

Clallam



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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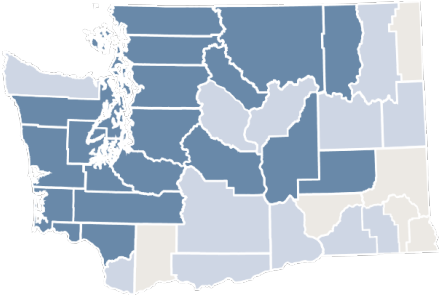
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

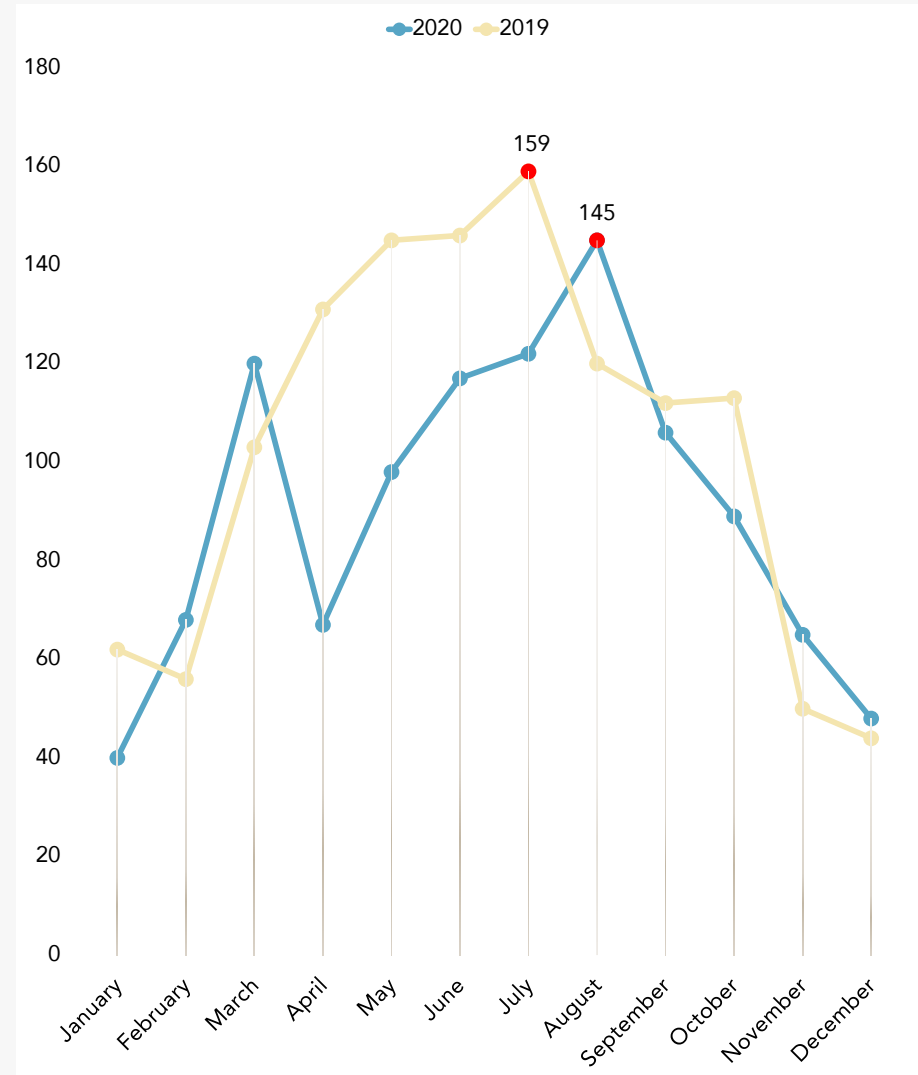
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Clallam: Residential Homes and Condominiums

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).

	2020	2019	% chg.
January	40	62	-35.48%
February	68	56	21.43%
March	120	103	16.50%
April	67	131	-48.85%
May	98	145	-32.41%
June	117	146	-19.86%
July	122	159	-23.27%
August	145	120	20.83%
September	106	112	-5.36%
October	89	113	-21.24%
November	65	50	30.00%
December	48	44	9.09%
Total	1,085	1,241	
% chg.	-12.57%		

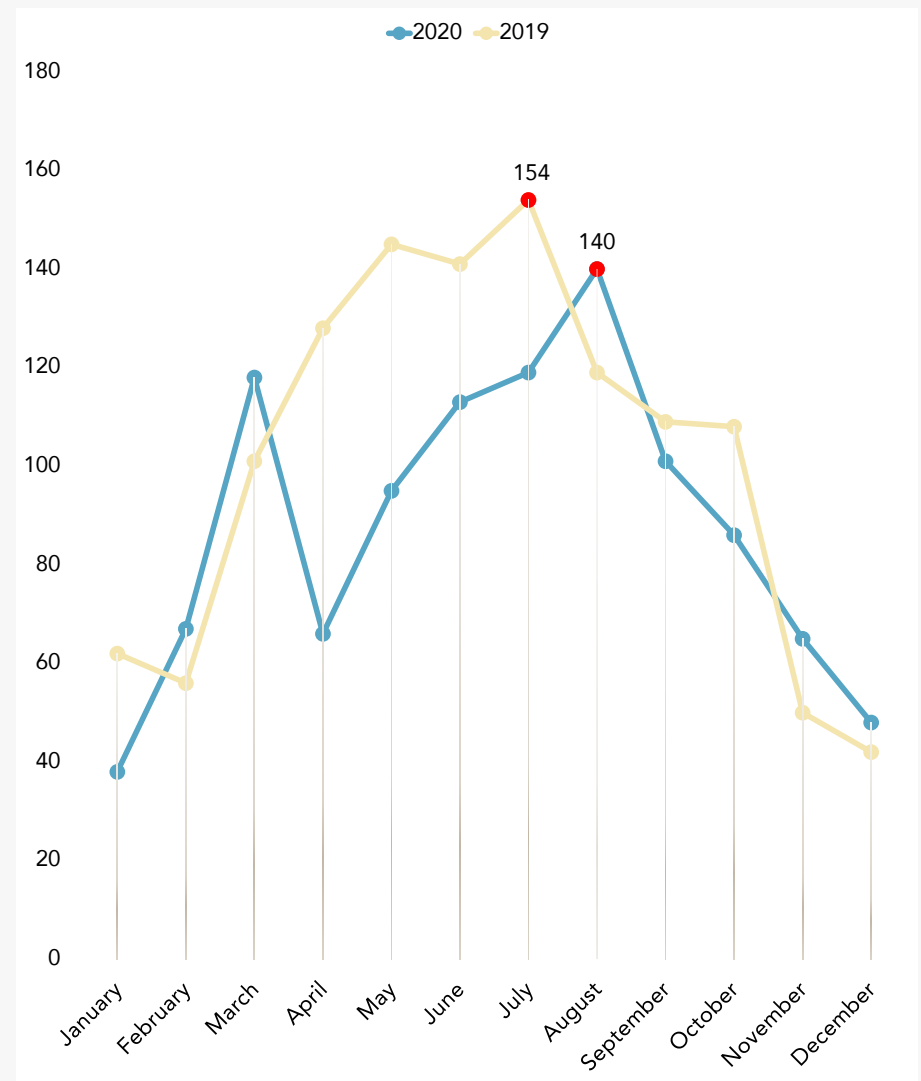


Clallam: Residential Homes Only

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).

