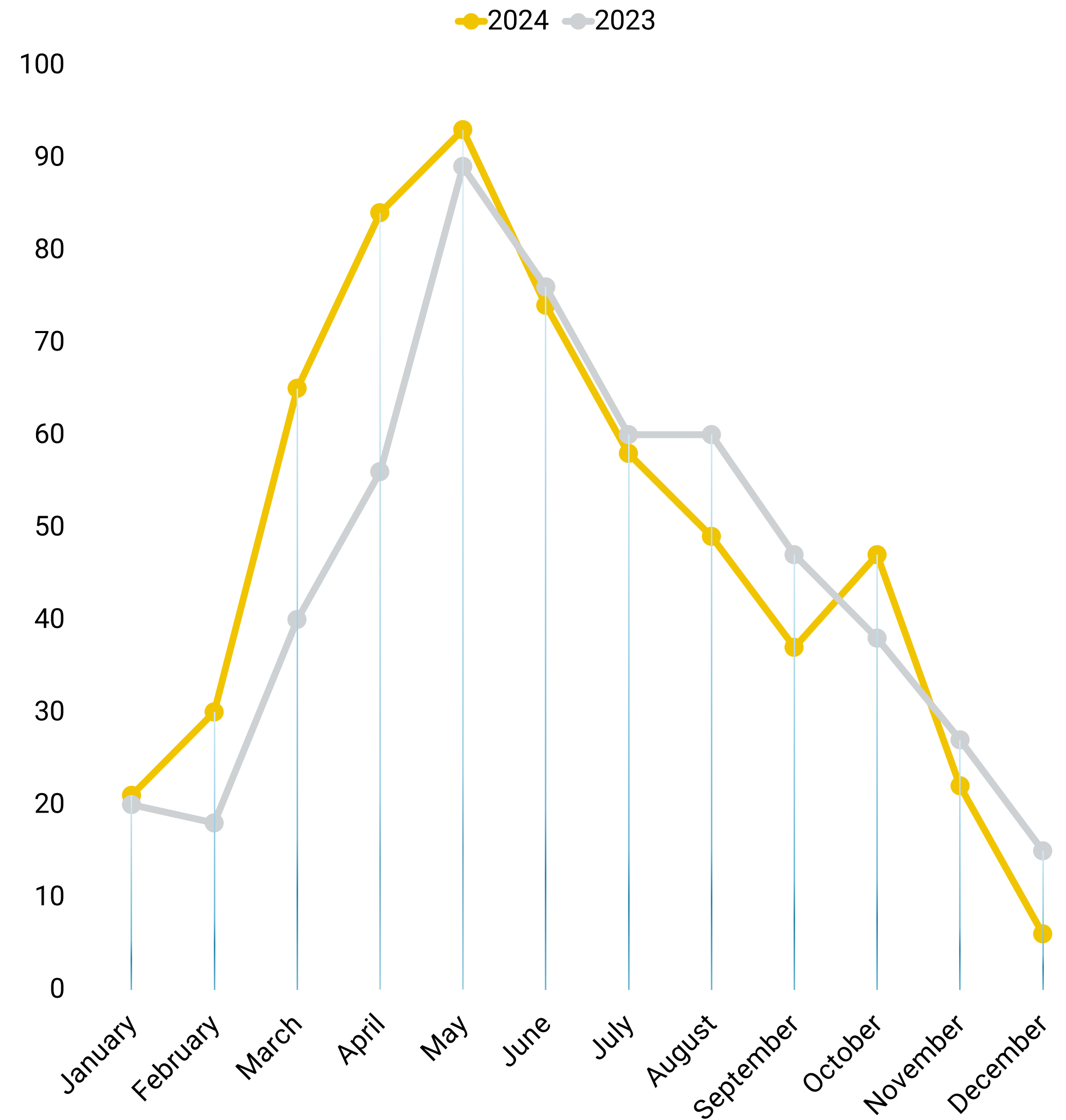


# Okanogan: Residential Homes Only

## 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	21	20	5.00%
February	30	18	66.67%
March	65	40	62.50%
April	84	56	50.00%
May	93	89	4.49%
June	74	76	-2.63%
July	58	60	-3.33%
August	49	60	-18.33%
September	37	47	-21.28%
October	47	38	23.68%
November	22	27	-18.52%
December	6	15	-60.00%
<b>Total</b>	<b>586</b>	<b>546</b>	
<b>% chg.</b>			<b>7.33%</b>

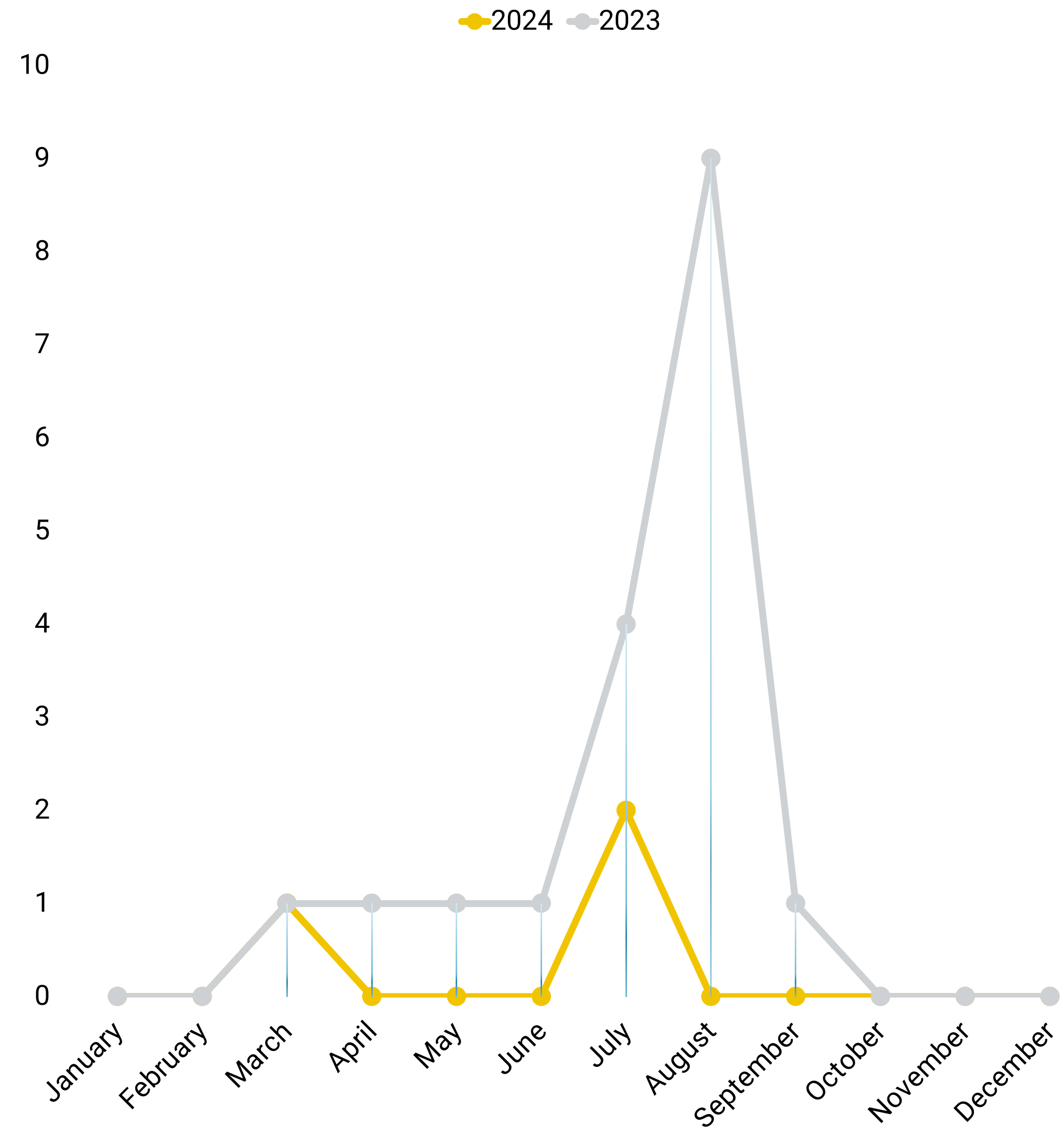


# Okanogan: Condominiums Only

## 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	0	0	0.00%
February	0	0	0.00%
March	1	1	0.00%
April	0	1	-100.00%
May	0	1	-100.00%
June	0	1	-100.00%
July	2	4	-50.00%
August	0	9	-100.00%
September	0	1	-100.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
<b>Total</b>	<b>3</b>	<b>18</b>	
<b>% chg.</b>			<b>-83.33%</b>

