



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Pierce

Annual Statistical
Review and Highlights

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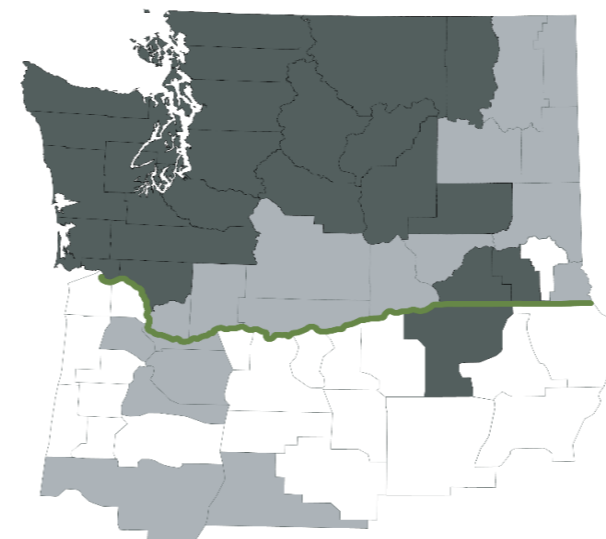
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

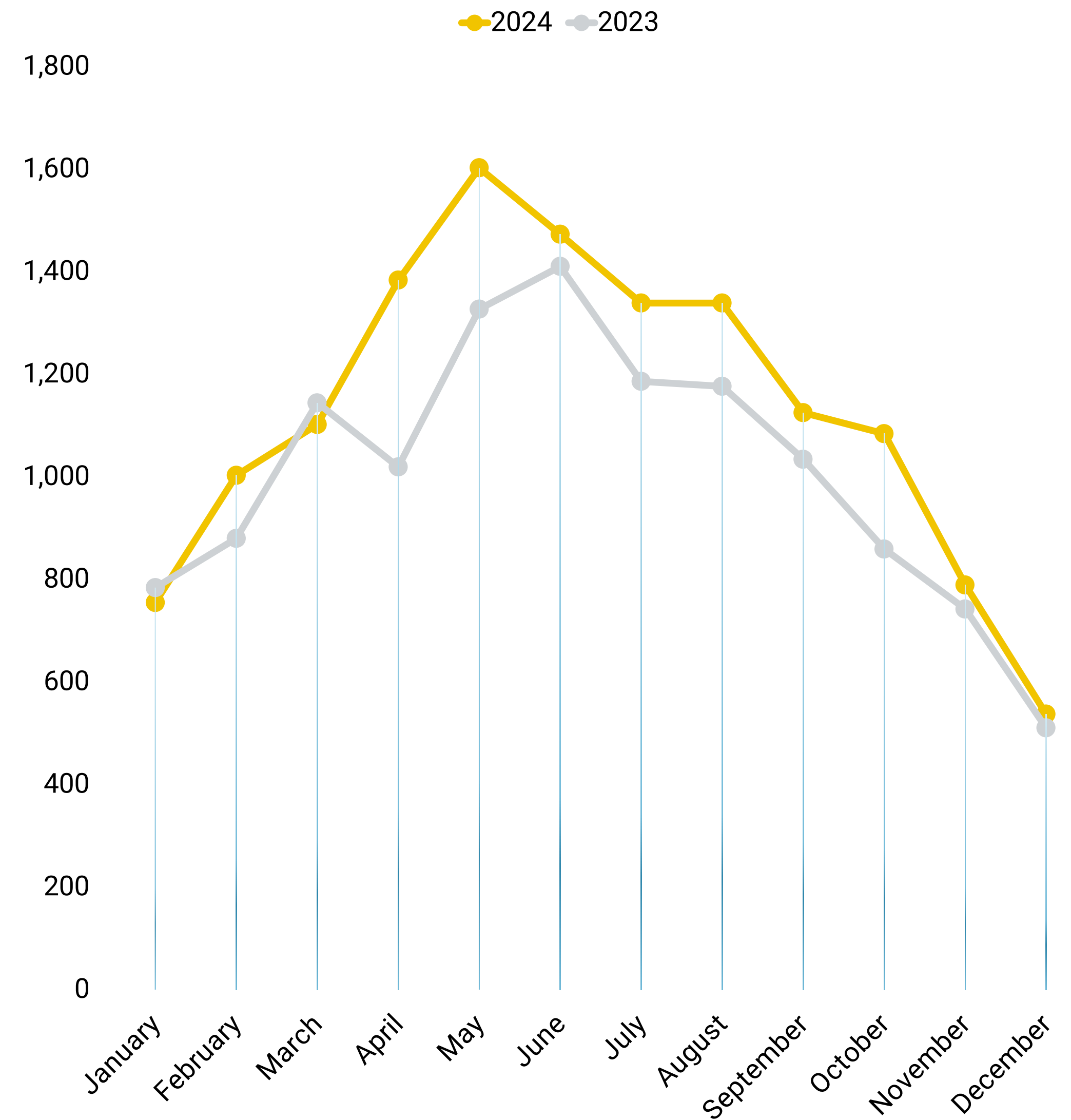
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Pierce: Residential Homes and Condominiums

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	755	784	-3.70%
February	1,003	880	13.98%
March	1,102	1,144	-3.67%
April	1,383	1,019	35.72%
May	1,602	1,327	20.72%
June	1,473	1,410	4.47%
July	1,339	1,186	12.90%
August	1,339	1,176	13.86%
September	1,125	1,034	8.80%
October	1,084	859	26.19%
November	789	742	6.33%
December	537	510	5.29%
Total	13,531	12,071	
% chg.			12.10%

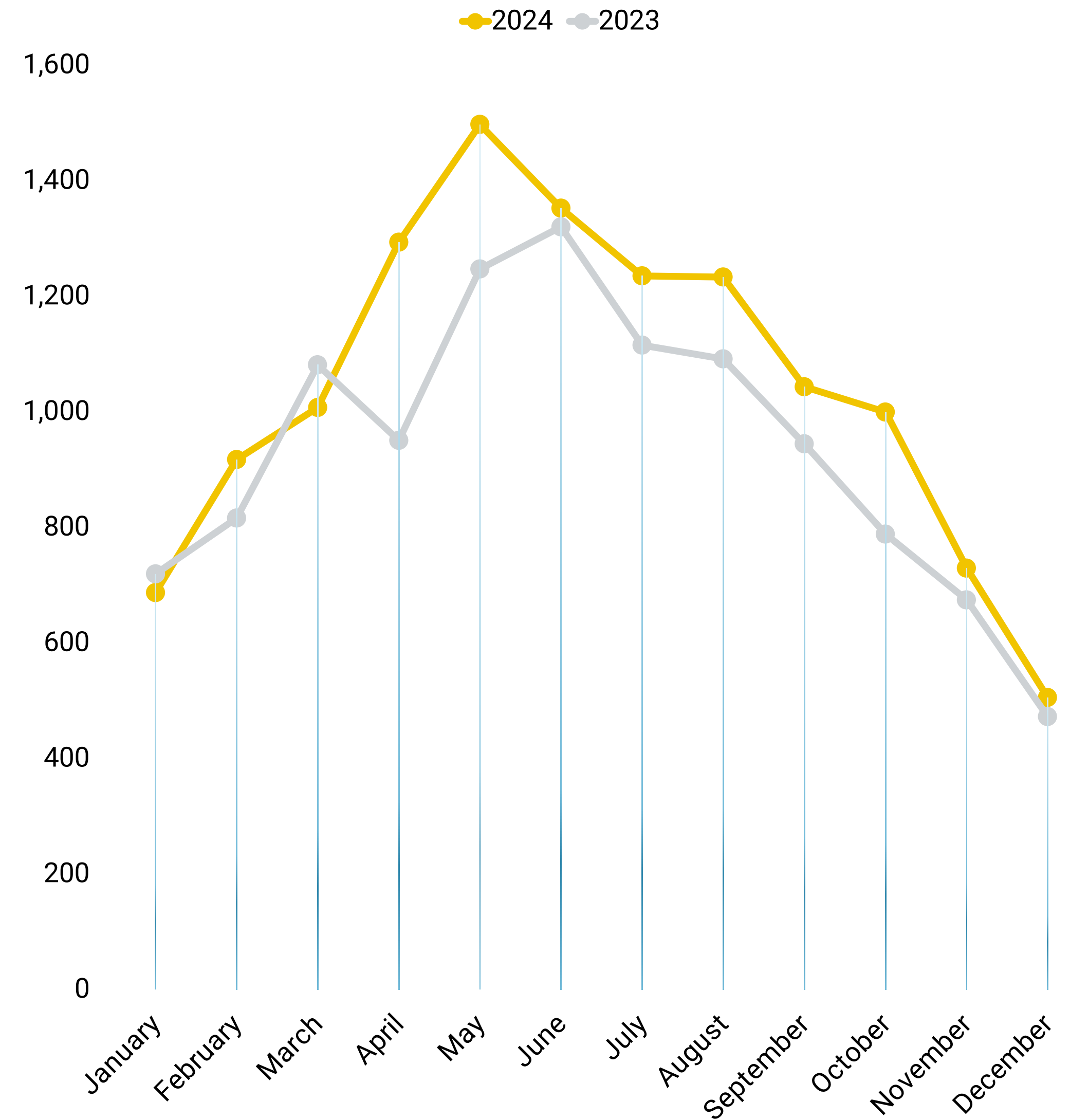


Pierce: Residential Homes Only

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	687	719	-4.45%
February	917	816	12.38%
March	1,007	1,081	-6.85%
April	1,293	950	36.11%
May	1,497	1,247	20.05%
June	1,352	1,320	2.42%
July	1,235	1,115	10.76%
August	1,233	1,091	13.02%
September	1,043	944	10.49%
October	999	788	26.78%
November	729	674	8.16%
December	505	472	6.99%
Total	12,497	11,217	
% chg.			11.41%

