



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Thurston
Annual Statistical
Review and Highlights

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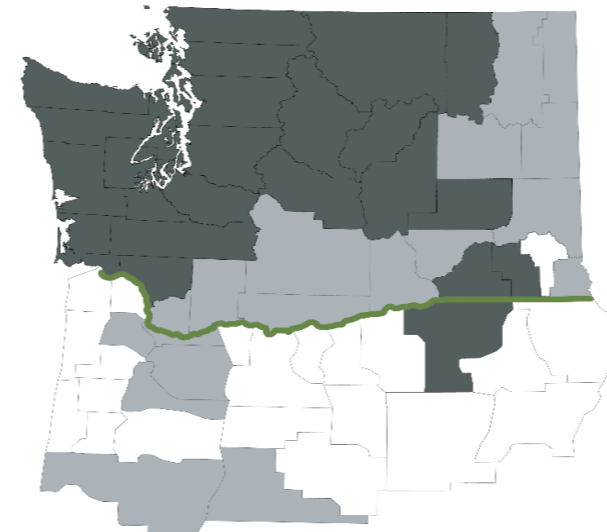
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

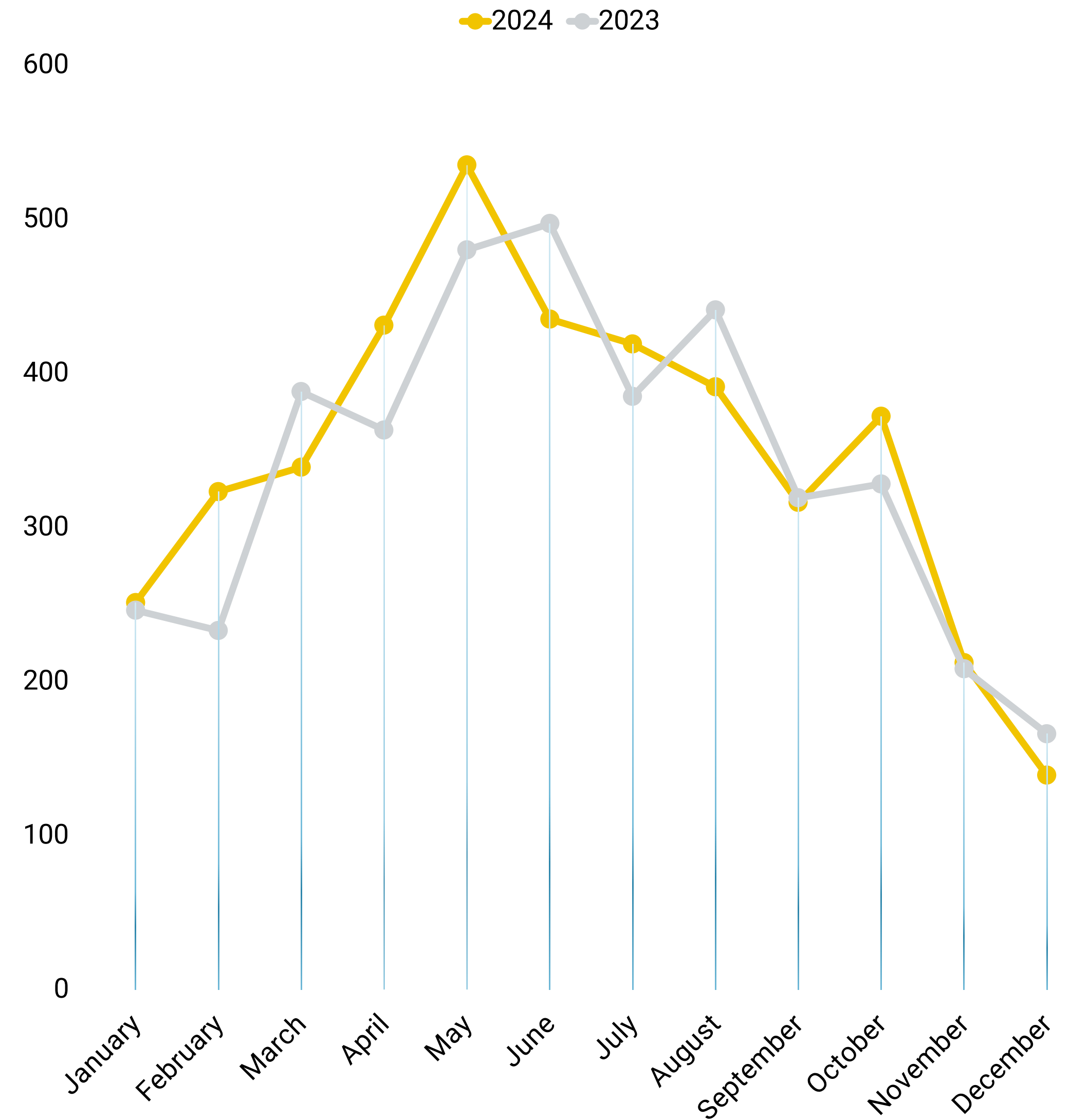
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Thurston: Residential Homes and Condominiums

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	251	246	2.03%
February	323	233	38.63%
March	339	388	-12.63%
April	431	363	18.73%
May	535	480	11.46%
June	435	497	-12.47%
July	419	385	8.83%
August	391	441	-11.34%
September	316	319	-0.94%
October	372	328	13.41%
November	212	208	1.92%
December	139	166	-16.27%
Total	4,163	4,054	
% chg.	2.69%		

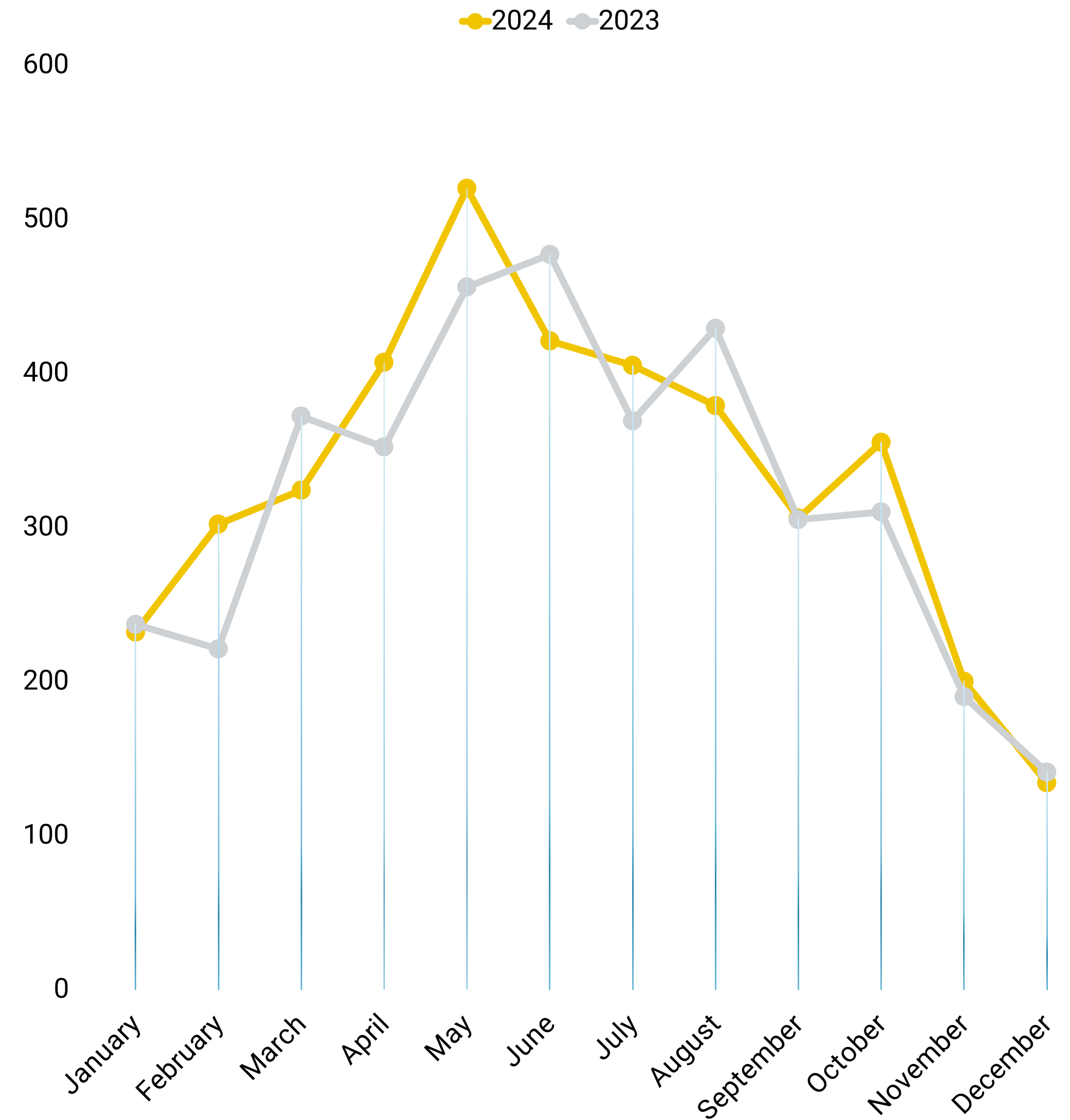


Thurston: Residential Homes Only

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	232	237	-2.11%
February	302	221	36.65%
March	324	372	-12.90%
April	407	352	15.63%
May	520	456	14.04%
June	421	477	-11.74%
July	405	369	9.76%
August	379	429	-11.66%
September	306	305	0.33%
October	355	310	14.52%
November	200	190	5.26%
December	134	141	-4.96%
Total	3,985	3,859	
% chg.			3.27%

