

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2024	New Dec 2023	Ttl Active Dec 2024	Ttl Active Dec 2023	% Change, Ttl Active	Pending Dec 2024	Pending Dec 2023	% Change, Pending	Closed Dec 2024	Closed Dec 2023	% Change, Closed	Median \$, Dec 2024	Median \$, Dec 2023	% Change, Median Price	Months of Inventory
King	950	802	2,506	1,873	33.80%	1,324	1,236	7.12%	1,542	1,316	17.17%	\$800,000	\$775,000	3.23%	1.63
Snohomish	463	385	824	564	46.10%	645	693	-6.93%	753	626	20.29%	\$744,995	\$675,000	10.37%	1.09
Pierce	537	510	1,340	1,141	17.44%	734	721	1.80%	767	591	29.78%	\$550,000	\$526,000	4.56%	1.75
Kitsap	173	184	425	412	3.16%	241	242	-0.41%	281	235	19.57%	\$539,000	\$540,000	-0.19%	1.51
Mason	51	61	217	183	18.58%	87	59	47.46%	78	55	41.82%	\$427,475	\$405,000	5.55%	2.78
Skagit	59	53	228	165	38.18%	96	69	39.13%	111	73	52.05%	\$555,000	\$560,000	-0.89%	2.05
Grays Harbor	79	67	369	302	22.19%	74	74	0.00%	79	64	23.44%	\$343,000	\$299,500	14.52%	4.67
Lewis	61	40	282	242	16.53%	70	61	14.75%	64	53	20.75%	\$430,000	\$395,000	8.86%	4.41
Cowlitz	67	56	238	169	40.83%	75	78	-3.85%	74	64	15.63%	\$395,000	\$376,500	4.91%	3.22
Grant	47	53	277	198	39.90%	62	47	31.91%	80	56	42.86%	\$356,581	\$360,950	-1.21%	3.46
Thurston	139	166	384	343	11.95%	215	241	-10.79%	243	223	8.97%	\$500,000	\$490,000	2.04%	1.58
San Juan	15	12	76	76	0.00%	12	8	50.00%	14	13	7.69%	\$849,500	\$1,450,000	-41.41%	5.43
Island	61	53	214	168	27.38%	73	61	19.67%	76	79	-3.80%	\$585,000	\$535,000	9.35%	2.82
Kittitas	32	51	227	180	26.11%	47	41	14.63%	66	53	24.53%	\$552,000	\$539,900	2.24%	3.44
Jefferson	21	19	88	80	10.00%	39	26	50.00%	34	35	-2.86%	\$675,550	\$650,000	3.93%	2.59
Okanogan	6	15	119	127	-6.30%	12	19	-36.84%	19	23	-17.39%	\$369,000	\$275,000	34.18%	6.26
Whatcom	114	107	491	394	24.62%	171	153	11.76%	176	168	4.76%	\$597,495	\$549,750	8.68%	2.79
Clark	45	42	170	119	42.86%	73	57	28.07%	62	48	29.17%	\$526,000	\$521,000	0.96%	2.74
Pacific	32	35	161	134	20.15%	28	30	-6.67%	29	24	20.83%	\$320,000	\$372,500	-14.09%	5.55
Ferry	2	2	22	18	22.22%	3	2	50.00%	1	1	0.00%	\$125,000	\$254,900	-50.96%	22.00
Clallam	39	42	143	121	18.18%	69	37	86.49%	71	65	9.23%	\$445,000	\$445,000	0.00%	2.01
Chelan	43	31	221	172	28.49%	51	43	18.60%	56	43	30.23%	\$539,999	\$532,500	1.41%	3.95
Douglas	24	25	96	67	43.28%	16	25	-36.00%	45	24	87.50%	\$490,000	\$422,500	15.98%	2.13
Adams	3	3	38	34	11.76%	9	8	12.50%	4	10	-60.00%	\$292,300	\$322,500	-9.36%	9.50
Walla Walla	33	35	113	117	-3.42%	36	30	20.00%	39	27	44.44%	\$429,000	\$354,000	21.19%	2.90
Columbia	2	4	19	23	-17.39%	2	2	0.00%	2	4	-50.00%	\$590,000	\$152,750	286.25%	9.50
Others	68	31	236	195	21.03%	48	35	37.14%	46	45	2.22%	\$400,000	\$398,585	0.36%	5.13
Total	3,166	2,884	9,524	7,617	25.04%	4,312	4,098	5.22%	4,812	4,018	19.76%	\$623,500	\$597,975	4.27%	1.98

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page

Months of Inventory calculated using Total Active divided by Total Sold for current month.