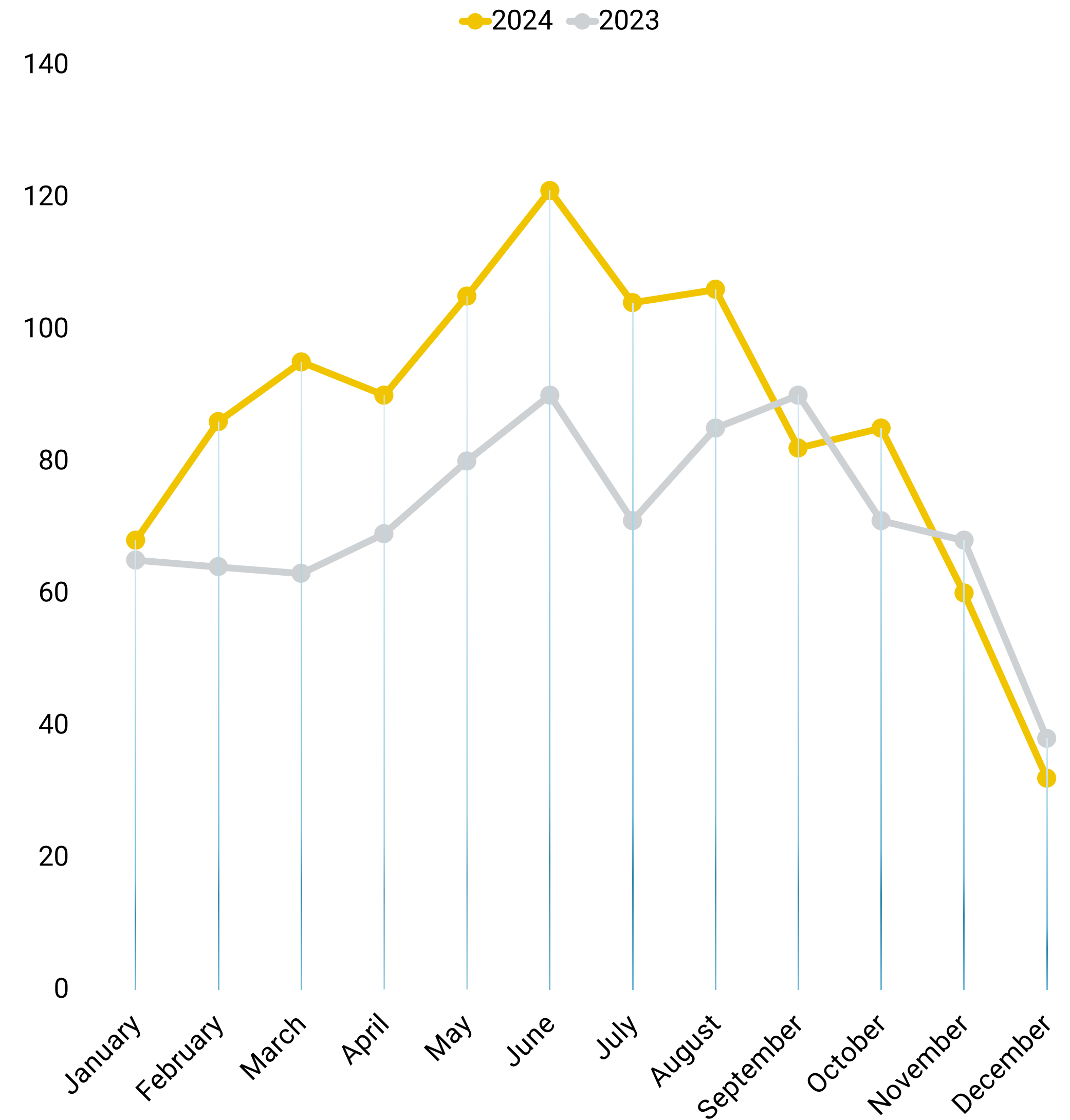


Pierce: Condominiums Only

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	68	65	4.62%
February	86	64	34.38%
March	95	63	50.79%
April	90	69	30.43%
May	105	80	31.25%
June	121	90	34.44%
July	104	71	46.48%
August	106	85	24.71%
September	82	90	-8.89%
October	85	71	19.72%
November	60	68	-11.76%
December	32	38	-15.79%
Total	1,034	854	
% chg.			21.08%

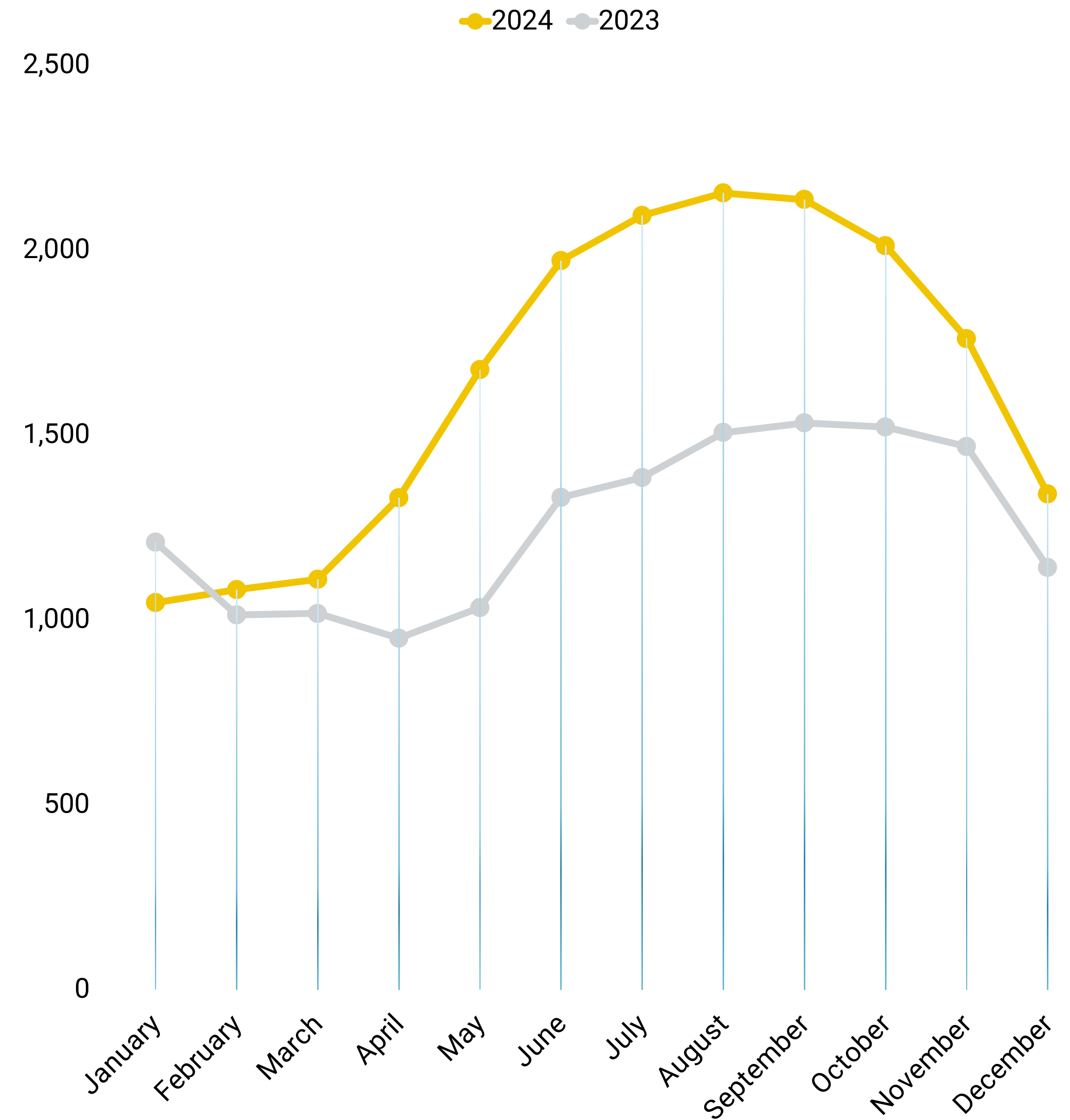


Pierce: Residential Homes and Condominiums

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	1,046	1,210	-13.55%
February	1,081	1,013	6.71%
March	1,109	1,017	9.05%
April	1,330	950	40.00%
May	1,676	1,033	62.25%
June	1,971	1,331	48.08%
July	2,093	1,384	51.23%
August	2,154	1,506	43.03%
September	2,136	1,532	39.43%
October	2,011	1,521	32.22%
November	1,760	1,468	19.89%
December	1,340	1,141	17.44%
Total	19,707	15,106	
% chg.			30.46%