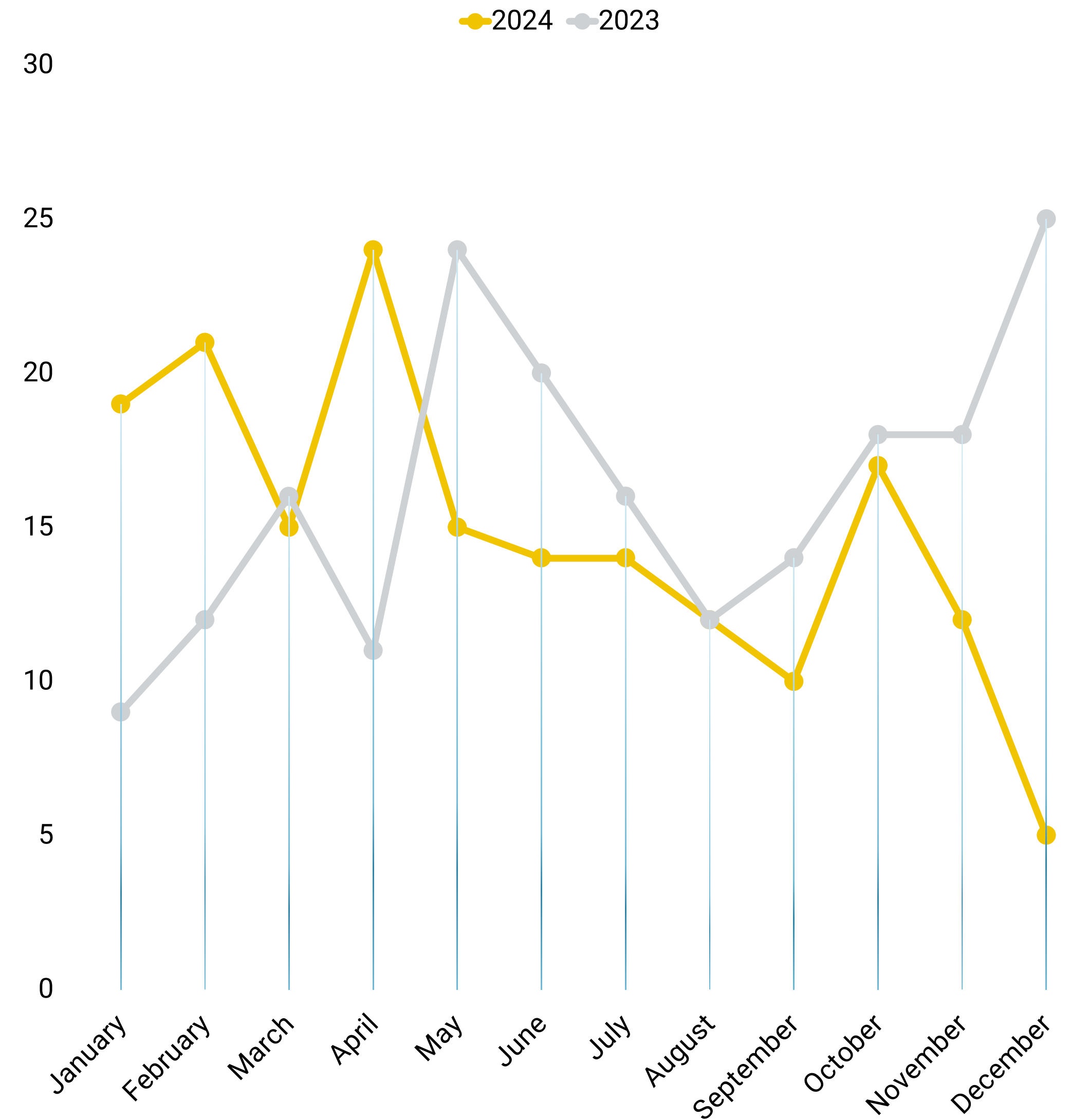


Thurston: Condominiums Only

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	19	9	111.11%
February	21	12	75.00%
March	15	16	-6.25%
April	24	11	118.18%
May	15	24	-37.50%
June	14	20	-30.00%
July	14	16	-12.50%
August	12	12	0.00%
September	10	14	-28.57%
October	17	18	-5.56%
November	12	18	-33.33%
December	5	25	-80.00%
Total	178	195	
% chg.	-8.72%		

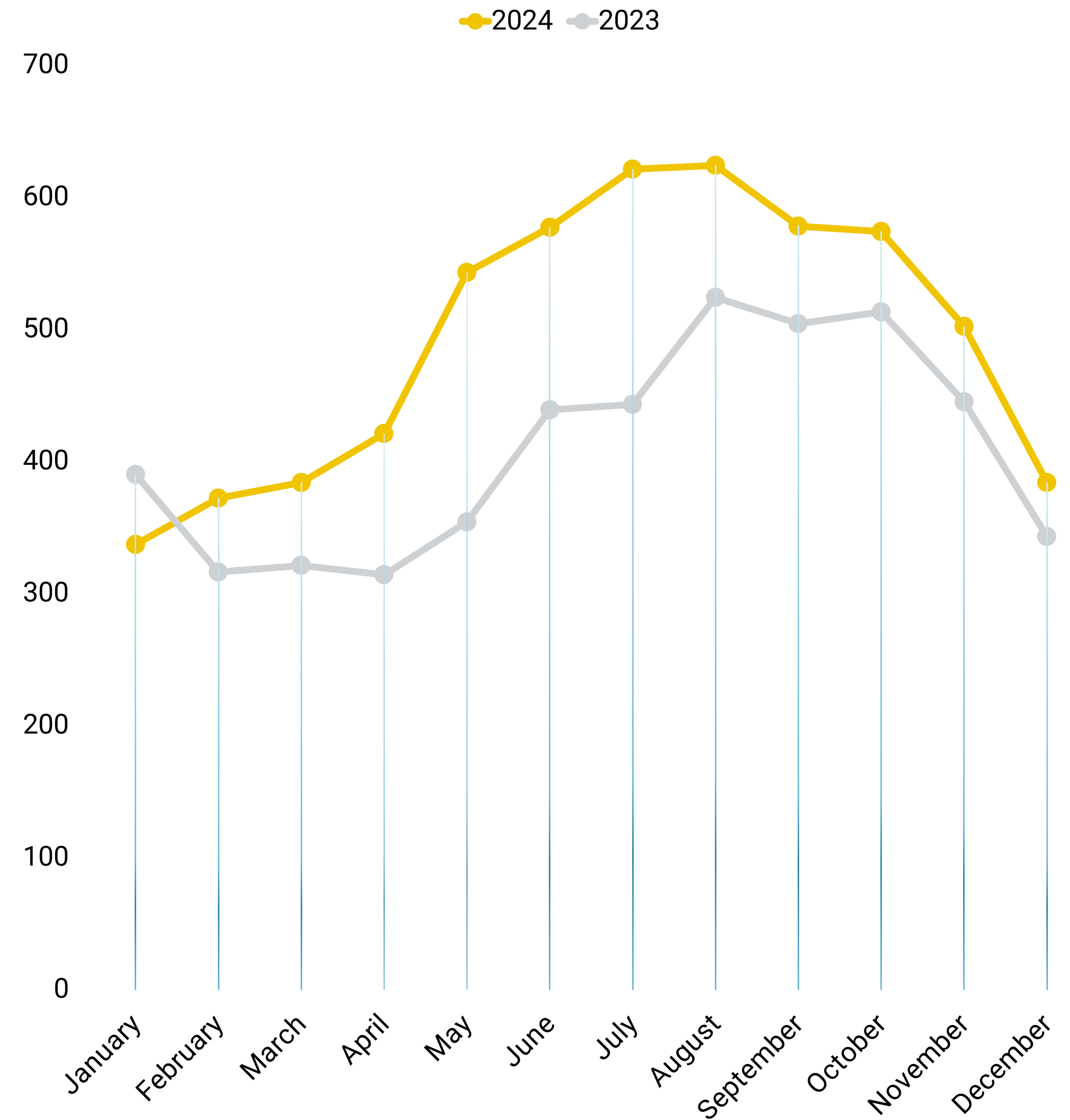


Thurston: Residential Homes and Condominiums

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	337	390	-13.59%
February	372	316	17.72%
March	384	321	19.63%
April	421	314	34.08%
May	543	354	53.39%
June	577	439	31.44%
July	621	443	40.18%
August	624	524	19.08%
September	578	504	14.68%
October	574	513	11.89%
November	502	445	12.81%
December	384	343	11.95%
Total	5,917	4,906	
% chg.			20.61%

