



2021 NWMLS Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents & Highlights
Pg 3.....NWMLS Profile
Pg 4-6.....Median Prices/Closed Sales + Maps

New Listings
Pg 7-9.....All Counties, by Month
Pg 10-12....All Counties, Annual Comparison
Pg 13-15....All Counties, 11-Year Comparison

Active Inventory
Pg 16-18....All Counties, by Month
Pg 19-21....All Counties, Annual Comparison
Pg 22-24....All Counties, 11-Year Comparison

Pending Sales
Pg 25-27....All Counties, by Month
Pg 28-30....All Counties, Annual Comparison
Pg 31-33....All Counties, 11-Year Comparison

Closed Sales
Pg 34-36....All Counties, by Month
Pg 37-39....All Counties, Annual Comparison
Pg 40-42....All Counties, 11-Year Comparison

Median Sales Price
Pg 43-45....All Counties, by Month
Pg 46-48....All Counties, Annual Comparison
Pg 49-51....All Counties, 11-Year Comparison

Months of Inventory
Pg 52-54....All Counties, by Month
Pg 55-57....All Counties, Annual Comparison
Pg 58-60....All Counties, 11-Year Comparison

Prices
Pg 61-62....Sale Price to List Price Ratio
Pg 63-65....Avg. Prices, Tri-county Region Since 1991
Pg 66.....Highest Home Prices, by School District
Pg 67.....3 Bd Median Sales Prices, by County
Pg 68.....Snapshot of Condo Prices, King Subareas
Pg 69-72....High-End Sales by Property Types, Counties

Pg 73-74....NWMLS Index of Areas

2021 Highlights

Closed sales
Northwest MLS broker-members reported 107,354 closed sales of single family homes and condos (p34) valued at more than \$75 billion. (p34)

Prices
In 2021, the median price for closed sales of SFH and condos system-wide was \$565,000 (p49). Comparing counties, the median price ranged from \$230,000 in Ferry County to \$825,000 in San Juan County. (p46)

Sales Price to List Price Ratio
Single family homes that sold during 2021 had closing prices at 104.7% over the list price. (pp61-62)

Highest prices
Among 26 counties in the MLS service area, San Juan County had the highest median price for single family homes (\$860,000). (p47)

New listings
MLS members added 117,948 new listings during the year, improving on 2020 by 7,349 units (up 6.6%). (p7)

Months of supply
Inventory, as measured by months of supply, averaged 0.63 months overall for 2021, well below the balanced market range 4-to-6 months. At year-end, there was less than two weeks (0.40 months) of inventory. (p52)

Peak activity times
The volume of new listings, pending sales, and closed sales peaked in June. (p13, 25, 34) For active listings, the highest volume was reported in July. (p16).

Condos
Condos accounted for 13.6% of all sales during 2021 (14,641 units), with 59% of them located in King County. (p39)

Prices, school districts
In six school districts, median prices for single family homes were \$1 million and higher, led by Mercer Island at \$2.2 million. (p66)

Prices, 3 BR homes
Prices for 3-bedroom homes vary widely across the MLS market area, topped by San Juan County where the median price was \$836,000. At the other end of the spectrum, the typical 3-bedroom home in Ferry County had a median price of \$239,900. (p67)

Luxury sales
NWMLS members sold 14,614 single family homes priced at \$1 million or higher, including 174 that sold for \$5 million-plus, (p69) and 5,381 condos priced at a half-million dollars and up. (p70). The highest priced sale, located in Seattle commanded more than \$30 million. Of condo sales, 769 fetched \$1 million or more, including one in downtown Seattle that sold for \$7 million.

Northwest MLS members
This report reflects the work of more than 36,000 brokers in 2,600-plus member offices across 26 counties.

NWMLS Profile



Member Offices

2,604

CLOSED SALES: TOTAL UNITS, ALL COUNTIES

2021

2020

107.4 K

95.8 K

Residential and Condominium Listings, Year-To-Date



Total Members/Subscribers

36,441

CLOSED SALES: MEDIAN PRICE, ALL COUNTIES

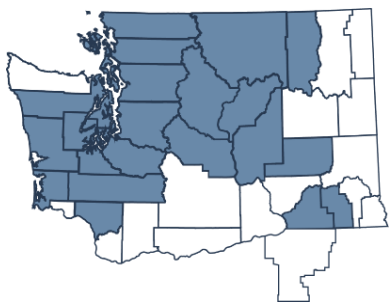
2021

2020

\$565.0 K

\$475.0 K

Residential and Condominium Listings, Year-To-Date



Counties

26

CLOSED SALES: TOTAL VOLUME, ALL COUNTIES

2021

2020

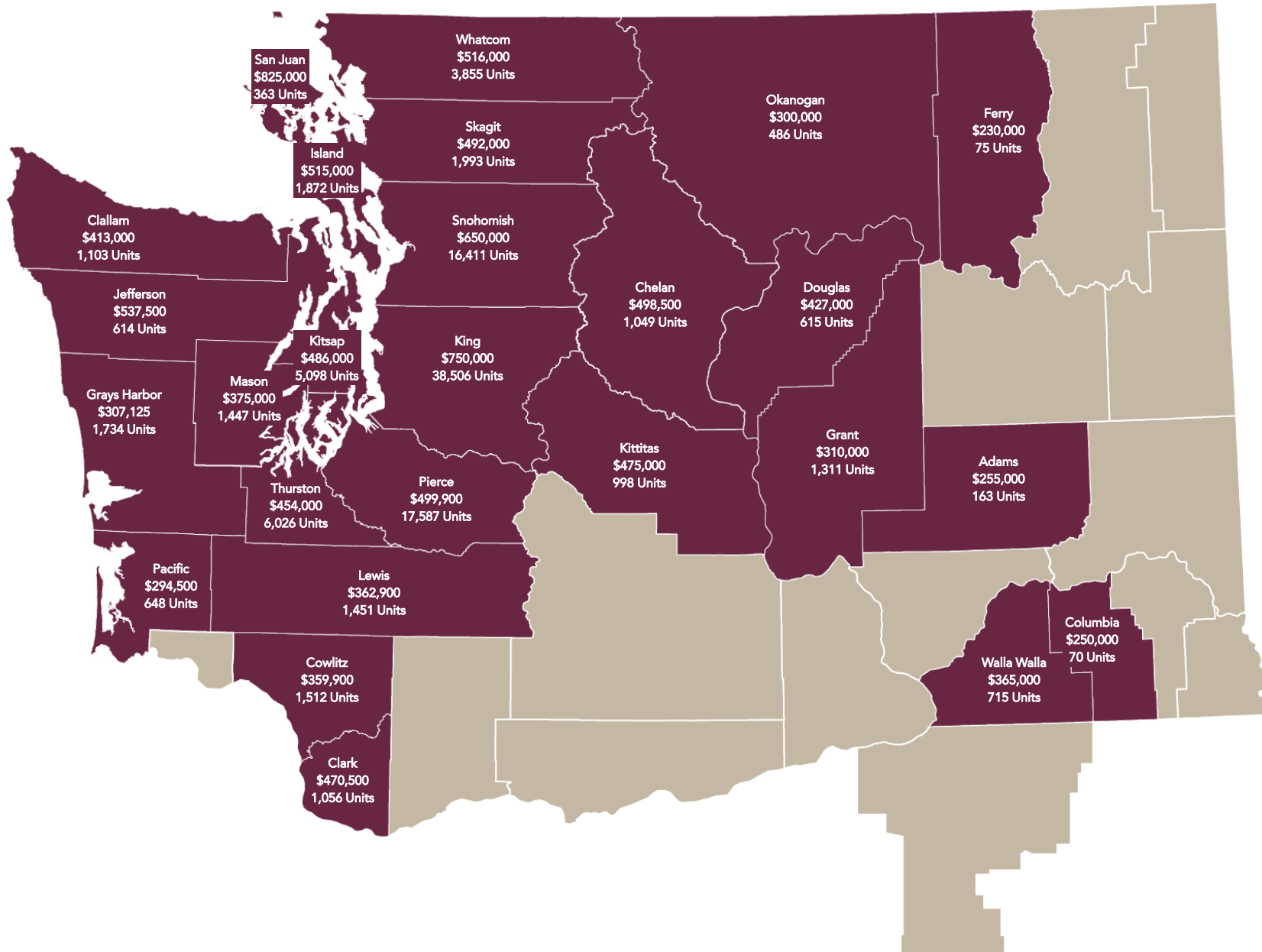
\$75.1 B

\$56.2 B

Residential and Condominium Listings, Year-To-Date

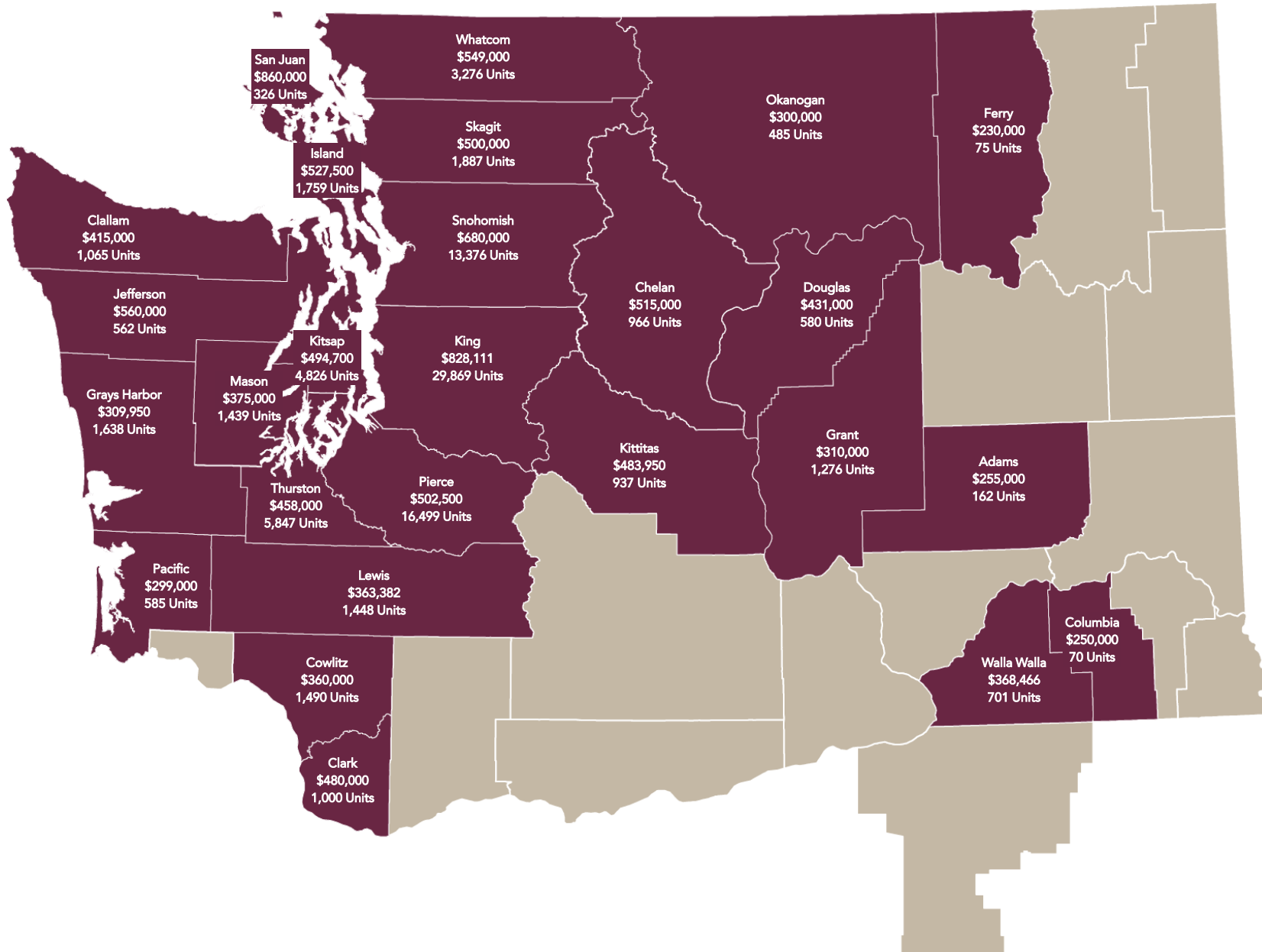
All Counties: Residential Homes & Condominiums