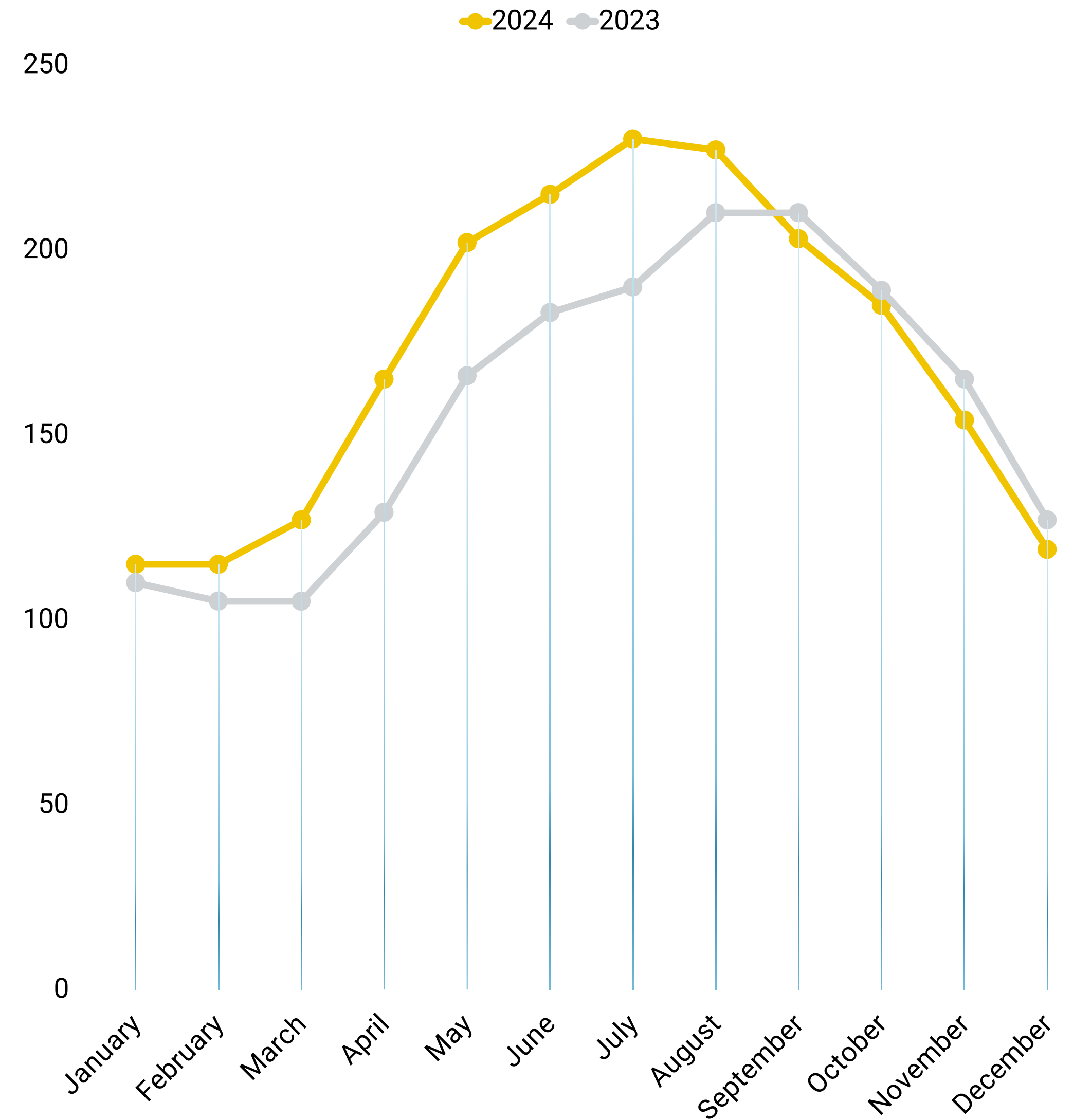


# Okanogan: Residential Homes and Condominiums

## 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	115	110	4.55%
February	115	105	9.52%
March	127	105	20.95%
April	165	129	27.91%
May	202	166	21.69%
June	215	183	17.49%
July	230	190	21.05%
August	227	210	8.10%
September	203	210	-3.33%
October	185	189	-2.12%
November	154	165	-6.67%
December	119	127	-6.30%
<b>Total</b>	<b>2,057</b>	<b>1,889</b>	
<b>% chg.</b>			<b>8.89%</b>



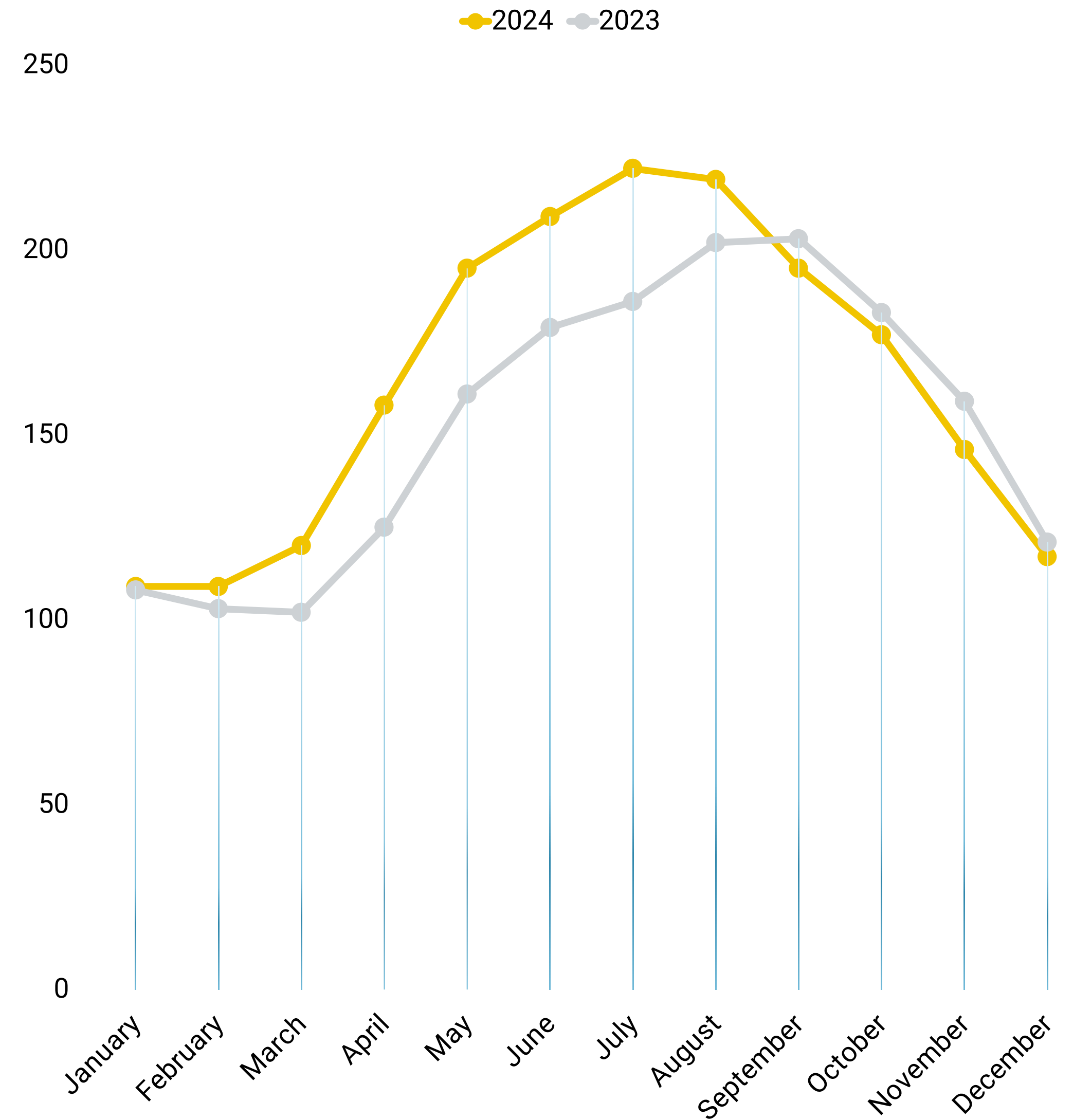


# Okanogan: Residential Homes Only

## 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	109	108	0.93%
February	109	103	5.83%
March	120	102	17.65%
April	158	125	26.40%
May	195	161	21.12%
June	209	179	16.76%
July	222	186	19.35%
August	219	202	8.42%
September	195	203	-3.94%
October	177	183	-3.28%
November	146	159	-8.18%
December	117	121	-3.31%
<b>Total</b>	<b>1,976</b>	<b>1,832</b>	
<b>% chg.</b>	<b>7.86%</b>		