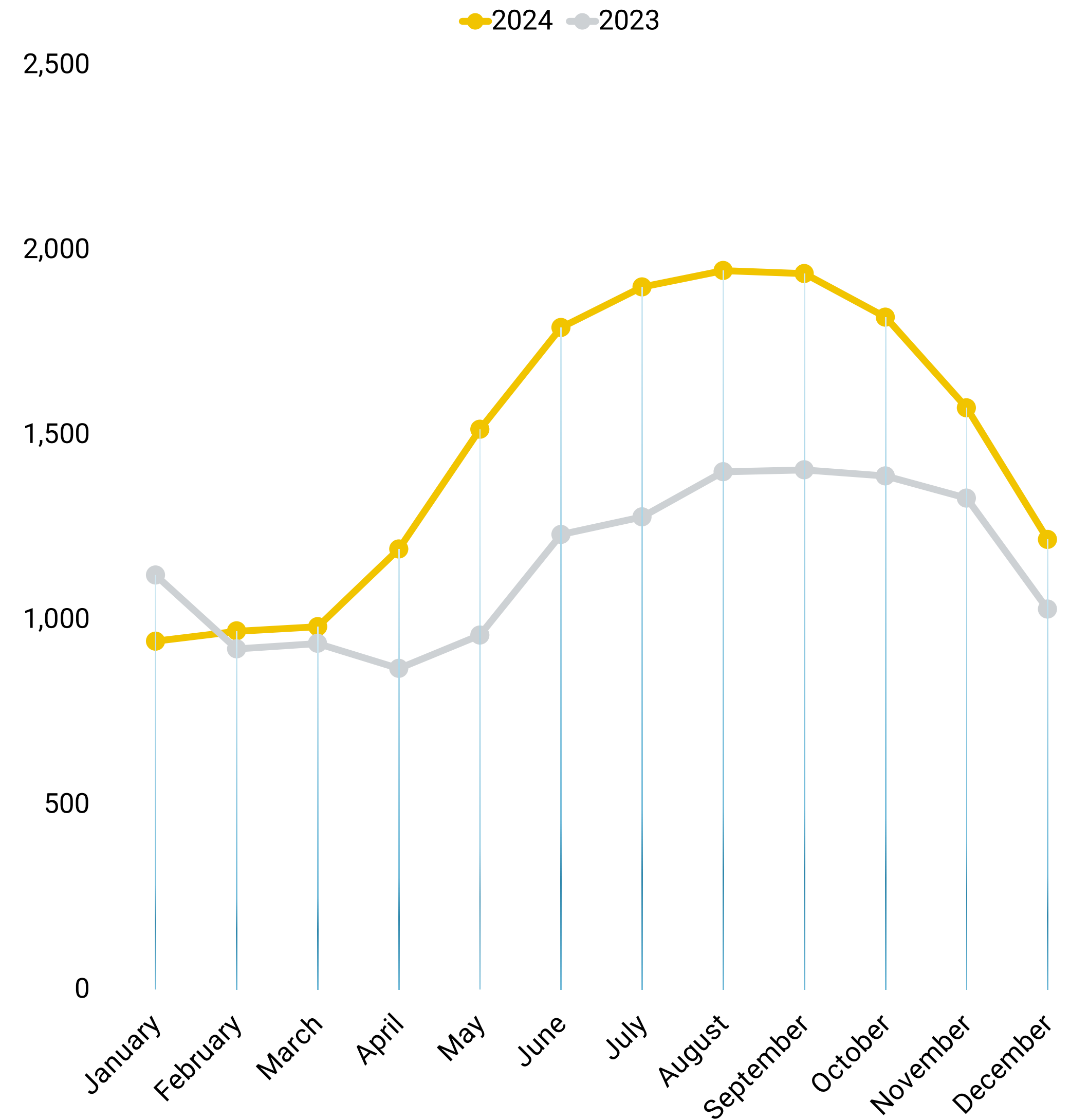


Pierce: Residential Homes Only

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	942	1,121	-15.97%
February	969	921	5.21%
March	981	936	4.81%
April	1,191	868	37.21%
May	1,515	958	58.14%
June	1,790	1,230	45.53%
July	1,900	1,278	48.67%
August	1,944	1,400	38.86%
September	1,936	1,405	37.79%
October	1,818	1,389	30.89%
November	1,573	1,329	18.36%
December	1,217	1,028	18.39%
Total	17,776	13,863	
% chg.			28.23%

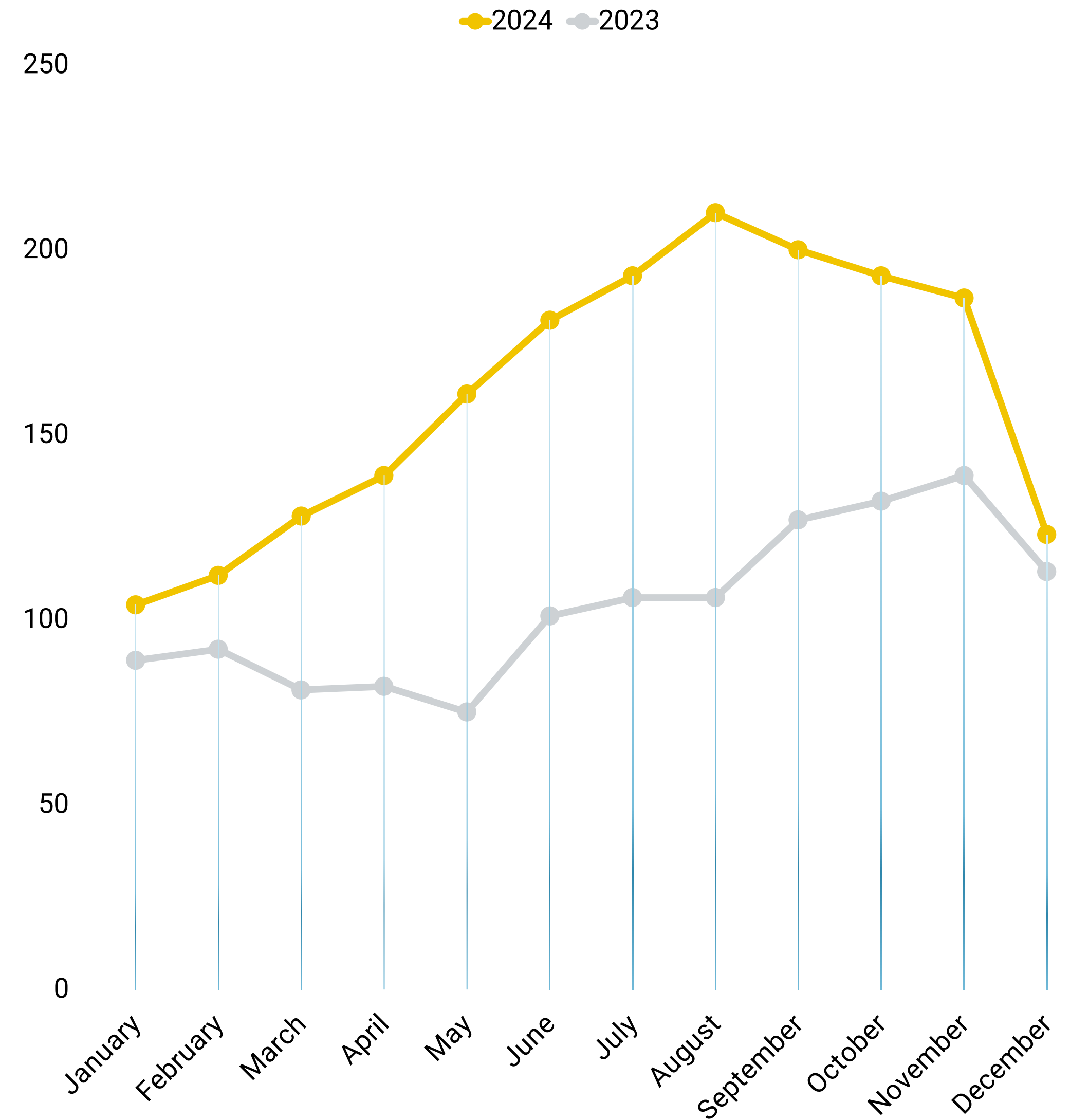


Pierce: Condominiums Only

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	104	89	16.85%
February	112	92	21.74%
March	128	81	58.02%
April	139	82	69.51%
May	161	75	114.67%
June	181	101	79.21%
July	193	106	82.08%
August	210	106	98.11%
September	200	127	57.48%
October	193	132	46.21%
November	187	139	34.53%
December	123	113	8.85%
Total	1,931	1,243	
% chg.			55.35%