Closed Sales: Median Price & Units



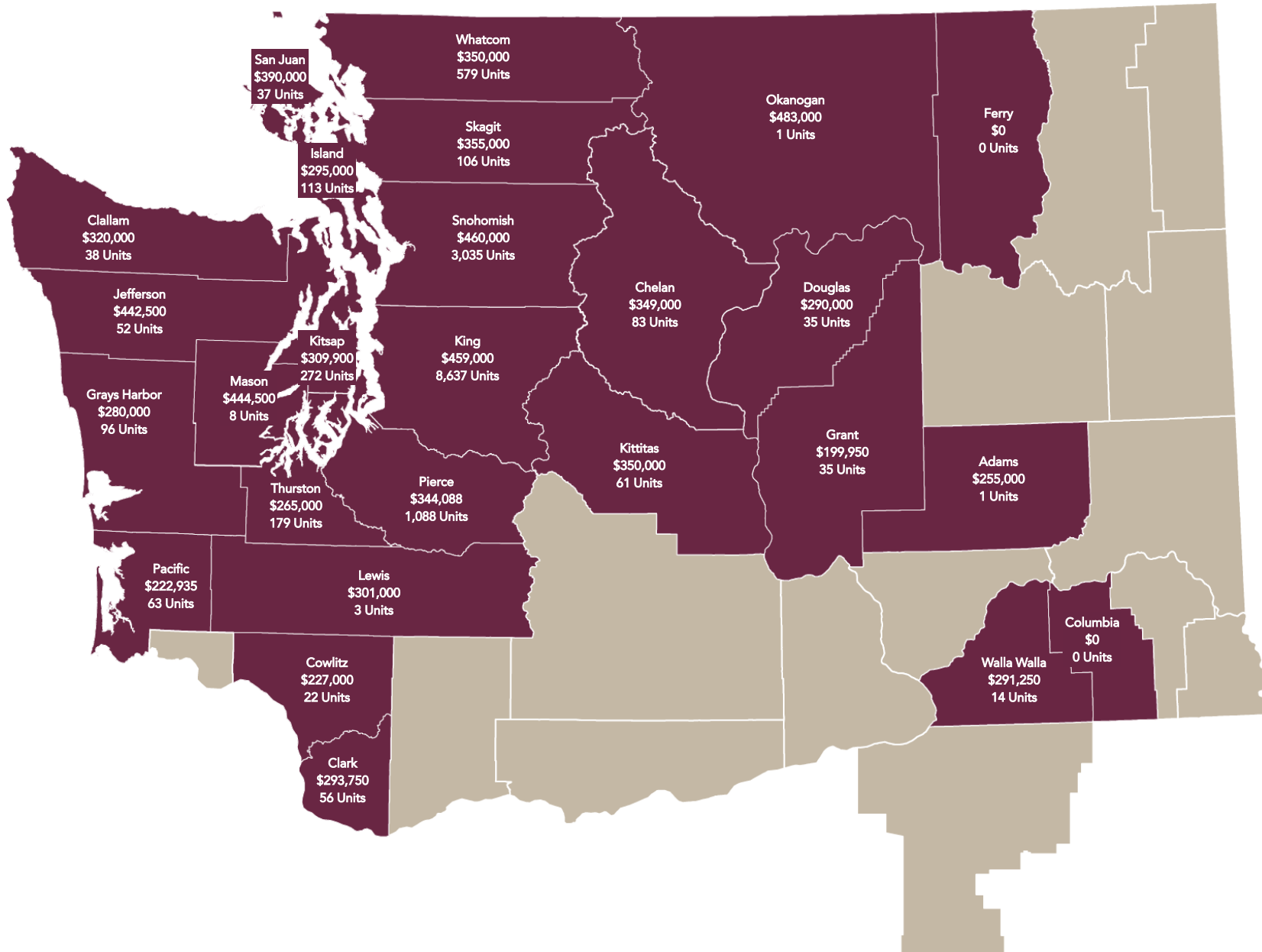
All Counties: Residential Homes Only

Closed Sales: Median Price & Units



All Counties: Condominiums Only

Closed Sales: Median Price & Units

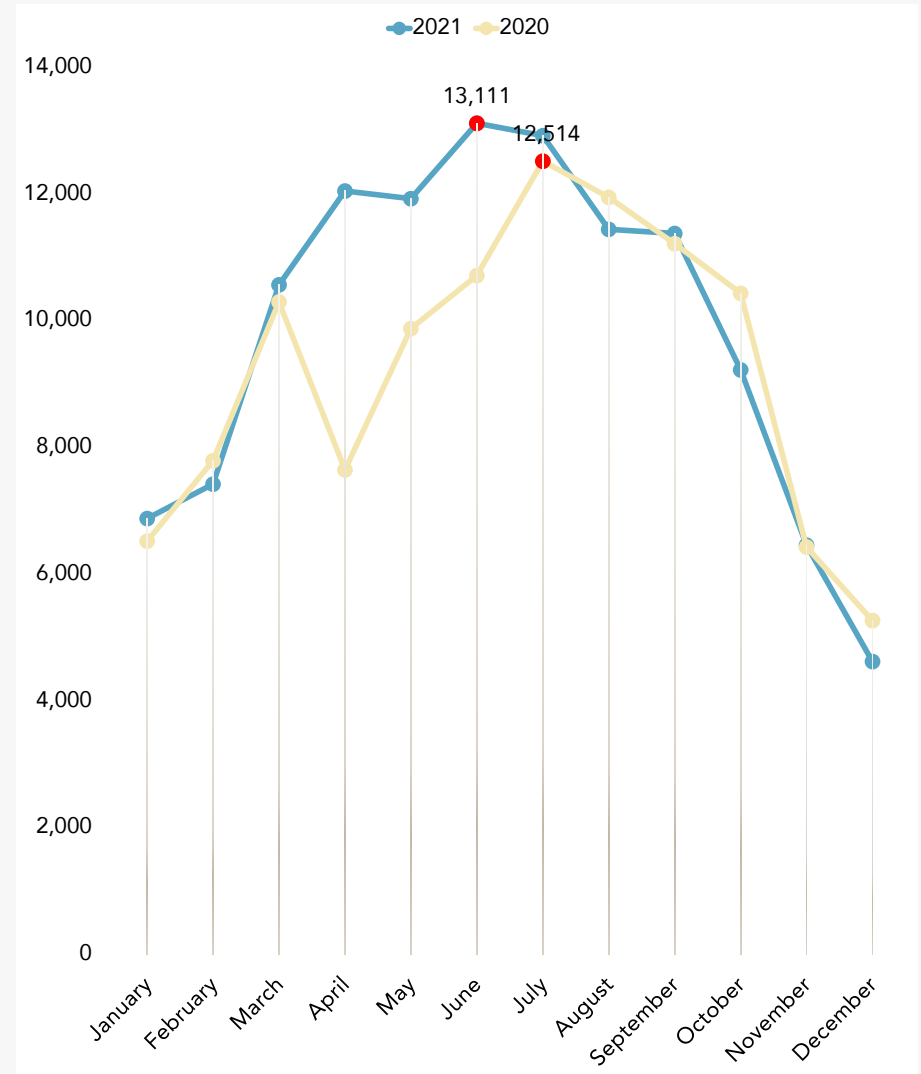


All Counties: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added in all counties 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).

	2021	2020	% chg.
January	6,875	6,517	5.49%
February	7,418	7,786	-4.73%
March	10,562	10,291	2.63%
April	12,043	7,641	57.61%
May	11,922	9,871	20.78%
June	13,111	10,709	22.43%
July	12,916	12,514	3.21%
August	11,437	11,943	-4.24%
September	11,373	11,210	1.45%
October	9,219	10,428	-11.59%
November	6,455	6,425	0.47%
December	4,617	5,264	-12.29%
Total	117,948	110,599	
% chg.	6.64%		

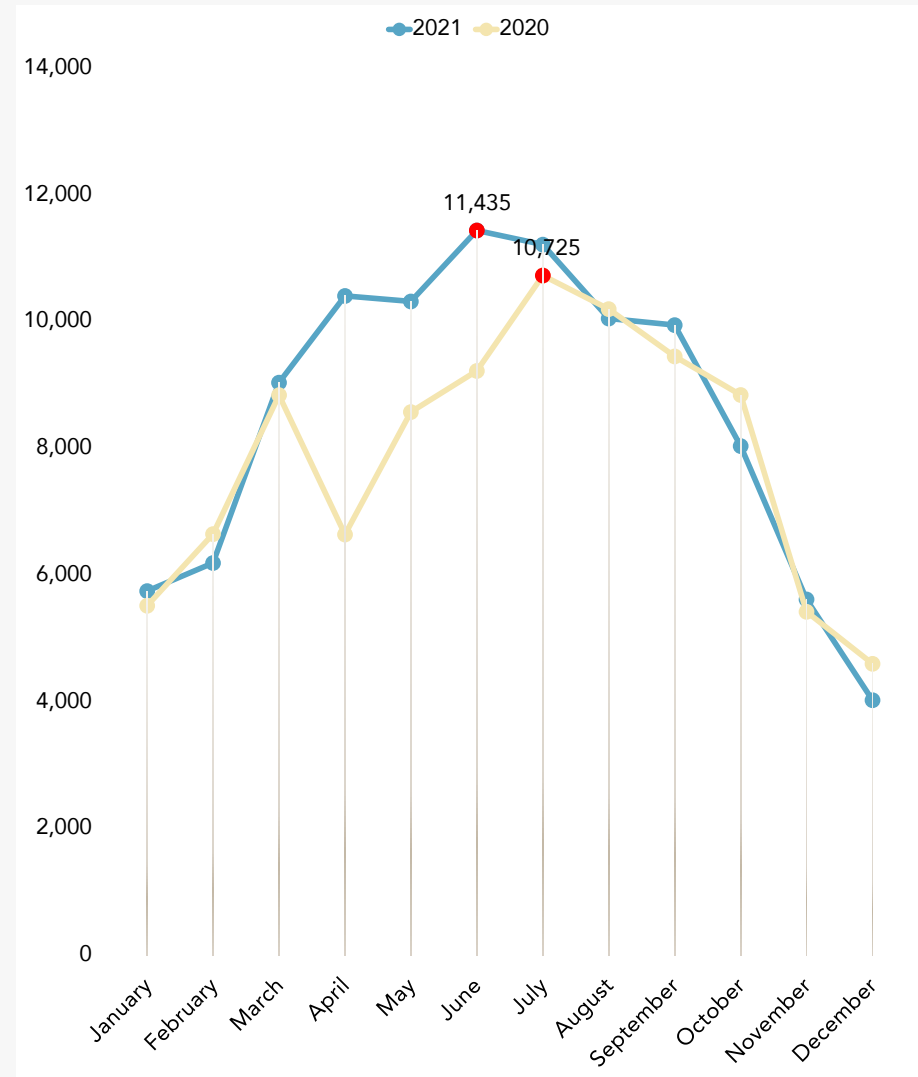


All Counties: Residential Homes Only

New Listings by Month

A comparison of new listings added in all counties 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).

	2021	2020	% chg.
January	5,745	5,514	4.19%
February	6,190	6,644	-6.83%
March	9,034	8,836	2.24%
April	10,402	6,639	56.68%
May	10,315	8,570	20.36%
June	11,435	9,220	24.02%
July	11,214	10,725	4.56%
August	10,047	10,196	-1.46%
September	9,942	9,448	5.23%
October	8,034	8,839	-9.11%
November	5,614	5,420	3.58%
December	4,024	4,599	-12.50%
Total	101,996	94,650	
% chg.	7.76%		

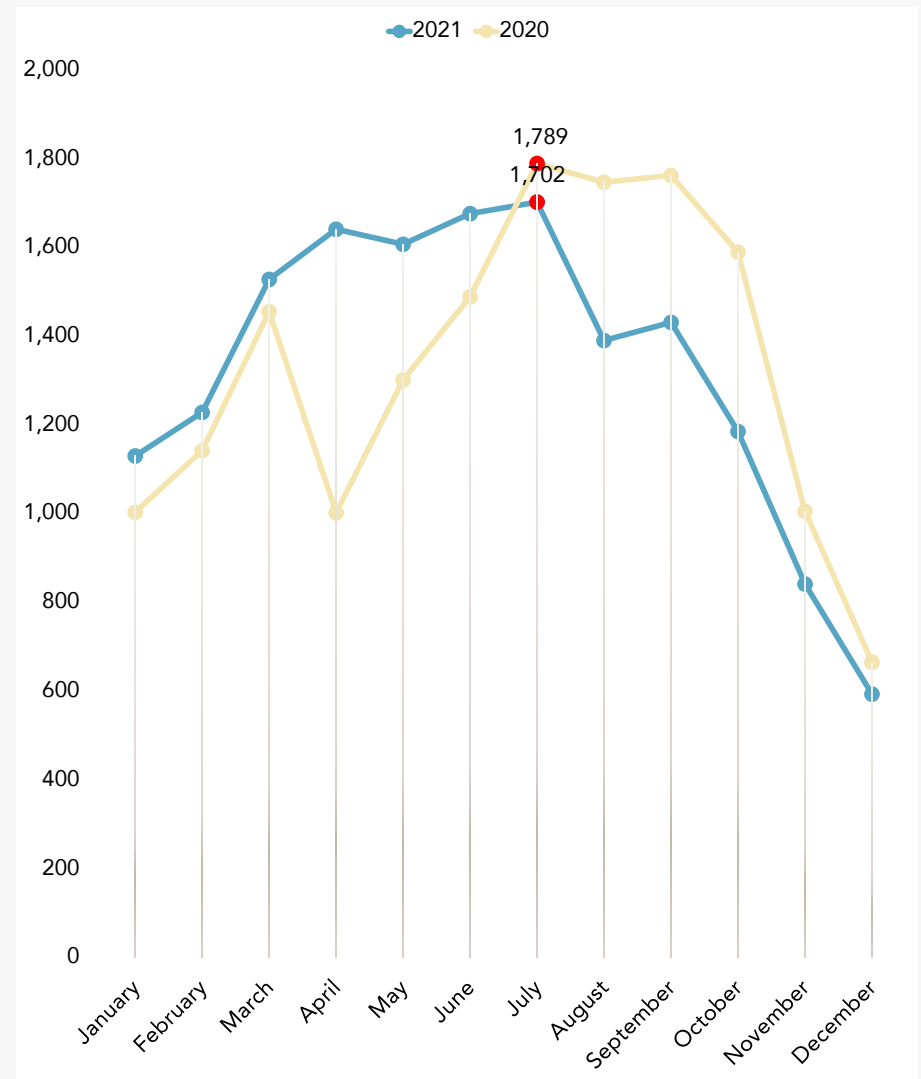


All Counties: Condominiums Only

New Listings by Month

A comparison of new listings added in all counties 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).