	2020	2019	% chg.
January	38	62	-38.71%
February	67	56	19.64%
March	118	101	16.83%
April	66	128	-48.44%
May	95	145	-34.48%
June	113	141	-19.86%
July	119	154	-22.73%
August	140	119	17.65%
September	101	109	-7.34%
October	86	108	-20.37%
November	65	50	30.00%
December	48	42	14.29%
Total	1,056	1,215	
% chg.	-13.09%		

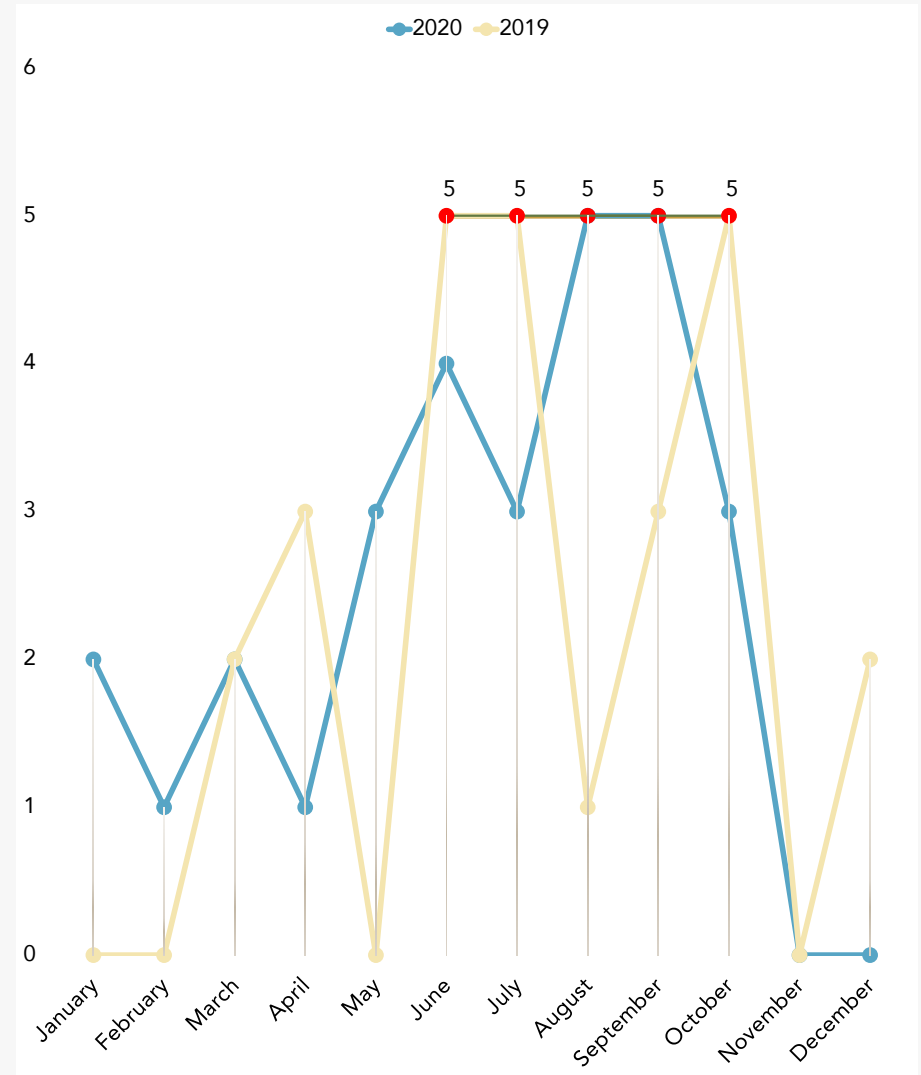


Clallam: Condominiums Only

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).

	2020	2019	% chg.
January	2	0	0.00%
February	1	0	0.00%
March	2	2	0.00%
April	1	3	-66.67%
May	3	0	0.00%
June	4	5	-20.00%
July	3	5	-40.00%
August	5	1	400.00%
September	5	3	66.67%
October	3	5	-40.00%
November	0	0	0.00%
December	0	2	-100.00%
Total	29	26	
% chg.	11.54%		

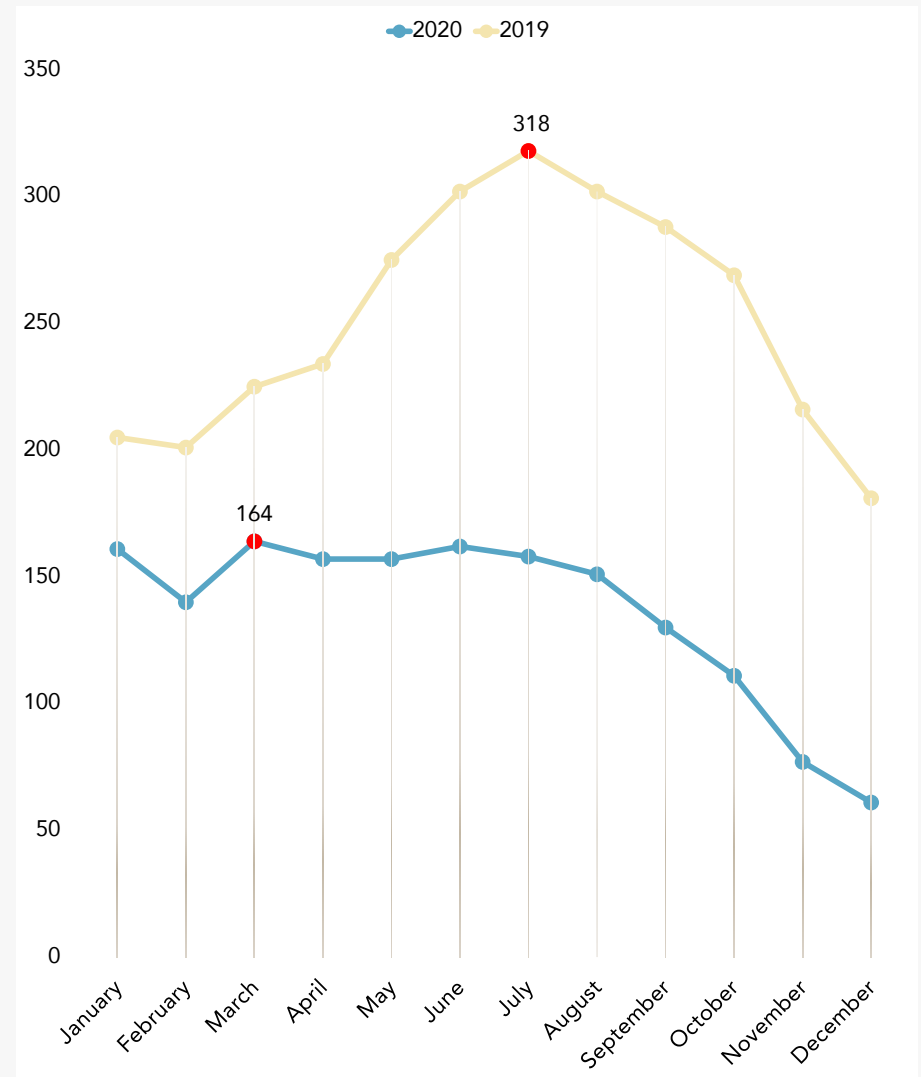


Clallam: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	161	205	-21.46%
February	140	201	-30.35%
March	164	225	-27.11%
April	157	234	-32.91%
May	157	275	-42.91%
June	162	302	-46.36%
July	158	318	-50.31%
August	151	302	-50.00%
September	130	288	-54.86%
October	111	269	-58.74%
November	77	216	-64.35%
December	61	181	-66.30%
Total	1,629	3,016	
% chg.			-45.99%