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King	665	582	1,476	1,217	21.28%	966	902	7.10%	1,151	1,017	13.18%	\$875,000	\$849,950	2.95%	1.28
Snohomish	367	323	637	474	34.39%	526	586	-10.24%	609	529	15.12%	\$789,950	\$684,995	15.32%	1.05
Pierce	505	472	1,217	1,028	18.39%	670	668	0.30%	716	544	31.62%	\$561,250	\$536,000	4.71%	1.70
Kitsap	166	173	388	394	-1.52%	231	227	1.76%	270	221	22.17%	\$539,995	\$545,000	-0.92%	1.44
Mason	51	61	217	183	18.58%	85	58	46.55%	77	55	40.00%	\$425,000	\$405,000	4.94%	2.82
Skagit	55	46	211	155	36.13%	91	62	46.77%	104	67	55.22%	\$569,849	\$575,000	-0.90%	2.03
Grays Harbor	78	66	341	286	19.23%	72	71	1.41%	78	63	23.81%	\$341,450	\$299,000	14.20%	4.37
Lewis	60	40	281	242	16.12%	70	61	14.75%	64	53	20.75%	\$430,000	\$395,000	8.86%	4.39
Cowlitz	67	53	232	163	42.33%	74	77	-3.90%	74	63	17.46%	\$395,000	\$383,000	3.13%	3.14
Grant	47	51	265	193	37.31%	62	46	34.78%	79	56	41.07%	\$357,990	\$360,950	-0.82%	3.35
Thurston	134	141	359	323	11.15%	209	223	-6.28%	231	214	7.94%	\$507,000	\$499,925	1.42%	1.55
San Juan	14	10	65	68	-4.41%	11	8	37.50%	14	12	16.67%	\$849,500	\$1,625,000	-47.72%	4.64
Island	54	48	192	153	25.49%	68	59	15.25%	72	77	-6.49%	\$605,000	\$545,000	11.01%	2.67
Kittitas	32	48	198	158	25.32%	44	41	7.32%	65	52	25.00%	\$565,000	\$544,950	3.68%	3.05
Jefferson	19	19	79	78	1.28%	35	26	34.62%	29	35	-17.14%	\$675,000	\$650,000	3.85%	2.72
Okanogan	6	15	117	121	-3.31%	12	19	-36.84%	19	23	-17.39%	\$369,000	\$275,000	34.18%	6.16
Whatcom	91	94	378	319	18.50%	142	130	9.23%	149	143	4.20%	\$630,000	\$570,000	10.53%	2.54
Clark	41	41	150	108	38.89%	68	55	23.64%	57	46	23.91%	\$530,000	\$531,000	-0.19%	2.63
Pacific	31	30	144	121	19.01%	26	29	-10.34%	24	22	9.09%	\$310,000	\$372,500	-16.78%	6.00
Ferry	2	2	22	18	22.22%	3	2	50.00%	1	1	0.00%	\$125,000	\$254,900	-50.96%	22.00
Clallam	33	41	133	116	14.66%	68	36	88.89%	69	62	11.29%	\$450,000	\$452,000	-0.44%	1.93
Chelan	37	27	184	157	17.20%	47	38	23.68%	51	41	24.39%	\$535,000	\$545,000	-1.83%	3.61
Douglas	23	24	92	62	48.39%	15	25	-40.00%	42	24	75.00%	\$507,925	\$422,500	20.22%	2.19
Adams	3	3	37	34	8.82%	9	8	12.50%	4	10	-60.00%	\$292,300	\$322,500	-9.36%	9.25
Walla Walla	33	33	112	109	2.75%	33	29	13.79%	35	27	29.63%	\$430,000	\$354,000	21.47%	3.20
Columbia	2	4	19	23	-17.39%	2	2	0.00%	2	4	-50.00%	\$590,000	\$152,750	286.25%	9.50
Others	67	29	223	190	17.37%	47	35	34.29%	45	45	0.00%	\$400,000	\$398,585	0.36%	4.96
Total	2,683	2,476	7,769	6,493	19.65%	3,686	3,523	4.63%	4,131	3,506	17.83%	\$639,000	\$610,000	4.75%	1.88