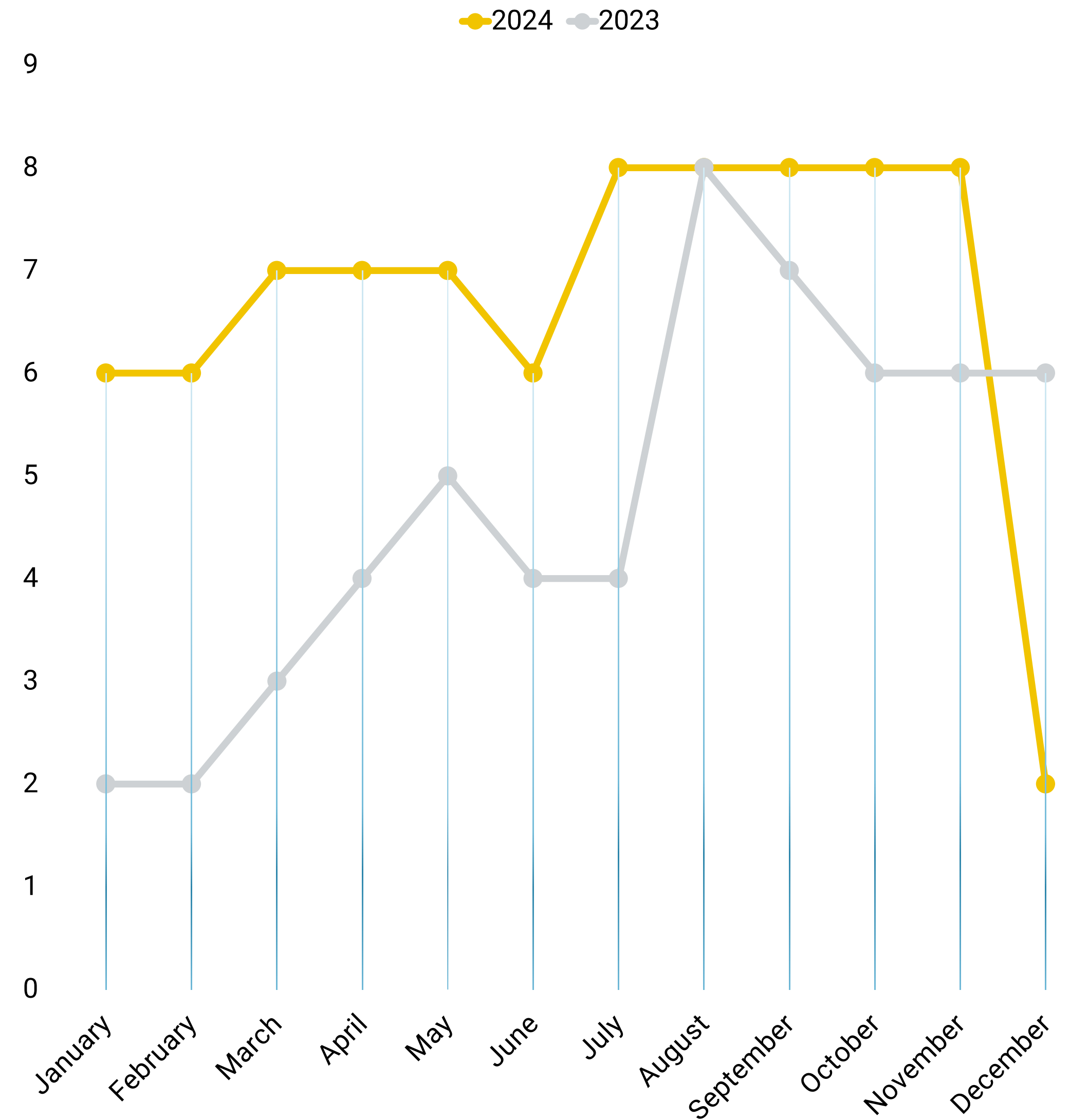


# Okanogan: Condominiums Only

## 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	6	2	200.00%
February	6	2	200.00%
March	7	3	133.33%
April	7	4	75.00%
May	7	5	40.00%
June	6	4	50.00%
July	8	4	100.00%
August	8	8	0.00%
September	8	7	14.29%
October	8	6	33.33%
November	8	6	33.33%
December	2	6	-66.67%
<b>Total</b>	<b>81</b>	<b>57</b>	
<b>% chg.</b>			<b>42.11%</b>





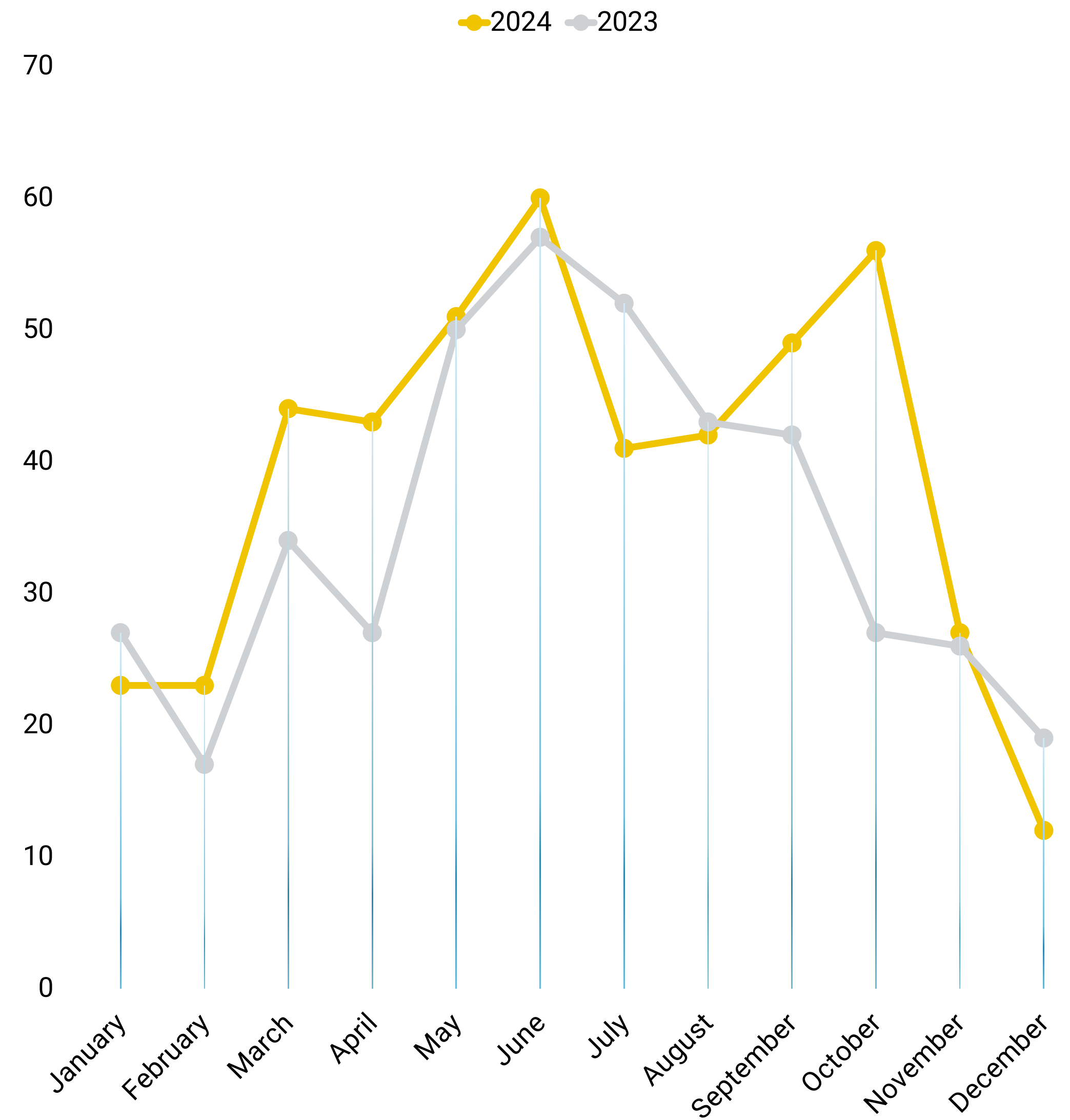
# Okanogan: Residential Homes and Condominiums

## 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	23	27	-14.81%
February	23	17	35.29%
March	44	34	29.41%
April	43	27	59.26%
May	51	50	2.00%
June	60	57	5.26%
July	41	52	-21.15%
August	42	43	-2.33%
September	49	42	16.67%
October	56	27	107.41%
November	27	26	3.85%
December	12	19	-36.84%
<b>Total</b>	<b>471</b>	<b>421</b>	
<b>% chg.</b>			<b>11.88%</b>