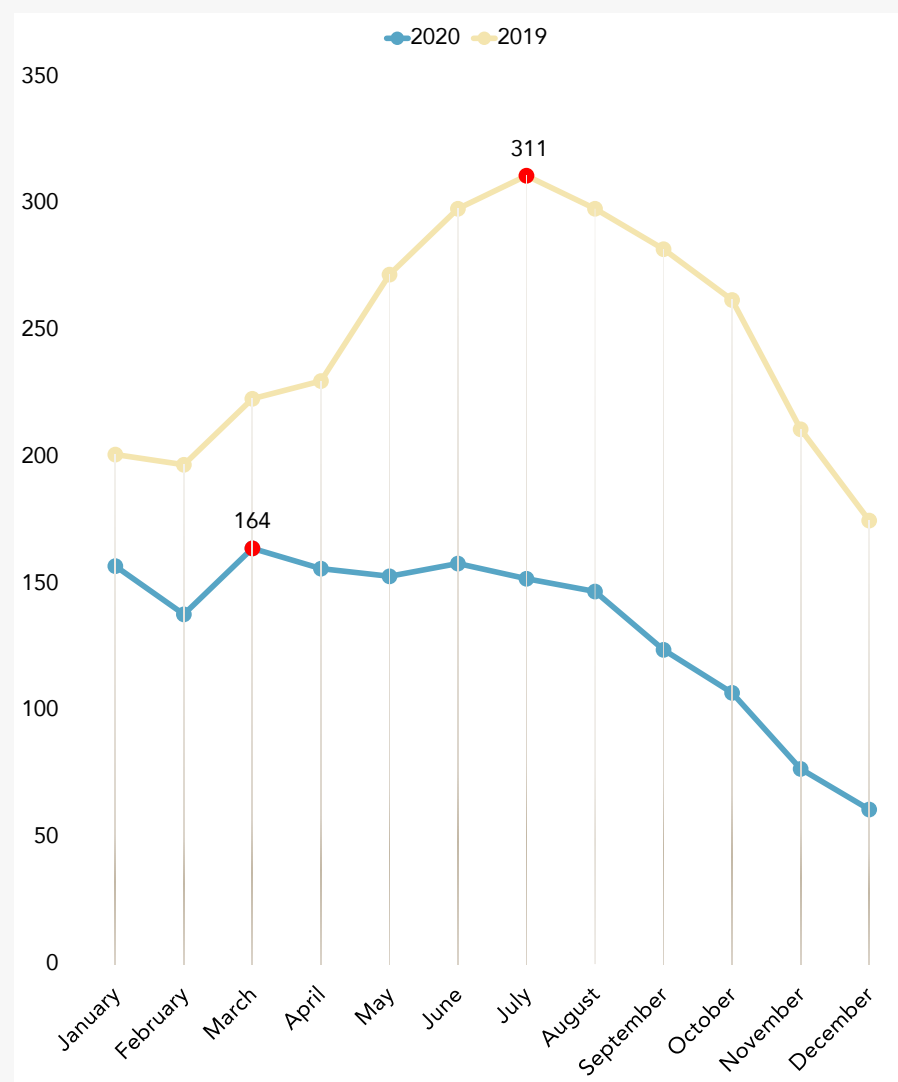


Clallam: Residential Homes Only

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.

	2020	2019	% chg.
January	157	201	-21.89%
February	138	197	-29.95%
March	164	223	-26.46%
April	156	230	-32.17%
May	153	272	-43.75%
June	158	298	-46.98%
July	152	311	-51.13%
August	147	298	-50.67%
September	124	282	-56.03%
October	107	262	-59.16%
November	77	211	-63.51%
December	61	175	-65.14%
Total	1,594	2,960	
% chg.	-46.15%		

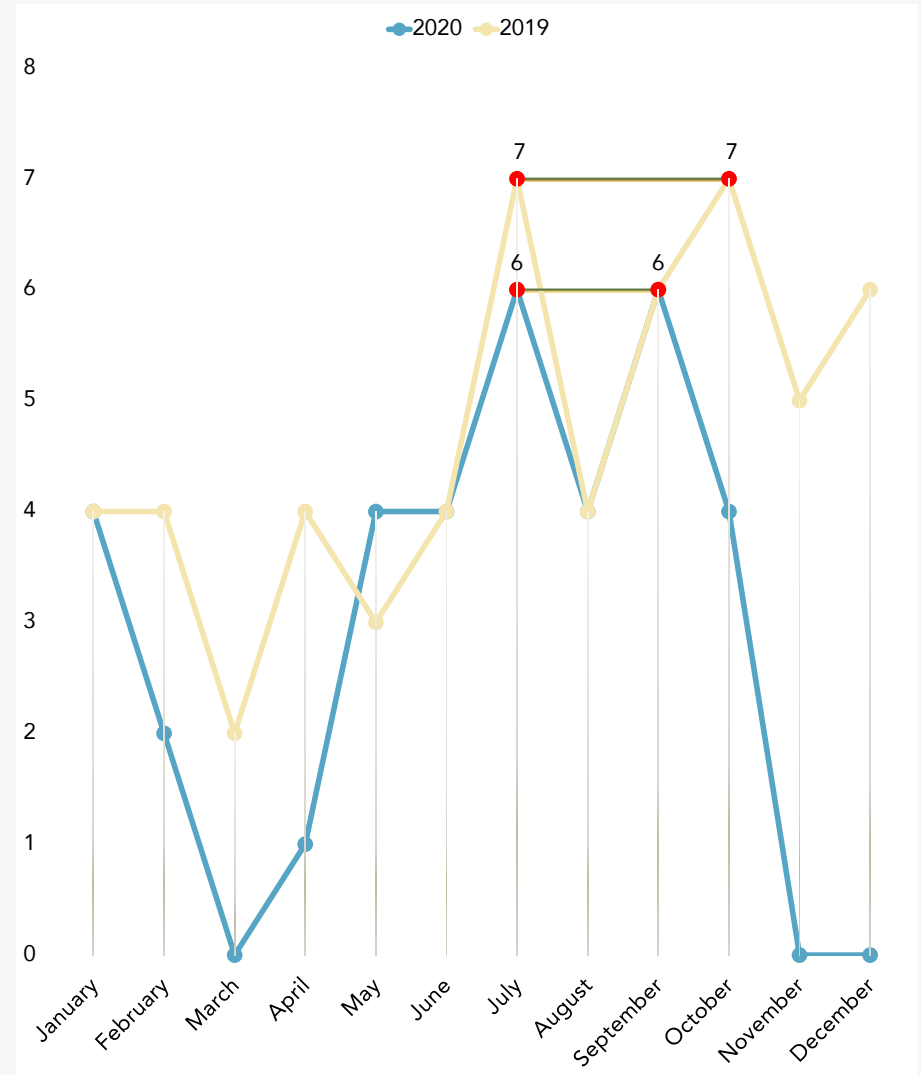


Clallam: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2020	2019	% chg.
January	4	4	0.00%
February	2	4	-50.00%
March	0	2	-100.00%
April	1	4	-75.00%
May	4	3	33.33%
June	4	4	0.00%
July	6	7	-14.29%
August	4	4	0.00%
September	6	6	0.00%
October	4	7	-42.86%
November	0	5	-100.00%
December	0	6	-100.00%
Total	35	56	
% chg.	-37.50%		



