

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

JANUARY 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
King	2,533	1,875	2,994	1,842	62.54%	1,810	1,719	5.29%	1,181	1,033	14.33%	\$799,000	\$760,000	5.13%	2.54
Snohomish	957	683	937	476	96.85%	831	820	1.34%	556	568	-2.11%	\$748,752	\$700,000	6.96%	1.69
Pierce	972	755	1,398	1,046	33.65%	960	872	10.09%	628	574	9.41%	\$556,975	\$526,700	5.75%	2.23
Kitsap	297	282	448	405	10.62%	270	298	-9.40%	209	202	3.47%	\$544,950	\$549,990	-0.92%	2.14
Mason	90	69	208	151	37.75%	86	89	-3.37%	71	52	36.54%	\$415,000	\$409,000	1.47%	2.93
Skagit	126	81	230	149	54.36%	117	96	21.88%	87	59	47.46%	\$589,000	\$525,000	12.19%	2.64
Grays Harbor	121	104	371	287	29.27%	106	107	-0.93%	55	47	17.02%	\$329,000	\$305,000	7.87%	6.75
Lewis	97	51	276	199	38.69%	98	80	22.50%	66	45	46.67%	\$388,200	\$395,000	-1.72%	4.18
Cowlitz	95	76	232	166	39.76%	95	84	13.10%	63	54	16.67%	\$415,000	\$373,000	11.26%	3.68
Grant	108	62	302	203	48.77%	67	54	24.07%	61	42	45.24%	\$355,000	\$360,000	-1.39%	4.95
Thurston	313	251	415	337	23.15%	281	289	-2.77%	175	200	-12.50%	\$538,153	\$490,000	9.83%	2.37
San Juan	27	11	85	76	11.84%	18	10	80.00%	13	6	116.67%	\$850,000	\$757,000	12.29%	6.54
Island	118	70	226	152	48.68%	104	89	16.85%	66	61	8.20%	\$542,500	\$545,000	-0.46%	3.42
Kittitas	84	37	226	147	53.74%	60	56	7.14%	46	34	35.29%	\$474,997	\$531,732	-10.67%	4.91
Jefferson	29	37	84	72	16.67%	35	32	9.38%	30	17	76.47%	\$632,000	\$670,000	-5.67%	2.80
Okanogan	28	21	118	115	2.61%	26	23	13.04%	13	12	8.33%	\$318,000	\$354,000	-10.17%	9.08
Whatcom	249	165	501	342	46.49%	205	200	2.50%	151	135	11.85%	\$570,000	\$625,000	-8.80%	3.32
Clark	96	54	177	104	70.19%	74	66	12.12%	67	45	48.89%	\$510,000	\$470,000	8.51%	2.64
Pacific	37	44	160	137	16.79%	34	31	9.68%	27	19	42.11%	\$399,900	\$250,900	59.39%	5.93
Ferry	2	3	24	17	41.18%	0	1	-100.00%	3	0	N/A	\$239,000	\$0	N/A	8.00
Clallam	85	63	150	105	42.86%	70	69	1.45%	55	28	96.43%	\$500,000	\$469,600	6.47%	2.73
Chelan	77	38	204	138	47.83%	73	57	28.07%	37	48	-22.92%	\$599,000	\$500,900	19.58%	5.51
Douglas	30	30	80	68	17.65%	42	32	31.25%	13	21	-38.10%	\$504,900	\$472,900	6.77%	6.15
Adams	7	15	33	35	-5.71%	10	11	-9.09%	5	6	-16.67%	\$354,300	\$346,650	2.21%	6.60
Walla Walla	34	32	99	119	-16.81%	43	29	48.28%	21	29	-27.59%	\$435,166	\$399,000	9.06%	4.71
Columbia	6	8	22	25	-12.00%	2	6	-66.67%	0	1	-100.00%	\$0	\$235,000	-100.00%	0.00
Others	75	37	241	171	40.94%	47	62	-24.19%	28	26	7.69%	\$362,500	\$388,500	-6.69%	8.61
Total	6,693	4,954	10,241	7,084	44.57%	5,564	5,282	5.34%	3,727	3,364	10.79%	\$615,000	\$593,500	3.62%	2.75