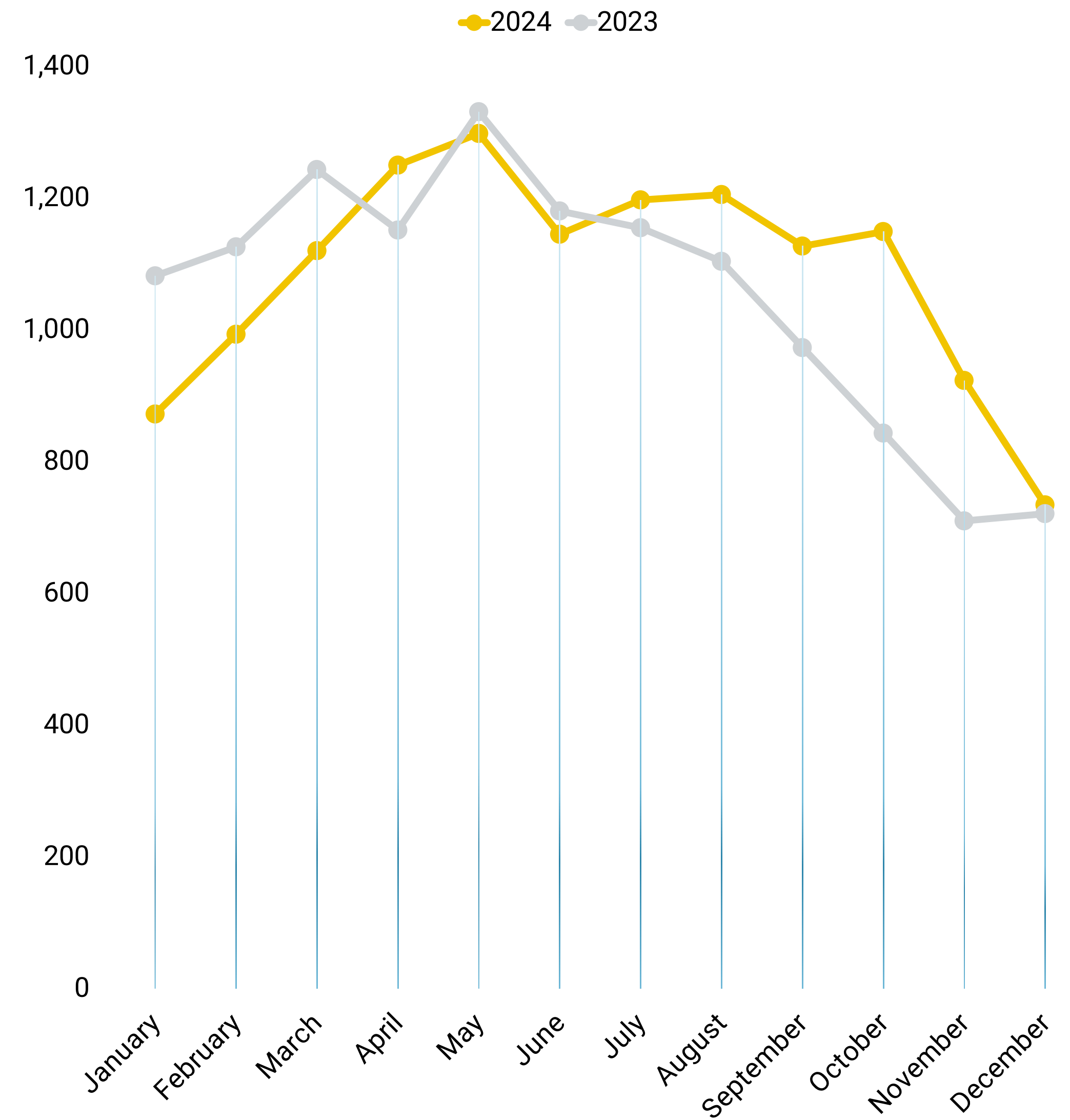
Pierce: Residential Homes and Condominiums

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	872	1,082	-19.41%
February	993	1,126	-11.81%
March	1,120	1,243	-9.90%
April	1,250	1,151	8.60%
May	1,298	1,331	-2.48%
June	1,145	1,180	-2.97%
July	1,197	1,155	3.64%
August	1,205	1,104	9.15%
September	1,127	973	15.83%
October	1,149	843	36.30%
November	923	710	30.00%
December	734	721	1.80%
Total	13,013	12,619	
% chg.			3.12%



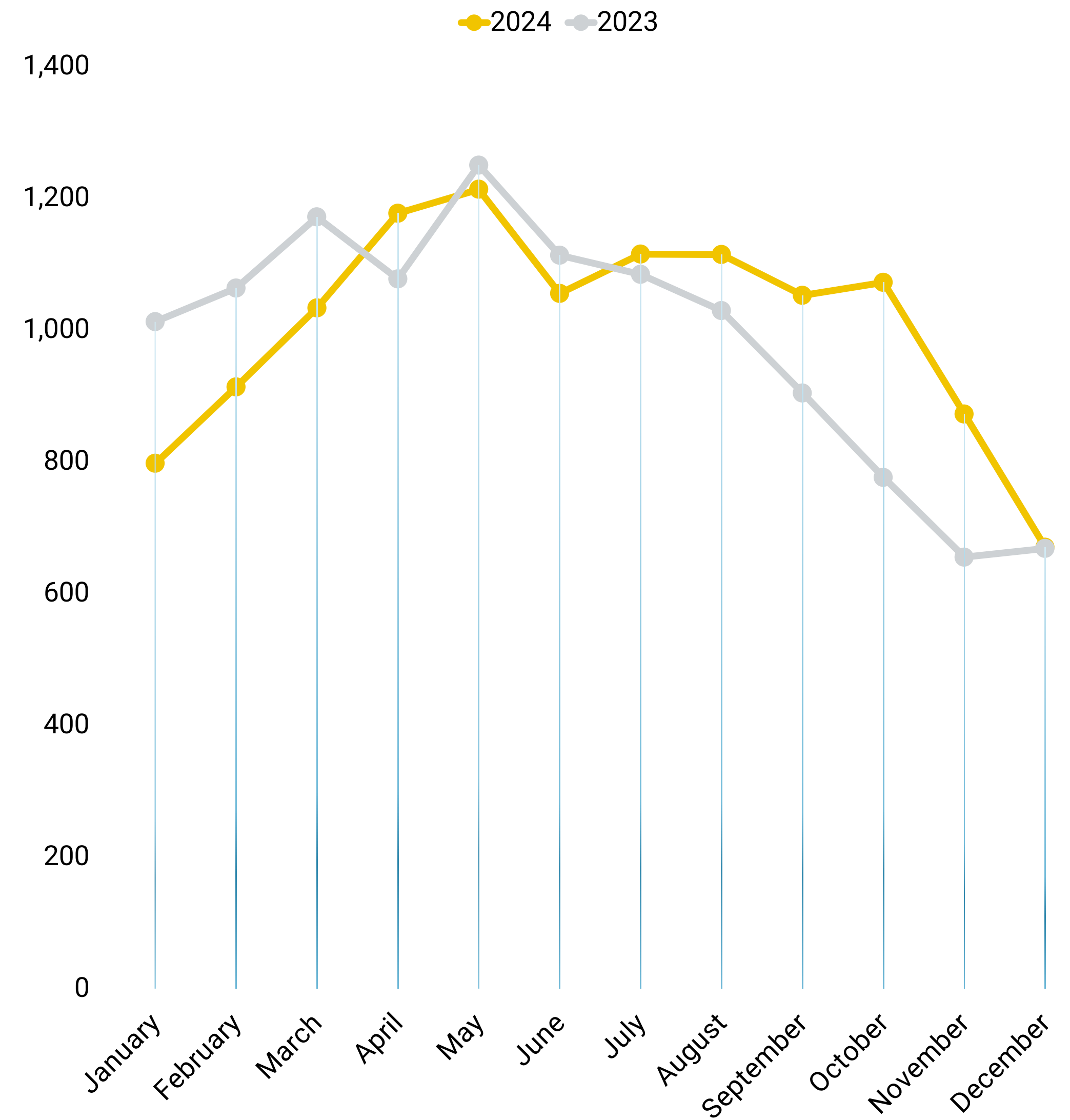
Pierce: Residential Homes Only

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	797	1,012	-21.25%
February	913	1,063	-14.11%
March	1,033	1,171	-11.78%
April	1,177	1,077	9.29%
May	1,213	1,250	-2.96%
June	1,055	1,113	-5.21%
July	1,115	1,084	2.86%
August	1,114	1,029	8.26%
September	1,052	904	16.37%
October	1,072	776	38.14%
November	872	655	33.13%
December	670	668	0.30%
Total	12,083	11,802	
% chg.			2.38%