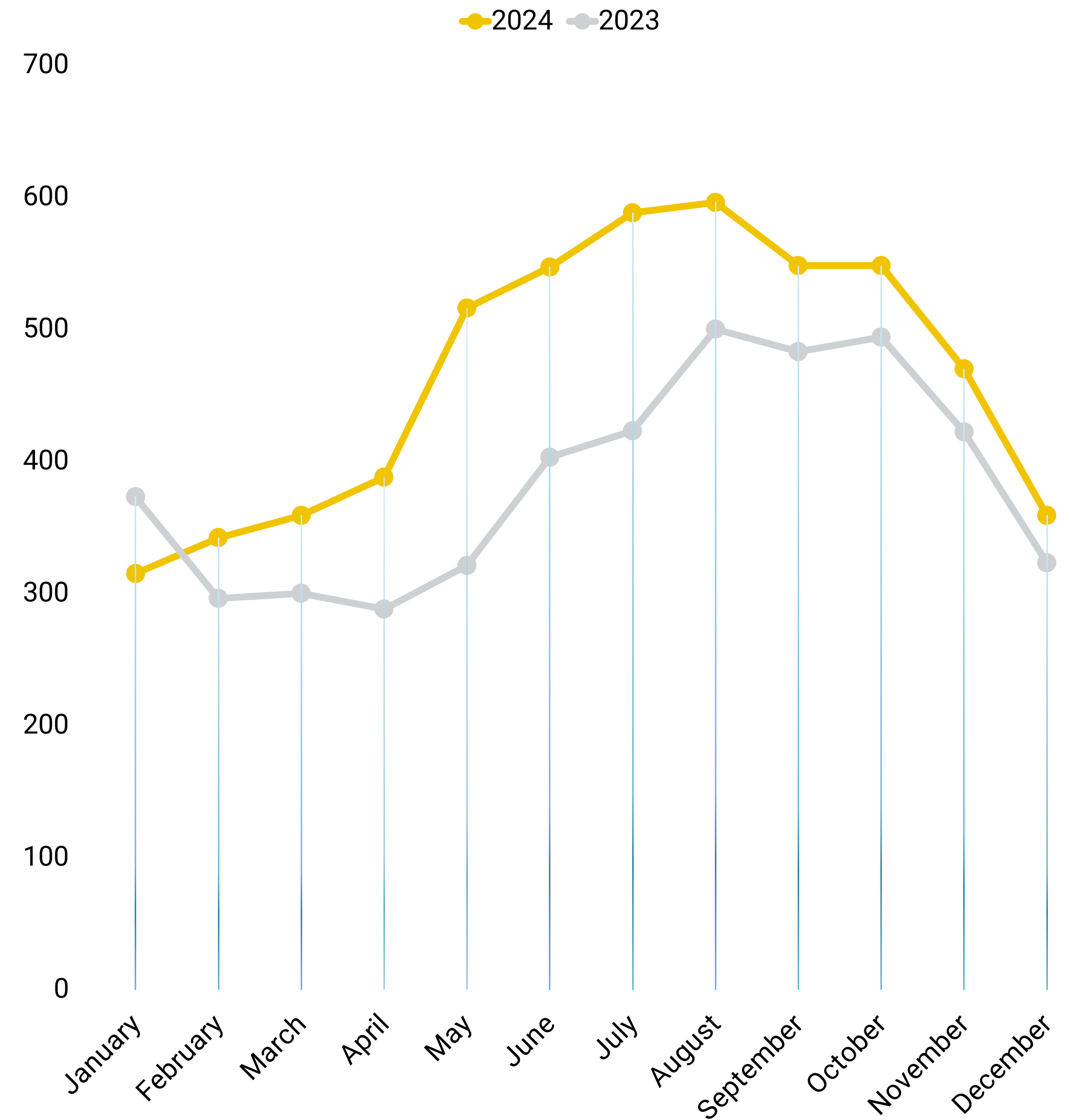


Thurston: Residential Homes Only

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	315	373	-15.55%
February	342	296	15.54%
March	359	300	19.67%
April	388	288	34.72%
May	516	321	60.75%
June	547	403	35.73%
July	588	423	39.01%
August	596	500	19.20%
September	548	483	13.46%
October	548	494	10.93%
November	470	422	11.37%
December	359	323	11.15%
Total	5,576	4,626	
% chg.			20.54%

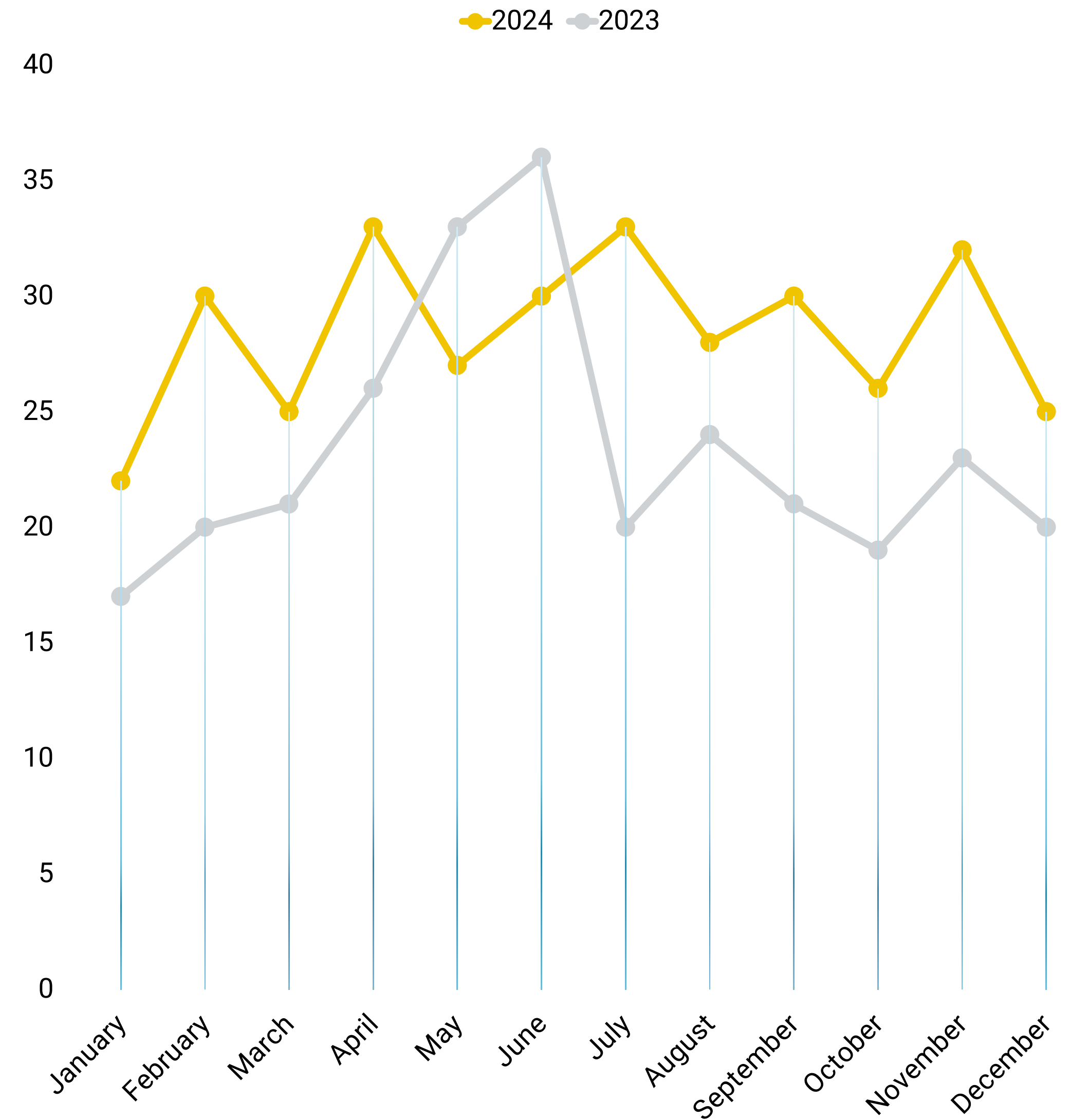


Thurston: Condominiums Only

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	22	17	29.41%
February	30	20	50.00%
March	25	21	19.05%
April	33	26	26.92%
May	27	33	-18.18%
June	30	36	-16.67%
July	33	20	65.00%
August	28	24	16.67%
September	30	21	42.86%
October	26	19	36.84%
November	32	23	39.13%
December	25	20	25.00%
Total	341	280	
% chg.			21.79%



