

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

FEBRUARY 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Feb 2025	New Feb 2024	Ttl Active Feb 2025	Ttl Active Feb 2024	% Change, Ttl Active	Pending Feb 2025	Pending Feb 2024	% Change, Pending	Closed Feb 2025	Closed Feb 2024	% Change, Closed	Median \$, Feb 2025	Median \$, Feb 2024	% Change, Median Price	Months of Inventory
King	2,571	2,492	3,247	2,136	52.01%	2,087	2,061	1.26%	1,516	1,450	4.55%	\$820,000	\$820,000	0.00%	2.14
Snohomish	843	931	947	573	65.27%	820	864	-5.09%	658	648	1.54%	\$734,975	\$715,000	2.79%	1.44
Pierce	892	1,007	1,376	1,086	26.70%	979	994	-1.51%	666	675	-1.33%	\$541,000	\$536,950	0.75%	2.07
Kitsap	262	309	451	393	14.76%	276	329	-16.11%	210	211	-0.47%	\$534,975	\$519,000	3.08%	2.15
Mason	81	92	192	151	27.15%	96	85	12.94%	63	65	-3.08%	\$435,000	\$387,500	12.26%	3.05
Skagit	120	116	218	165	32.12%	123	104	18.27%	83	78	6.41%	\$590,000	\$541,500	8.96%	2.63
Grays Harbor	128	112	372	263	41.44%	109	122	-10.66%	80	80	0.00%	\$365,238	\$350,000	4.35%	4.65
Lewis	89	82	283	219	29.22%	79	69	14.49%	59	61	-3.28%	\$420,000	\$399,900	5.03%	4.80
Cowlitz	98	85	216	166	30.12%	118	84	40.48%	69	71	-2.82%	\$425,000	\$375,000	13.33%	3.13
Grant	121	90	313	203	54.19%	97	83	16.87%	40	43	-6.98%	\$349,950	\$300,425	16.48%	7.83
Thurston	261	323	427	372	14.78%	270	310	-12.90%	209	218	-4.13%	\$525,000	\$495,000	6.06%	2.04
San Juan	17	26	85	76	11.84%	10	13	-23.08%	11	9	22.22%	\$880,000	\$671,000	31.15%	7.73
Island	104	115	217	169	28.40%	111	98	13.27%	67	70	-4.29%	\$610,000	\$483,142	26.26%	3.24
Kittitas	77	56	235	133	76.69%	48	63	-23.81%	42	40	5.00%	\$479,250	\$441,965	8.44%	5.60
Jefferson	43	39	84	71	18.31%	38	39	-2.56%	24	29	-17.24%	\$699,500	\$655,000	6.79%	3.50
Okanogan	17	30	112	115	-2.61%	21	23	-8.70%	20	20	0.00%	\$322,500	\$451,000	-28.49%	5.60
Whatcom	248	237	532	359	48.19%	192	203	-5.42%	160	158	1.27%	\$600,000	\$550,000	9.09%	3.33
Clark	61	54	158	88	79.55%	81	71	14.08%	53	47	12.77%	\$538,000	\$505,000	6.53%	2.98
Pacific	36	31	160	125	28.00%	40	35	14.29%	20	20	0.00%	\$292,500	\$236,025	23.93%	8.00
Ferry	3	5	23	19	21.05%	3	3	0.00%	0	1	-100.00%	\$0	\$575,000	-100.00%	0.00
Clallam	57	63	136	99	37.37%	64	73	-12.33%	52	46	13.04%	\$497,500	\$526,000	-5.42%	2.62
Chelan	58	61	194	136	42.65%	61	58	5.17%	52	39	33.33%	\$530,000	\$499,000	6.21%	3.73
Douglas	34	35	76	67	13.43%	42	31	35.48%	27	22	22.73%	\$452,900	\$538,750	-15.94%	2.81
Adams	6	10	29	24	20.83%	10	16	-37.50%	10	8	25.00%	\$327,500	\$346,650	-5.52%	2.90
Walla Walla	53	50	107	108	-0.93%	39	55	-29.09%	39	27	44.44%	\$435,000	\$450,000	-3.33%	2.74
Columbia	1	1	20	17	17.65%	2	9	-77.78%	2	4	-50.00%	\$224,000	\$174,500	28.37%	10.00
Others	65	61	238	162	46.91%	47	50	-6.00%	36	49	-26.53%	\$361,266	\$348,000	3.81%	6.61
Total	6,346	6,513	10,448	7,495	39.40%	5,863	5,945	-1.38%	4,268	4,189	1.89%	\$630,000	\$608,111	3.60%	2.45