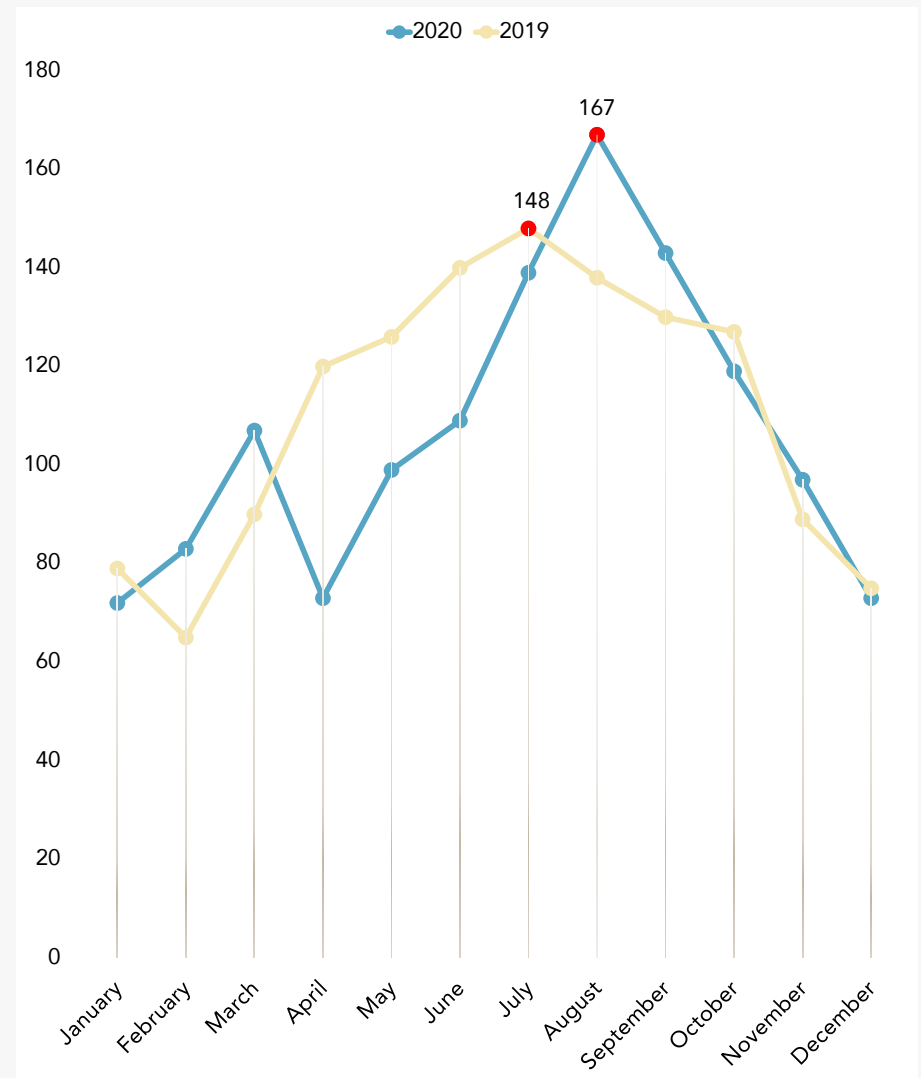
Clallam: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	72	79	-8.86%
February	83	65	27.69%
March	107	90	18.89%
April	73	120	-39.17%
May	99	126	-21.43%
June	109	140	-22.14%
July	139	148	-6.08%
August	167	138	21.01%
September	143	130	10.00%
October	119	127	-6.30%
November	97	89	8.99%
December	73	75	-2.67%
Total	1,281	1,327	
% chg.	-3.47%		



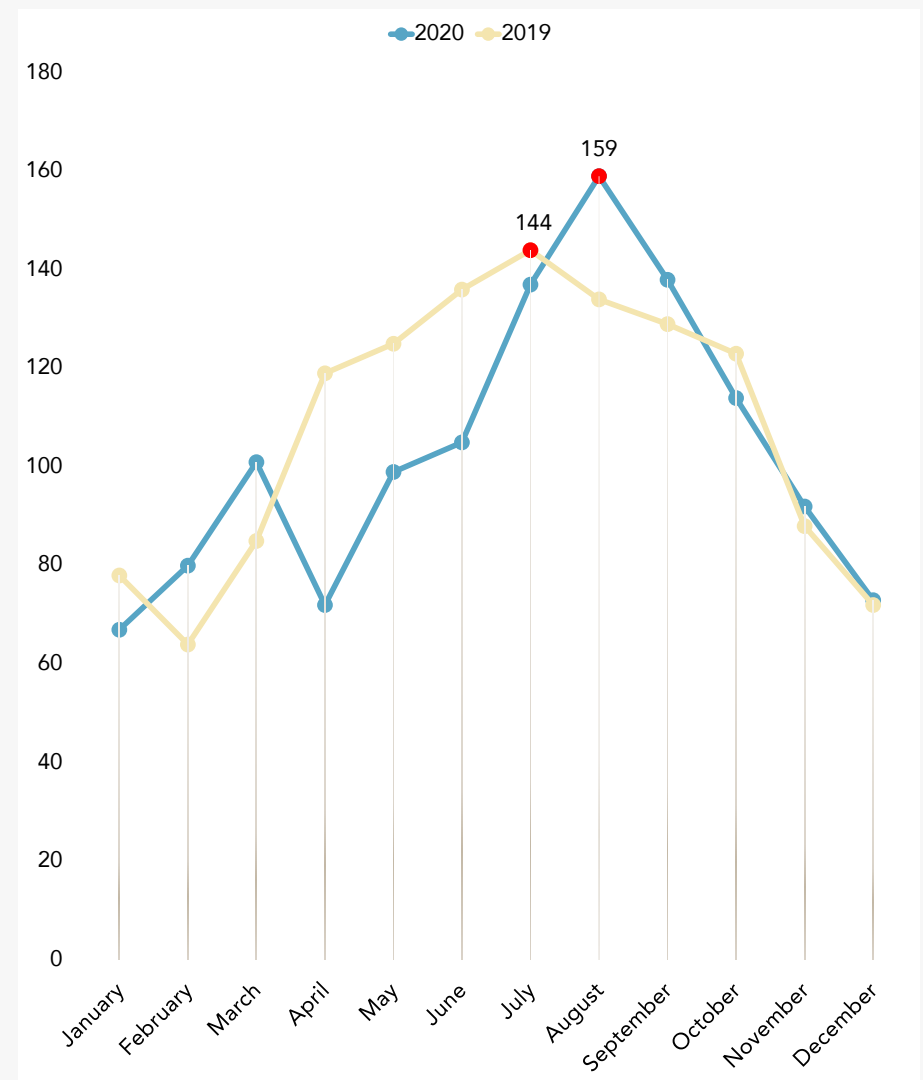
Clallam: Residential Homes Only

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.