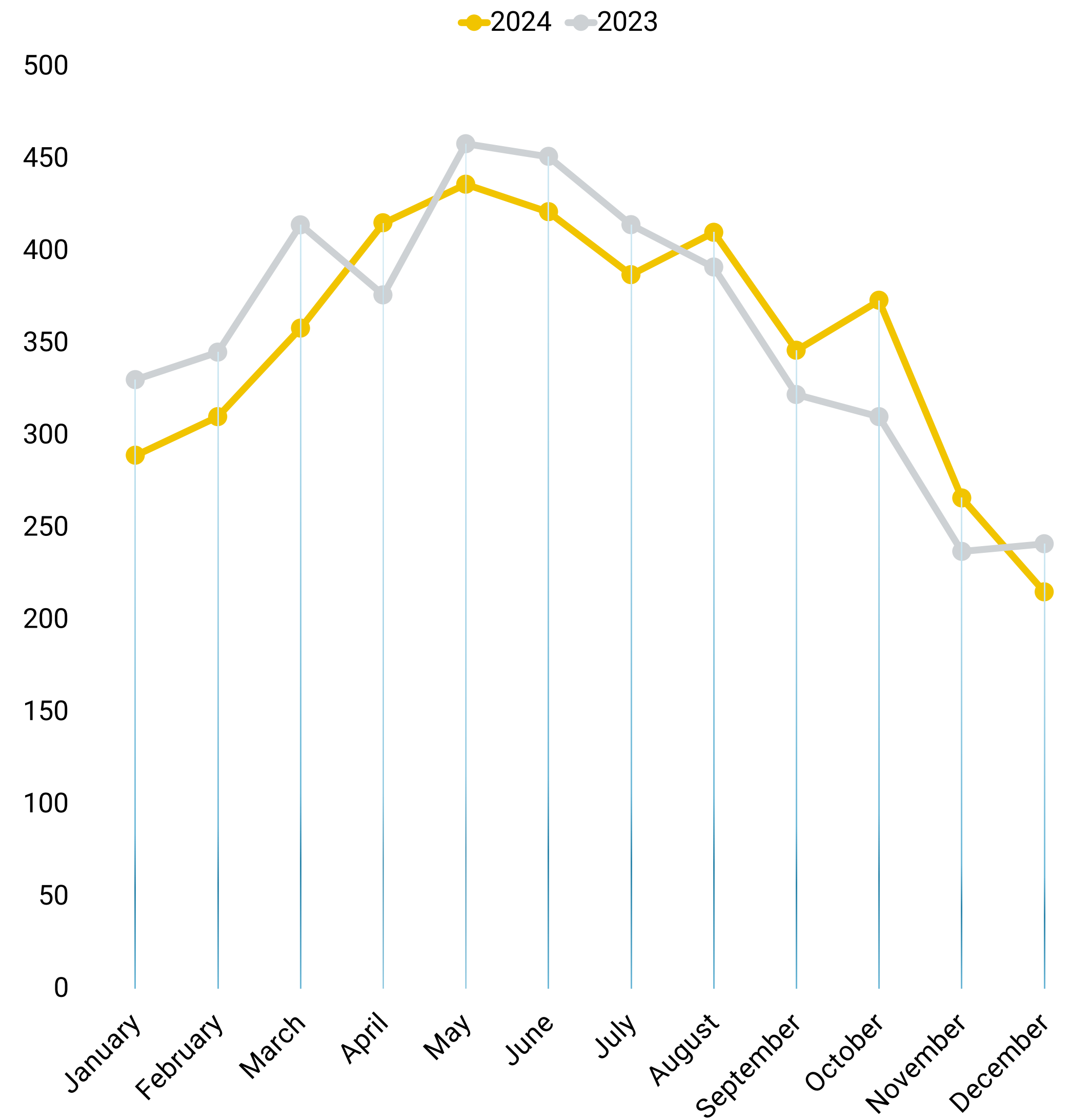
Thurston: Residential Homes and Condominiums

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	289	330	-12.42%
February	310	345	-10.14%
March	358	414	-13.53%
April	415	376	10.37%
May	436	458	-4.80%
June	421	451	-6.65%
July	387	414	-6.52%
August	410	391	4.86%
September	346	322	7.45%
October	373	310	20.32%
November	266	237	12.24%
December	215	241	-10.79%
Total	4,226	4,289	
% chg.			-1.47%



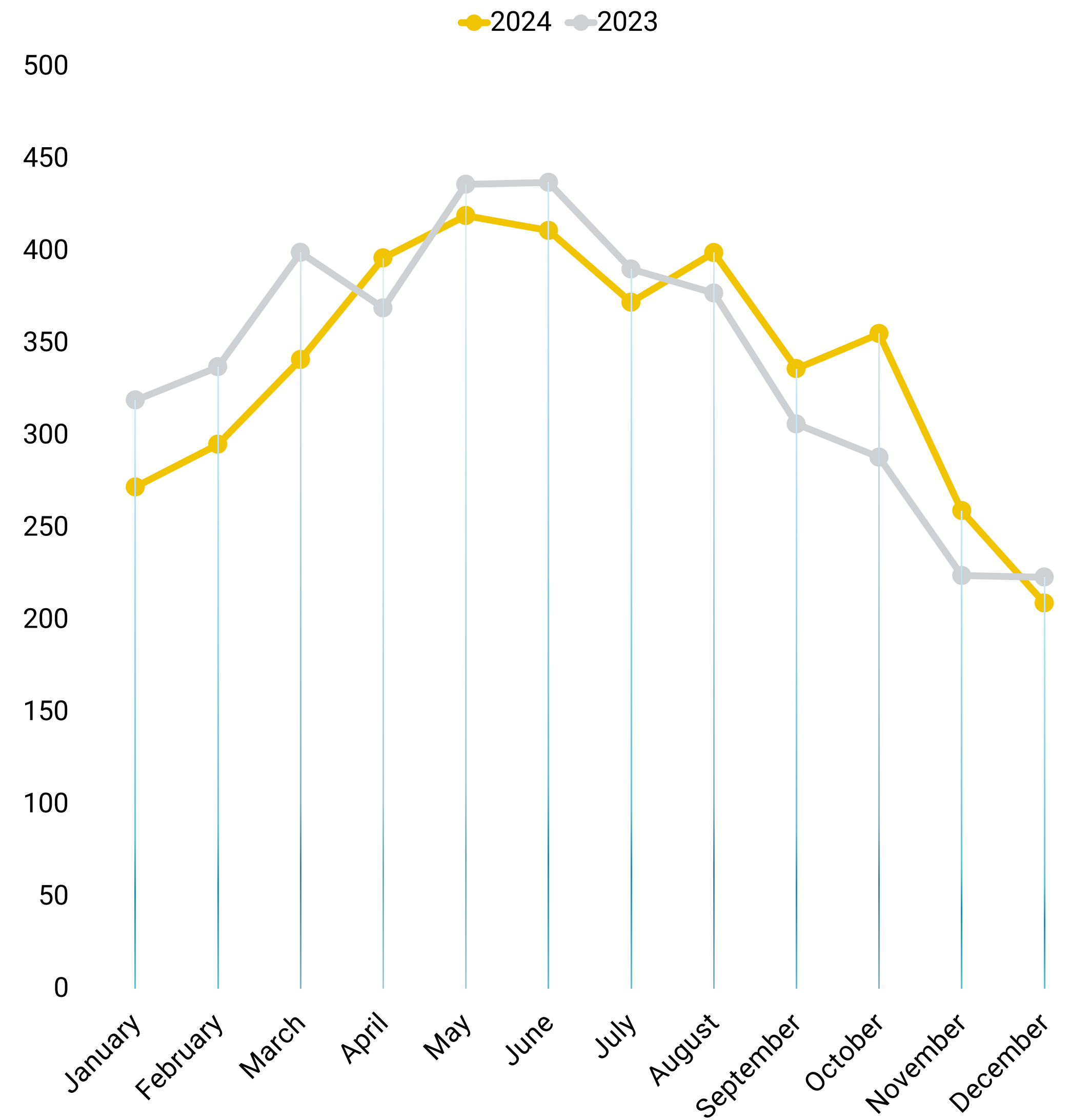
Thurston: Residential Homes Only

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	272	319	-14.73%
February	295	337	-12.46%
March	341	399	-14.54%
April	396	369	7.32%
May	419	436	-3.90%
June	411	437	-5.95%
July	372	390	-4.62%
August	399	377	5.84%
September	336	306	9.80%
October	355	288	23.26%
November	259	224	15.63%
December	209	223	-6.28%
Total	4,064	4,105	
% chg.			-1.00%