	2021	2020	% chg.
January	1,130	1,003	12.66%
February	1,228	1,142	7.53%
March	1,528	1,455	5.02%
April	1,641	1,002	63.77%
May	1,607	1,301	23.52%
June	1,676	1,489	12.56%
July	1,702	1,789	-4.86%
August	1,390	1,747	-20.44%
September	1,431	1,762	-18.79%
October	1,185	1,589	-25.42%
November	841	1,005	-16.32%
December	593	665	-10.83%
Total	15,952	15,949	
% chg.			0.02%



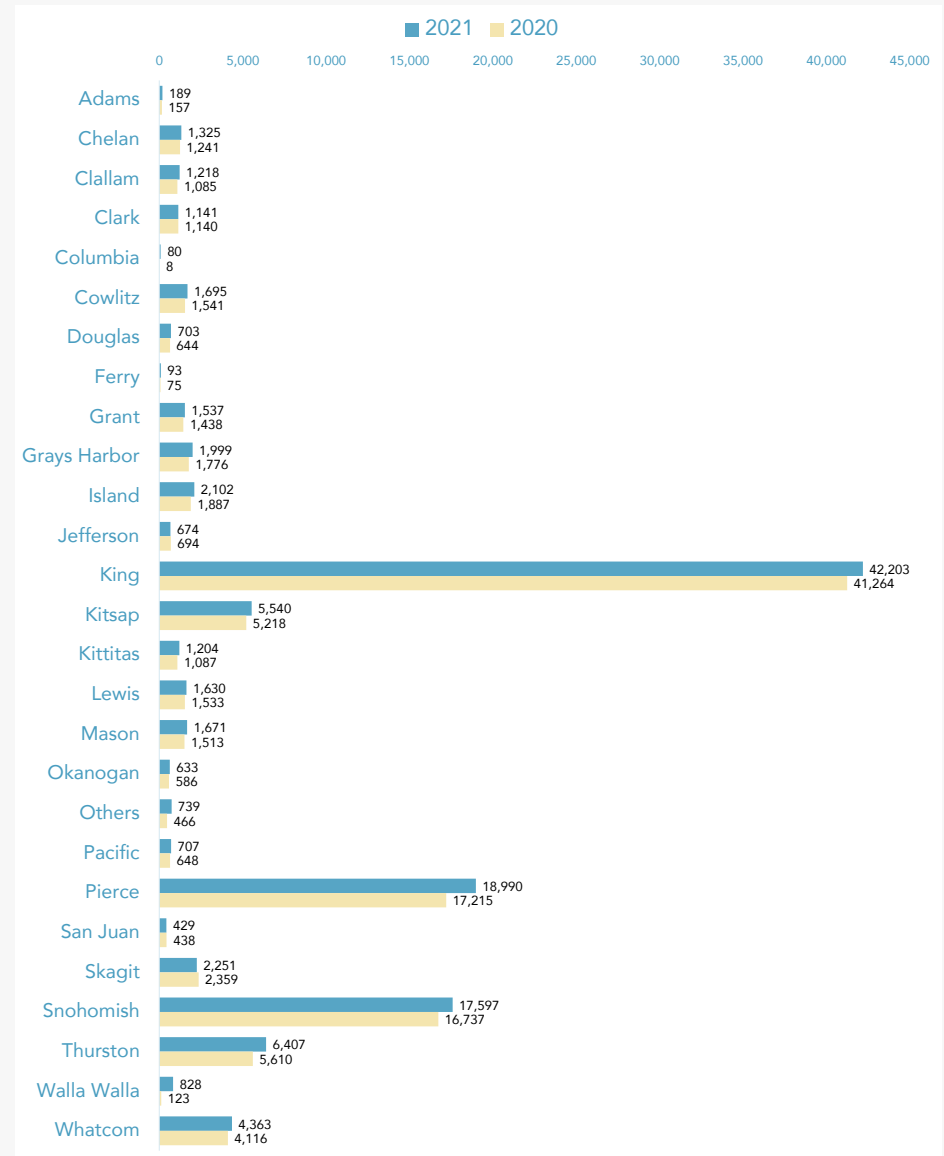
Residential Homes and Condominiums

New Listings by County

A comparison of new listings added in each county this year vs. last year, for residential homes & condominiums.

New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2021	2020	% chg.
Adams	189	157	20.38%
Chelan	1,325	1,241	6.77%
Clallam	1,218	1,085	12.26%
Clark	1,141	1,140	0.09%
Columbia	80	8	900.00%
Cowlitz	1,695	1,541	9.99%
Douglas	703	644	9.16%
Ferry	93	75	24.00%
Grant	1,537	1,438	6.88%
Grays Harbor	1,999	1,776	12.56%
Island	2,102	1,887	11.39%
Jefferson	674	694	-2.88%
King	42,203	41,264	2.28%
Kitsap	5,540	5,218	6.17%
Kittitas	1,204	1,087	10.76%
Lewis	1,630	1,533	6.33%
Mason	1,671	1,513	10.44%
Okanogan	633	586	8.02%
Others	739	466	58.58%
Pacific	707	648	9.10%
Pierce	18,990	17,215	10.31%
San Juan	429	438	-2.05%
Skagit	2,251	2,359	-4.58%
Snohomish	17,597	16,737	5.14%
Thurston	6,407	5,610	14.21%
Walla Walla	828	123	573.17%
Whatcom	4,363	4,116	6.00%
Total	117,948	110,599	
% chg.			6.64%

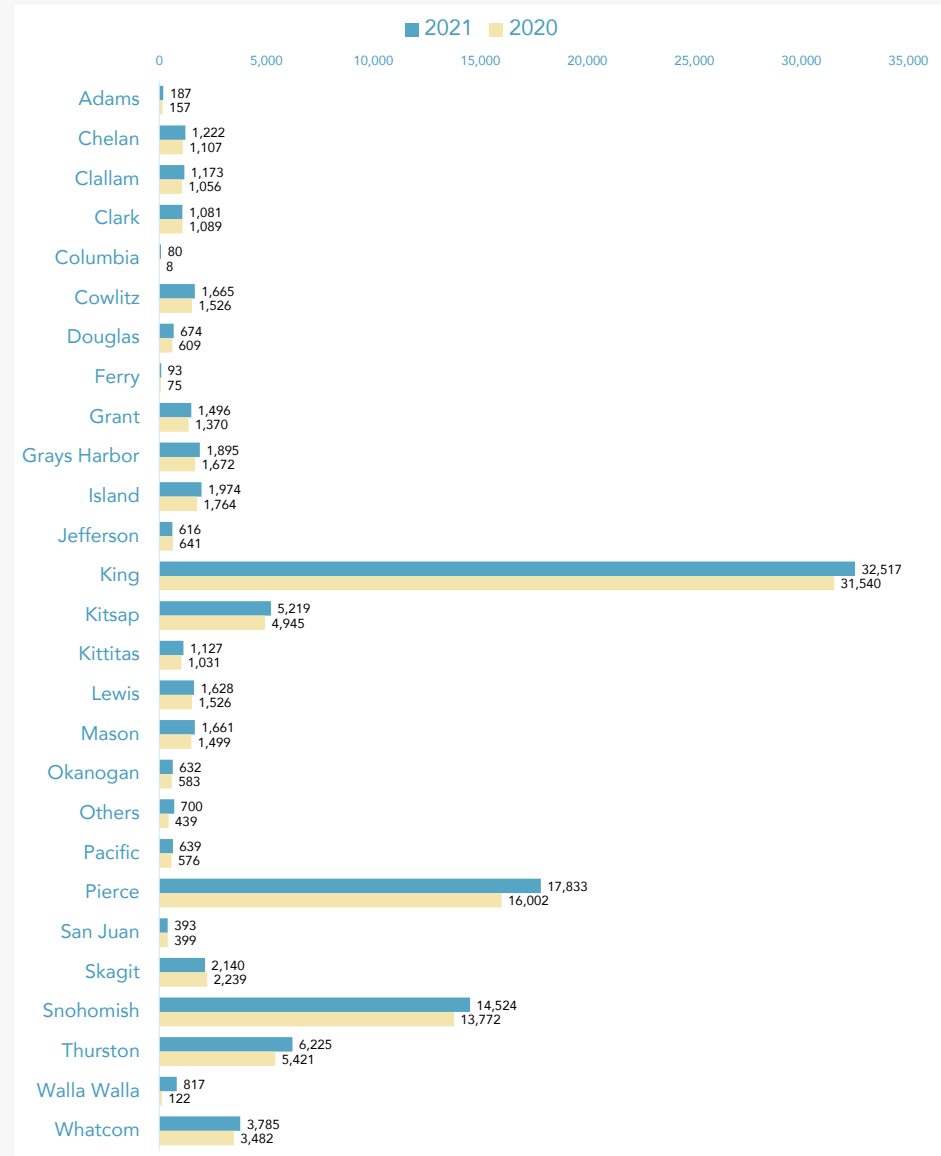


Residential Homes Only

New Listings by County

A comparison of new listings added in each county this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2021	2020	% chg.
Adams	187	157	19.11%
Chelan	1,222	1,107	10.39%
Clallam	1,173	1,056	11.08%
Clark	1,081	1,089	-0.73%
Columbia	80	8	900.00%
Cowlitz	1,665	1,526	9.11%
Douglas	674	609	10.67%
Ferry	93	75	24.00%
Grant	1,496	1,370	9.20%
Grays Harbor	1,895	1,672	13.34%
Island	1,974	1,764	11.90%
Jefferson	616	641	-3.90%
King	32,517	31,540	3.10%
Kitsap	5,219	4,945	5.54%
Kittitas	1,127	1,031	9.31%
Lewis	1,628	1,526	6.68%
Mason	1,661	1,499	10.81%
Okanogan	632	583	8.40%
Others	700	439	59.45%
Pacific	639	576	10.94%
Pierce	17,833	16,002	11.44%
San Juan	393	399	-1.50%
Skagit	2,140	2,239	-4.42%
Snohomish	14,524	13,772	5.46%
Thurston	6,225	5,421	14.83%
Walla Walla	817	122	569.67%
Whatcom	3,785	3,482	8.70%
Total	101,996	94,650	
% chg.			7.76%

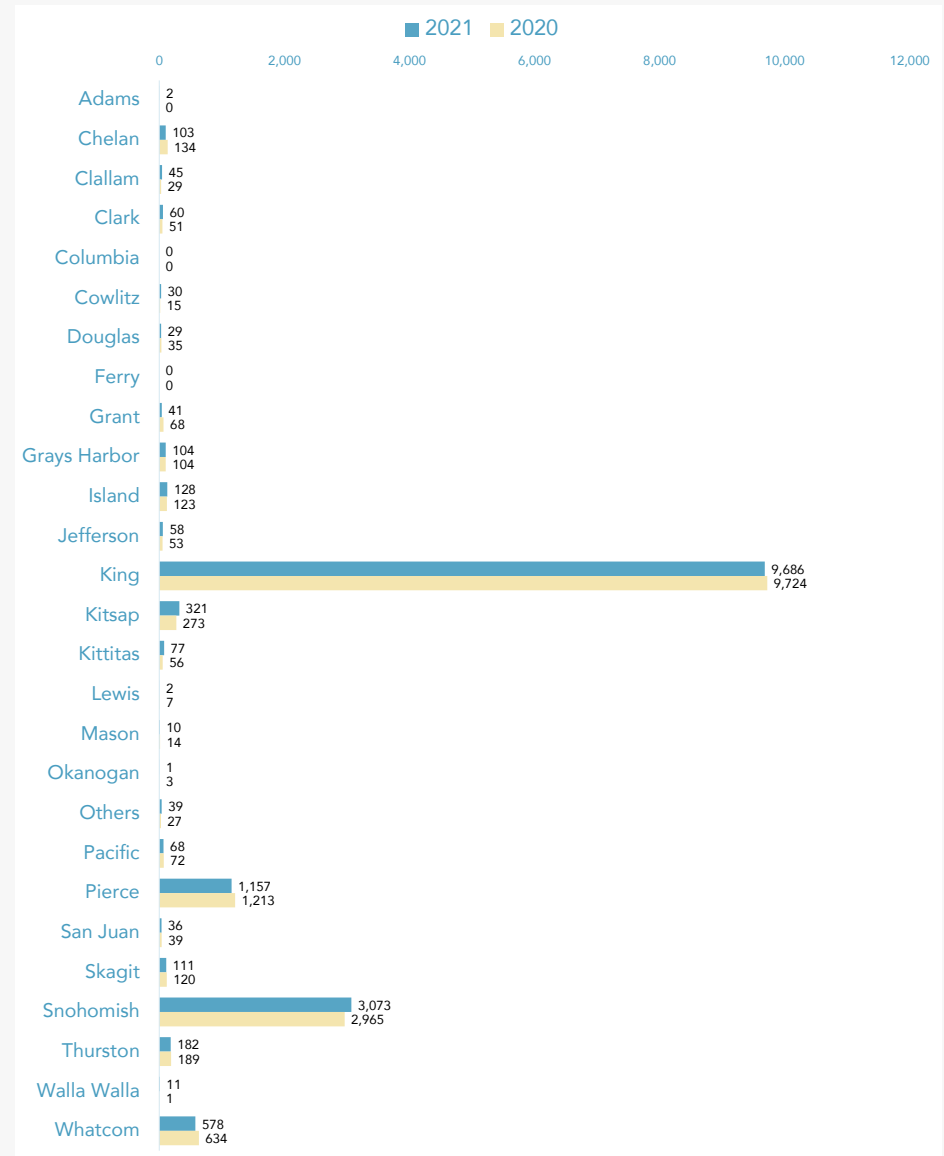


Condominiums Only

New Listings by County

A comparison of new listings added in each county this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2021	2020	% chg.
Adams	2	0	0.00%
Chelan	103	134	-23.13%
Clallam	45	29	55.17%
Clark	60	51	17.65%
Columbia	0	0	0.00%
Cowlitz	30	15	100.00%
Douglas	29	35	-17.14%
Ferry	0	0	0.00%
Grant	41	68	-39.71%
Grays Harbor	104	104	0.00%
Island	128	123	4.07%
Jefferson	58	53	9.43%
King	9,686	9,724	-0.39%
Kitsap	321	273	17.58%
Kittitas	77	56	37.50%
Lewis	2	7	-71.43%
Mason	10	14	-28.57%
Okanogan	1	3	-66.67%
Others	39	27	44.44%
Pacific	68	72	-5.56%
Pierce	1,157	1,213	-4.62%
San Juan	36	39	-7.69%
Skagit	111	120	-7.50%
Snohomish	3,073	2,965	3.64%
Thurston	182	189	-3.70%
Walla Walla	11	1	1000.00%
Whatcom	578	634	-8.83%
Total	15,952	15,949	
% chg.			0.02%