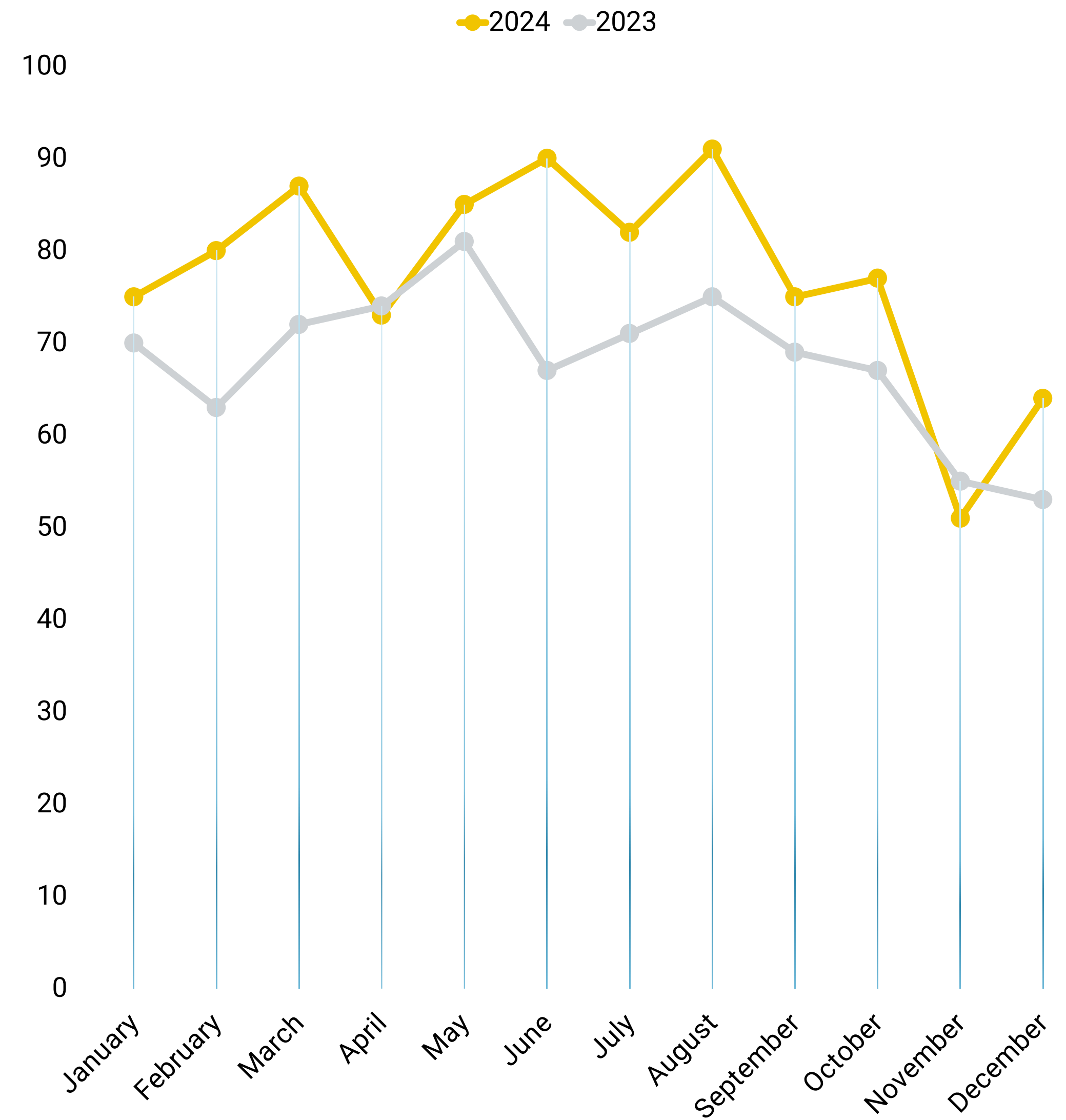
Pierce: Condominiums Only

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	75	70	7.14%
February	80	63	26.98%
March	87	72	20.83%
April	73	74	-1.35%
May	85	81	4.94%
June	90	67	34.33%
July	82	71	15.49%
August	91	75	21.33%
September	75	69	8.70%
October	77	67	14.93%
November	51	55	-7.27%
December	64	53	20.75%
Total	930	817	
% chg.			13.83%

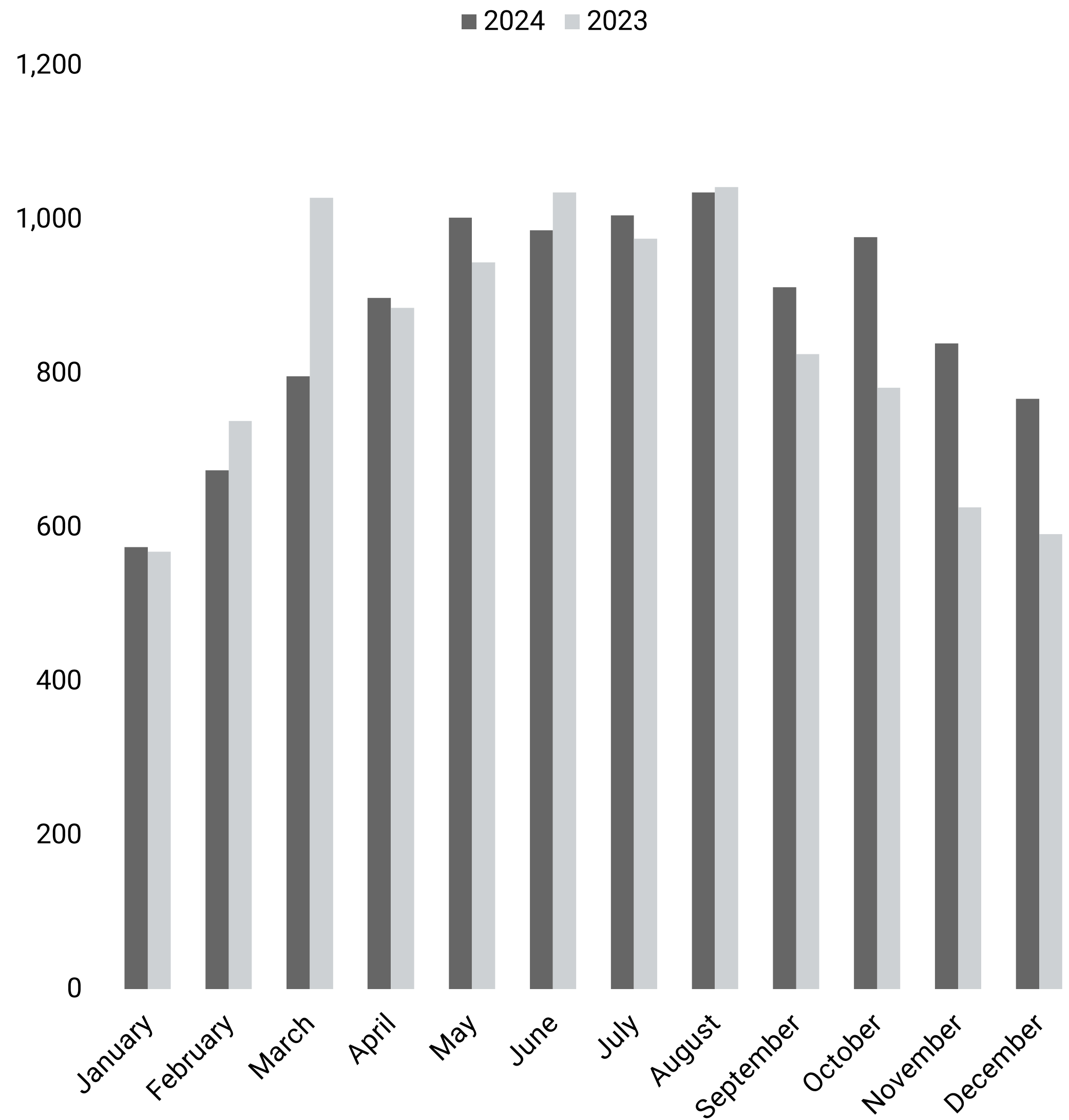


Pierce: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	574	568	1.06%
February	674	738	-8.67%
March	796	1,028	-22.57%
April	898	885	1.47%
May	1,002	944	6.14%
June	986	1,035	-4.73%
July	1,005	975	3.08%
August	1,035	1,042	-0.67%
September	912	825	10.55%
October	977	781	25.10%
November	839	626	34.03%
December	767	591	29.78%
Total	10,465	10,038	
% chg.			4.25%

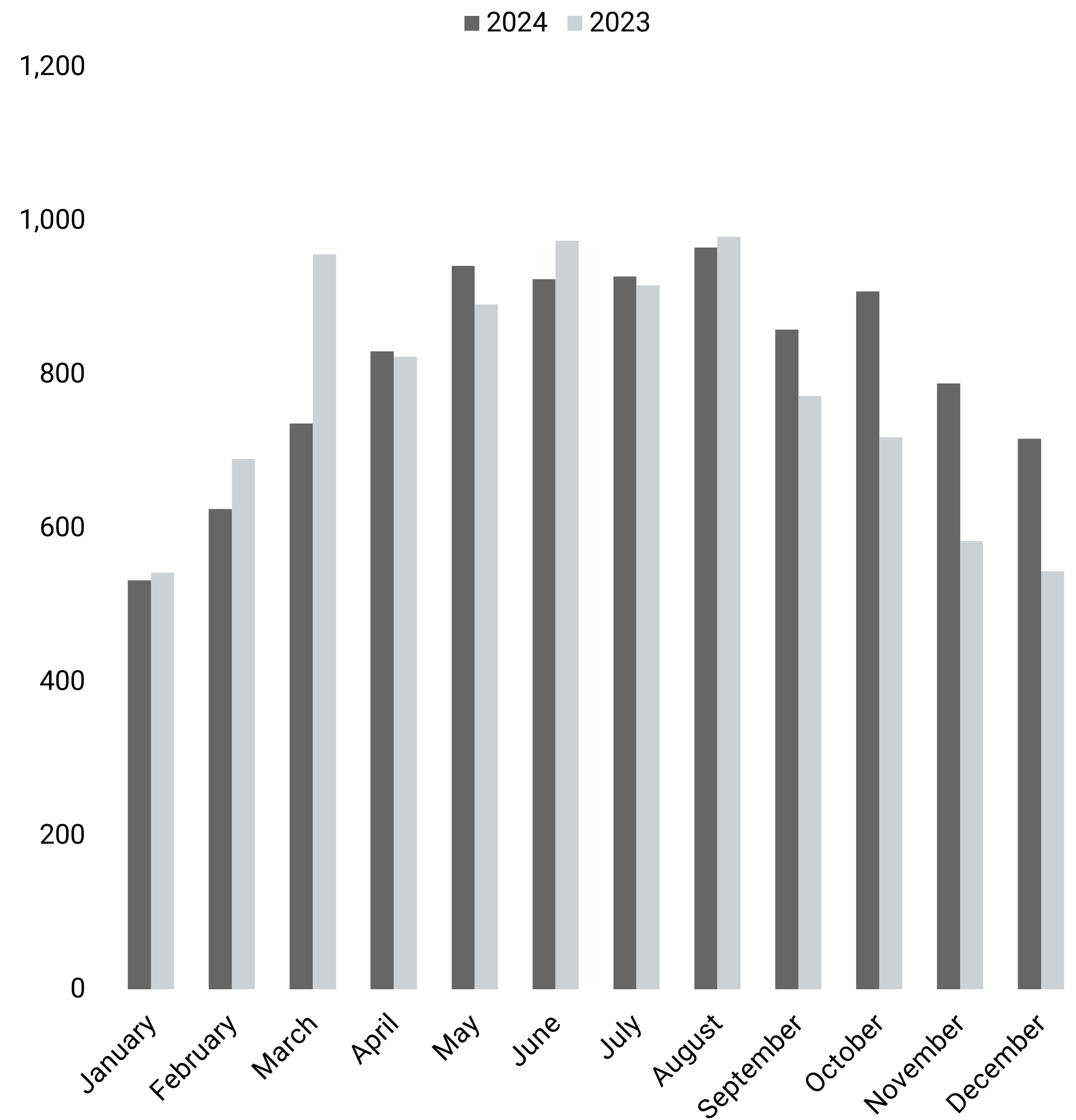


Pierce: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	532	542	-1.85%
February	625	690	-9.42%
March	736	956	-23.01%
April	830	823	0.85%
May	941	891	5.61%
June	924	974	-5.13%
July	927	916	1.20%
August	965	979	-1.43%
September	858	772	11.14%
October	908	718	26.46%
November	788	583	35.16%
December	716	544	31.62%
Total	9,750	9,388	
% chg.			3.86%