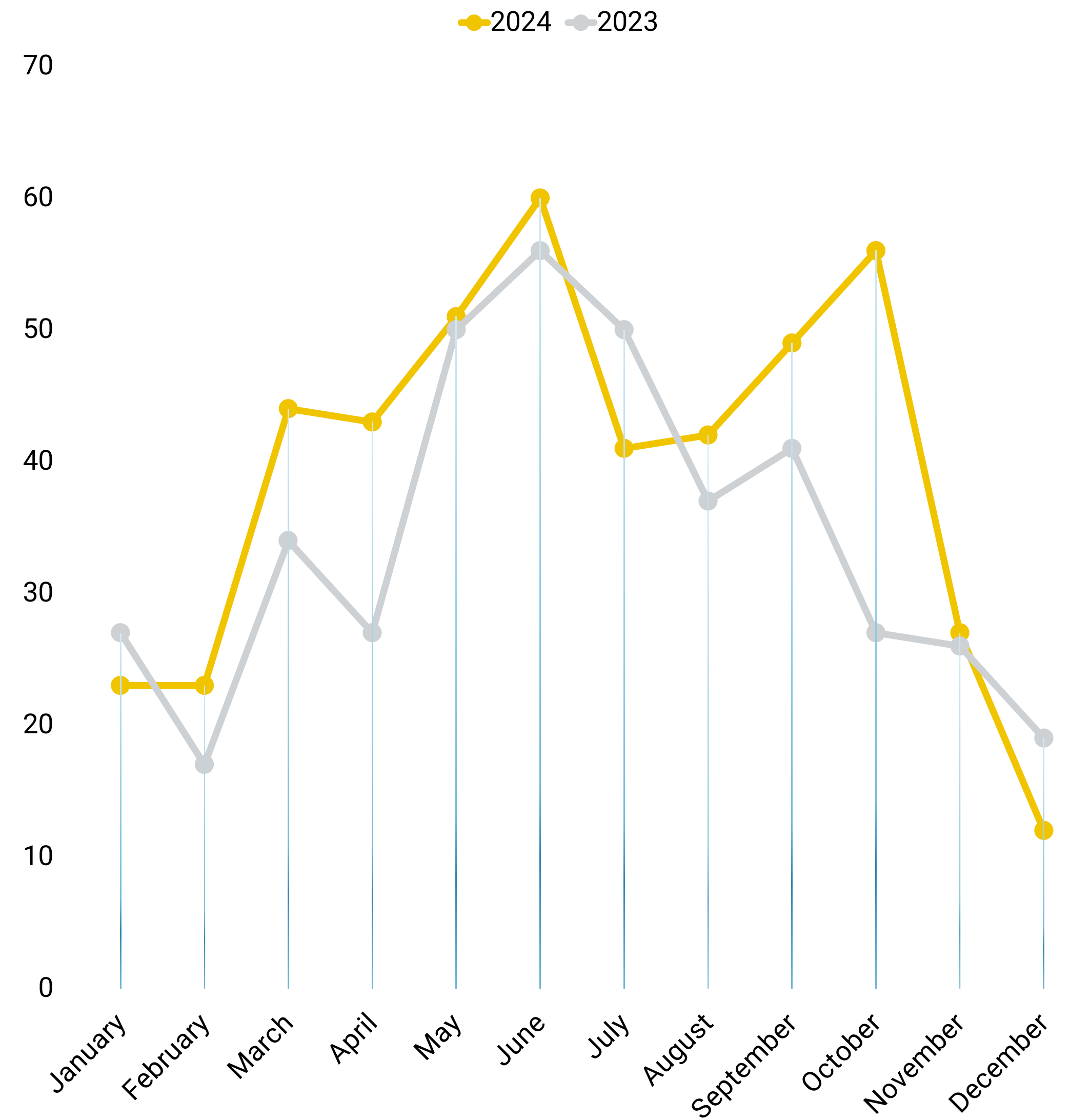
# Okanogan: Residential Homes Only

## 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	23	27	-14.81%
February	23	17	35.29%
March	44	34	29.41%
April	43	27	59.26%
May	51	50	2.00%
June	60	56	7.14%
July	41	50	-18.00%
August	42	37	13.51%
September	49	41	19.51%
October	56	27	107.41%
November	27	26	3.85%
December	12	19	-36.84%
<b>Total</b>	<b>471</b>	<b>411</b>	
<b>% chg.</b>			<b>14.60%</b>



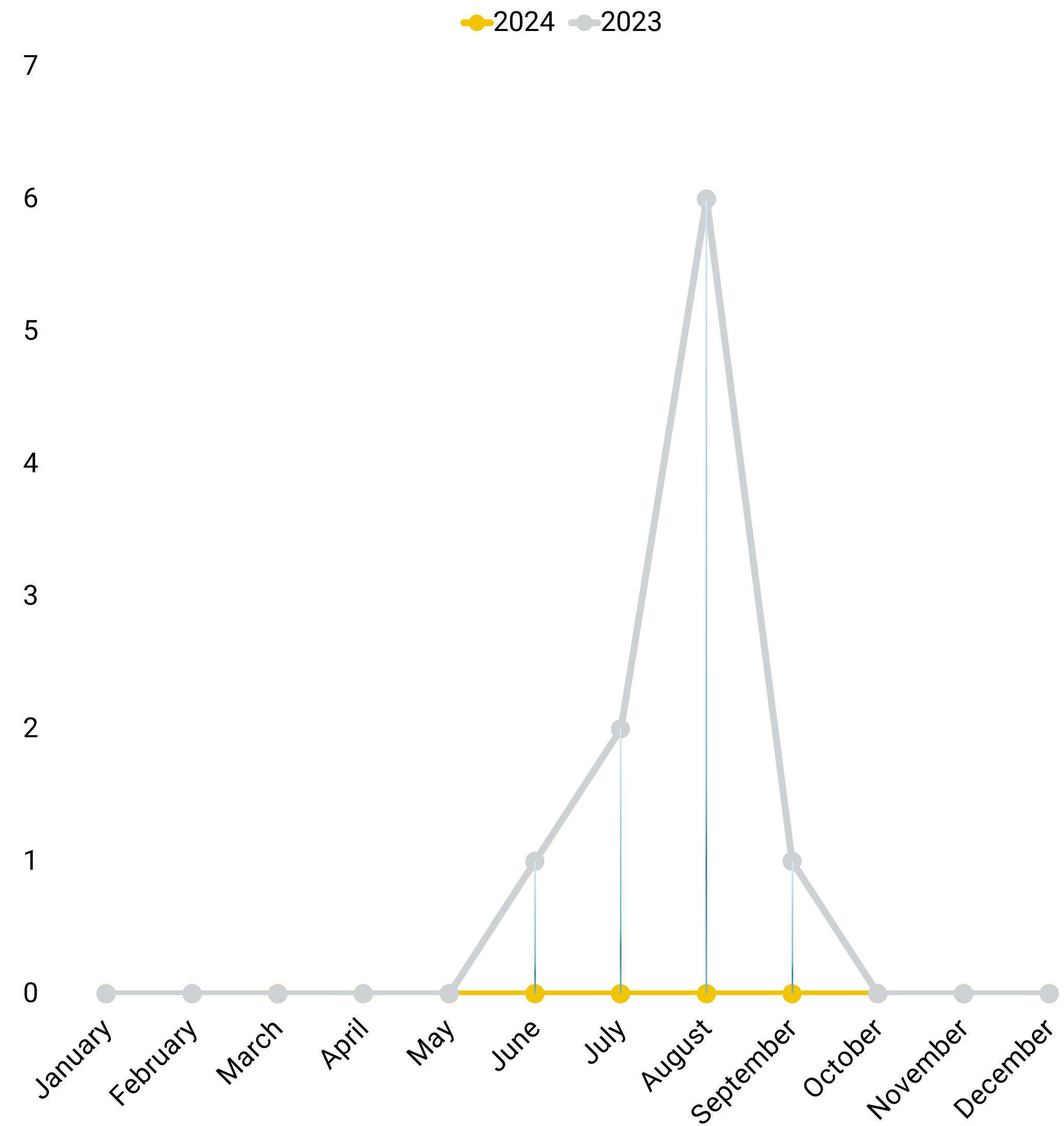
# Okanogan: Condominiums Only

## 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	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	1	-100.00%
July	0	2	-100.00%
August	0	6	-100.00%
September	0	1	-100.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
<b>Total</b>	<b>0</b>	<b>10</b>	
<b>% chg.</b>			<b>-100.00%</b>