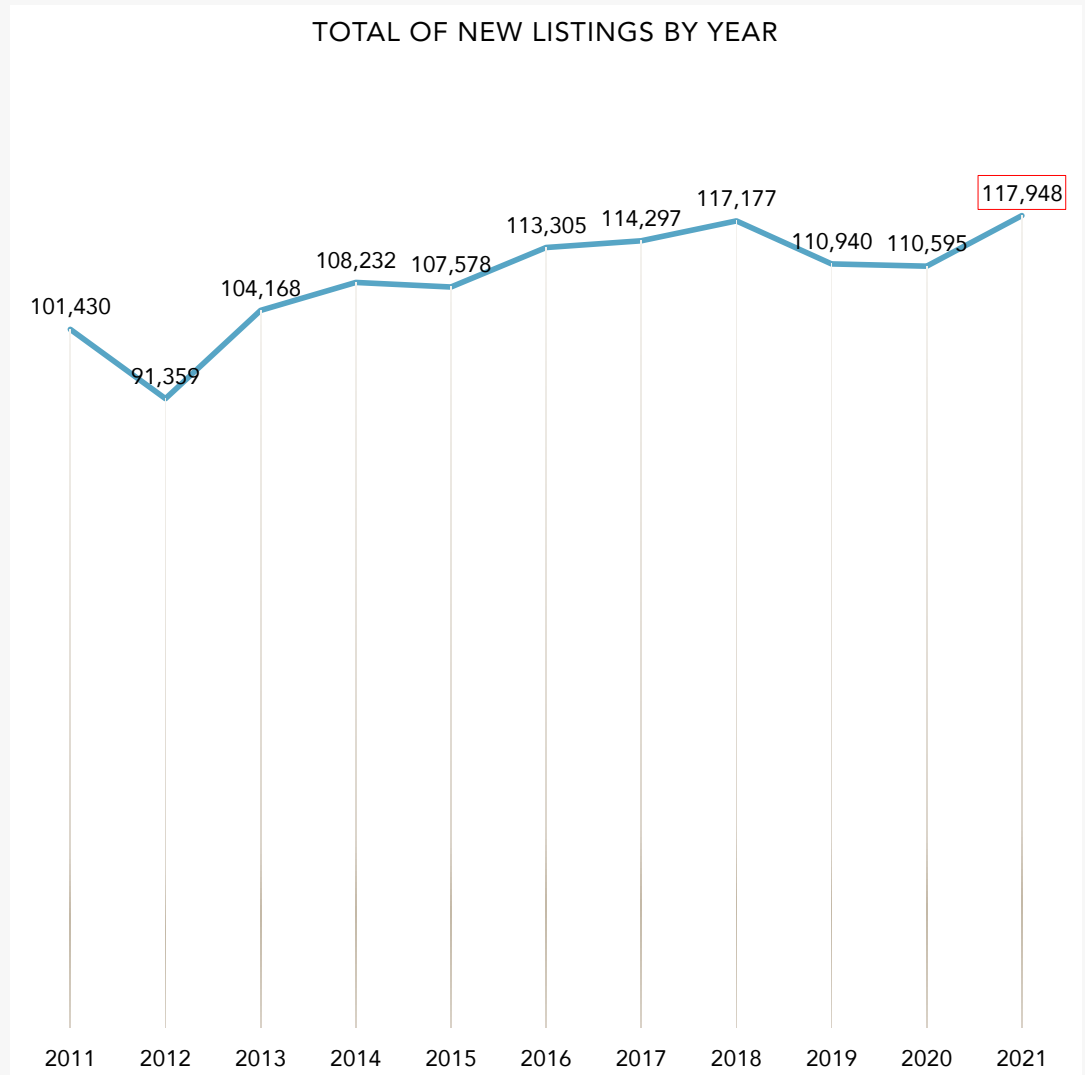


All Counties: Residential Homes and Condominiums

New Listings by Year

A comparison of new listings added each year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2011	101,430	8,453
2012	91,359	7,613
2013	104,168	8,681
2014	108,232	9,019
2015	107,578	8,965
2016	113,305	9,442
2017	114,297	9,525
2018	117,177	9,765
2019	110,940	9,245
2020	110,595	9,216
2021	117,948	9,829



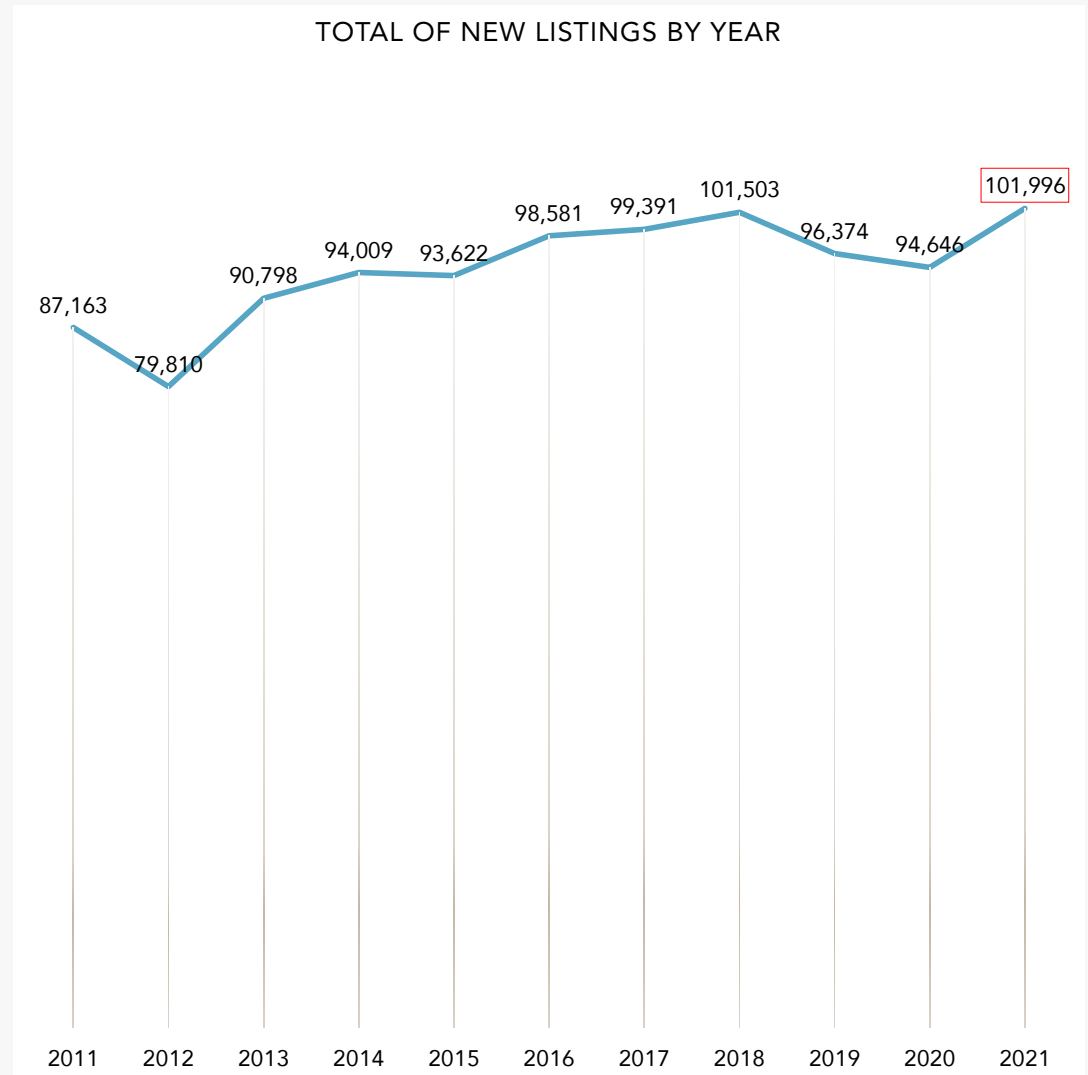
All Counties: Residential Homes Only

New Listings by Year

A comparison of new listings added each year, for residential homes only.

New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2011	87,163	7,264
2012	79,810	6,651
2013	90,798	7,567
2014	94,009	7,834
2015	93,622	7,802
2016	98,581	8,215
2017	99,391	8,283
2018	101,503	8,459
2019	96,374	8,031
2020	94,646	7,887
2021	101,996	8,500

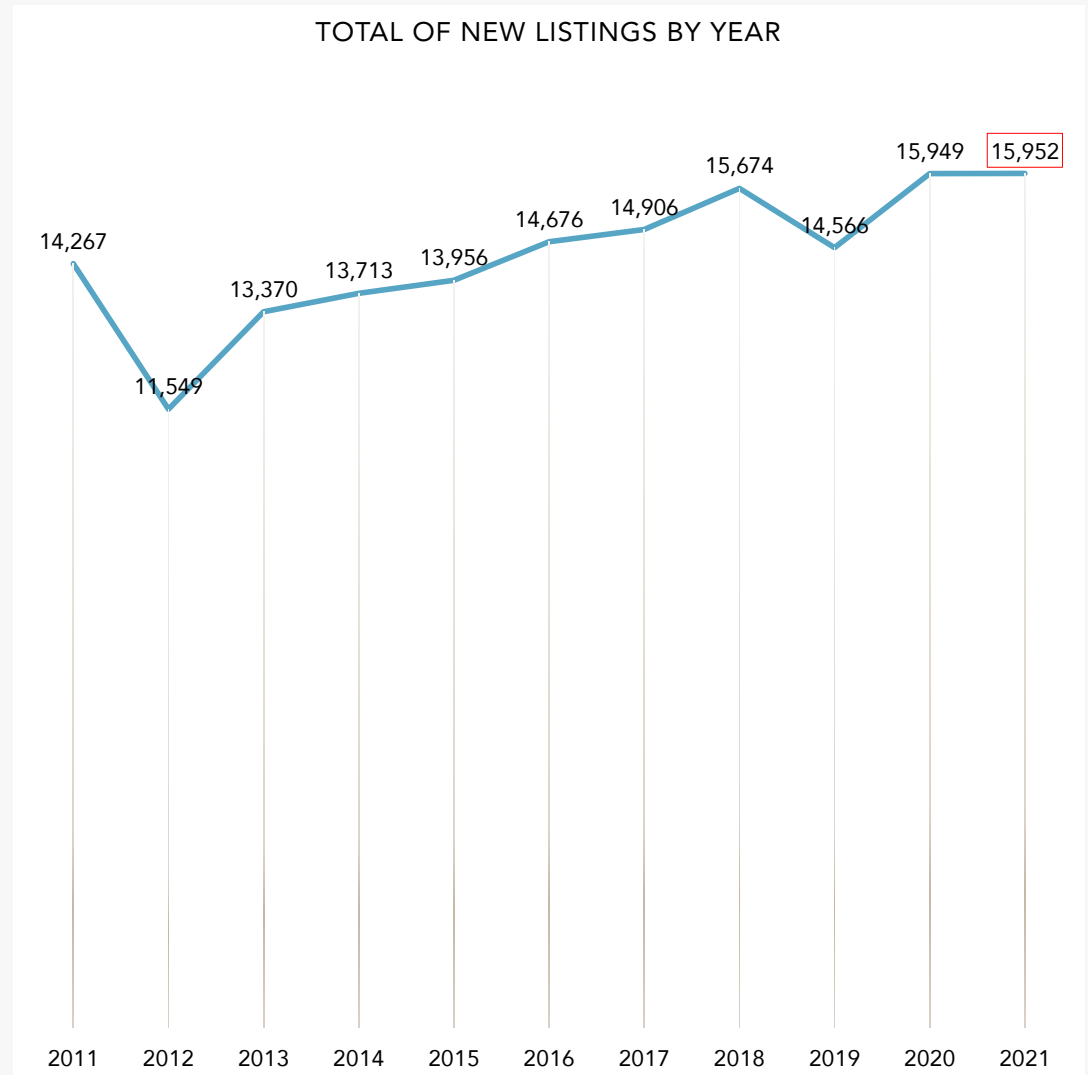


All Counties: Condominiums Only

New Listings by Year

A comparison of new listings added each year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2011	14,267	1,189
2012	11,549	962
2013	13,370	1,114
2014	13,713	1,143
2015	13,956	1,163
2016	14,676	1,223
2017	14,906	1,242
2018	15,674	1,306
2019	14,566	1,214
2020	15,949	1,329
2021	15,952	1,329