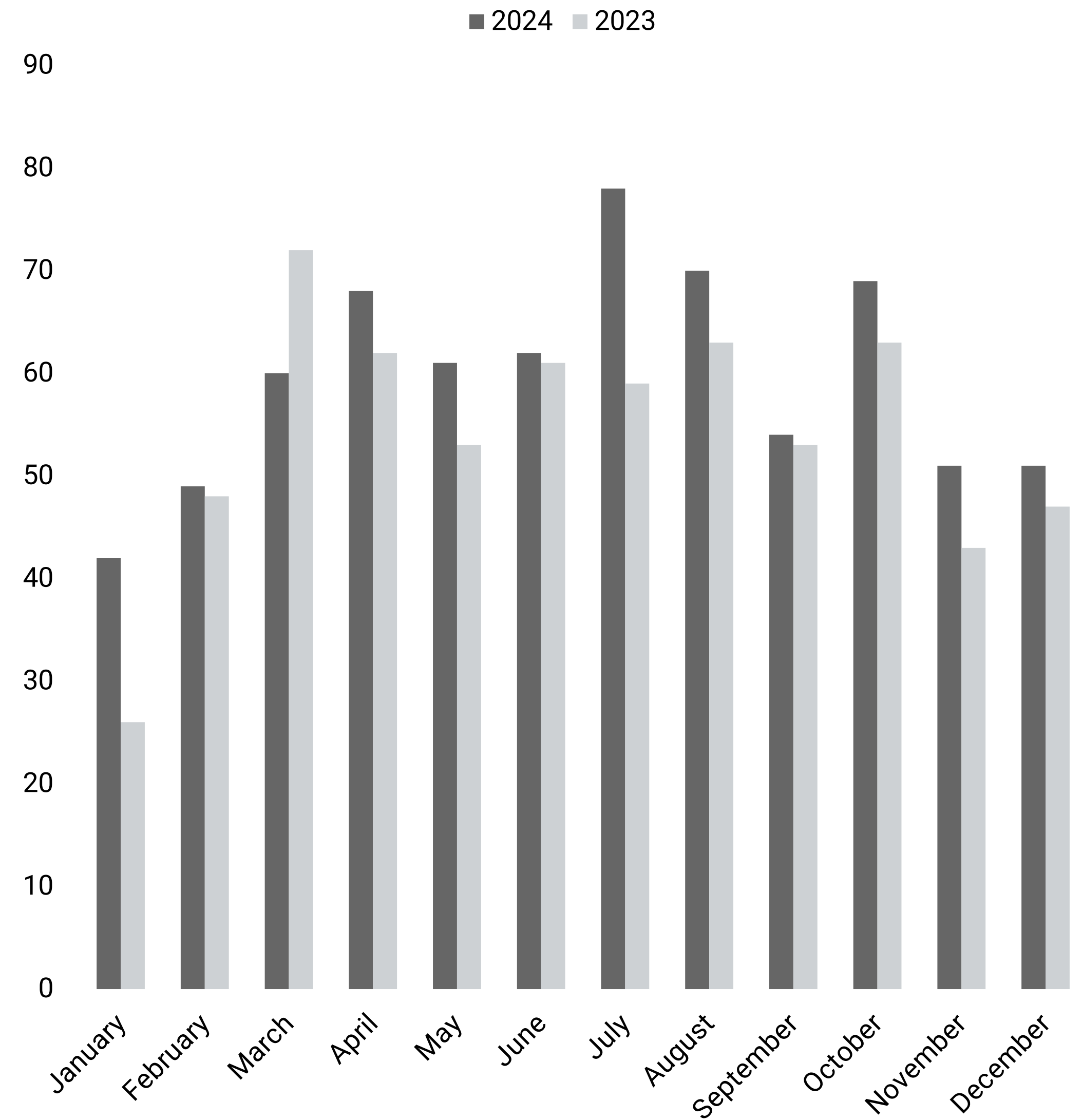


Pierce: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	42	26	61.54%
February	49	48	2.08%
March	60	72	-16.67%
April	68	62	9.68%
May	61	53	15.09%
June	62	61	1.64%
July	78	59	32.20%
August	70	63	11.11%
September	54	53	1.89%
October	69	63	9.52%
November	51	43	18.60%
December	51	47	8.51%
Total	715	650	
% chg.			10.00%

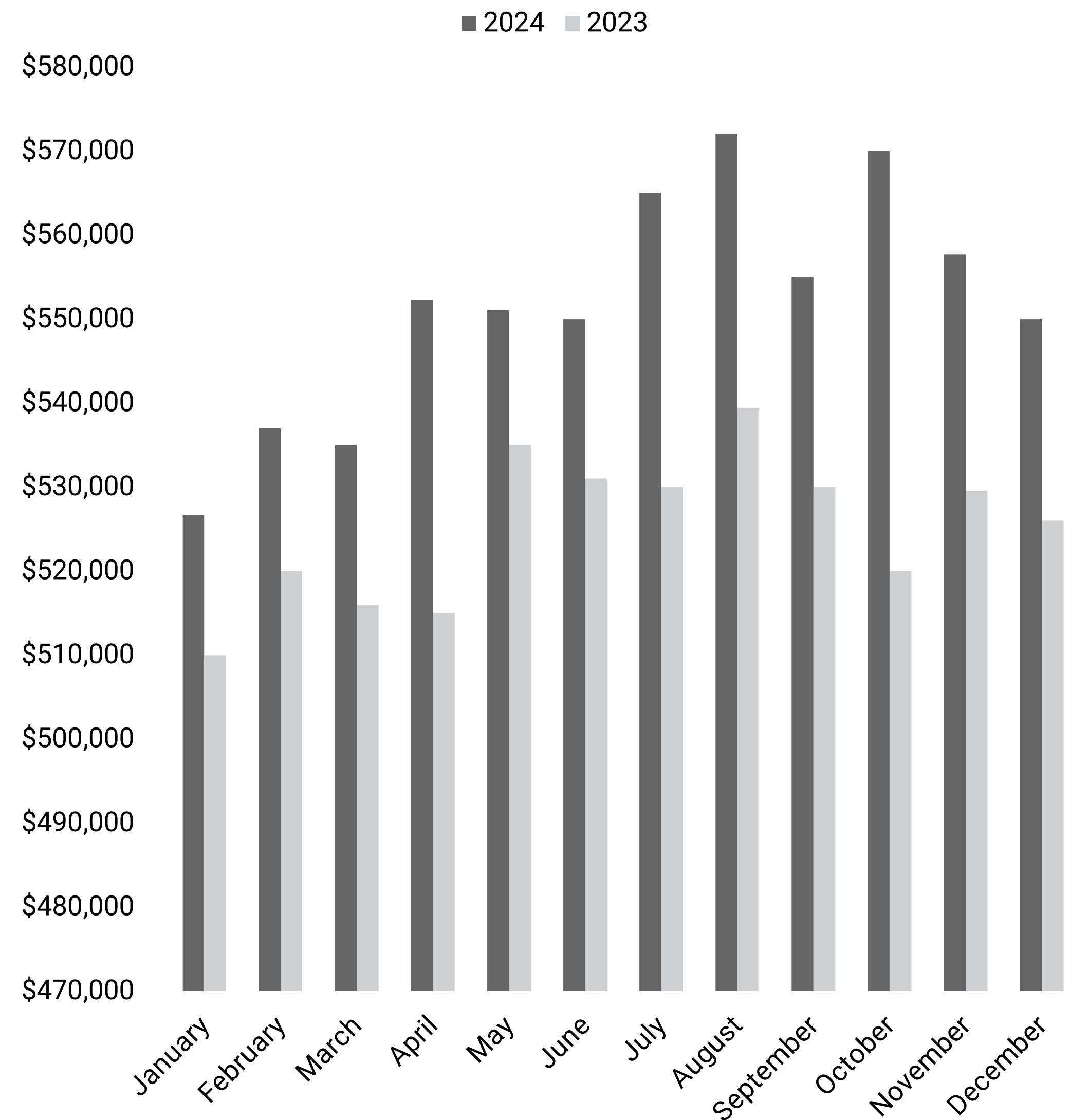


Pierce: Residential Homes and Condominiums

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	\$ 526,700	\$ 509,997	3.28%
February	\$ 536,975	\$ 519,997	3.27%
March	\$ 535,000	\$ 516,000	3.68%
April	\$ 552,250	\$ 515,000	7.23%
May	\$ 551,025	\$ 535,000	3.00%
June	\$ 550,000	\$ 531,000	3.58%
July	\$ 565,000	\$ 530,000	6.60%
August	\$ 572,000	\$ 539,425	6.04%
September	\$ 555,000	\$ 530,000	4.72%
October	\$ 570,000	\$ 520,000	9.62%
November	\$ 557,671	\$ 529,500	5.32%
December	\$ 550,000	\$ 526,000	4.56%
Total	\$ 554,590	\$ 525,000	
% chg.			5.64%