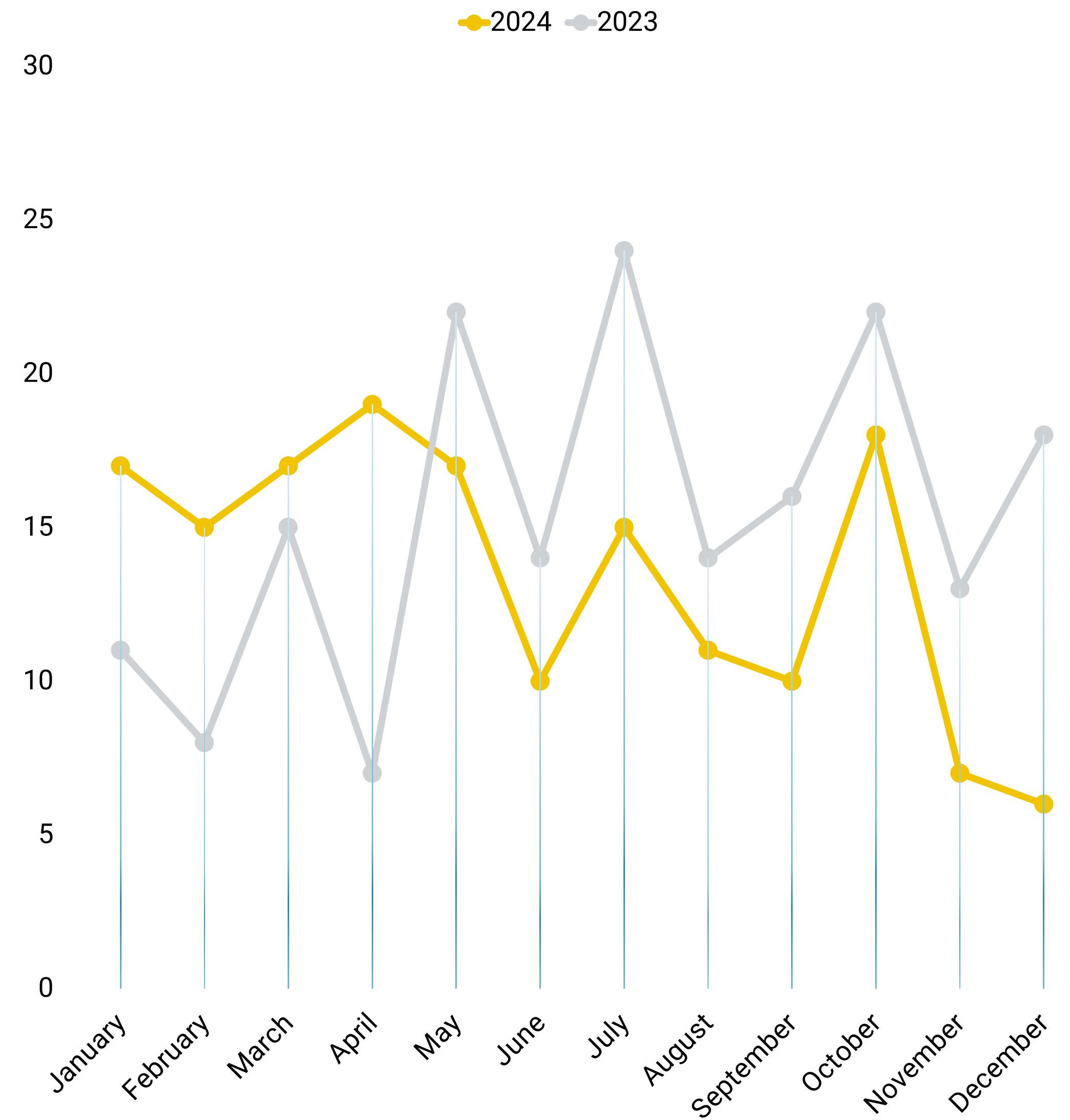
Thurston: Condominiums Only

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	17	11	54.55%
February	15	8	87.50%
March	17	15	13.33%
April	19	7	171.43%
May	17	22	-22.73%
June	10	14	-28.57%
July	15	24	-37.50%
August	11	14	-21.43%
September	10	16	-37.50%
October	18	22	-18.18%
November	7	13	-46.15%
December	6	18	-66.67%
Total	162	184	
% chg.			-11.96%

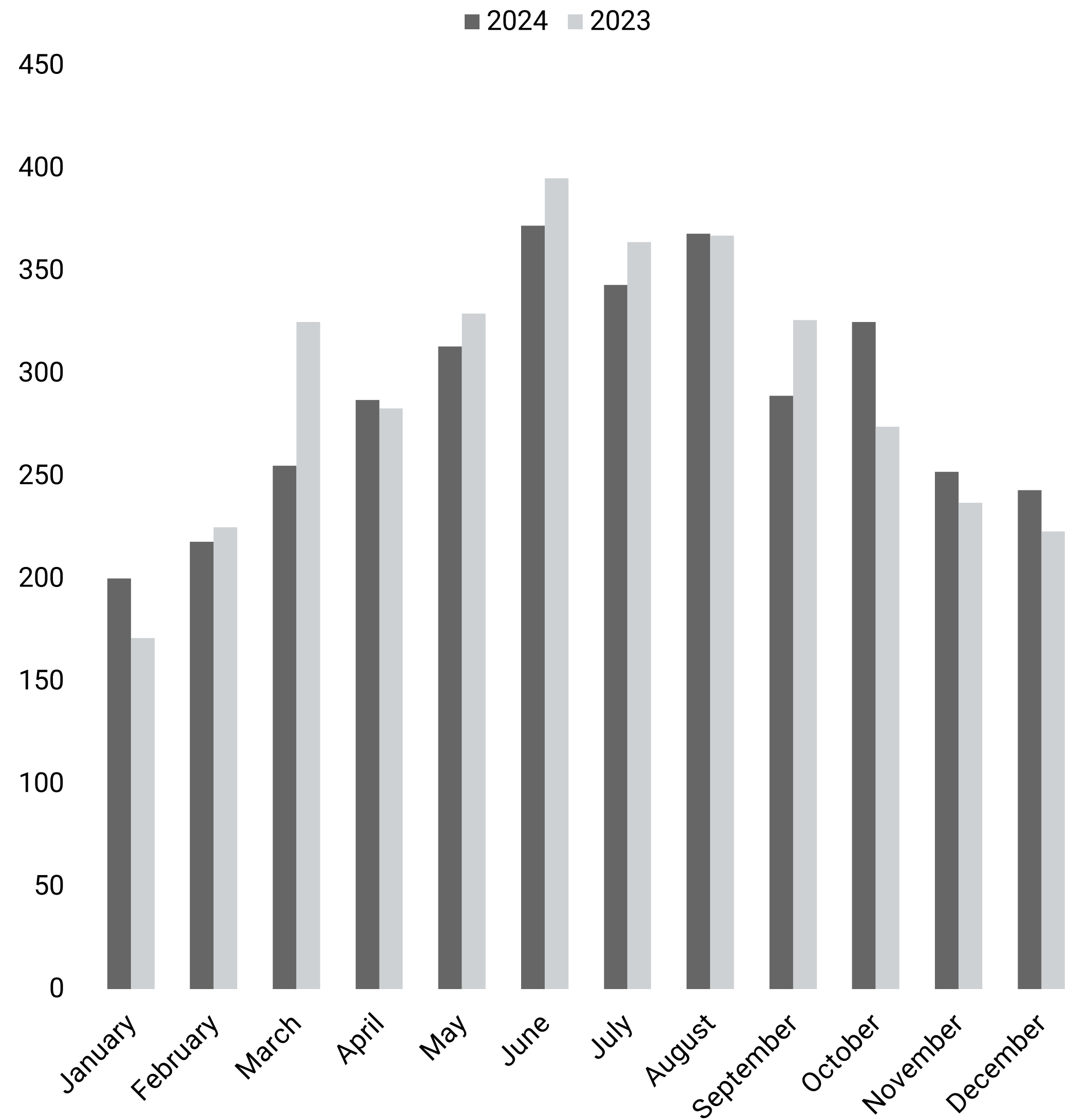


Thurston: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	200	171	16.96%
February	218	225	-3.11%
March	255	325	-21.54%
April	287	283	1.41%
May	313	329	-4.86%
June	372	395	-5.82%
July	343	364	-5.77%
August	368	367	0.27%
September	289	326	-11.35%
October	325	274	18.61%
November	252	237	6.33%
December	243	223	8.97%
Total	3,465	3,519	
% chg.			-1.53%

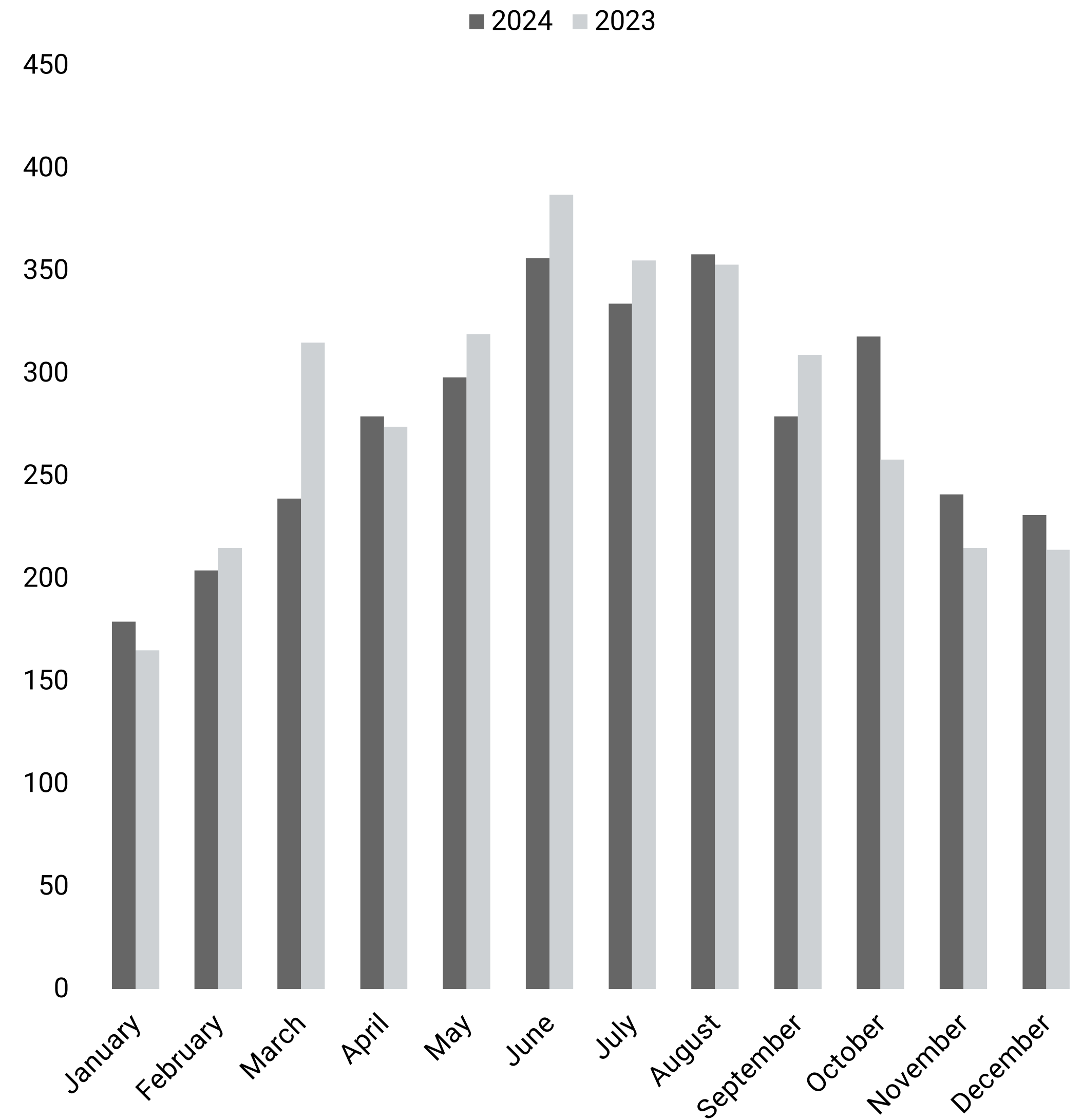


Thurston: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	179	165	8.48%
February	204	215	-5.12%
March	239	315	-24.13%
April	279	274	1.82%
May	298	319	-6.58%
June	356	387	-8.01%
July	334	355	-5.92%
August	358	353	1.42%
September	279	309	-9.71%
October	318	258	23.26%
November	241	215	12.09%
December	231	214	7.94%
Total	3,316	3,379	
% chg.			-1.86%