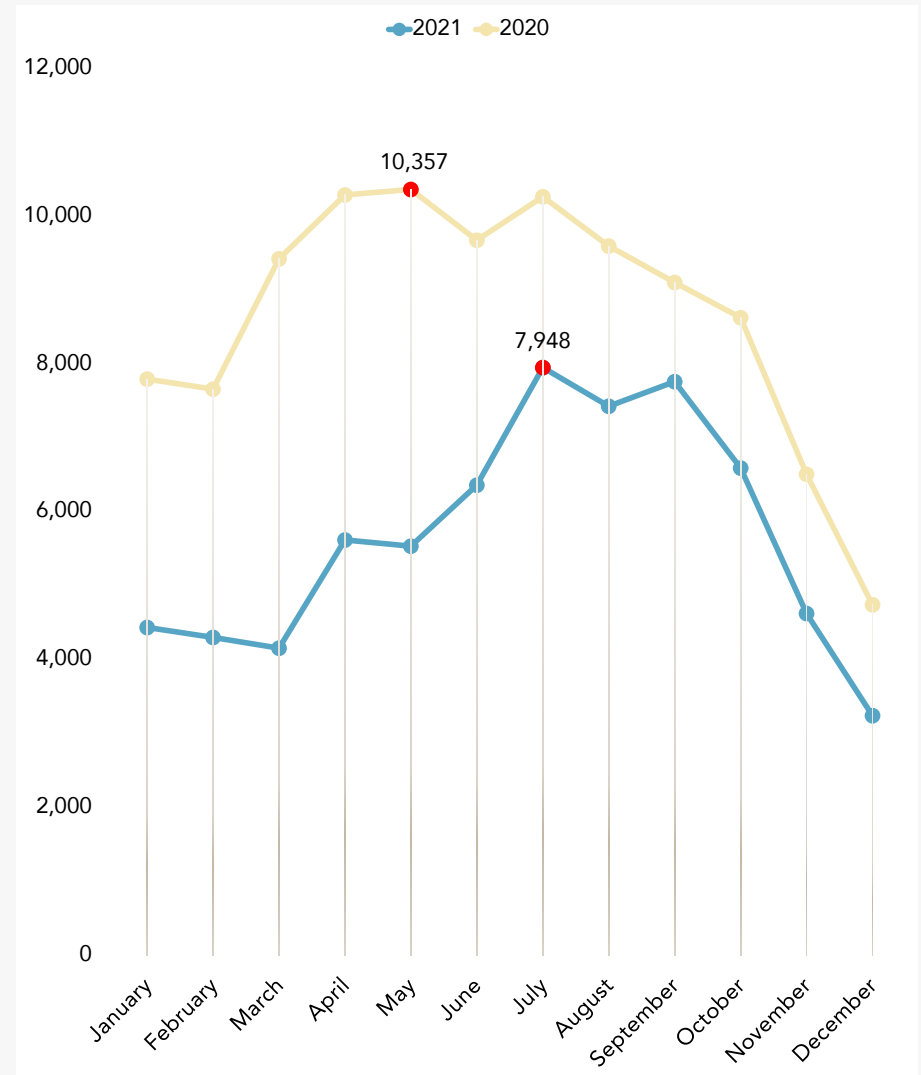


All Counties: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2021	2020	% chg.
January	4,432	7,791	-43.11%
February	4,298	7,655	-43.85%
March	4,153	9,418	-55.90%
April	5,616	10,282	-45.38%
May	5,533	10,357	-46.58%
June	6,358	9,670	-34.25%
July	7,948	10,259	-22.53%
August	7,425	9,591	-22.58%
September	7,757	9,099	-14.75%
October	6,588	8,623	-23.60%
November	4,621	6,505	-28.96%
December	3,240	4,739	-31.63%
Total	67,969	103,989	
% chg.	-34.64%		

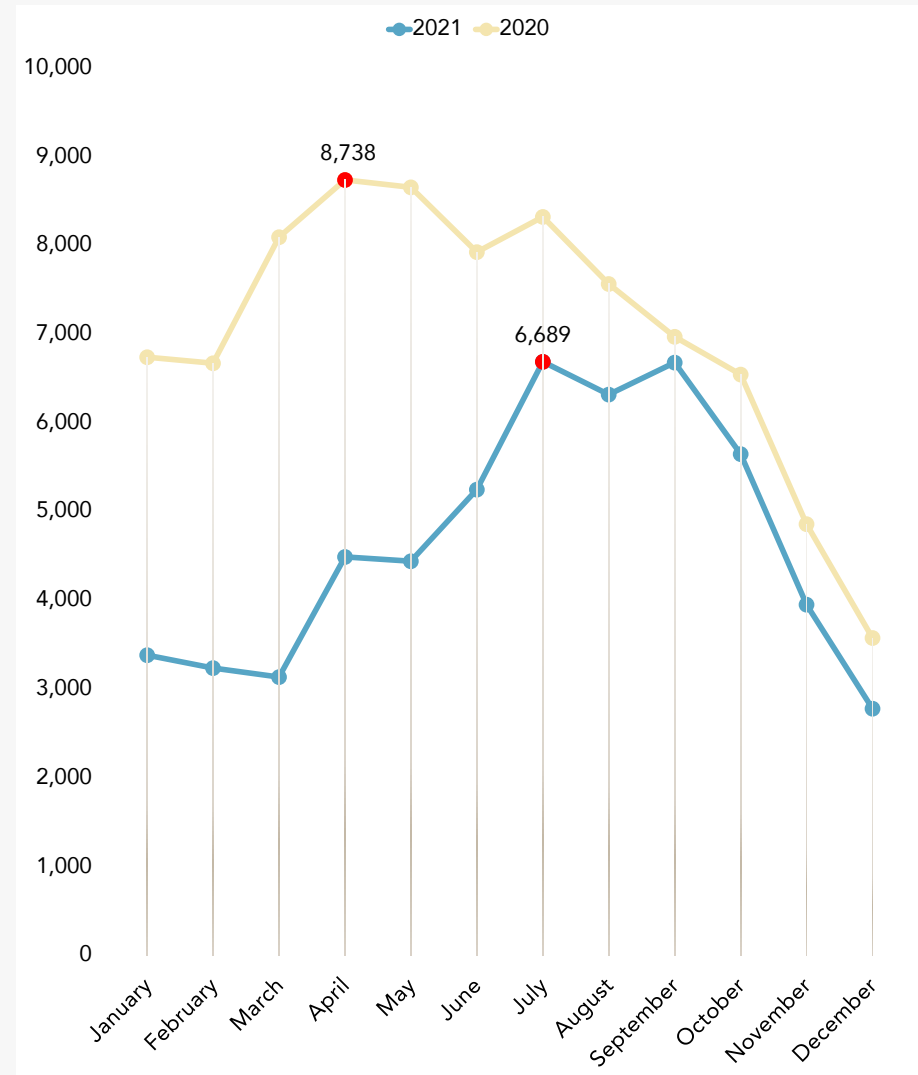


All Counties: Residential Homes Only

Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2021	2020	% chg.
January	3,381	6,740	-49.84%
February	3,236	6,671	-51.49%
March	3,135	8,092	-61.26%
April	4,489	8,738	-48.63%
May	4,440	8,655	-48.70%
June	5,248	7,925	-33.78%
July	6,689	8,322	-19.62%
August	6,319	7,566	-16.48%
September	6,679	6,970	-4.18%
October	5,647	6,544	-13.71%
November	3,951	4,858	-18.67%
December	2,779	3,575	-22.27%
Total	55,993	84,656	
% chg.	-33.86%		

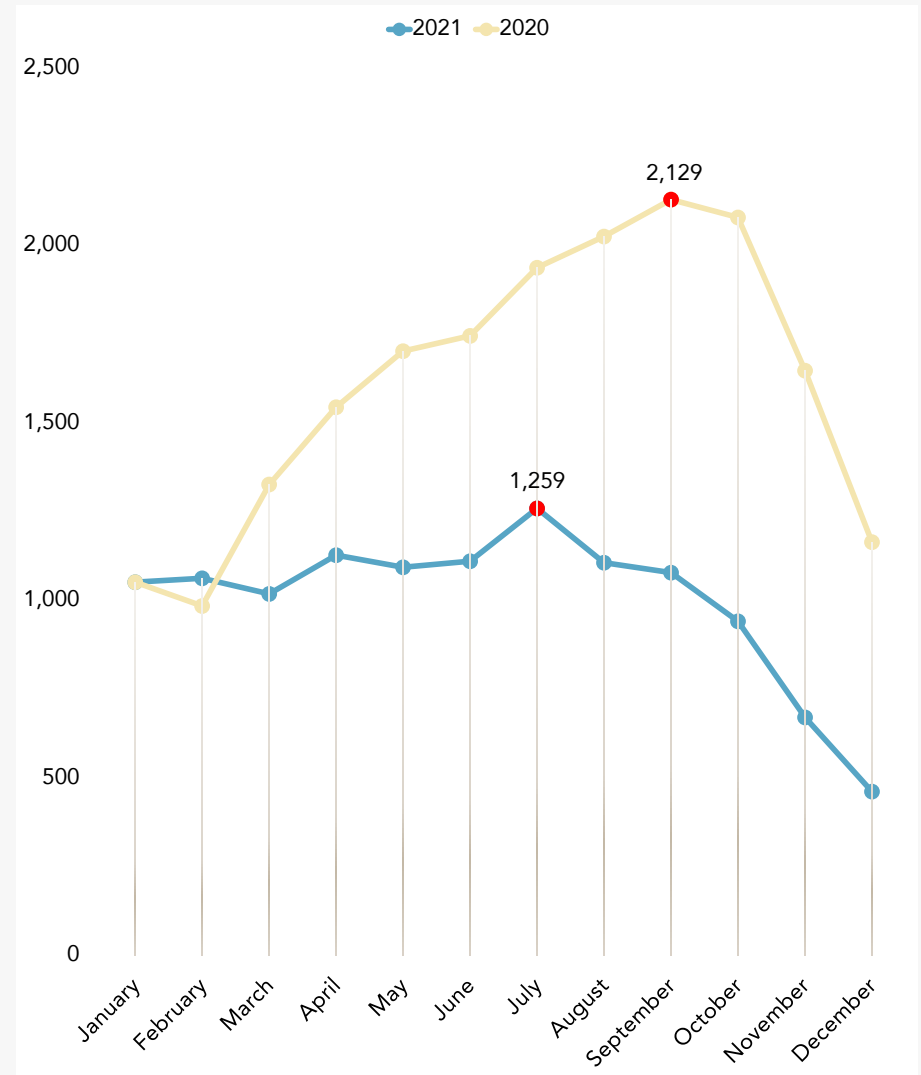


All Counties: Condominiums Only

Active Listings by Month

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

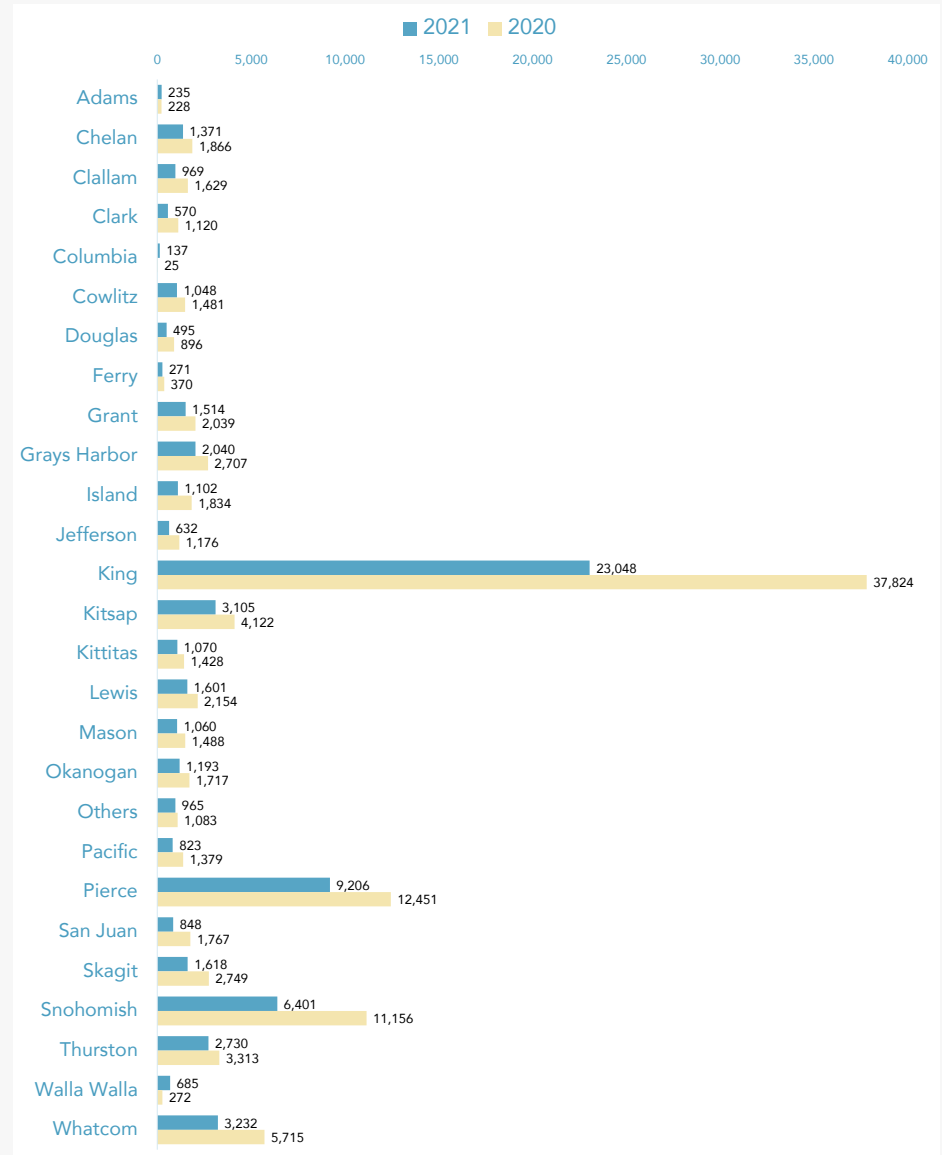
	2021	2020	% chg.
January	1,051	1,051	0.00%
February	1,062	984	7.93%
March	1,018	1,326	-23.23%
April	1,127	1,544	-27.01%
May	1,093	1,702	-35.78%
June	1,110	1,745	-36.39%
July	1,259	1,937	-35.00%
August	1,106	2,025	-45.38%
September	1,078	2,129	-49.37%
October	941	2,079	-54.74%
November	670	1,647	-59.32%
December	461	1,164	-60.40%
Total	11,976	19,333	
% chg.	-38.05%		