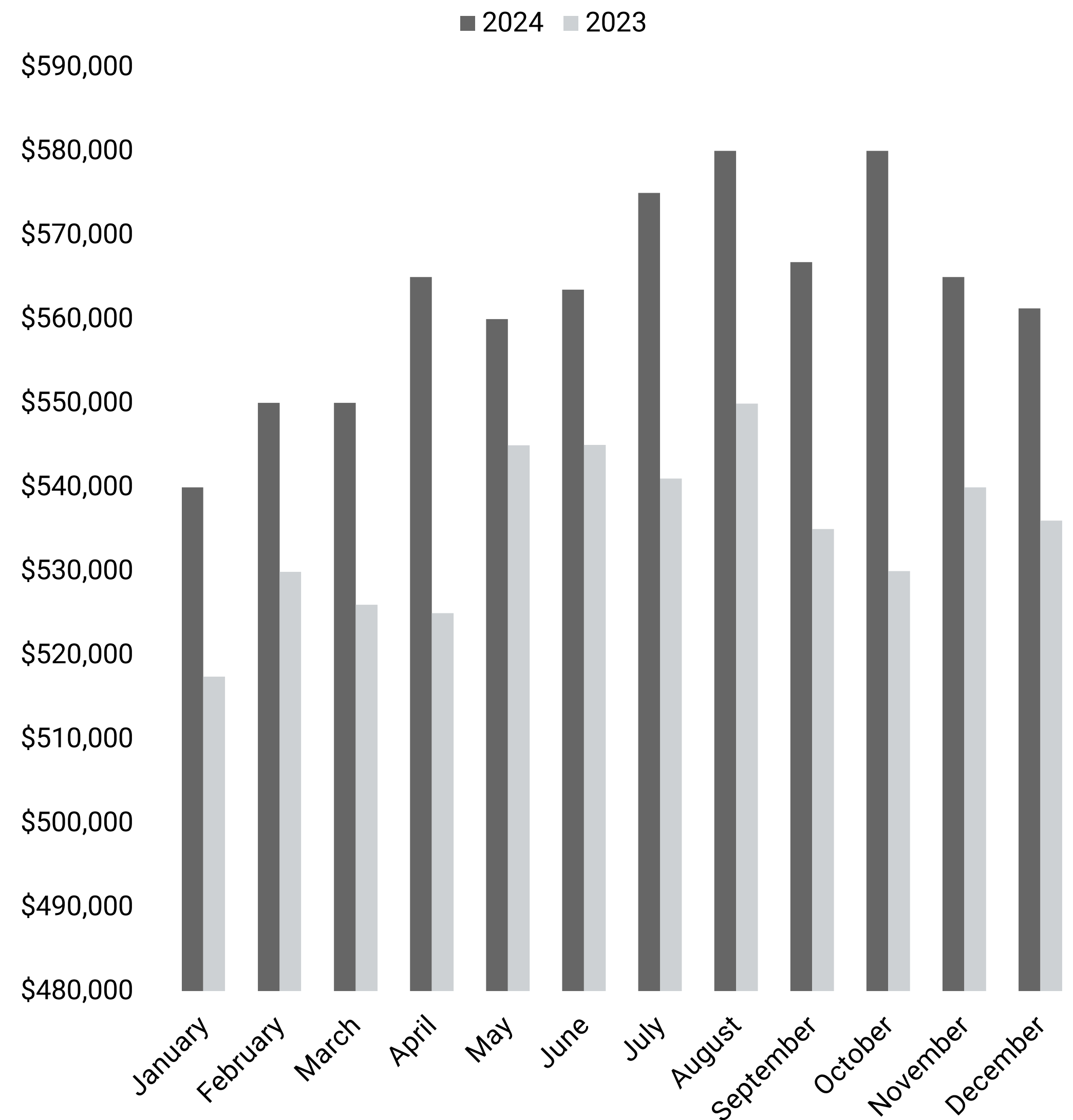


Pierce: Residential Homes Only

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	\$ 539,975	\$ 517,442	4.35%
February	\$ 550,000	\$ 529,900	3.79%
March	\$ 550,000	\$ 526,000	4.56%
April	\$ 565,000	\$ 525,000	7.62%
May	\$ 560,000	\$ 544,990	2.75%
June	\$ 563,500	\$ 545,000	3.39%
July	\$ 575,000	\$ 541,000	6.28%
August	\$ 580,000	\$ 549,950	5.46%
September	\$ 566,750	\$ 535,000	5.93%
October	\$ 580,000	\$ 530,000	9.43%
November	\$ 565,000	\$ 539,950	4.64%
December	\$ 561,250	\$ 536,000	4.71%
Total	\$ 565,000	\$ 535,000	
% chg.	5.61%		

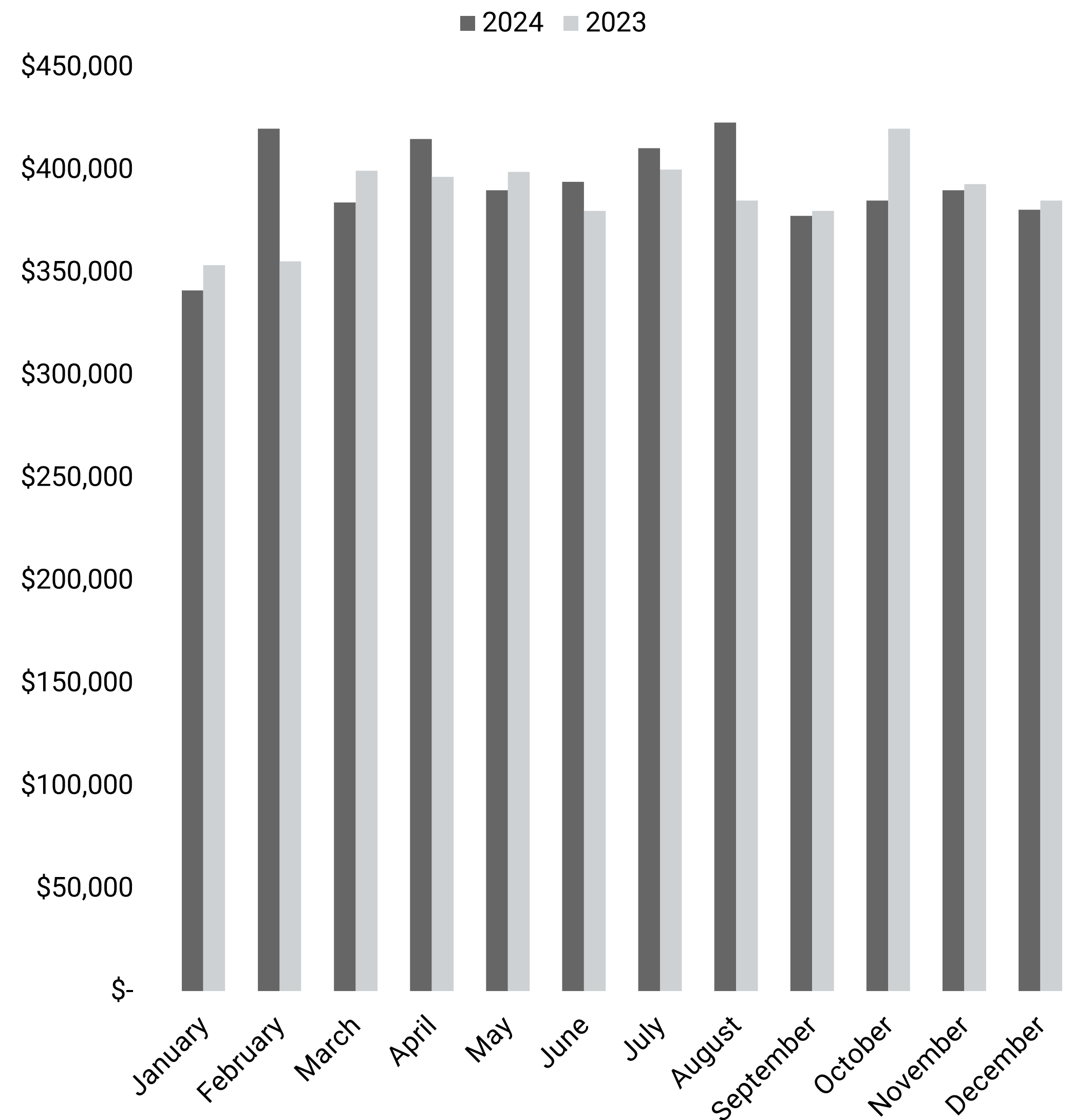


Pierce: Condominiums Only

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	\$ 341,250	\$ 353,500	-3.47%
February	\$ 419,950	\$ 355,300	18.20%
March	\$ 384,000	\$ 399,475	-3.87%
April	\$ 415,000	\$ 396,475	4.67%
May	\$ 389,950	\$ 399,000	-2.27%
June	\$ 394,000	\$ 380,000	3.68%
July	\$ 410,525	\$ 399,950	2.64%
August	\$ 423,000	\$ 385,000	9.87%
September	\$ 377,500	\$ 380,000	-0.66%
October	\$ 385,000	\$ 420,000	-8.33%
November	\$ 390,000	\$ 393,000	-0.76%
December	\$ 380,500	\$ 385,000	-1.17%
Total	\$ 396,000	\$ 390,000	
% chg.	1.54%		