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.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

JANUARY 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
King	1,706	1,335	1,773	1,183	49.87%	1,281	1,245	2.89%	829	756	9.66%	\$855,000	\$849,850	0.61%	2.14
Snohomish	765	567	706	396	78.28%	688	676	1.78%	451	473	-4.65%	\$770,000	\$729,990	5.48%	1.57
Pierce	894	687	1,263	942	34.08%	895	797	12.30%	585	532	9.96%	\$569,950	\$539,975	5.55%	2.16
Kitsap	275	264	404	378	6.88%	260	287	-9.41%	202	190	6.32%	\$549,257	\$549,995	-0.13%	2.00
Mason	90	67	208	150	38.67%	86	89	-3.37%	71	51	39.22%	\$415,000	\$408,000	1.72%	2.93
Skagit	112	75	206	142	45.07%	113	88	28.41%	83	53	56.60%	\$590,000	\$543,000	8.66%	2.48
Grays Harbor	106	100	332	275	20.73%	105	103	1.94%	54	43	25.58%	\$329,500	\$324,000	1.70%	6.15
Lewis	96	51	275	199	38.19%	97	80	21.25%	66	45	46.67%	\$388,200	\$395,000	-1.72%	4.17
Cowlitz	94	72	227	156	45.51%	92	83	10.84%	63	53	18.87%	\$415,000	\$380,000	9.21%	3.60
Grant	107	62	290	200	45.00%	66	52	26.92%	60	42	42.86%	\$357,495	\$360,000	-0.70%	4.83
Thurston	299	232	385	315	22.22%	271	272	-0.37%	172	179	-3.91%	\$540,000	\$500,000	8.00%	2.24
San Juan	21	8	70	68	2.94%	12	9	33.33%	10	6	66.67%	\$863,500	\$757,000	14.07%	7.00
Island	108	63	202	145	39.31%	98	75	30.67%	61	56	8.93%	\$550,000	\$552,000	-0.36%	3.31
Kittitas	72	34	199	124	60.48%	53	56	-5.36%	44	34	29.41%	\$499,997	\$531,732	-5.97%	4.52
Jefferson	27	33	75	70	7.14%	35	31	12.90%	29	17	70.59%	\$649,000	\$670,000	-3.13%	2.59
Okanogan	28	21	116	109	6.42%	26	23	13.04%	13	12	8.33%	\$318,000	\$354,000	-10.17%	8.92
Whatcom	206	134	388	274	41.61%	170	166	2.41%	125	117	6.84%	\$590,000	\$662,900	-11.00%	3.10
Clark	89	41	155	86	80.23%	70	58	20.69%	66	45	46.67%	\$512,500	\$470,000	9.04%	2.35
Pacific	32	40	143	123	16.26%	33	29	13.79%	26	17	52.94%	\$404,950	\$257,000	57.57%	5.50
Ferry	2	3	24	17	41.18%	0	1	-100.00%	3	0	N/A	\$239,000	\$0	N/A	8.00
Clallam	80	60	141	103	36.89%	63	65	-3.08%	54	28	92.86%	\$500,000	\$469,600	6.47%	2.61
Chelan	71	33	171	121	41.32%	65	54	20.37%	33	42	-21.43%	\$596,500	\$517,950	15.17%	5.18
Douglas	30	26	77	64	20.31%	42	30	40.00%	13	21	-38.10%	\$504,900	\$472,900	6.77%	5.92
Adams	7	15	33	35	-5.71%	9	11	-18.18%	5	6	-16.67%	\$354,300	\$346,650	2.21%	6.60
Walla Walla	32	27	96	108	-11.11%	42	28	50.00%	20	28	-28.57%	\$437,583	\$407,000	7.51%	4.80
Columbia	6	8	22	25	-12.00%	2	6	-66.67%	0	1	-100.00%	\$0	\$235,000	-100.00%	0.00
Others	73	35	230	167	37.72%	45	60	-25.00%	27	25	8.00%	\$365,000	\$382,000	-4.45%	8.52
Total	5,428	4,093	8,211	5,975	37.42%	4,719	4,474	5.48%	3,165	2,872	10.20%	\$625,000	\$615,000	1.63%	2.59