Residential Homes and Condominiums Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2021	2020	% chg.
Adams	235	228	3.07%
Chelan	1,371	1,866	-26.53%
Clallam	969	1,629	-40.52%
Clark	570	1,120	-49.11%
Columbia	137	25	448.00%
Cowlitz	1,048	1,481	-29.24%
Douglas	495	896	-44.75%
Ferry	271	370	-26.76%
Grant	1,514	2,039	-25.75%
Grays Harbor	2,040	2,707	-24.64%
Island	1,102	1,834	-39.91%
Jefferson	632	1,176	-46.26%
King	23,048	37,824	-39.07%
Kitsap	3,105	4,122	-24.67%
Kittitas	1,070	1,428	-25.07%
Lewis	1,601	2,154	-25.67%
Mason	1,060	1,488	-28.76%
Okanogan	1,193	1,717	-30.52%
Others	965	1,083	-10.90%
Pacific	823	1,379	-40.32%
Pierce	9,206	12,451	-26.06%
San Juan	848	1,767	-52.01%
Skagit	1,618	2,749	-41.14%
Snohomish	6,401	11,156	-42.62%
Thurston	2,730	3,313	-17.60%
Walla Walla	685	272	151.84%
Whatcom	3,232	5,715	-43.45%
Total	67,969	103,989	
% chg.			-34.64%

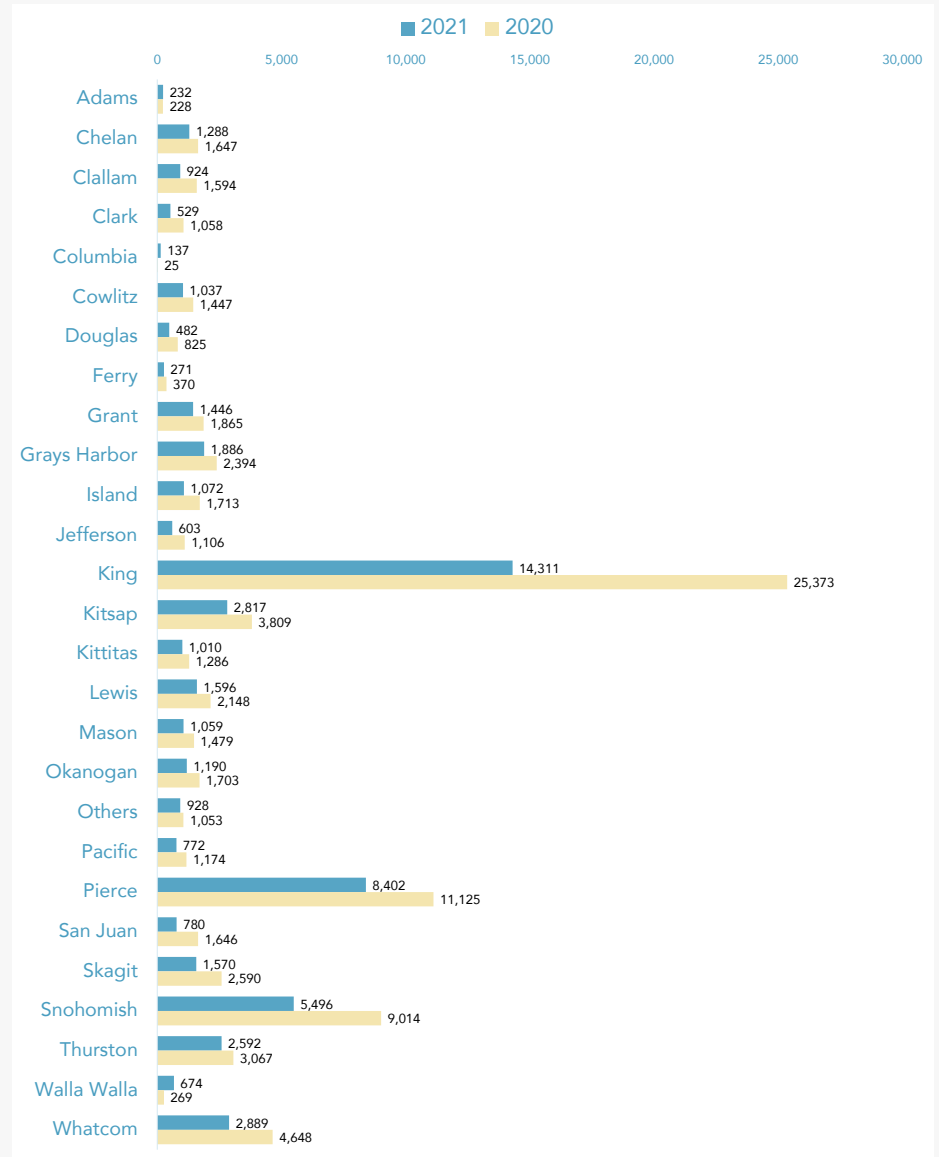


Residential Homes Only

Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2021	2020	% chg.
Adams	232	228	1.75%
Chelan	1,288	1,647	-21.80%
Clallam	924	1,594	-42.03%
Clark	529	1,058	-50.00%
Columbia	137	25	448.00%
Cowlitz	1,037	1,447	-28.33%
Douglas	482	825	-41.58%
Ferry	271	370	-26.76%
Grant	1,446	1,865	-22.47%
Grays Harbor	1,886	2,394	-21.22%
Island	1,072	1,713	-37.42%
Jefferson	603	1,106	-45.48%
King	14,311	25,373	-43.60%
Kitsap	2,817	3,809	-26.04%
Kittitas	1,010	1,286	-21.46%
Lewis	1,596	2,148	-25.70%
Mason	1,059	1,479	-28.40%
Okanogan	1,190	1,703	-30.12%
Others	928	1,053	-11.87%
Pacific	772	1,174	-34.24%
Pierce	8,402	11,125	-24.48%
San Juan	780	1,646	-52.61%
Skagit	1,570	2,590	-39.38%
Snohomish	5,496	9,014	-39.03%
Thurston	2,592	3,067	-15.49%
Walla Walla	674	269	150.56%
Whatcom	2,889	4,648	-37.84%
Total	55,993	84,656	
% chg.			-33.86%

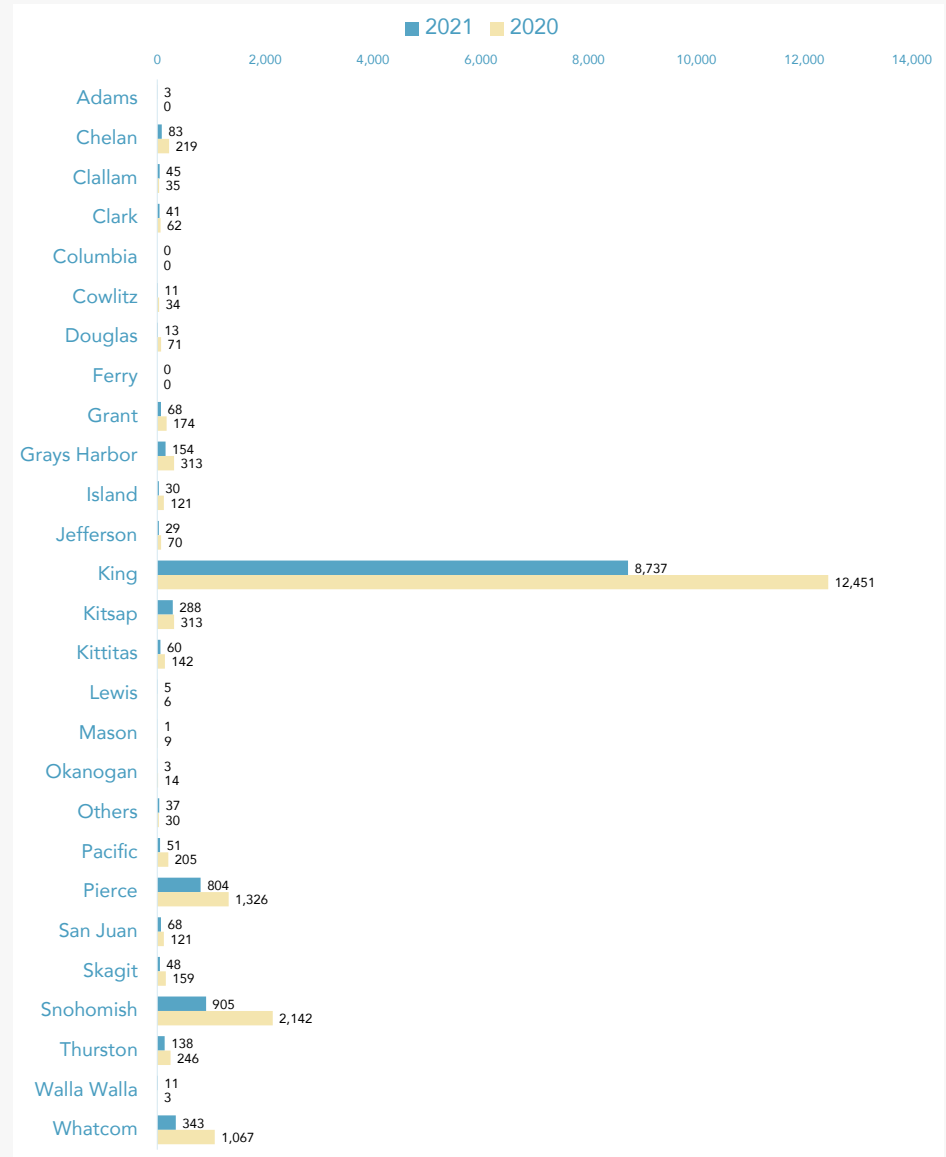


Condominiums Homes Only

Active Listings by County

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

	2021	2020	% chg.
Adams	3	0	0.00%
Chelan	83	219	-62.10%
Clallam	45	35	28.57%
Clark	41	62	-33.87%
Columbia	0	0	0.00%
Cowlitz	11	34	-67.65%
Douglas	13	71	-81.69%
Ferry	0	0	0.00%
Grant	68	174	-60.92%
Grays Harbor	154	313	-50.80%
Island	30	121	-75.21%
Jefferson	29	70	-58.57%
King	8,737	12,451	-29.83%
Kitsap	288	313	-7.99%
Kittitas	60	142	-57.75%
Lewis	5	6	-16.67%
Mason	1	9	-88.89%
Okanogan	3	14	-78.57%
Others	37	30	23.33%
Pacific	51	205	-75.12%
Pierce	804	1,326	-39.37%
San Juan	68	121	-43.80%
Skagit	48	159	-69.81%
Snohomish	905	2,142	-57.75%
Thurston	138	246	-43.90%
Walla Walla	11	3	266.67%
Whatcom	343	1,067	-67.85%
Total	11,976	19,333	
% chg.			-38.05%