	2020	2019	% chg.
January	67	78	-14.10%
February	80	64	25.00%
March	101	85	18.82%
April	72	119	-39.50%
May	99	125	-20.80%
June	105	136	-22.79%
July	137	144	-4.86%
August	159	134	18.66%
September	138	129	6.98%
October	114	123	-7.32%
November	92	88	4.55%
December	73	72	1.39%
Total	1,237	1,297	
% chg.			-4.63%



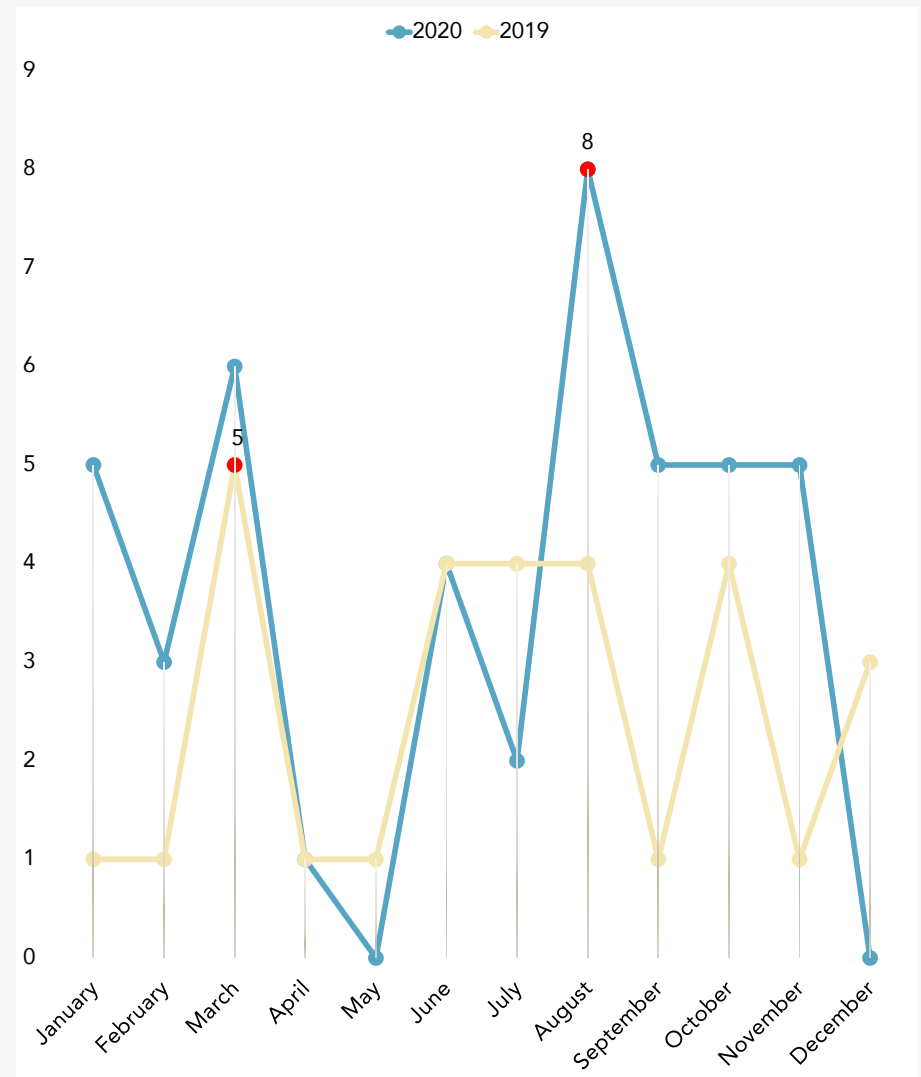
Clallam: Condominiums Only

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.

	2020	2019	% chg.
January	5	1	400.00%
February	3	1	200.00%
March	6	5	20.00%
April	1	1	0.00%
May	0	1	-100.00%
June	4	4	0.00%
July	2	4	-50.00%
August	8	4	100.00%
September	5	1	400.00%
October	5	4	25.00%
November	5	1	400.00%
December	0	3	-100.00%
Total	44	30	
% chg.	46.67%		

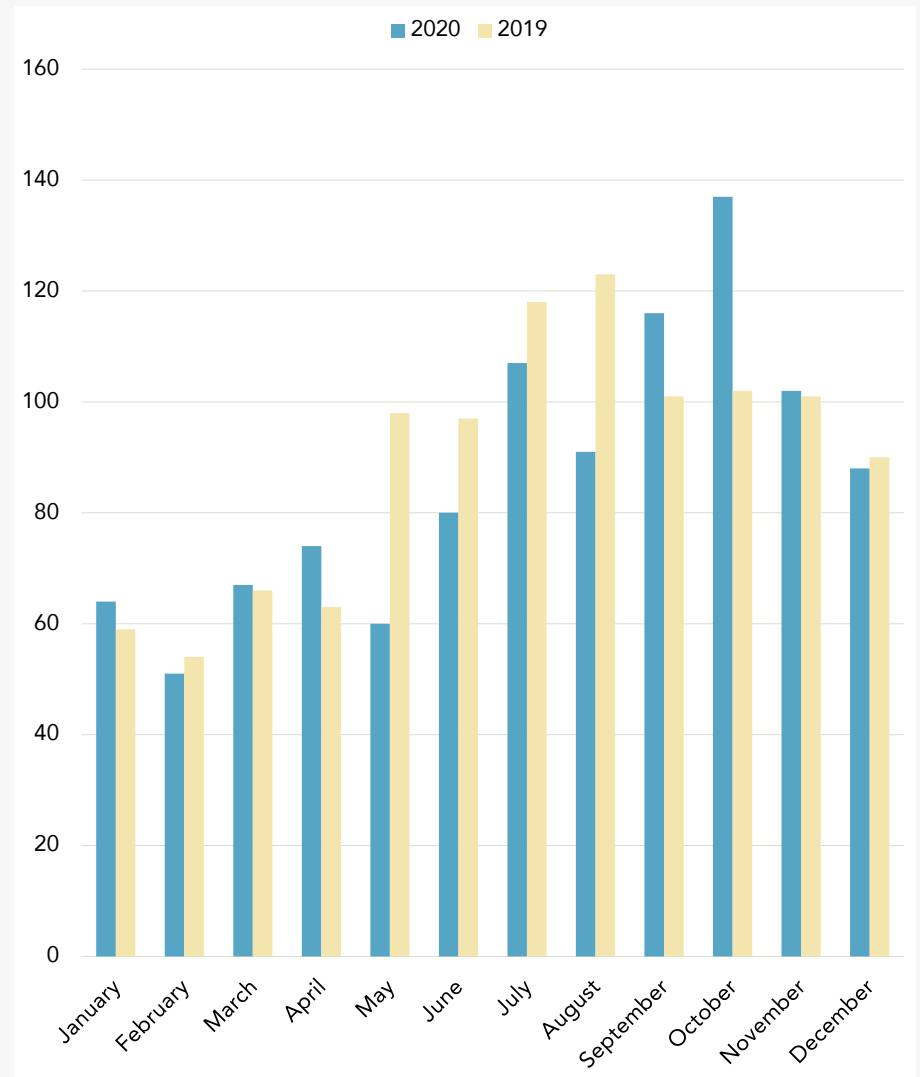


Clallam: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	64	59	8.47%
February	51	54	-5.56%
March	67	66	1.52%
April	74	63	17.46%
May	60	98	-38.78%
June	80	97	-17.53%
July	107	118	-9.32%
August	91	123	-26.02%
September	116	101	14.85%
October	137	102	34.31%
November	102	101	0.99%
December	88	90	-2.22%
Total	1,037	1,072	
% chg.			-3.26%