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)

FEBRUARY 2025

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	New Feb 2025	New Feb 2024	Ttl Active Feb 2025	Ttl Active Feb 2024	% Change, Ttl Active	Pending Feb 2025	Pending Feb 2024	% Change, Pending	Closed Feb 2025	Closed Feb 2024	% Change, Closed	Median \$, Feb 2025	Median \$, Feb 2024	% Change, Median Price	Months of Inventory
King	1,802	1,845	1,938	1,413	37.15%	1,490	1,557	-4.30%	1,066	1,064	0.19%	\$915,000	\$914,500	0.05%	1.82
Snohomish	693	760	754	455	65.71%	650	723	-10.10%	533	551	-3.27%	\$785,000	\$750,990	4.53%	1.41
Pierce	815	917	1,231	969	27.04%	911	913	-0.22%	612	625	-2.08%	\$550,497	\$550,000	0.09%	2.01
Kitsap	241	290	404	367	10.08%	260	311	-16.40%	201	199	1.01%	\$540,000	\$519,500	3.95%	2.01
Mason	80	92	191	150	27.33%	96	85	12.94%	62	65	-4.62%	\$429,975	\$387,500	10.96%	3.08
Skagit	107	110	191	159	20.13%	116	98	18.37%	77	69	11.59%	\$605,000	\$550,000	10.00%	2.48
Grays Harbor	126	106	338	247	36.84%	107	118	-9.32%	78	78	0.00%	\$367,738	\$350,000	5.07%	4.33
Lewis	89	82	282	219	28.77%	79	69	14.49%	58	61	-4.92%	\$421,000	\$399,900	5.28%	4.86
Cowlitz	94	83	208	158	31.65%	118	80	47.50%	67	70	-4.29%	\$425,000	\$375,000	13.33%	3.10
Grant	115	88	303	200	51.50%	95	82	15.85%	39	42	-7.14%	\$350,000	\$301,712	16.00%	7.77
Thurston	249	302	397	342	16.08%	255	295	-13.56%	202	204	-0.98%	\$530,000	\$499,900	6.02%	1.97
San Juan	14	25	69	69	0.00%	8	12	-33.33%	9	8	12.50%	\$880,000	\$735,500	19.65%	7.67
Island	91	105	194	161	20.50%	99	89	11.24%	66	56	17.86%	\$610,000	\$520,000	17.31%	2.94
Kittitas	70	54	212	117	81.20%	42	58	-27.59%	35	39	-10.26%	\$585,000	\$447,530	30.72%	6.06
Jefferson	41	35	75	68	10.29%	36	36	0.00%	24	27	-11.11%	\$699,500	\$655,000	6.79%	3.13
Okanogan	17	30	110	109	0.92%	21	23	-8.70%	20	20	0.00%	\$322,500	\$451,000	-28.49%	5.50
Whatcom	200	204	413	302	36.75%	157	163	-3.68%	129	127	1.57%	\$628,000	\$599,900	4.68%	3.20
Clark	49	48	135	78	73.08%	74	56	32.14%	49	41	19.51%	\$570,000	\$525,000	8.57%	2.76
Pacific	33	30	142	111	27.93%	37	35	5.71%	19	20	-5.00%	\$305,000	\$236,025	29.22%	7.47
Ferry	3	5	23	19	21.05%	3	3	0.00%	0	1	-100.00%	\$0	\$575,000	-100.00%	0.00
Clallam	57	59	128	95	34.74%	63	71	-11.27%	46	44	4.55%	\$502,000	\$526,000	-4.56%	2.78
Chelan	45	55	157	119	31.93%	54	54	0.00%	47	35	34.29%	\$535,000	\$500,000	7.00%	3.34
Douglas	32	35	72	65	10.77%	40	29	37.93%	26	20	30.00%	\$464,950	\$538,750	-13.70%	2.77
Adams	6	10	29	24	20.83%	10	16	-37.50%	9	8	12.50%	\$330,000	\$346,650	-4.80%	3.22
Walla Walla	52	48	104	99	5.05%	38	54	-29.63%	39	26	50.00%	\$435,000	\$462,500	-5.95%	2.67
Columbia	1	1	20	17	17.65%	2	9	-77.78%	2	4	-50.00%	\$224,000	\$174,500	28.37%	10.00
Others	65	60	235	159	47.80%	46	50	-8.00%	35	49	-28.57%	\$362,532	\$348,000	4.18%	6.71
Total	5,187	5,479	8,355	6,291	32.81%	4,907	5,089	-3.58%	3,550	3,553	-0.08%	\$650,000	\$634,900	2.38%	2.35