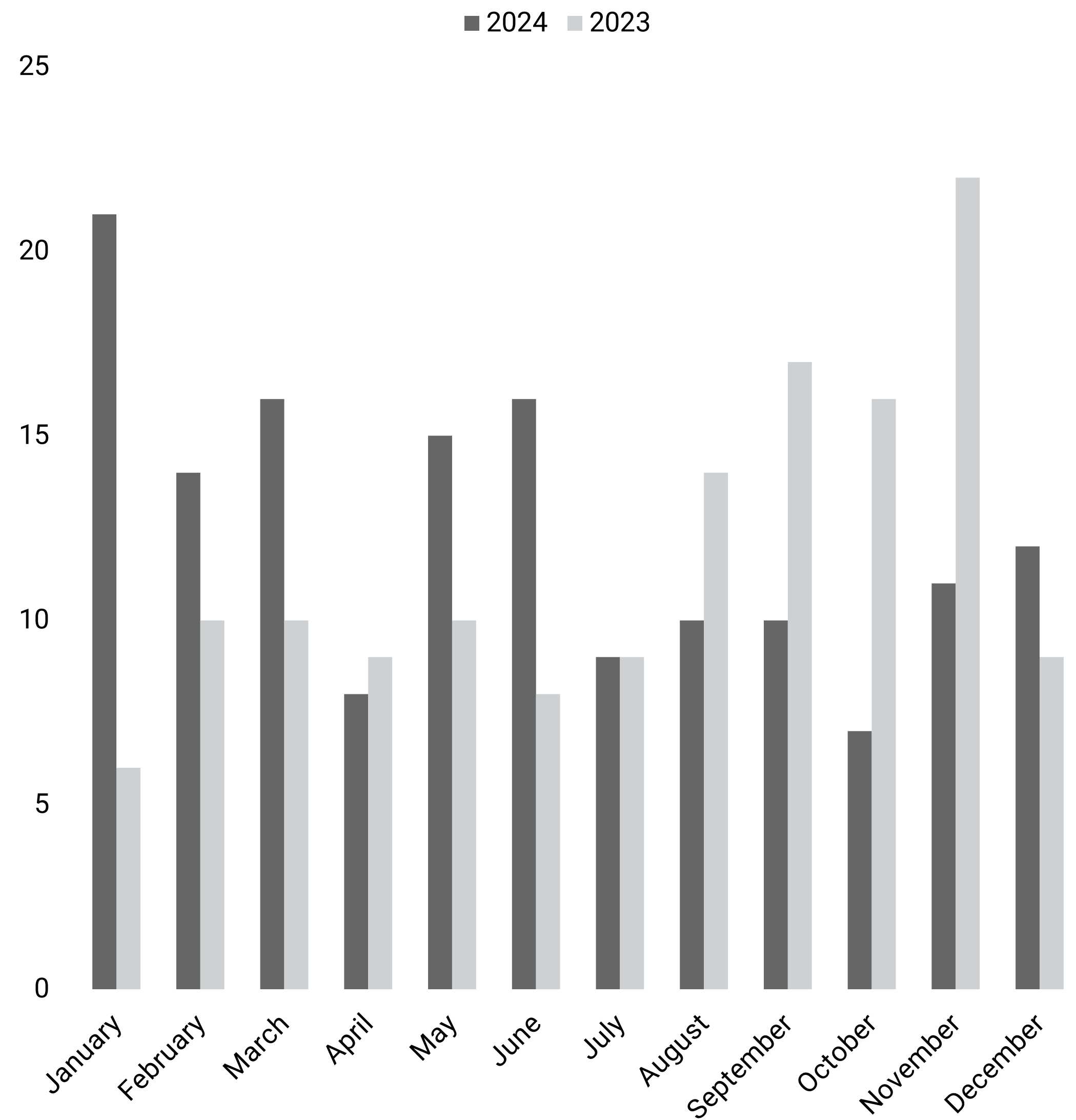


Thurston: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	21	6	250.00%
February	14	10	40.00%
March	16	10	60.00%
April	8	9	-11.11%
May	15	10	50.00%
June	16	8	100.00%
July	9	9	0.00%
August	10	14	-28.57%
September	10	17	-41.18%
October	7	16	-56.25%
November	11	22	-50.00%
December	12	9	33.33%
Total	149	140	
% chg.			6.43%

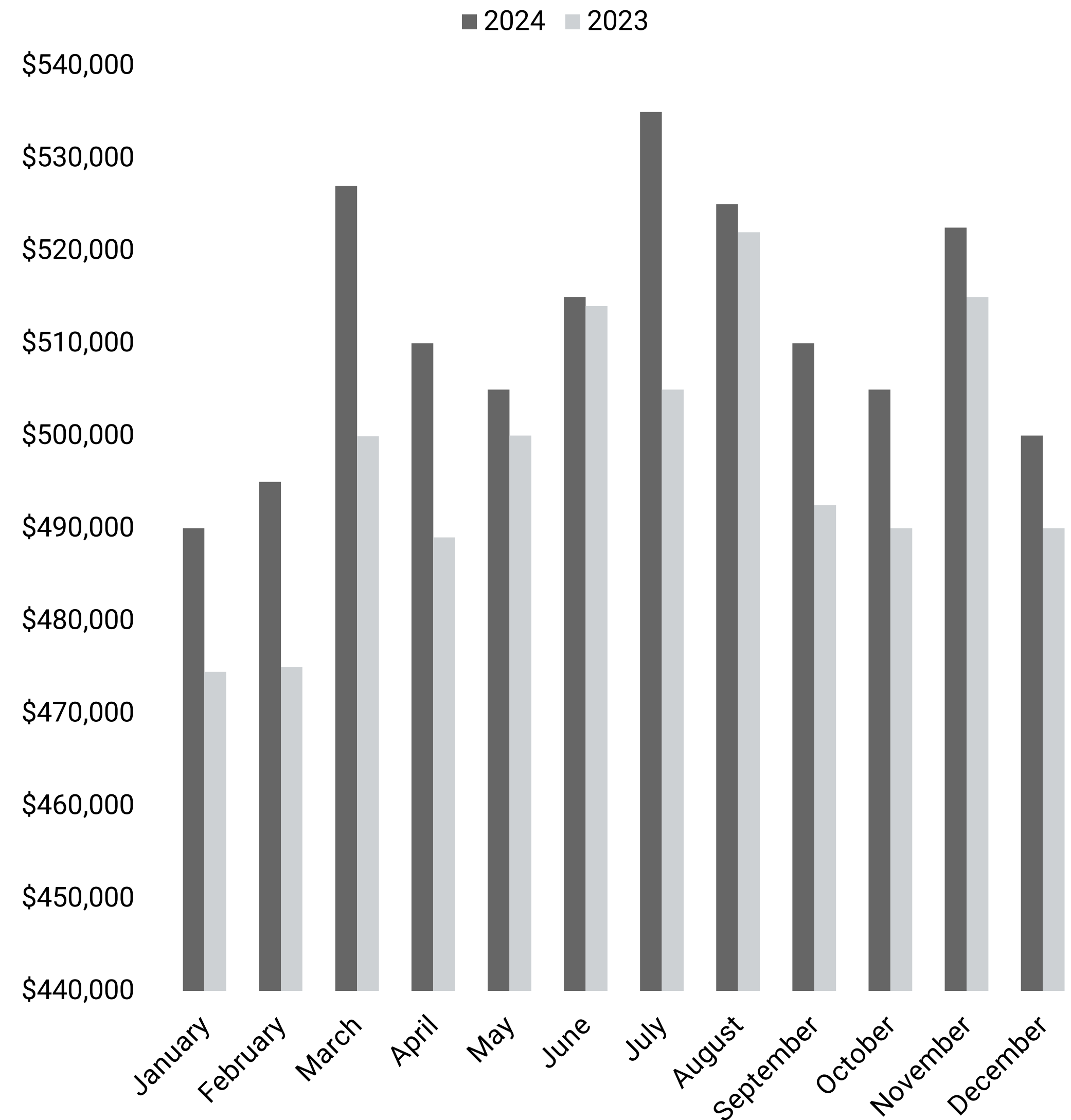


Thurston: Residential Homes and Condominiums

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	\$ 490,000	\$ 474,500	3.27%
February	\$ 495,000	\$ 475,000	4.21%
March	\$ 527,000	\$ 499,950	5.41%
April	\$ 510,000	\$ 489,000	4.29%
May	\$ 505,000	\$ 500,000	1.00%
June	\$ 515,000	\$ 514,000	0.19%
July	\$ 535,000	\$ 505,000	5.94%
August	\$ 525,000	\$ 522,000	0.57%
September	\$ 510,000	\$ 492,500	3.55%
October	\$ 505,000	\$ 490,000	3.06%
November	\$ 522,500	\$ 514,990	1.46%
December	\$ 500,000	\$ 490,000	2.04%
Total	\$ 510,000	\$ 499,990	
% chg.			2.00%