Recaps - Northwest MLS (CONDO ONLY)

JANUARY 2025

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	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
King	827	540	1,221	659	85.28%	529	474	11.60%	352	277	27.08%	\$600,000	\$495,000	21.21%	3.47
Snohomish	192	116	231	80	188.75%	143	144	-0.69%	105	95	10.53%	\$570,000	\$495,000	15.15%	2.20
Pierce	78	68	135	104	29.81%	65	75	-13.33%	43	42	2.38%	\$375,000	\$341,250	9.89%	3.14
Kitsap	22	18	44	27	62.96%	10	11	-9.09%	7	12	-41.67%	\$318,500	\$395,750	-19.52%	6.29
Mason	0	2	0	1	-100.00%	0	0	N/A	0	1	-100.00%	\$0	\$435,000	-100.00%	0.00
Skagit	14	6	24	7	242.86%	4	8	-50.00%	4	6	-33.33%	\$416,999	\$485,000	-14.02%	6.00
Grays Harbor	15	4	39	12	225.00%	1	4	-75.00%	1	4	-75.00%	\$105,000	\$187,375	-43.96%	39.00
Lewis	1	0	1	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	4	5	10	-50.00%	3	1	200.00%	0	1	-100.00%	\$0	\$209,900	-100.00%	0.00
Grant	1	0	12	3	300.00%	1	2	-50.00%	1	0	N/A	\$225,000	\$0	N/A	12.00
Thurston	14	19	30	22	36.36%	10	17	-41.18%	3	21	-85.71%	\$325,000	\$359,950	-9.71%	10.00
San Juan	6	3	15	8	87.50%	6	1	500.00%	3	0	N/A	\$560,000	\$0	N/A	5.00
Island	10	7	24	7	242.86%	6	14	-57.14%	5	5	0.00%	\$290,000	\$470,500	-38.36%	4.80
Kittitas	12	3	27	23	17.39%	7	0	N/A	2	0	N/A	\$271,502	\$0	N/A	13.50
Jefferson	2	4	9	2	350.00%	0	1	-100.00%	1	0	N/A	\$305,000	\$0	N/A	9.00
Okanogan	0	0	2	6	-66.67%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	43	31	113	68	66.18%	35	34	2.94%	26	18	44.44%	\$430,000	\$354,000	21.47%	4.35
Clark	7	13	22	18	22.22%	4	8	-50.00%	1	0	N/A	\$450,000	\$0	N/A	22.00
Pacific	5	4	17	14	21.43%	1	2	-50.00%	1	2	-50.00%	\$250,000	\$160,000	56.25%	17.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	5	3	9	2	350.00%	7	4	75.00%	1	0	N/A	\$392,000	\$0	N/A	9.00
Chelan	6	5	33	17	94.12%	8	3	166.67%	4	6	-33.33%	\$640,000	\$365,000	75.34%	8.25
Douglas	0	4	3	4	-25.00%	0	2	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Adams	0	0	0	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	5	3	11	-72.73%	1	1	0.00%	1	1	0.00%	\$340,000	\$270,000	25.93%	3.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	2	11	4	175.00%	2	2	0.00%	1	1	0.00%	\$220,000	\$1,050,000	-79.05%	11.00
Total	1,265	861	2,030	1,109	83.05%	845	808	4.58%	562	492	14.23%	\$547,000	\$453,750	20.55%	3.61