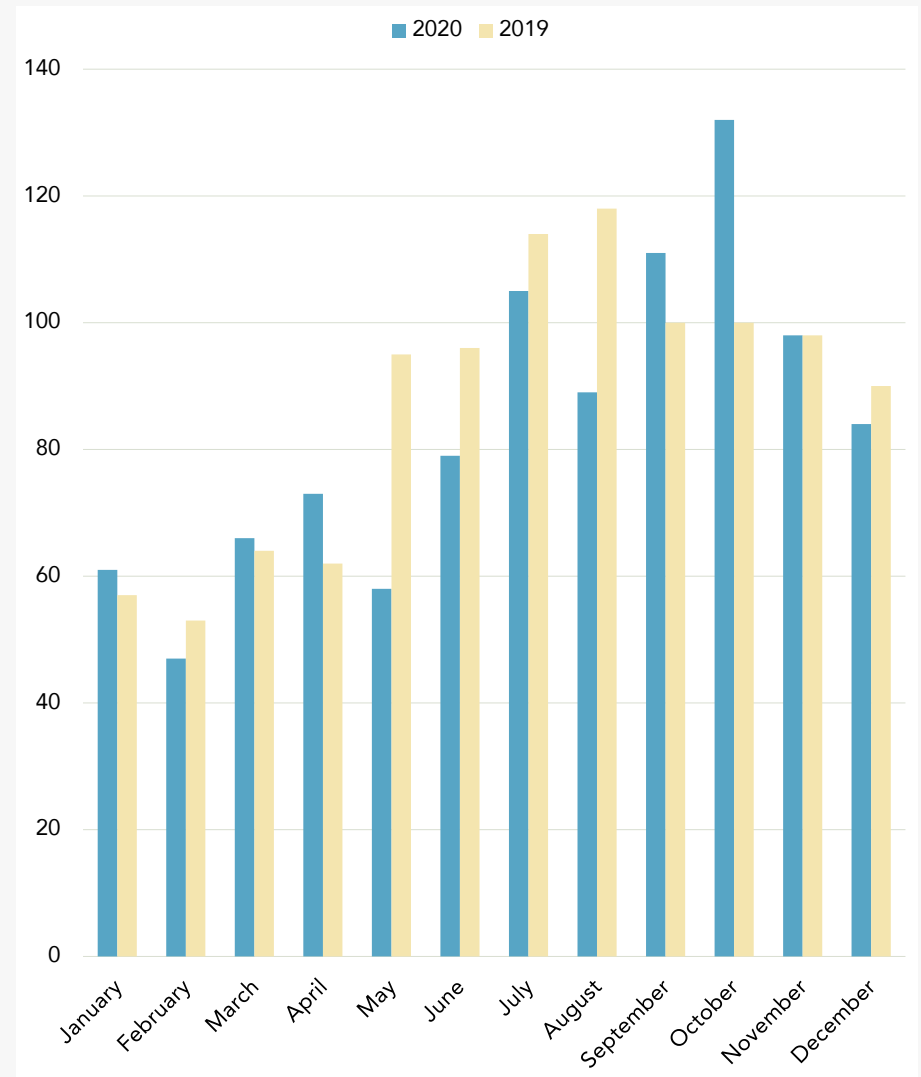


Clallam: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	61	57	7.02%
February	47	53	-11.32%
March	66	64	3.13%
April	73	62	17.74%
May	58	95	-38.95%
June	79	96	-17.71%
July	105	114	-7.89%
August	89	118	-24.58%
September	111	100	11.00%
October	132	100	32.00%
November	98	98	0.00%
December	84	90	-6.67%
Total	1,003	1,047	
% chg.	-4.20%		

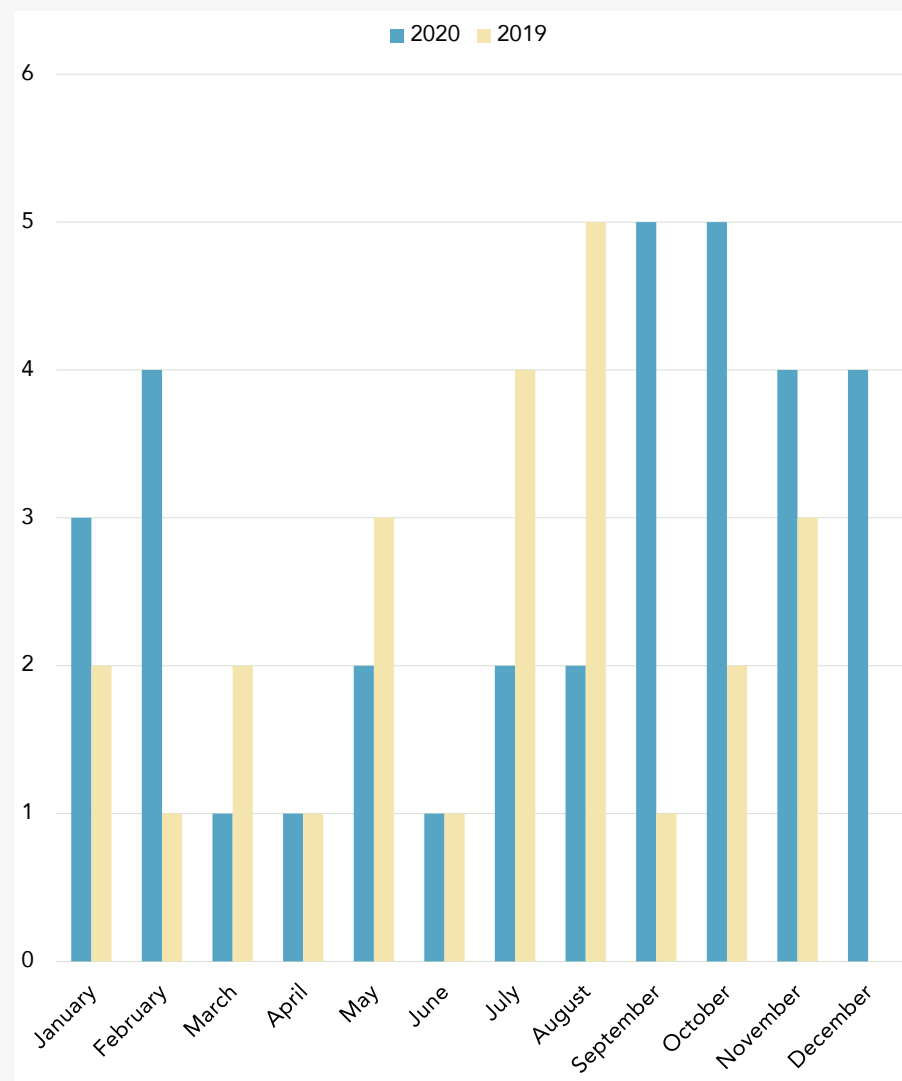


Clallam: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	3	2	50.00%
February	4	1	300.00%
March	1	2	-50.00%
April	1	1	0.00%
May	2	3	-33.33%
June	1	1	0.00%
July	2	4	-50.00%
August	2	5	-60.00%
September	5	1	400.00%
October	5	2	150.00%
November	4	3	33.33%
December	4	0	0.00%
Total	34	25	
% chg.	36.00%		



Clallam: 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.