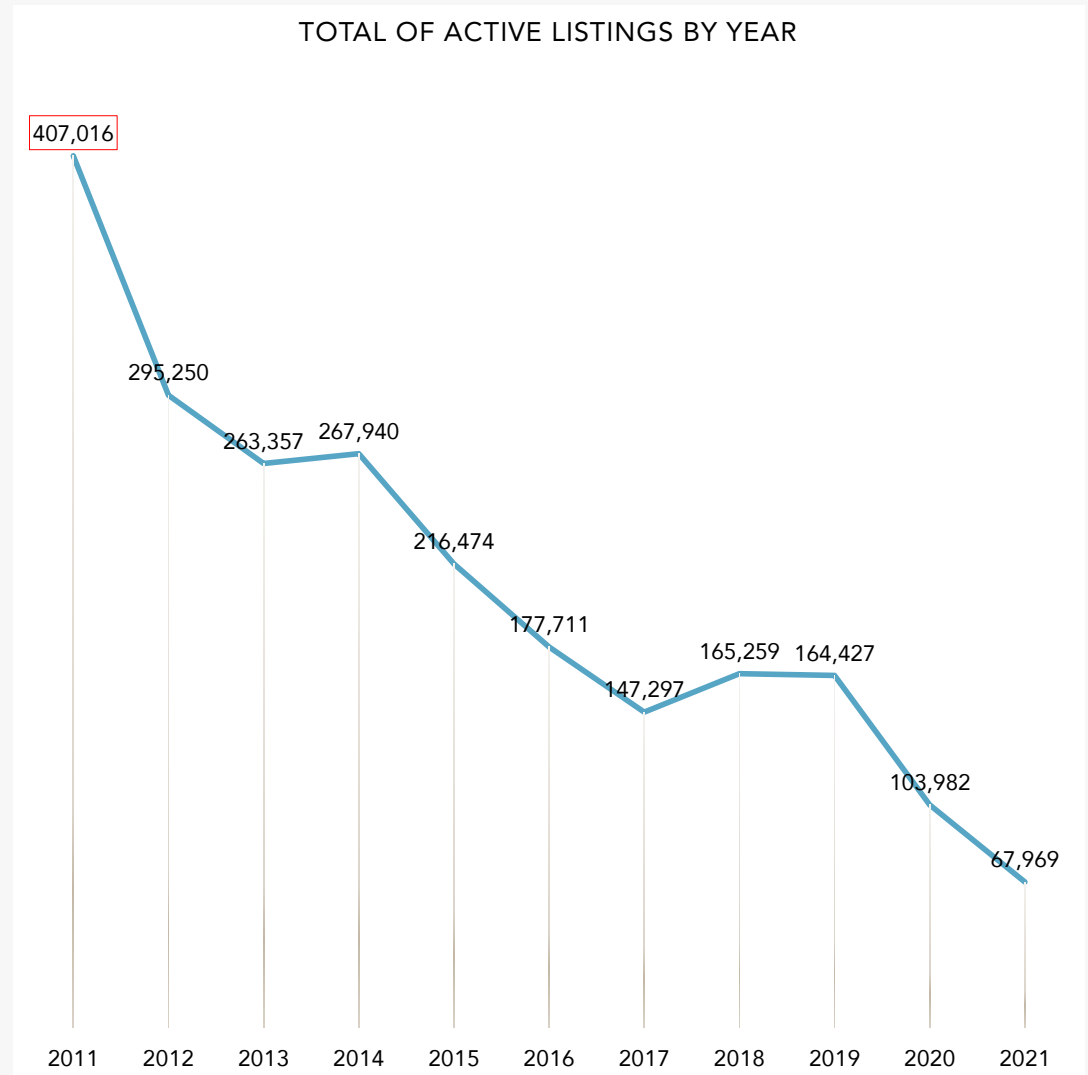


All Counties: Residential Homes and Condominiums

Active Listings by Year

A comparison of active listings each year, for residential homes & condominiums.
Active Listings: Inventory on market.

	Total	Avg./Mo.
2011	407,016	33,918
2012	295,250	24,604
2013	263,357	21,946
2014	267,940	22,328
2015	216,474	18,040
2016	177,711	14,809
2017	147,297	12,275
2018	165,259	13,772
2019	164,427	13,702
2020	103,982	8,665
2021	67,969	5,664

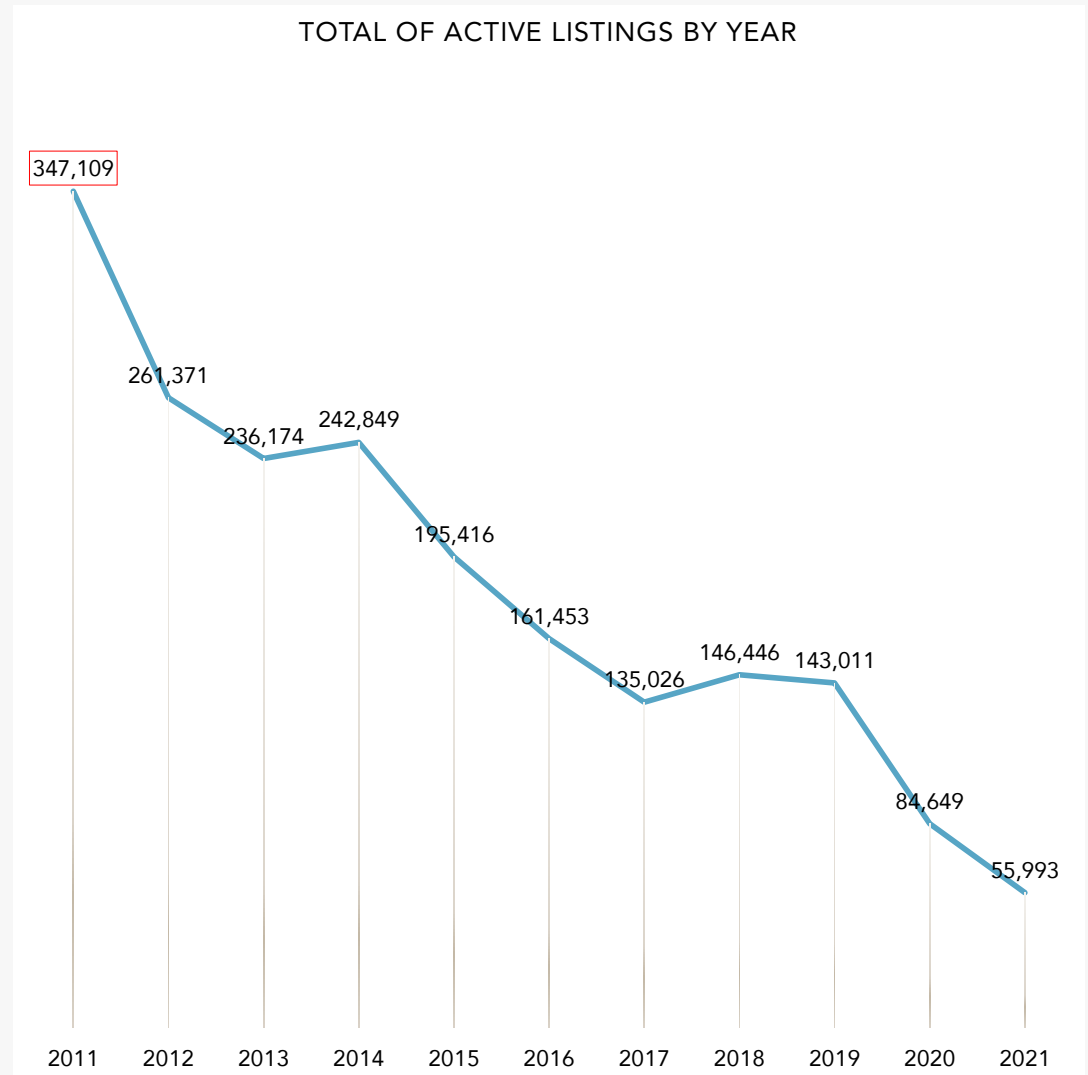


All Counties: Residential Homes Only

Active Listings by Year

A comparison of active listings each year, for residential homes only.
Active Listings: Inventory on market.

	Total	Avg./Mo.
2011	347,109	28,926
2012	261,371	21,781
2013	236,174	19,681
2014	242,849	20,237
2015	195,416	16,285
2016	161,453	13,454
2017	135,026	11,252
2018	146,446	12,204
2019	143,011	11,918
2020	84,649	7,054
2021	55,993	4,666

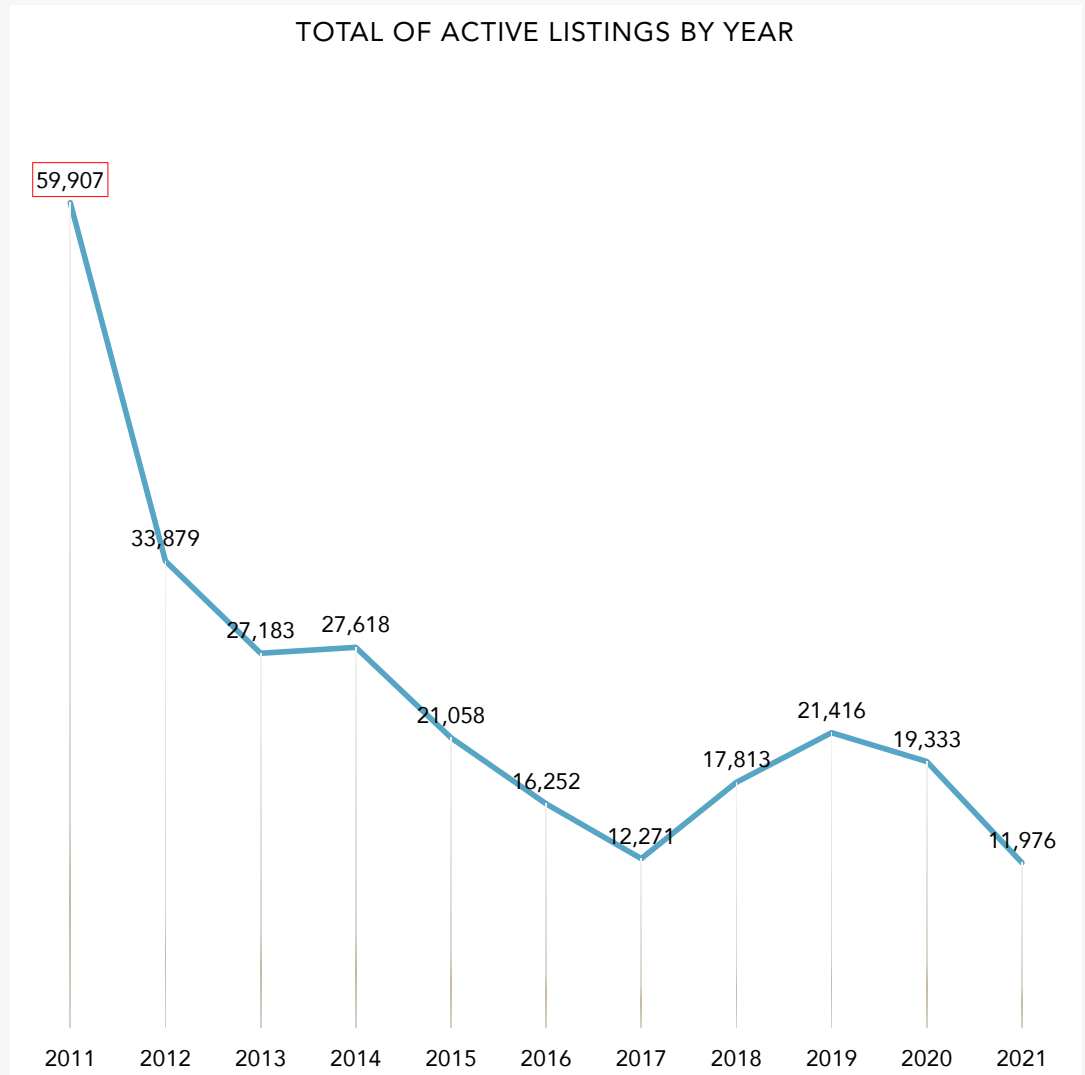


All Counties: Condominiums Only

Active Listings by Year

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

	Total	Avg./Mo.
2011	59,907	4,992
2012	33,879	2,823
2013	27,183	2,265
2014	27,618	2,302
2015	21,058	1,755
2016	16,252	1,354
2017	12,271	1,023
2018	17,813	1,484
2019	21,416	1,785
2020	19,333	1,611
2021	11,976	998



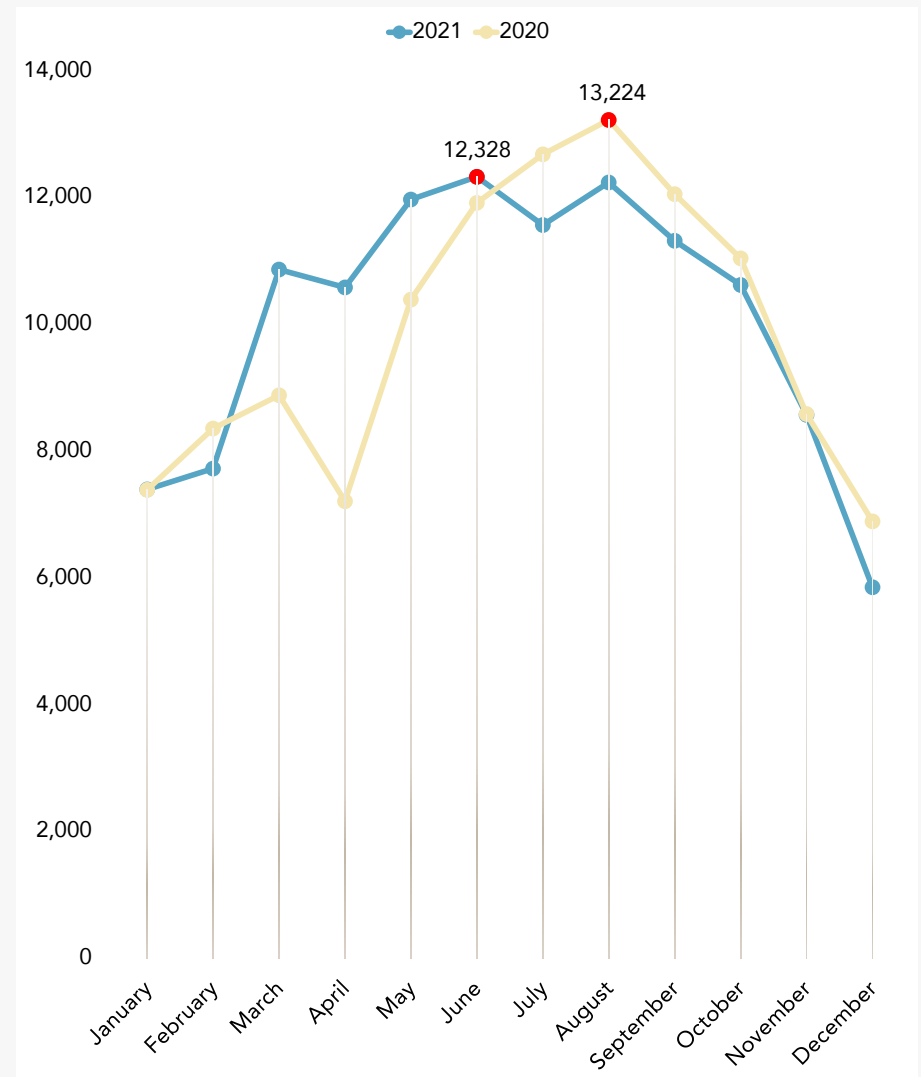
All Counties: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales in all counties 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.