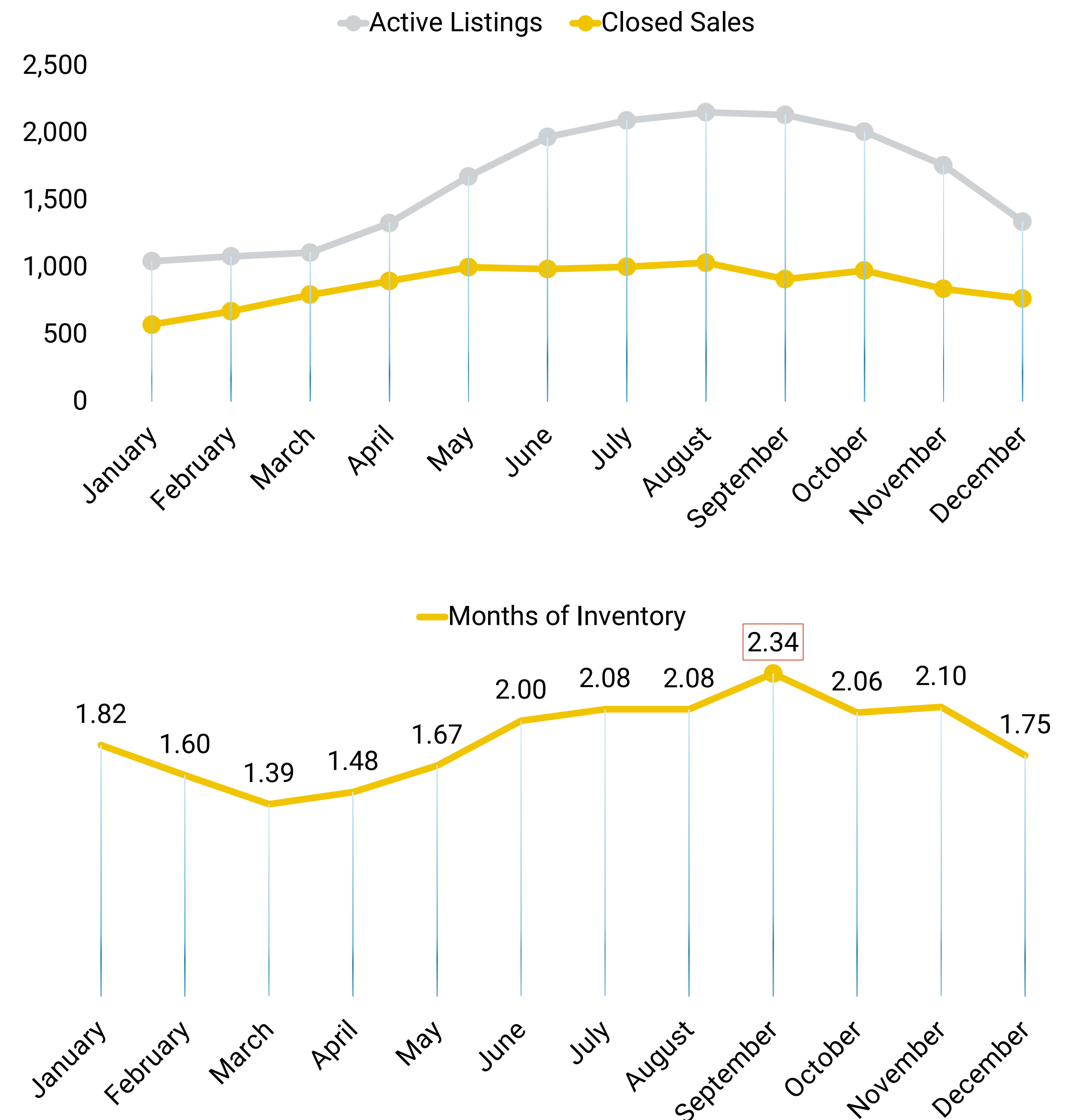
Pierce: Residential Homes and Condominiums

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	1,046	574	1.82
February	1,081	674	1.60
March	1,109	796	1.39
April	1,330	898	1.48
May	1,676	1,002	1.67
June	1,971	986	2.00
July	2,093	1,005	2.08
August	2,154	1,035	2.08
September	2,136	912	2.34
October	2,011	977	2.06
November	1,760	839	2.10
December	1,340	767	1.75



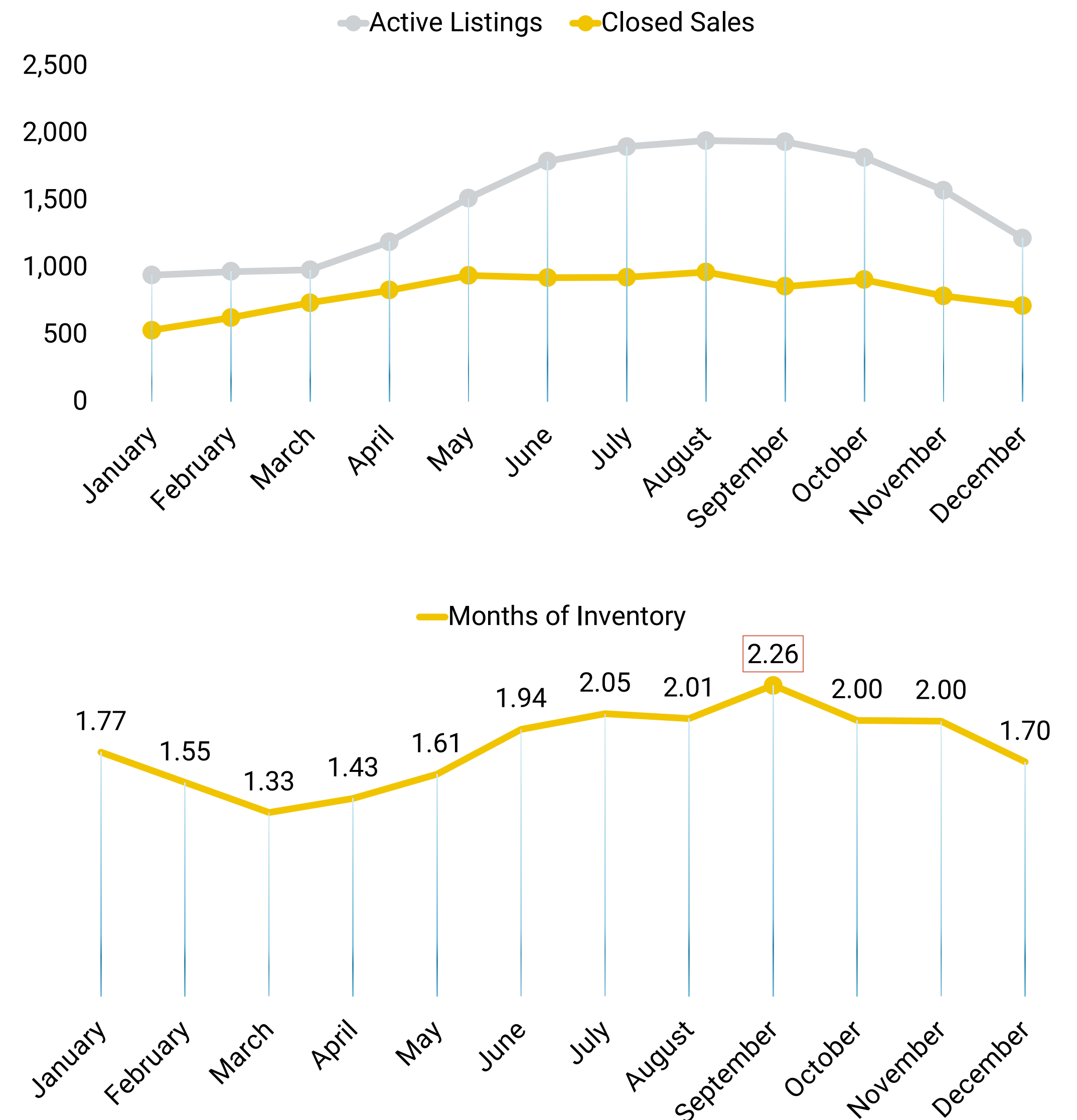
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Months of Inventory by Month

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	942	532	1.77
February	969	625	1.55
March	981	736	1.33
April	1,191	830	1.43
May	1,515	941	1.61
June	1,790	924	1.94
July	1,900	927	2.05
August	1,944	965	2.01
September	1,936	858	2.26
October	1,818	908	2.00
November	1,573	788	2.00
December	1,217	716	1.70



Pierce: 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	104	42	2.48
February	112	49	2.29
March	128	60	2.13
April	139	68	2.04
May	161	61	2.64
June	181	62	2.92
July	193	78	2.47
August	210	70	3.00
September	200	54	3.70
October	193	69	2.80
November	187	51	3.67
December	123	51	2.41