	2020	2019	% chg.
January	\$ 333,000	\$ 300,651	10.76%
February	\$ 290,000	\$ 256,250	13.17%
March	\$ 349,900	\$ 279,500	25.19%
April	\$ 329,000	\$ 280,000	17.50%
May	\$ 337,450	\$ 302,500	11.55%
June	\$ 350,000	\$ 325,000	7.69%
July	\$ 334,500	\$ 319,500	4.69%
August	\$ 348,000	\$ 332,900	4.54%
September	\$ 365,750	\$ 275,000	33.00%
October	\$ 369,900	\$ 325,243	13.73%
November	\$ 356,000	\$ 339,900	4.74%
December	\$ 371,500	\$ 309,000	20.23%

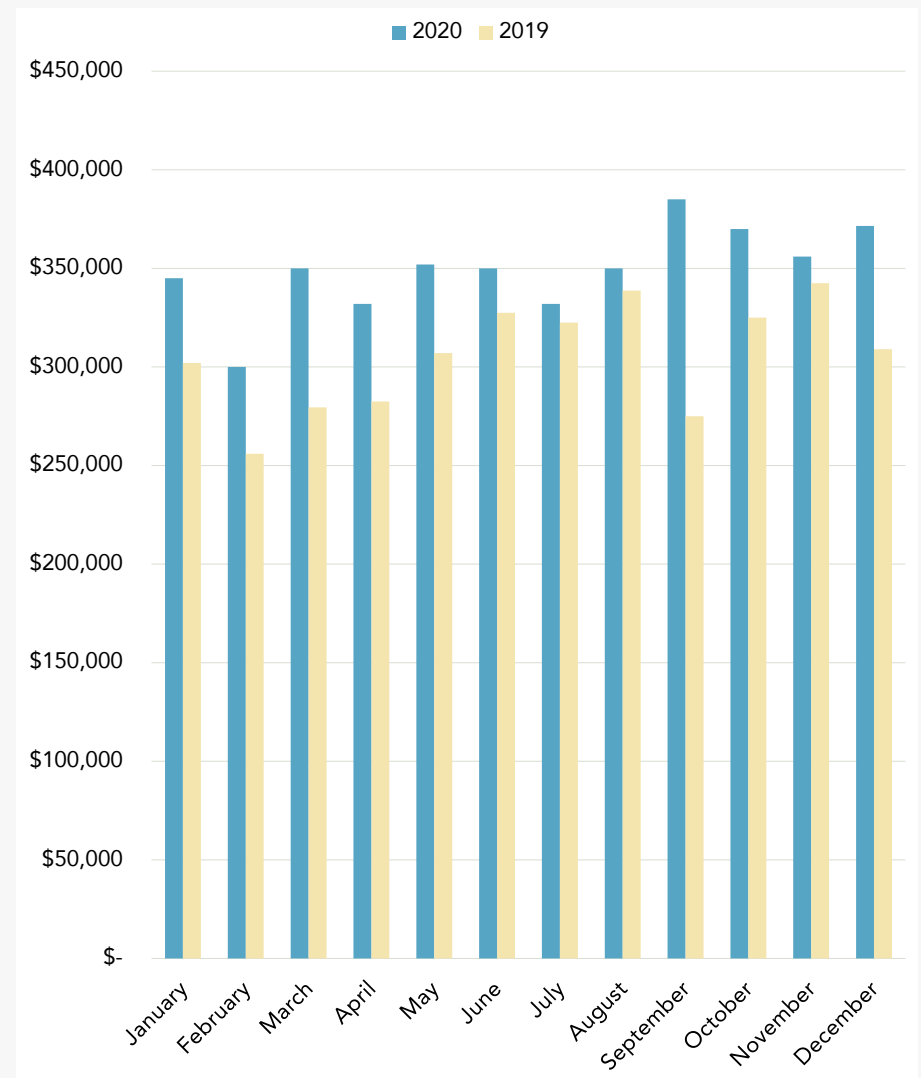


Clallam: Residential Homes Only

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.

	2020	2019	% chg.
January	\$ 345,000	\$ 302,000	14.24%
February	\$ 299,999	\$ 256,000	17.19%
March	\$ 349,950	\$ 279,500	25.21%
April	\$ 332,000	\$ 282,500	17.52%
May	\$ 351,950	\$ 307,000	14.64%
June	\$ 350,000	\$ 327,475	6.88%
July	\$ 332,000	\$ 322,500	2.95%
August	\$ 350,000	\$ 338,750	3.32%
September	\$ 385,000	\$ 275,000	40.00%
October	\$ 369,950	\$ 325,000	13.83%
November	\$ 356,000	\$ 342,500	3.94%
December	\$ 371,500	\$ 309,000	20.23%

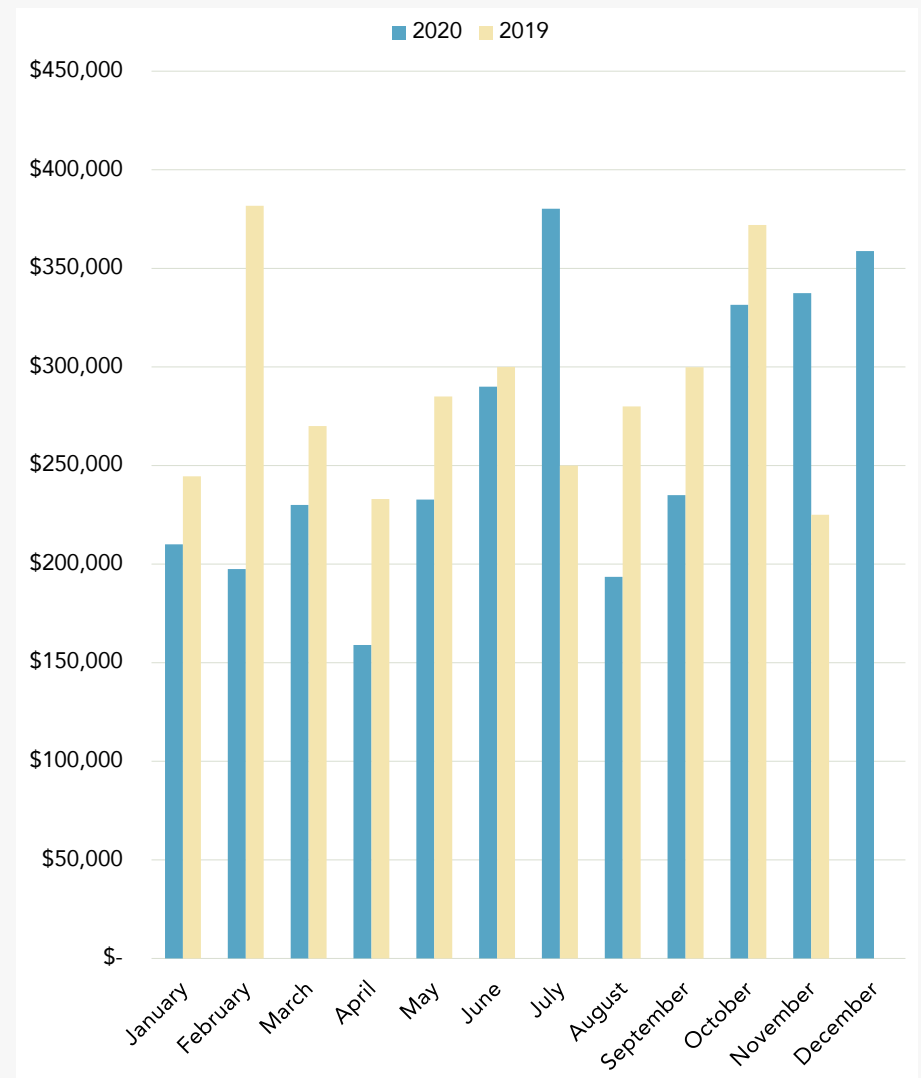


Clallam: Condominiums Only

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.