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FEBRUARY 2025

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	New Feb 2025	New Feb 2024	Ttl Active Feb 2025	Ttl Active Feb 2024	% Change, Ttl Active	Pending Feb 2025	Pending Feb 2024	% Change, Pending	Closed Feb 2025	Closed Feb 2024	% Change, Closed	Median \$, Feb 2025	Median \$, Feb 2024	% Change, Median Price	Months of Inventory
King	769	647	1,309	723	81.05%	597	504	18.5%	450	386	16.58%	\$612,500	\$550,000	11.36%	2.91
Snohomish	150	171	193	118	63.56%	170	141	20.6%	125	97	28.87%	\$525,000	\$500,000	5.00%	1.54
Pierce	77	90	145	117	23.93%	68	81	-16.1%	54	50	8.00%	\$414,000	\$416,725	-0.65%	2.69
Kitsap	21	19	47	26	80.77%	16	18	-11.1%	9	12	-25.00%	\$269,000	\$293,062	-8.21%	5.22
Mason	1	0	1	1	0.00%	0	0	N/A	1	0	N/A	\$455,000	\$0	N/A	1.00
Skagit	13	6	27	6	350.00%	7	6	16.7%	6	9	-33.33%	\$486,500	\$354,800	37.12%	4.50
Grays Harbor	2	6	34	16	112.50%	2	4	-50.0%	2	2	0.00%	\$56,000	\$337,500	-83.41%	17.00
Lewis	0	0	1	0	N/A	0	0	N/A	1	0	N/A	\$405,000	\$0	N/A	1.00
Cowlitz	4	2	8	8	0.00%	0	4	-100.0%	2	1	100.00%	\$310,000	\$400,000	-22.50%	4.00
Grant	6	2	10	3	233.33%	2	1	100.0%	1	1	0.00%	\$215,000	\$150,000	43.33%	10.00
Thurston	12	21	30	30	0.00%	15	15	0.0%	7	14	-50.00%	\$322,000	\$401,950	-19.89%	4.29
San Juan	3	1	16	7	128.57%	2	1	100.0%	2	1	100.00%	\$972,500	\$534,500	81.95%	8.00
Island	13	10	23	8	187.50%	12	9	33.3%	1	14	-92.86%	\$369,900	\$349,500	5.84%	23.00
Kittitas	7	2	23	16	43.75%	6	5	20.0%	7	1	600.00%	\$355,000	\$335,000	5.97%	3.29
Jefferson	2	4	9	3	200.00%	2	3	-33.3%	0	2	-100.00%	\$0	\$591,500	-100.00%	0.00
Okanogan	0	0	2	6	-66.67%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	48	33	119	57	108.77%	35	40	-12.5%	31	31	0.00%	\$430,000	\$431,000	-0.23%	3.84
Clark	12	6	23	10	130.00%	7	15	-53.3%	4	6	-33.33%	\$327,250	\$297,450	10.02%	5.75
Pacific	3	1	18	14	28.57%	3	0	N/A	1	0	N/A	\$219,000	\$0	N/A	18.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	0	4	8	4	100.00%	1	2	-50.0%	6	2	200.00%	\$412,500	\$492,500	-16.24%	1.33
Chelan	13	6	37	17	117.65%	7	4	75.0%	5	4	25.00%	\$514,900	\$443,700	16.05%	7.40
Douglas	2	0	4	2	100.00%	2	2	0.0%	1	2	-50.00%	\$388,000	\$500,000	-22.40%	4.00
Adams	0	0	0	0	N/A	0	0	N/A	1	0	N/A	\$250,000	\$0	N/A	0.00
Walla Walla	1	2	3	9	-66.67%	1	1	0.0%	0	1	-100.00%	\$0	\$245,000	-100.00%	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	0	1	3	3	0.00%	1	0	N/A	1	0	N/A	\$235,000	\$0	N/A	3.00
Total	1,159	1,034	2,093	1,204	73.84%	956	856	11.7%	718	636	12.89%	\$529,495	\$496,500	6.65%	2.92