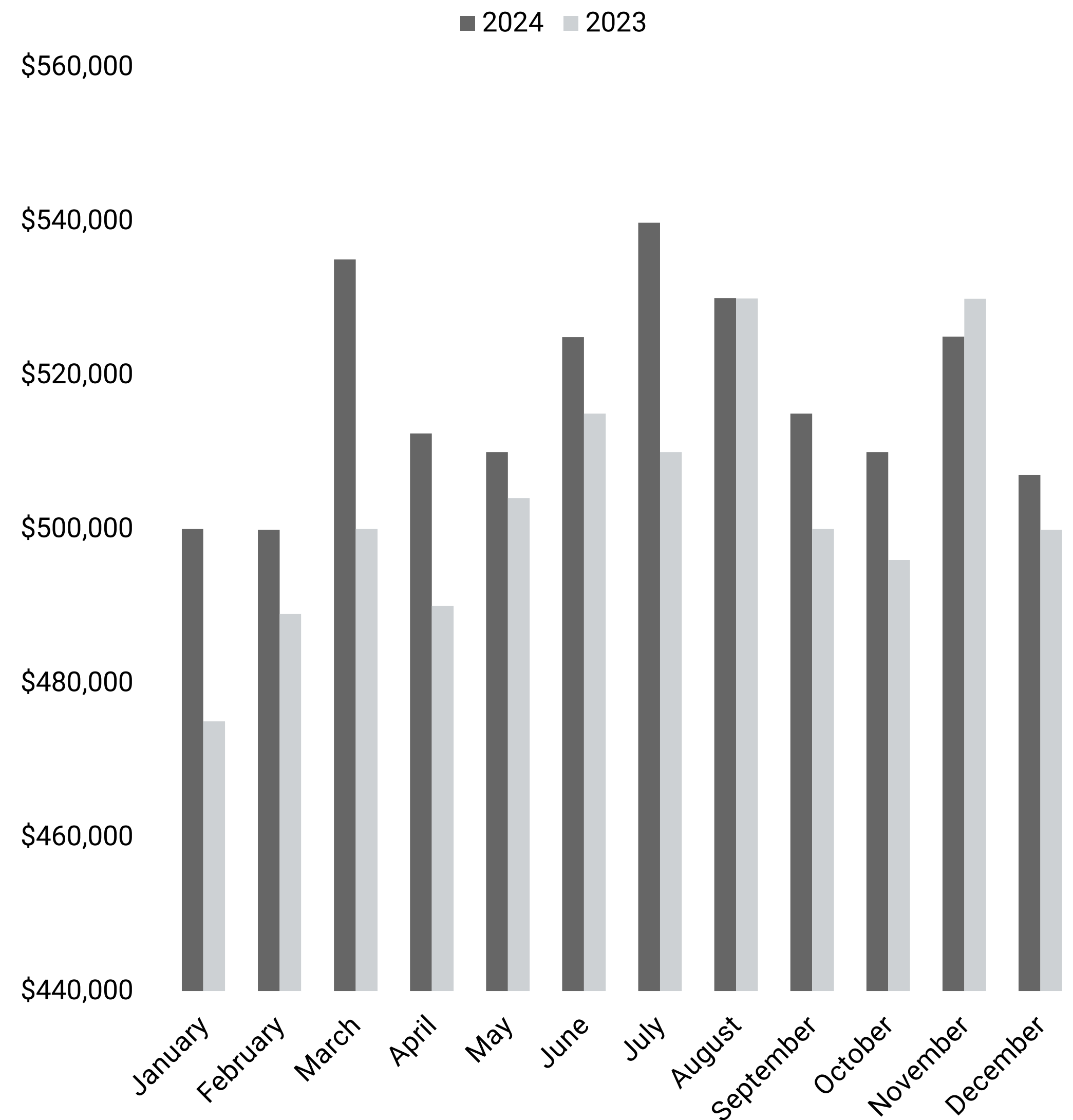


Thurston: Residential Homes Only

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	\$ 500,000	\$ 475,000	5.26%
February	\$ 499,900	\$ 489,000	2.23%
March	\$ 535,000	\$ 499,990	7.00%
April	\$ 512,400	\$ 490,000	4.57%
May	\$ 510,000	\$ 504,000	1.19%
June	\$ 524,945	\$ 515,000	1.93%
July	\$ 539,750	\$ 510,000	5.83%
August	\$ 529,999	\$ 529,950	0.01%
September	\$ 515,000	\$ 500,000	3.00%
October	\$ 510,000	\$ 496,000	2.82%
November	\$ 525,000	\$ 529,900	-0.92%
December	\$ 507,000	\$ 499,925	1.42%
Total	\$ 515,000	\$ 505,000	
% chg.			1.98%

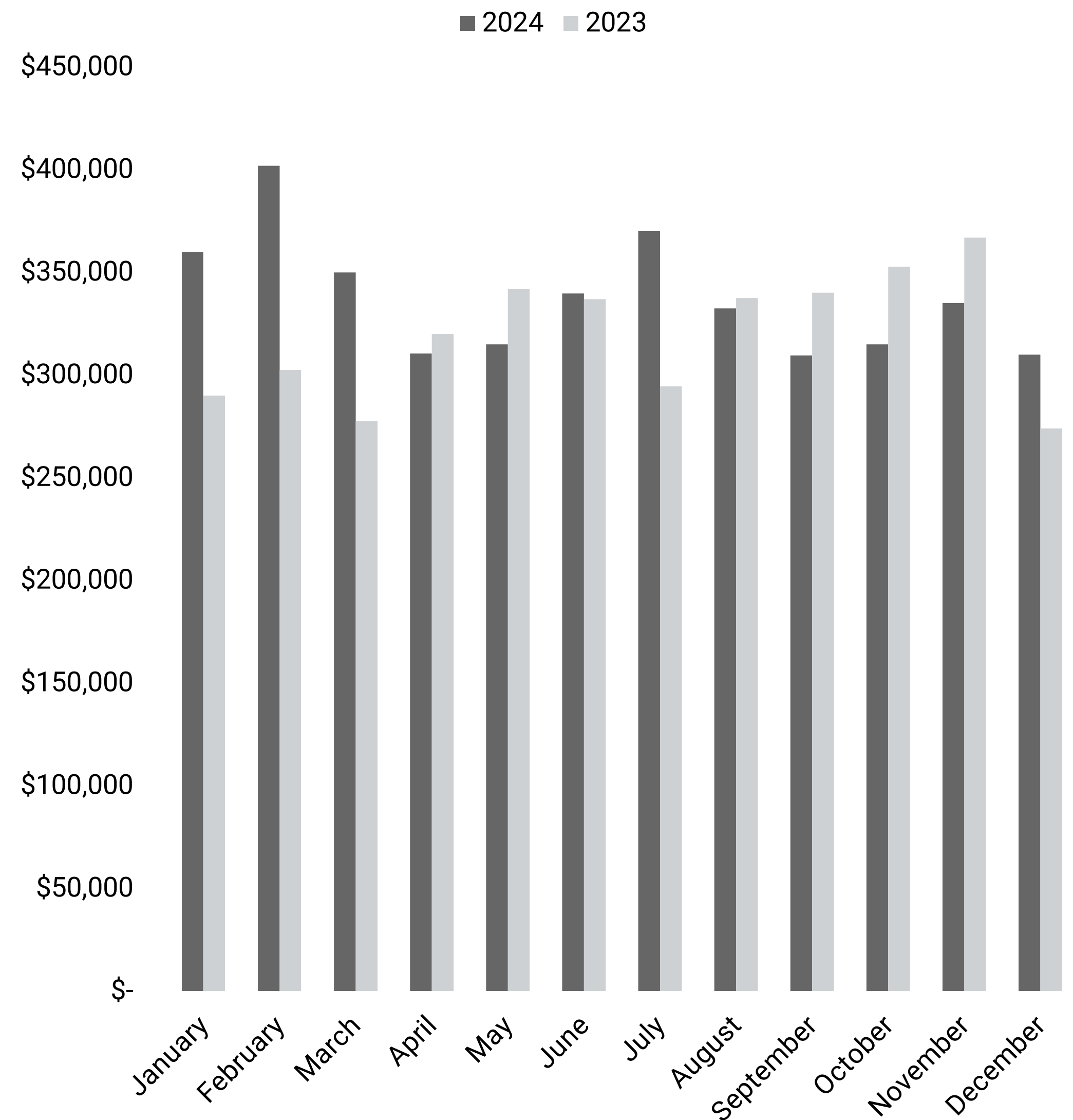


Thurston: Condominiums Only

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	\$ 359,950	\$ 290,000	24.12%
February	\$ 401,950	\$ 302,500	32.88%
March	\$ 349,950	\$ 277,500	26.11%
April	\$ 310,500	\$ 319,950	-2.95%
May	\$ 315,000	\$ 342,000	-7.89%
June	\$ 339,750	\$ 337,000	0.82%
July	\$ 370,000	\$ 294,500	25.64%
August	\$ 332,475	\$ 337,475	-1.48%
September	\$ 309,500	\$ 340,000	-8.97%
October	\$ 315,000	\$ 352,825	-10.72%
November	\$ 335,000	\$ 366,950	-8.71%
December	\$ 309,950	\$ 274,000	13.12%
Total	\$ 349,950	\$ 328,500	
% chg.			6.53%