	2020	2019	% chg.
January	\$ 210,000	\$ 244,500	-14.11%
February	\$ 197,500	\$ 381,732	-48.26%
March	\$ 230,000	\$ 270,000	-14.81%
April	\$ 159,000	\$ 233,000	-31.76%
May	\$ 232,750	\$ 285,000	-18.33%
June	\$ 290,000	\$ 300,000	-3.33%
July	\$ 380,250	\$ 250,000	52.10%
August	\$ 193,500	\$ 280,000	-30.89%
September	\$ 235,000	\$ 299,900	-21.64%
October	\$ 331,500	\$ 372,000	-10.89%
November	\$ 337,450	\$ 225,000	49.98%
December	\$ 358,750	\$ -	0.00%



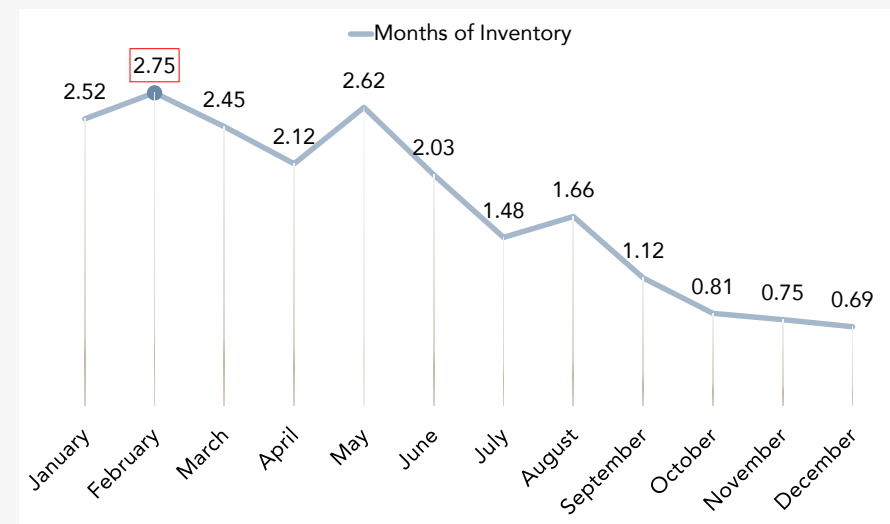
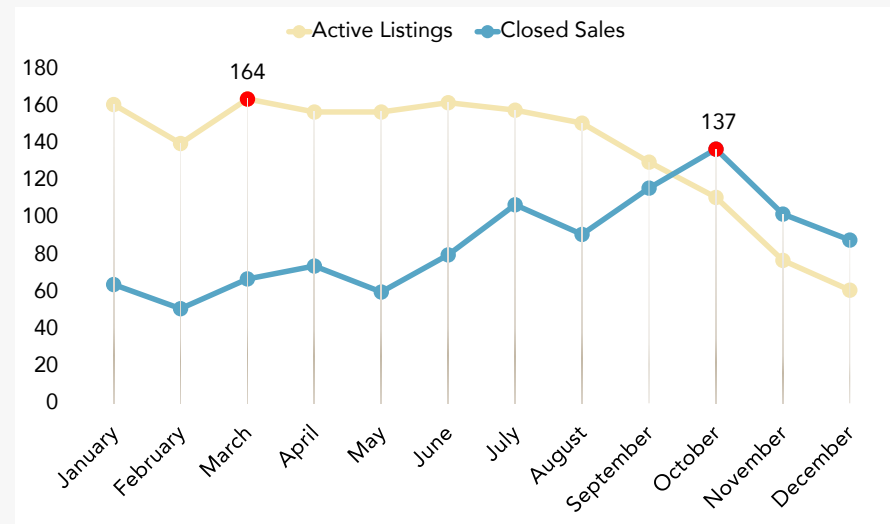
Clallam: Residential Homes and Condominiums

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	161	64	2.52
February	140	51	2.75
March	164	67	2.45
April	157	74	2.12
May	157	60	2.62
June	162	80	2.03
July	158	107	1.48
August	151	91	1.66
September	130	116	1.12
October	111	137	0.81
November	77	102	0.75
December	61	88	0.69



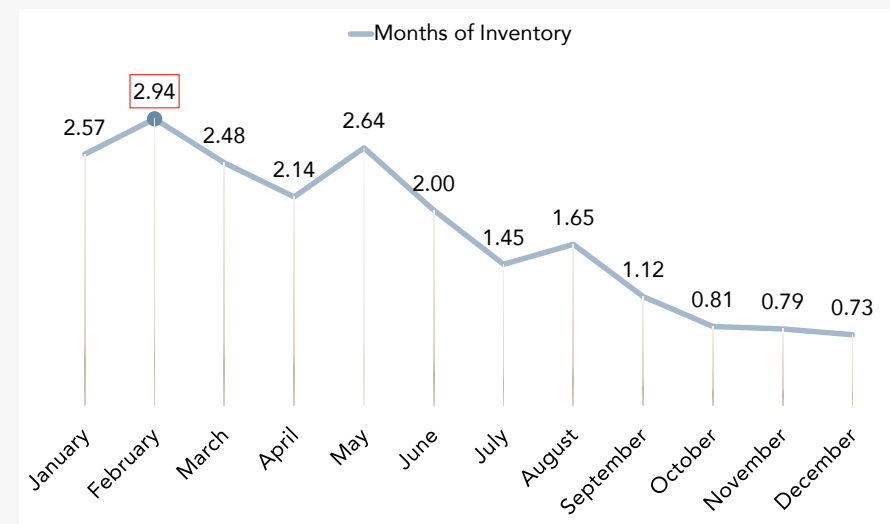
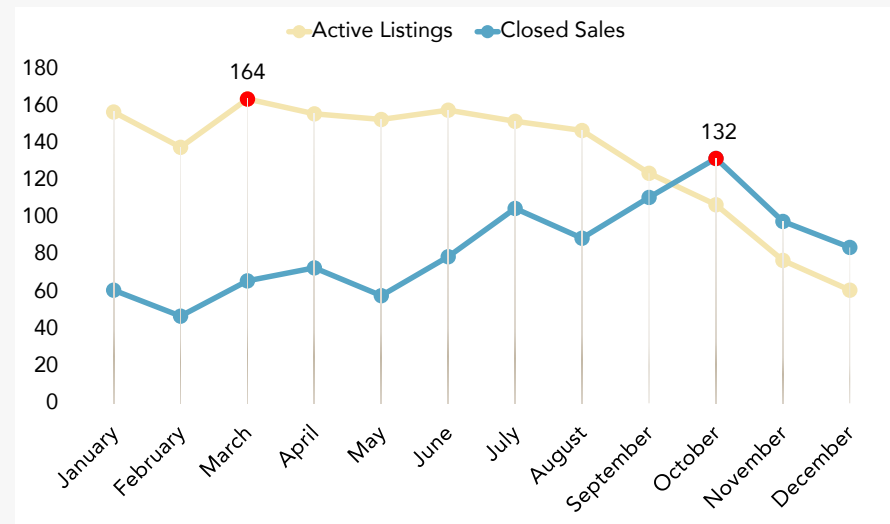
Clallam: Residential Homes Only

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	157	61	2.57
February	138	47	2.94
March	164	66	2.48
April	156	73	2.14
May	153	58	2.64
June	158	79	2.00
July	152	105	1.45
August	147	89	1.65
September	124	111	1.12
October	107	132	0.81
November	77	98	0.79
December	61	84	0.73



Clallam: 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	4	3	1.33
February	2	4	0.50
March	0	1	0.00
April	1	1	1.00
May	4	2	2.00
June	4	1	4.00
July	6	2	3.00
August	4	2	2.00
September	6	5	1.20
October	4	5	0.80
November	0	4	0.00
December	0	4	0.00