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King	285	220	1,030	656	57.01%	358	334	7.19%	391	299	30.77%	\$525,000	\$537,000	-2.23%	2.63
Snohomish	96	62	187	90	107.78%	119	107	11.21%	144	97	48.45%	\$549,975	\$523,500	5.06%	1.30
Pierce	32	38	123	113	8.85%	64	53	20.75%	51	47	8.51%	\$380,500	\$385,000	-1.17%	2.41
Kitsap	7	11	37	18	105.56%	10	15	-33.33%	11	14	-21.43%	\$279,000	\$290,000	-3.79%	3.36
Mason	0	0	0	0	N/A	2	1	100.00%	1	0	N/A	\$499,000	\$0	N/A	0.00
Skagit	4	7	17	10	70.00%	5	7	-28.57%	7	6	16.67%	\$420,000	\$473,500	-11.30%	2.43
Grays Harbor	1	1	28	16	75.00%	2	3	-33.33%	1	1	0.00%	\$414,900	\$911,500	-54.48%	28.00
Lewis	1	0	1	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	0	3	6	6	0.00%	1	1	0.00%	0	1	-100.00%	\$0	\$353,000	-100.00%	0.00
Grant	0	2	12	5	140.00%	0	1	-100.00%	1	0	N/A	\$169,000	\$0	N/A	12.00
Thurston	5	25	25	20	25.00%	6	18	-66.67%	12	9	33.33%	\$309,950	\$274,000	13.12%	2.08
San Juan	1	2	11	8	37.50%	1	0	N/A	0	1	-100.00%	\$0	\$550,000	-100.00%	0.00
Island	7	5	22	15	46.67%	5	2	150.00%	4	2	100.00%	\$325,750	\$290,000	12.33%	5.50
Kittitas	0	3	29	22	31.82%	3	0	N/A	1	1	0.00%	\$500,000	\$360,000	38.89%	29.00
Jefferson	2	0	9	2	350.00%	4	0	N/A	5	0	N/A	\$676,100	\$0	N/A	1.80
Okanogan	0	0	2	6	-66.67%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	23	13	113	75	50.67%	29	23	26.09%	27	25	8.00%	\$375,000	\$395,000	-5.06%	4.19
Clark	4	1	20	11	81.82%	5	2	150.00%	5	2	150.00%	\$319,000	\$280,750	13.62%	4.00
Pacific	1	5	17	13	30.77%	2	1	100.00%	5	2	150.00%	\$360,000	\$339,500	6.04%	3.40
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	1	10	5	100.00%	1	1	0.00%	2	3	-33.33%	\$428,445	\$339,000	26.38%	5.00
Chelan	6	4	37	15	146.67%	4	5	-20.00%	5	2	150.00%	\$600,000	\$363,750	64.95%	7.40
Douglas	1	1	4	5	-20.00%	1	0	N/A	3	0	N/A	\$457,500	\$0	N/A	1.33
Adams	0	0	1	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	0	2	1	8	-87.50%	3	1	200.00%	4	0	N/A	\$352,250	\$0	N/A	0.25
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	1	2	13	5	160.00%	1	0	N/A	1	0	N/A	\$350,000	\$0	N/A	13.00
Total	483	408	1,755	1,124	56.14%	626	575	8.87%	681	512	33.01%	\$487,500	\$472,500	3.17%	2.58