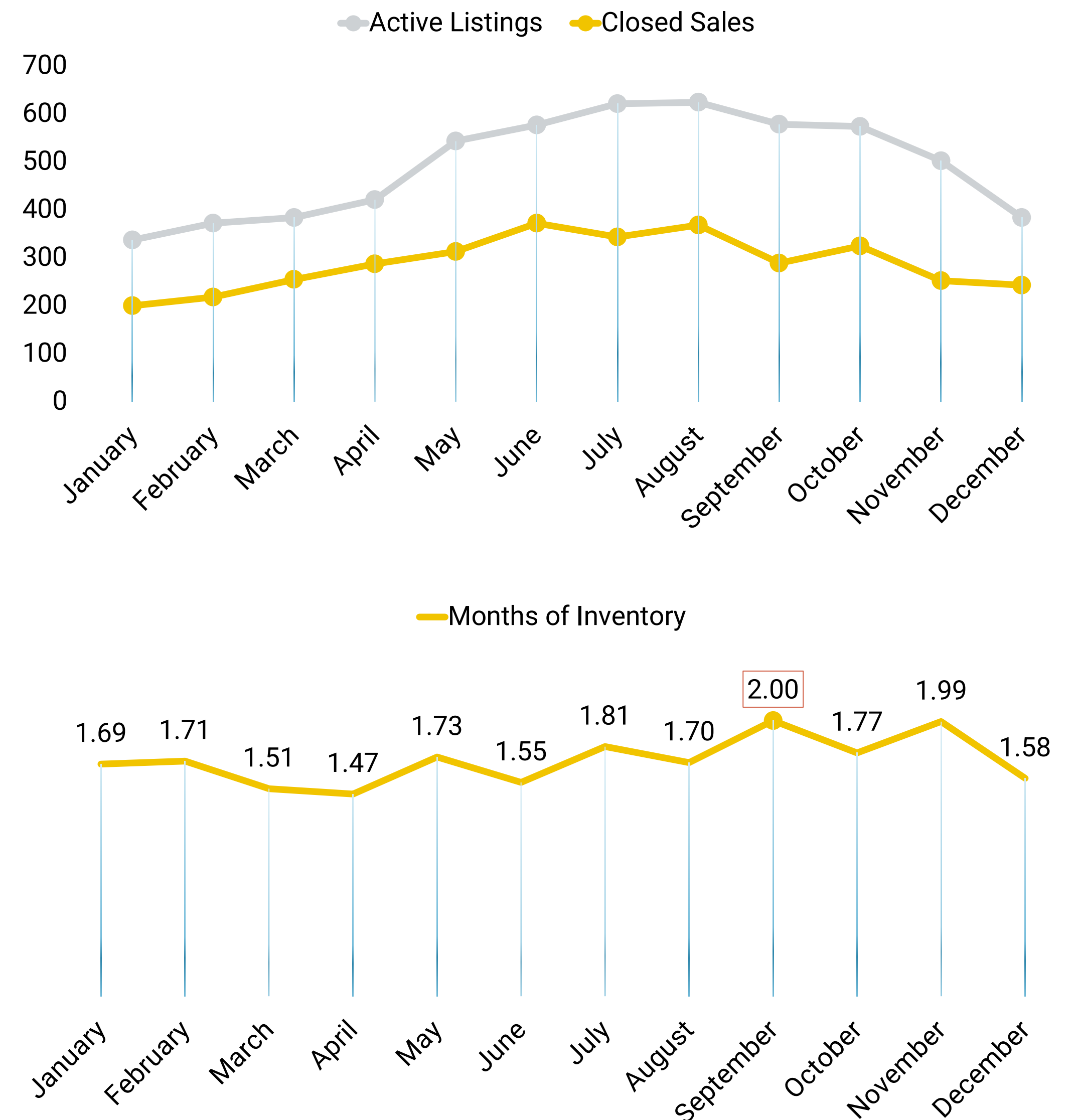
Thurston: Residential Homes and Condominiums

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	337	200	1.69
February	372	218	1.71
March	384	255	1.51
April	421	287	1.47
May	543	313	1.73
June	577	372	1.55
July	621	343	1.81
August	624	368	1.70
September	578	289	2.00
October	574	325	1.77
November	502	252	1.99
December	384	243	1.58



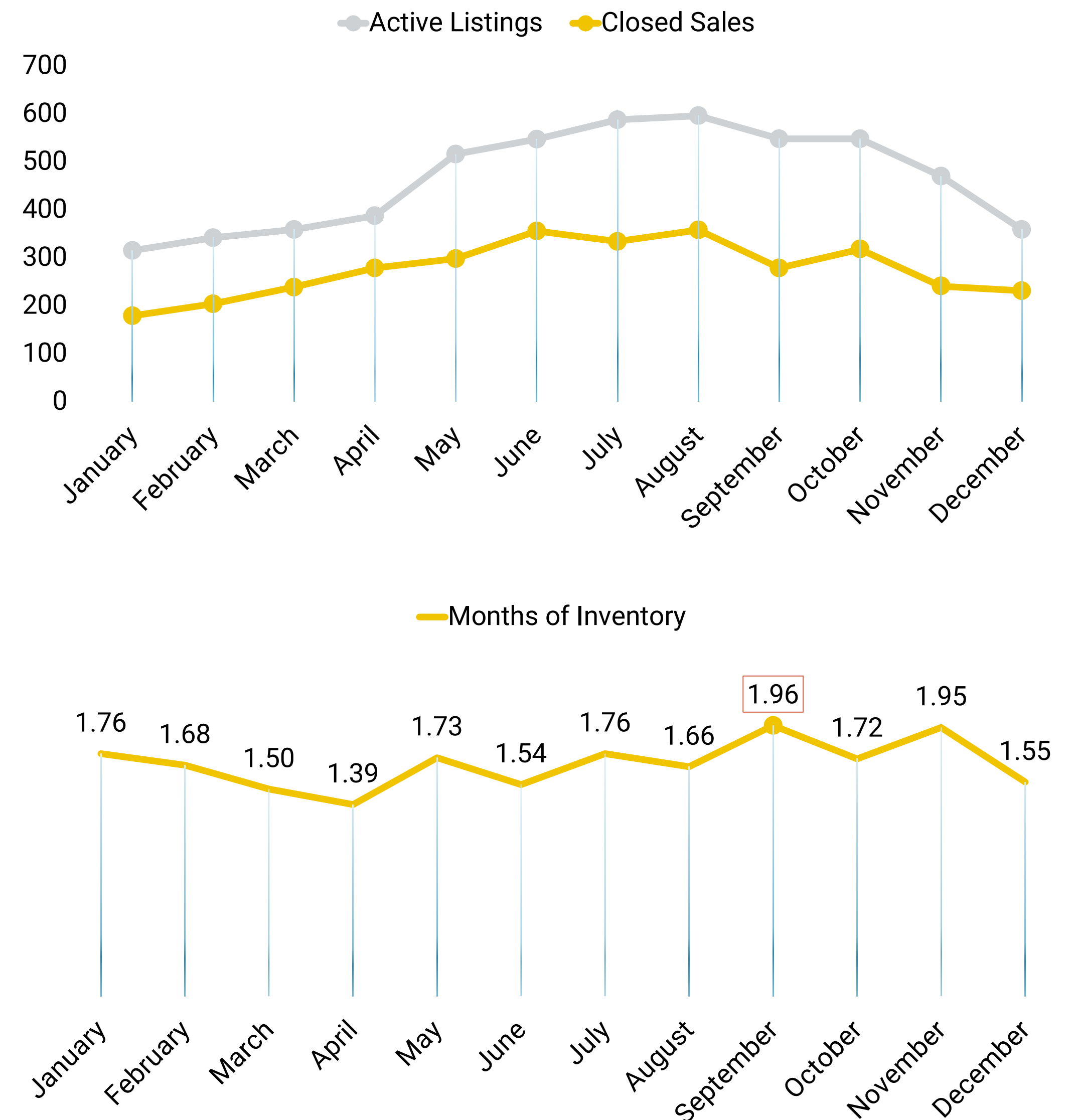
Thurston: Residential Homes Only

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	315	179	1.76
February	342	204	1.68
March	359	239	1.50
April	388	279	1.39
May	516	298	1.73
June	547	356	1.54
July	588	334	1.76
August	596	358	1.66
September	548	279	1.96
October	548	318	1.72
November	470	241	1.95
December	359	231	1.55



Thurston: 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	22	21	1.05
February	30	14	2.14
March	25	16	1.56
April	33	8	4.13
May	27	15	1.80
June	30	16	1.88
July	33	9	3.67
August	28	10	2.80
September	30	10	3.00
October	26	7	3.71
November	32	11	2.91
December	25	12	2.08