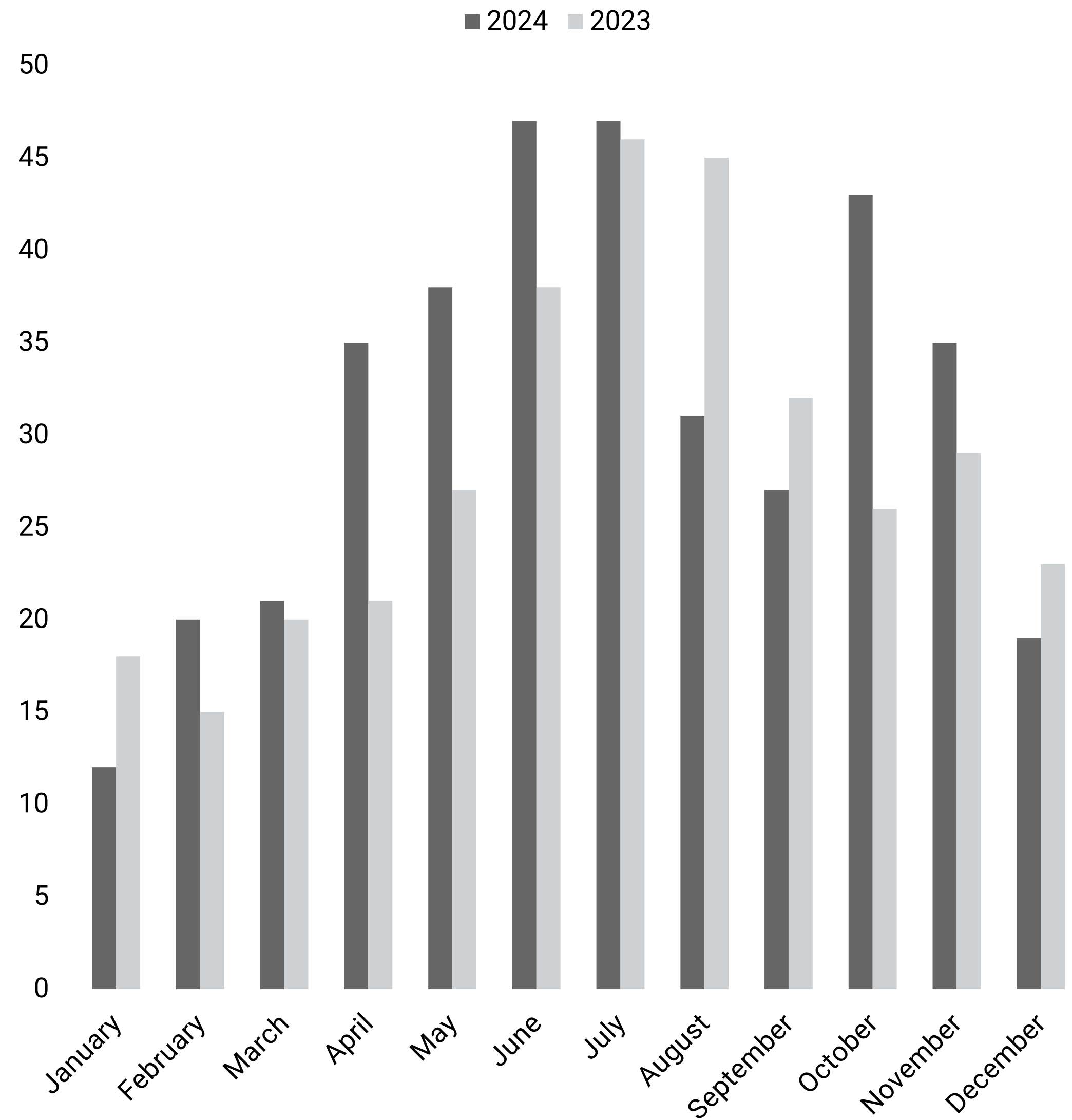


# Okanogan: Residential Homes and Condominiums

## Closed Sales by Month

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

	2024	2023	% chg.
January	12	18	-33.33%
February	20	15	33.33%
March	21	20	5.00%
April	35	21	66.67%
May	38	27	40.74%
June	47	38	23.68%
July	47	46	2.17%
August	31	45	-31.11%
September	27	32	-15.63%
October	43	26	65.38%
November	35	29	20.69%
December	19	23	-17.39%
<b>Total</b>	<b>375</b>	<b>340</b>	
<b>% chg.</b>			<b>10.29%</b>

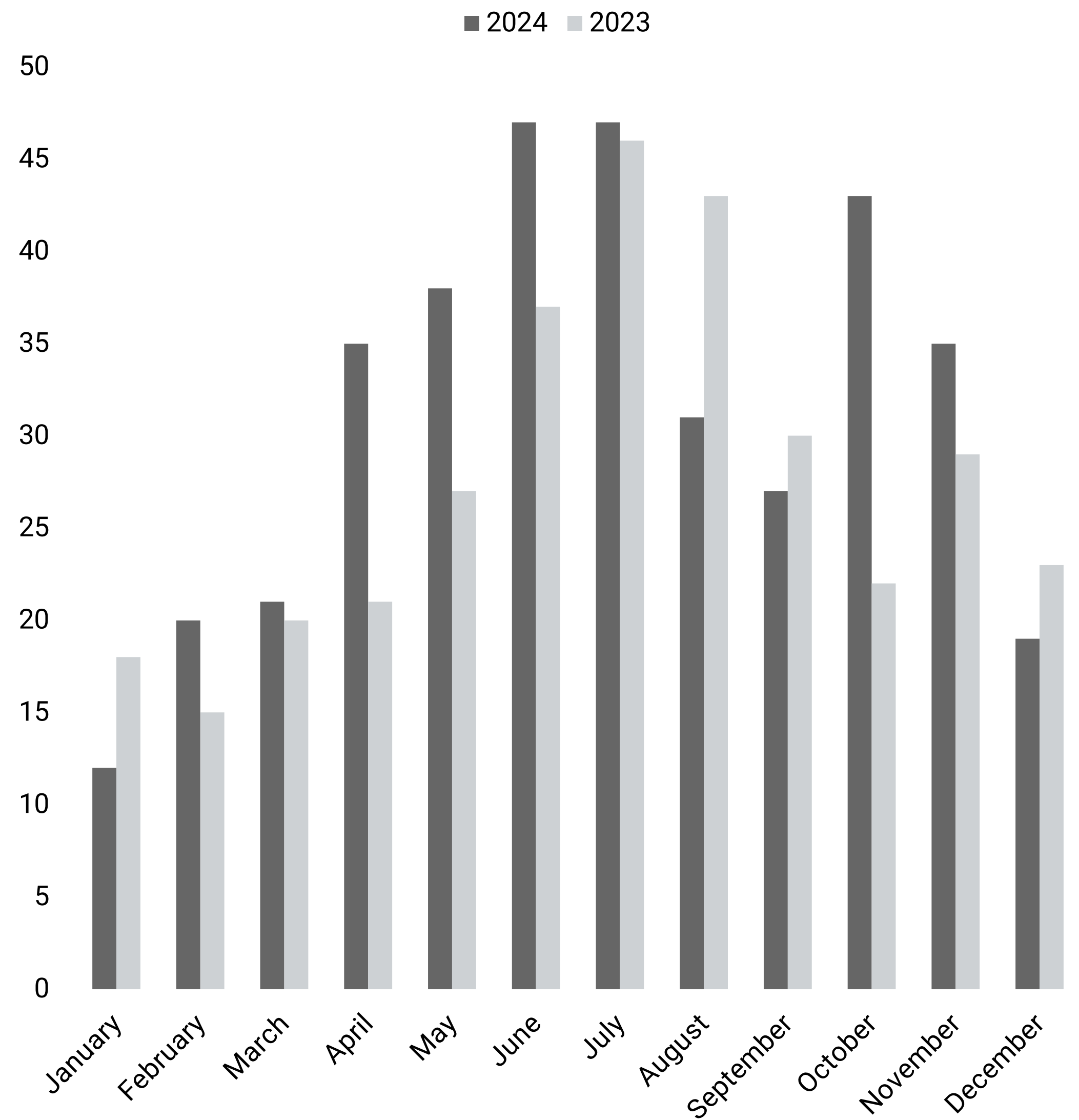


# Okanogan: Residential Homes Only

## Closed Sales by Month

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

	2024	2023	% chg.
January	12	18	-33.33%
February	20	15	33.33%
March	21	20	5.00%
April	35	21	66.67%
May	38	27	40.74%
June	47	37	27.03%
July	47	46	2.17%
August	31	43	-27.91%
September	27	30	-10.00%
October	43	22	95.45%
November	35	29	20.69%
December	19	23	-17.39%
<b>Total</b>	<b>375</b>	<b>331</b>	
<b>% chg.</b>			<b>13.29%</b>

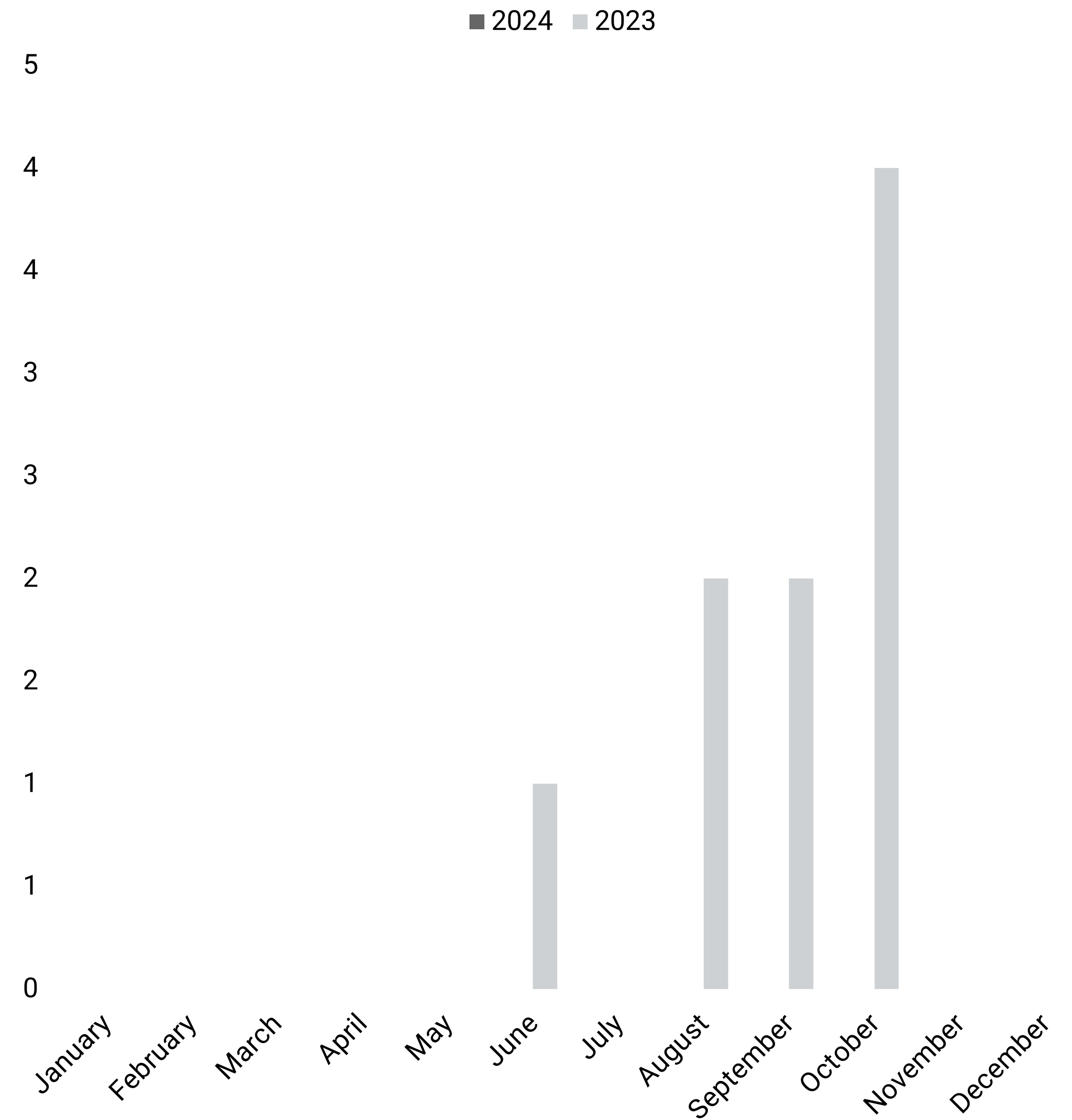


# Okanogan: Condominiums Only

## Closed Sales by Month

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

	2024	2023	% chg.
January	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	1	-100.00%
July	0	0	0.00%
August	0	2	-100.00%
September	0	2	-100.00%
October	0	4	-100.00%
November	0	0	0.00%
December	0	0	0.00%
<b>Total</b>	<b>0</b>	<b>9</b>	
<b>% chg.</b>			<b>-100.00%</b>



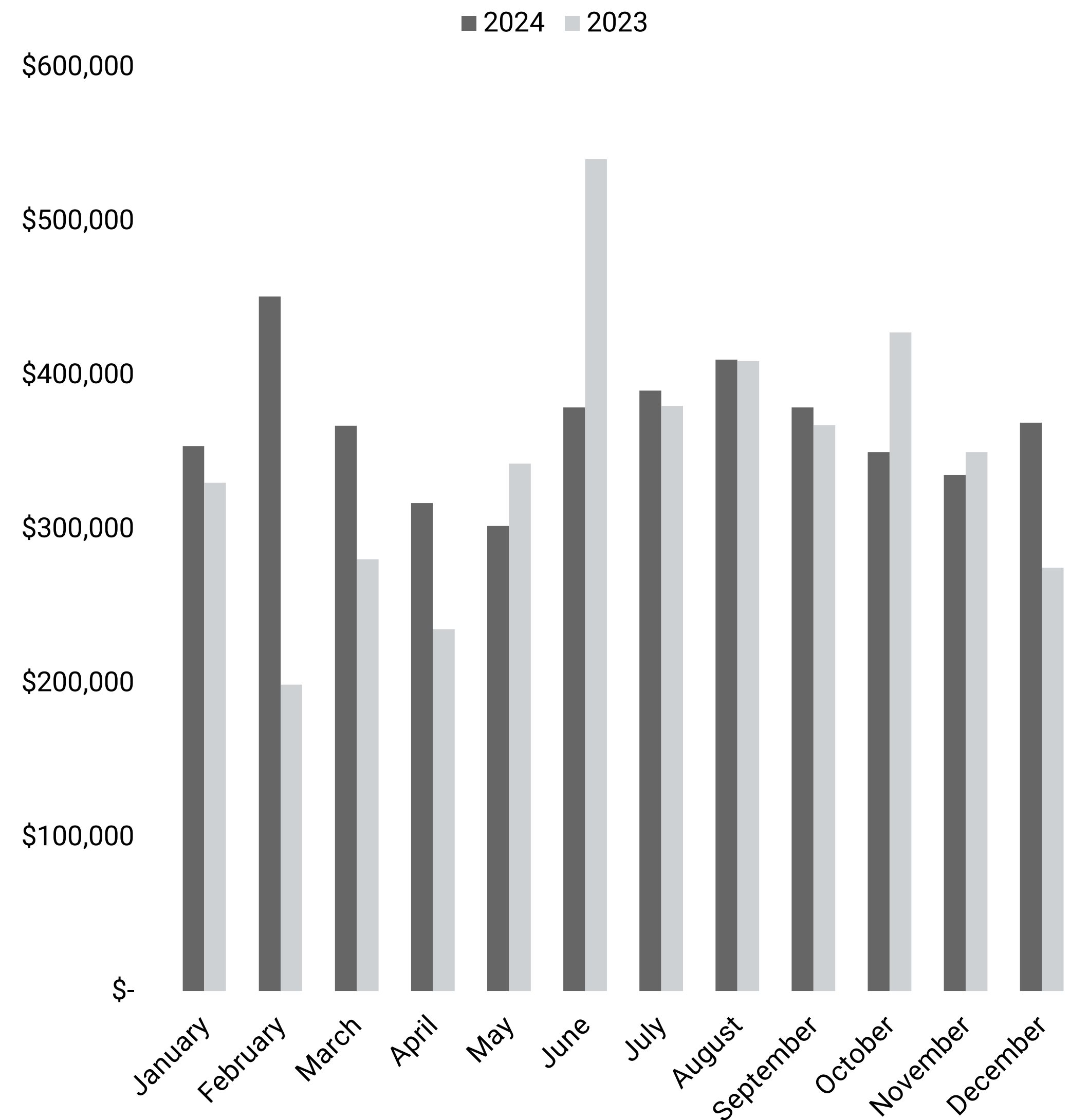


# Okanogan: Residential Homes and Condominiums

## 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	\$ 354,000	\$ 330,000		7.27%
February	\$ 451,000	\$ 199,000		126.63%
March	\$ 367,000	\$ 280,500		30.84%
April	\$ 317,000	\$ 235,000		34.89%
May	\$ 302,000	\$ 342,500		-11.82%
June	\$ 379,000	\$ 540,000		-29.81%
July	\$ 390,000	\$ 380,000		2.63%
August	\$ 410,000	\$ 409,000		0.24%
September	\$ 379,000	\$ 367,500		3.13%
October	\$ 350,000	\$ 427,500		-18.13%
November	\$ 335,000	\$ 350,000		-4.29%
December	\$ 369,000	\$ 275,000		34.18%
<b>Total</b>	<b>\$ 367,000</b>	<b>\$ 359,500</b>		
<b>% chg.</b>				<b>2.09%</b>

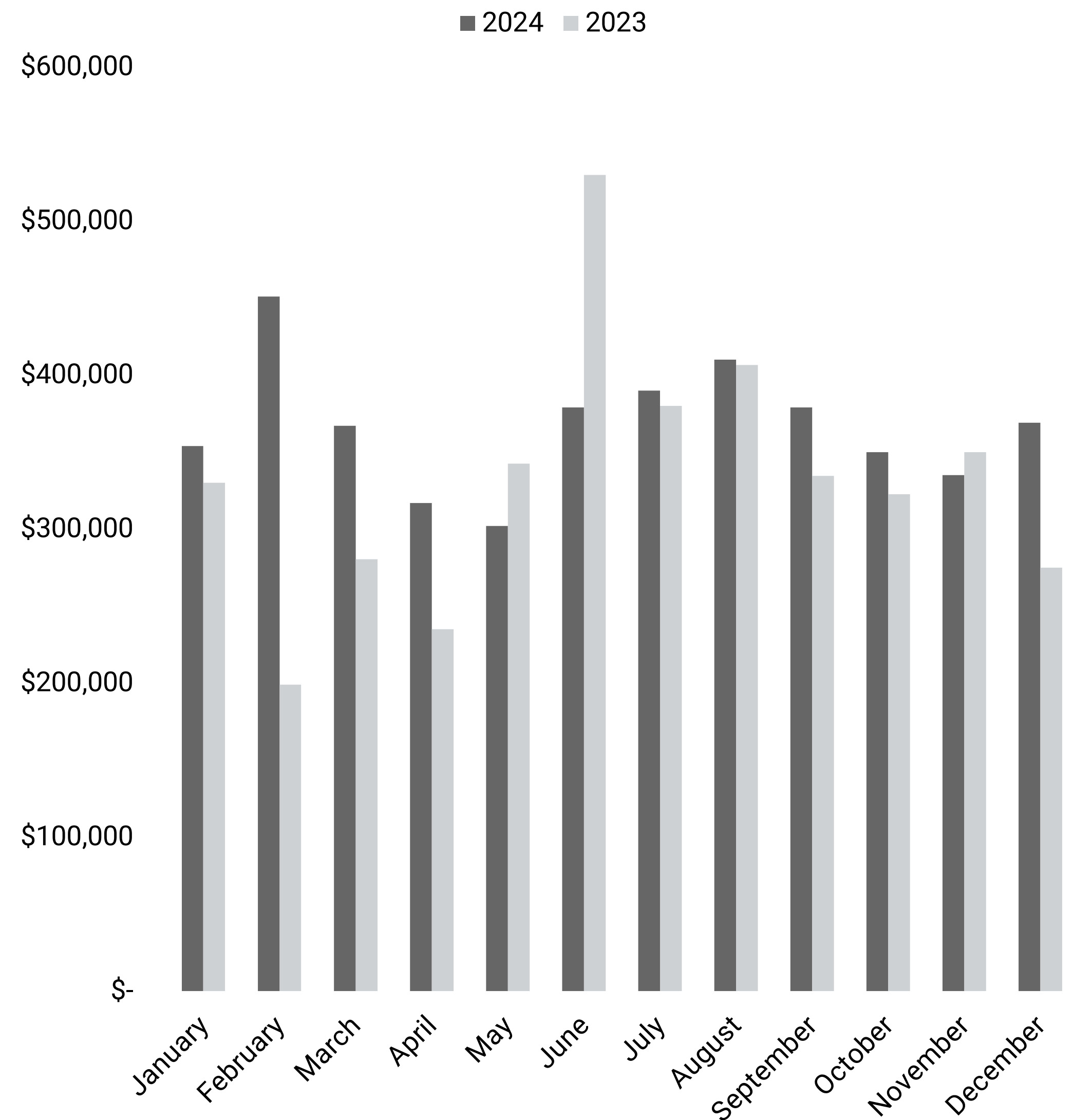


# Okanogan: Residential Homes Only

## 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	\$ 354,000	\$ 330,000	7.27%
February	\$ 451,000	\$ 199,000	126.63%
March	\$ 367,000	\$ 280,500	30.84%
April	\$ 317,000	\$ 235,000	34.89%
May	\$ 302,000	\$ 342,500	-11.82%
June	\$ 379,000	\$ 530,000	-28.49%
July	\$ 390,000	\$ 380,000	2.63%
August	\$ 410,000	\$ 406,500	0.86%
September	\$ 379,000	\$ 334,500	13.30%
October	\$ 350,000	\$ 322,500	8.53%
November	\$ 335,000	\$ 350,000	-4.29%
December	\$ 369,000	\$ 275,000	34.18%
<b>Total</b>	<b>\$ 367,000</b>	<b>\$ 342,500</b>	
<b>% chg.</b>			<b>7.15%</b>

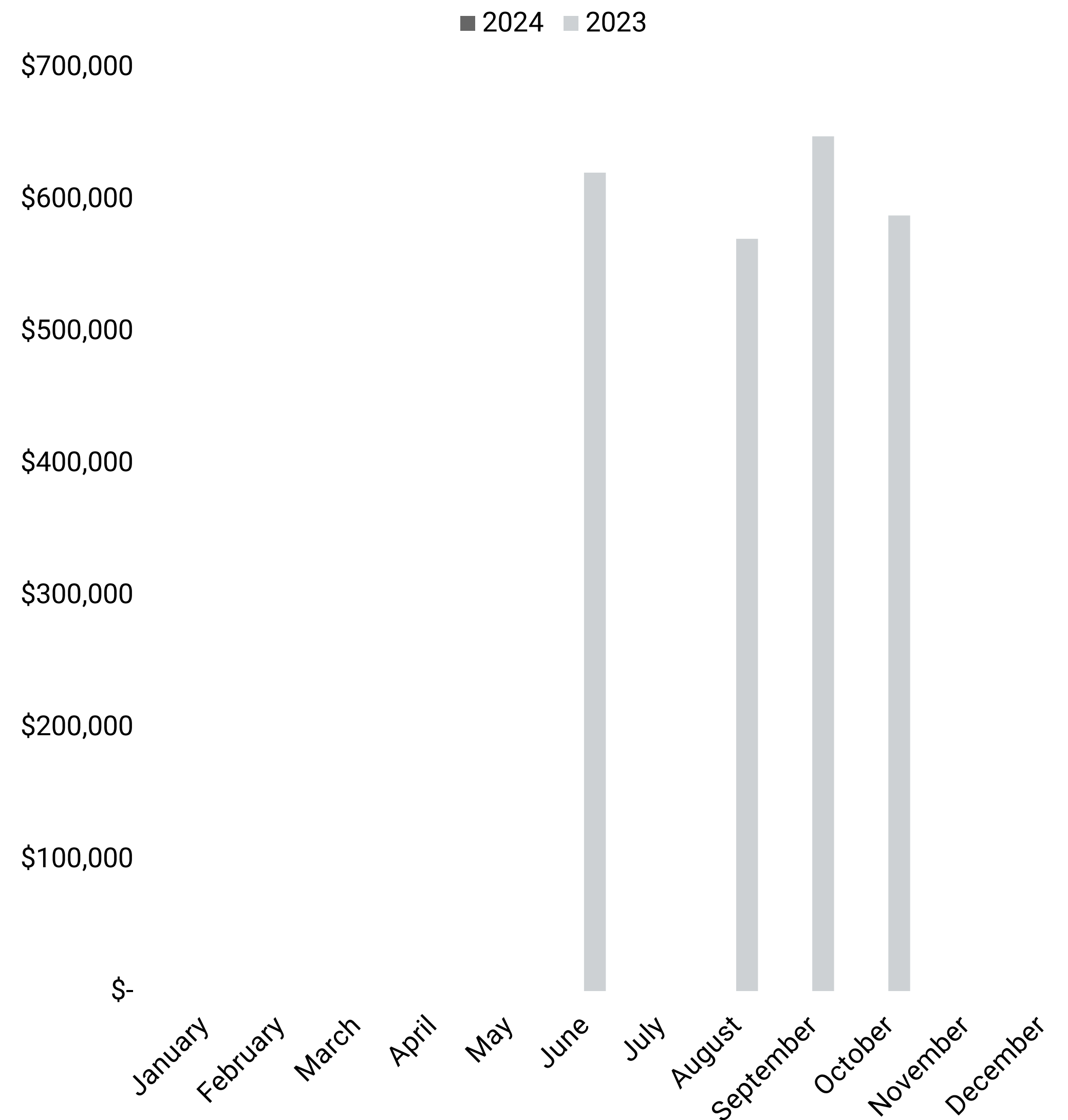


# Okanogan: Condominiums Only

## 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	\$ -	\$ -	\$ -	0.00%
February	\$ -	\$ -	\$ -	0.00%
March	\$ -	\$ -	\$ -	0.00%
April	\$ -	\$ -	\$ -	0.00%
May	\$ -	\$ -	\$ -	0.00%
June	\$ -	\$ 620,000	\$ -	-100.00%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ 569,975	\$ -	-100.00%
September	\$ -	\$ 647,497	\$ -	-100.00%
October	\$ -	\$ 587,450	\$ -	-100.00%
November	\$ -	\$ -	\$ -	0.00%
December	\$ -	\$ -	\$ -	0.00%
<b>Total</b>	<b>\$ -</b>	<b>\$ 620,000</b>		
<b>% chg.</b>	<b>-100.00%</b>			



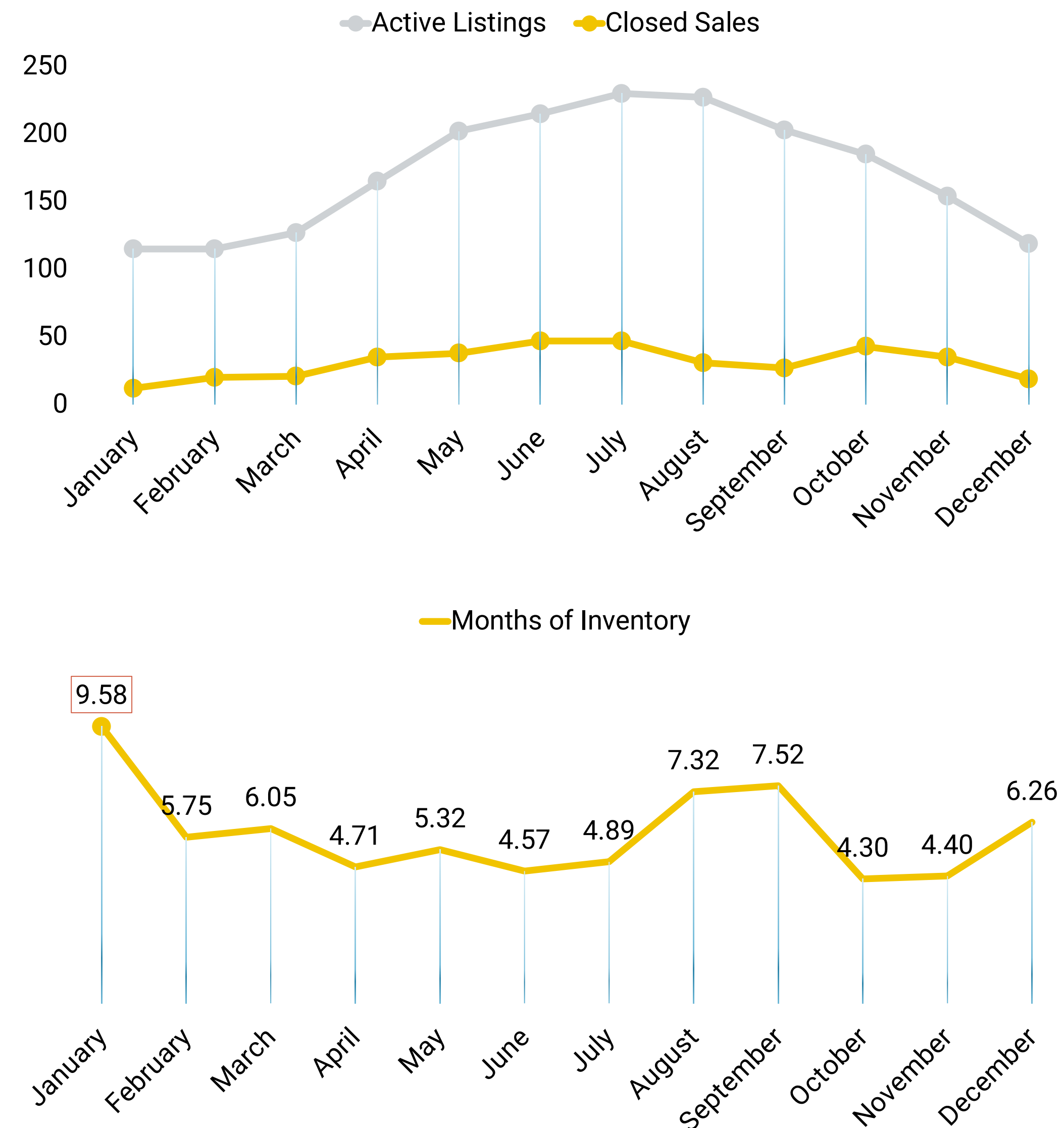
# Okanogan: Residential Homes and Condominiums

## 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	115	12	9.58
February	115	20	5.75
March	127	21	6.05
April	165	35	4.71
May	202	38	5.32
June	215	47	4.57
July	230	47	4.89
August	227	31	7.32
September	203	27	7.52
October	185	43	4.30
November	154	35	4.40
December	119	19	6.26





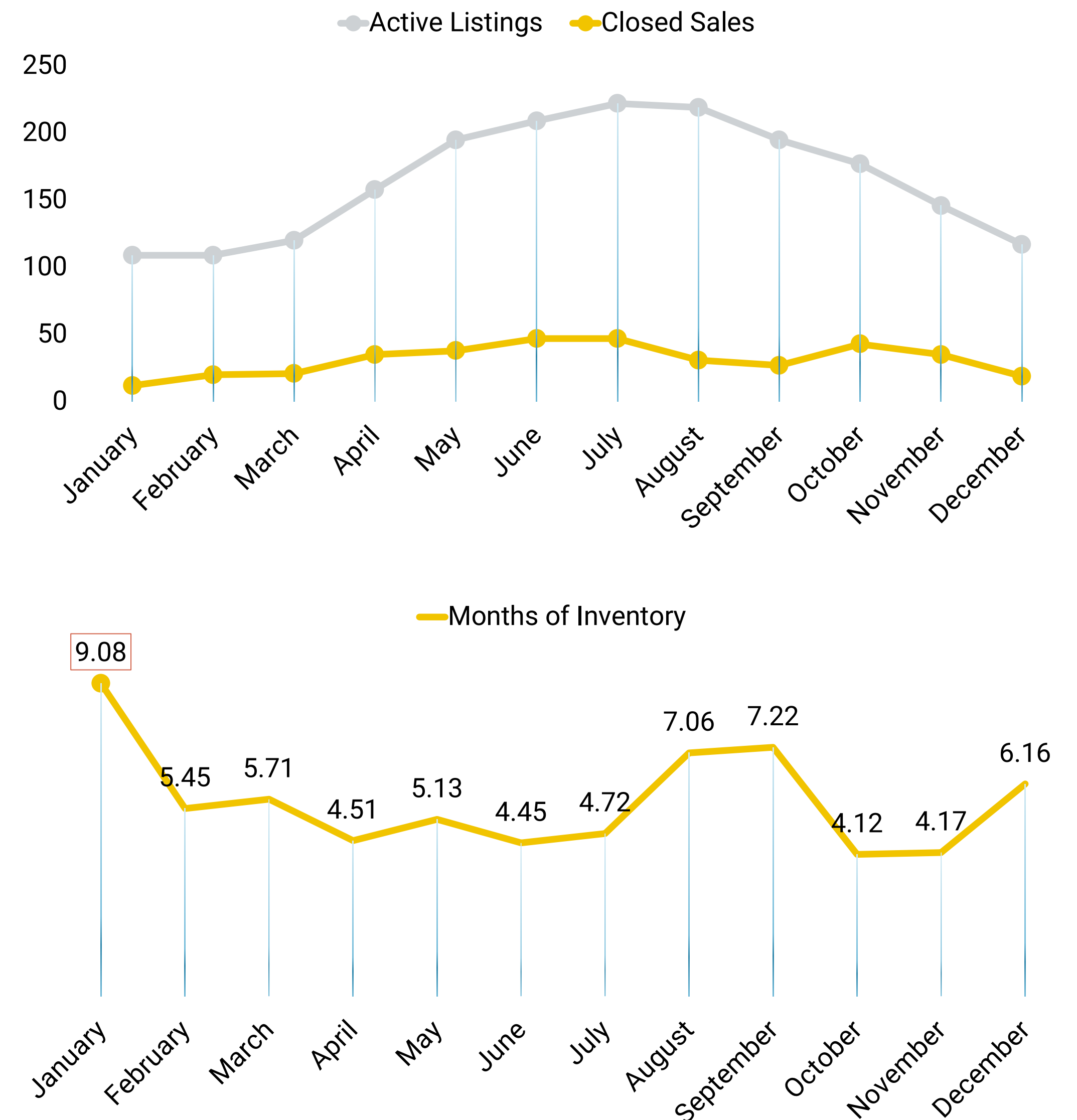
# Okanogan: Residential Homes Only

## 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	109	12	9.08
February	109	20	5.45
March	120	21	5.71
April	158	35	4.51
May	195	38	5.13
June	209	47	4.45
July	222	47	4.72
August	219	31	7.06
September	195	27	7.22
October	177	43	4.12
November	146	35	4.17
December	117	19	6.16



# Okanogan: 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	6	0	0.00
February	6	0	0.00
March	7	0	0.00
April	7	0	0.00
May	7	0	0.00
June	6	0	0.00
July	8	0	0.00
August	8	0	0.00
September	8	0	0.00
October	8	0	0.00
November	8	0	0.00
December	2	0	0.00