	2021	2020	% chg.
January	7,394	7,388	0.08%
February	7,724	8,355	-7.55%
March	10,863	8,880	22.33%
April	10,583	7,207	46.84%
May	11,969	10,389	15.21%
June	12,328	11,916	3.46%
July	11,567	12,682	-8.79%
August	12,238	13,224	-7.46%
September	11,318	12,053	-6.10%
October	10,620	11,039	-3.80%
November	8,571	8,584	-0.15%
December	5,850	6,890	-15.09%
Total	121,025	118,607	
% chg.	2.04%		



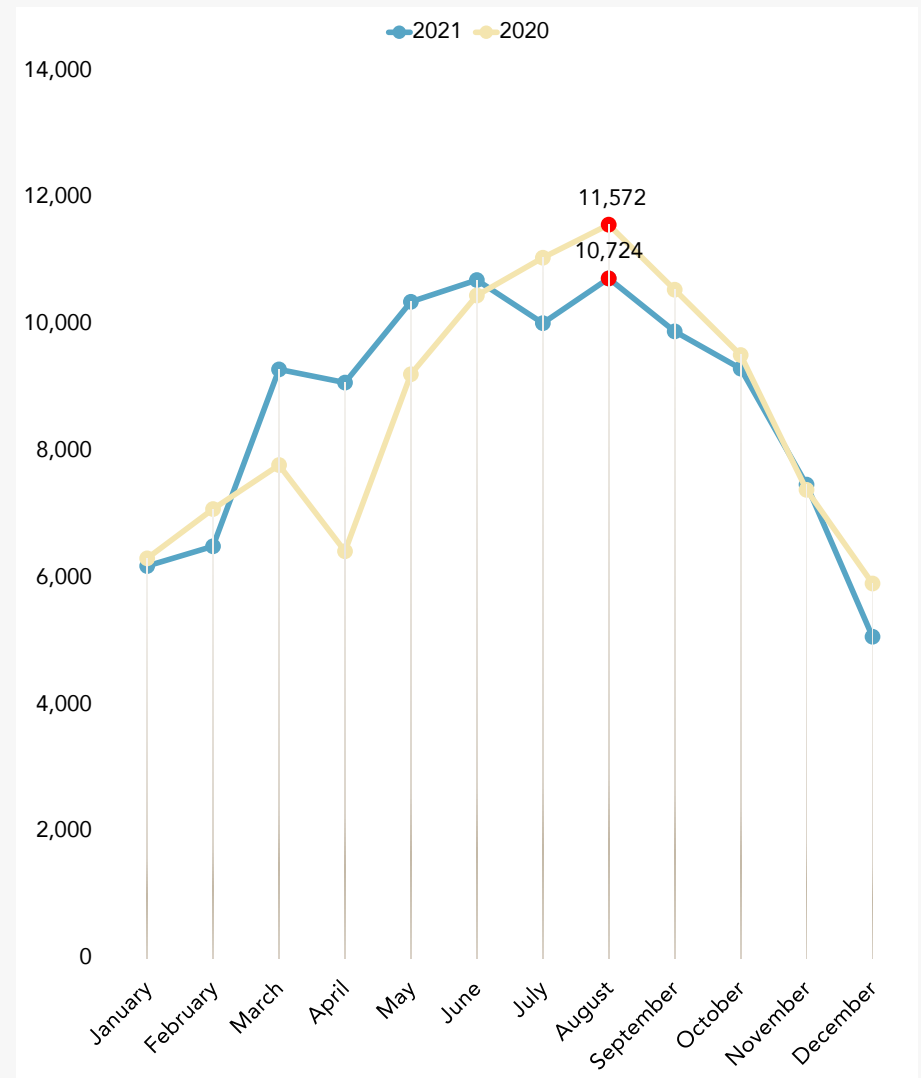
All Counties: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales in all counties 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.

	2021	2020	% chg.
January	6,186	6,307	-1.92%
February	6,497	7,085	-8.30%
March	9,289	7,779	19.41%
April	9,080	6,418	41.48%
May	10,356	9,213	12.41%
June	10,698	10,454	2.33%
July	10,018	11,050	-9.34%
August	10,724	11,572	-7.33%
September	9,888	10,545	-6.23%
October	9,301	9,516	-2.26%
November	7,471	7,388	1.12%
December	5,070	5,911	-14.23%
Total	104,578	103,238	
% chg.	1.30%		



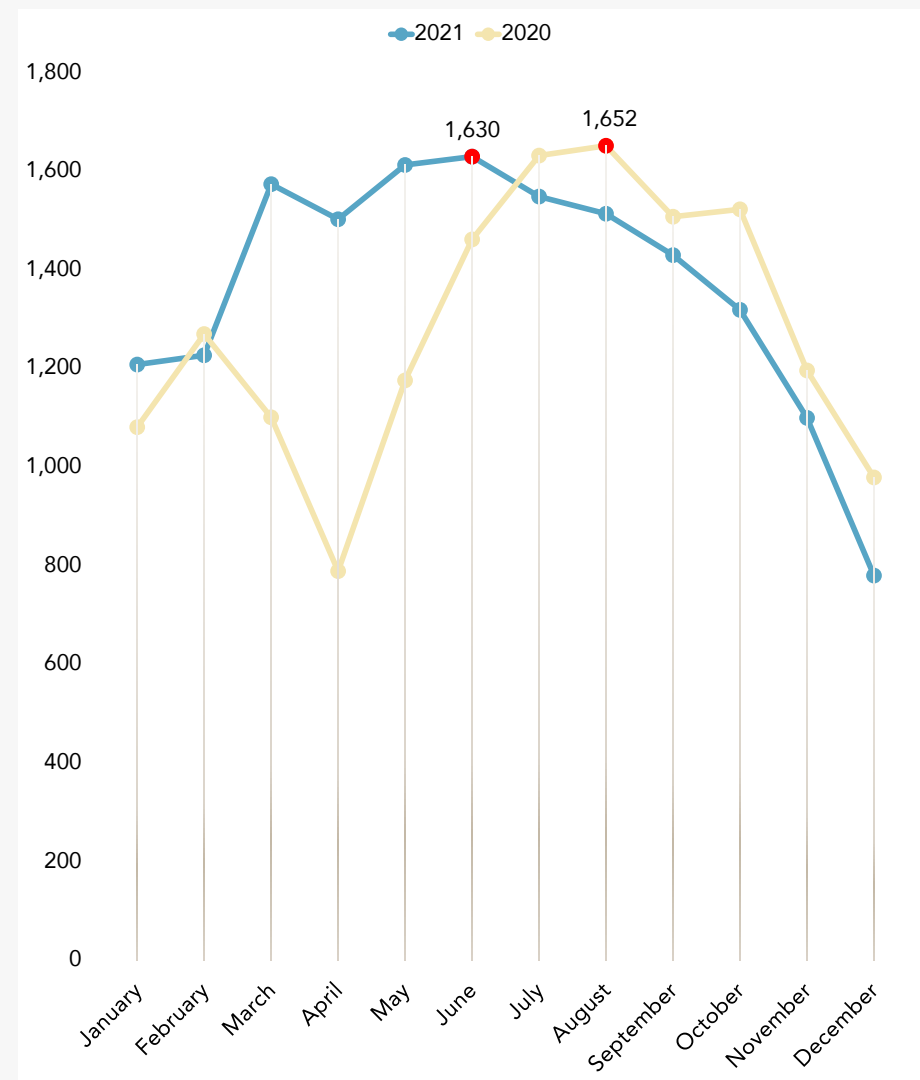
All Counties: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales in all counties 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.

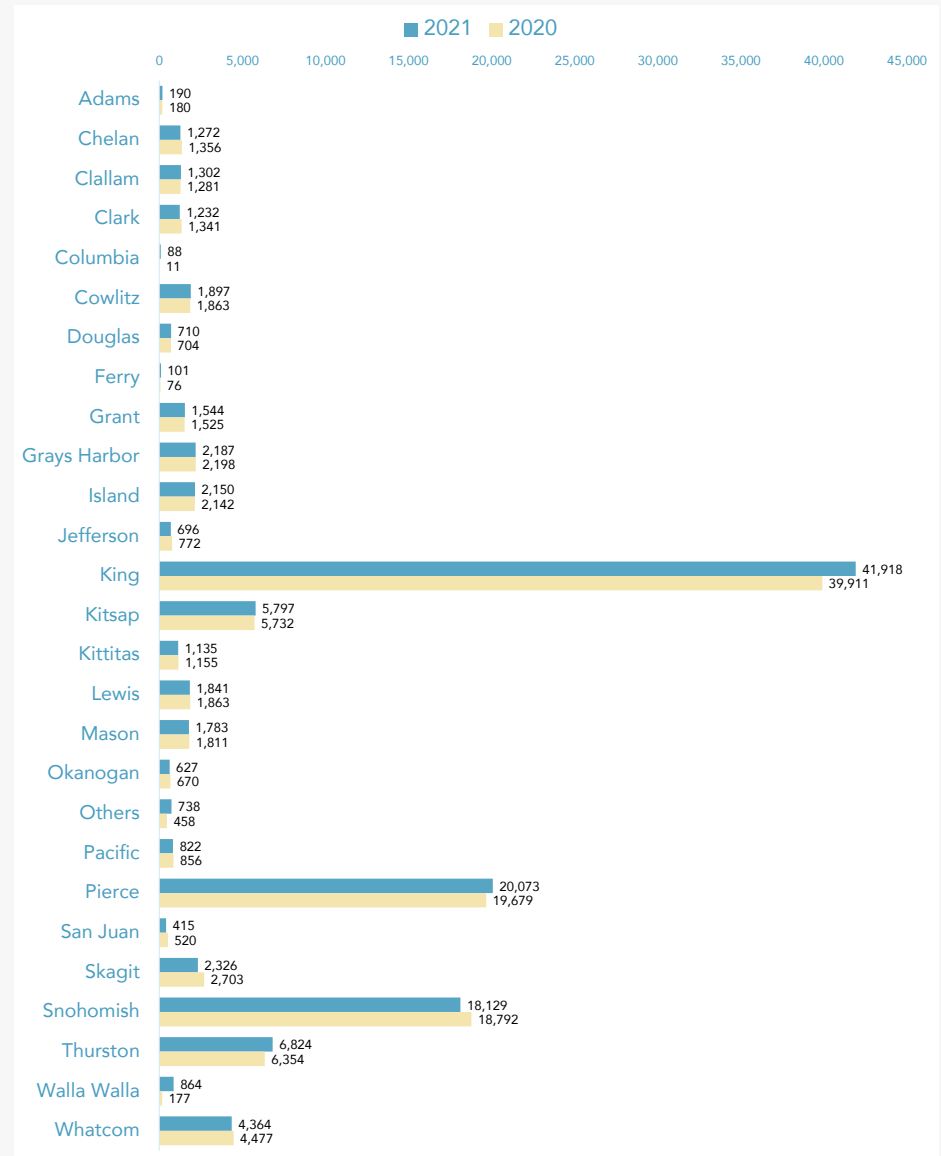
	2021	2020	% chg.
January	1,208	1,081	11.75%
February	1,227	1,270	-3.39%
March	1,574	1,101	42.96%
April	1,503	789	90.49%
May	1,613	1,176	37.16%
June	1,630	1,462	11.49%
July	1,549	1,632	-5.09%
August	1,514	1,652	-8.35%
September	1,430	1,508	-5.17%
October	1,319	1,523	-13.39%
November	1,100	1,196	-8.03%
December	780	979	-20.33%
Total	16,447	15,369	
% chg.	7.01%		



Residential Homes and Condominiums Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes & condominiums.

	2021	2020	% chg.
Adams	190	180	5.56%
Chelan	1,272	1,356	-6.19%
Clallam	1,302	1,281	1.64%
Clark	1,232	1,341	-8.13%
Columbia	88	11	700.00%
Cowlitz	1,897	1,863	1.83%
Douglas	710	704	0.85%
Ferry	101	76	32.89%
Grant	1,544	1,525	1.25%
Grays Harbor	2,187	2,198	-0.50%
Island	2,150	2,142	0.37%
Jefferson	696	772	-9.84%
King	41,918	39,911	5.03%
Kitsap	5,797	5,732	1.13%
Kittitas	1,135	1,155	-1.73%
Lewis	1,841	1,863	-1.18%
Mason	1,783	1,811	-1.55%
Okanogan	627	670	-6.42%
Others	738	458	61.14%
Pacific	822	856	-3.97%
Pierce	20,073	19,679	2.00%
San Juan	415	520	-20.19%
Skagit	2,326	2,703	-13.95%
Snohomish	18,129	18,792	-3.53%
Thurston	6,824	6,354	7.40%
Walla Walla	864	177	388.14%
Whatcom	4,364	4,477	-2.52%
Total	121,025	118,607	
% chg.			2.04%

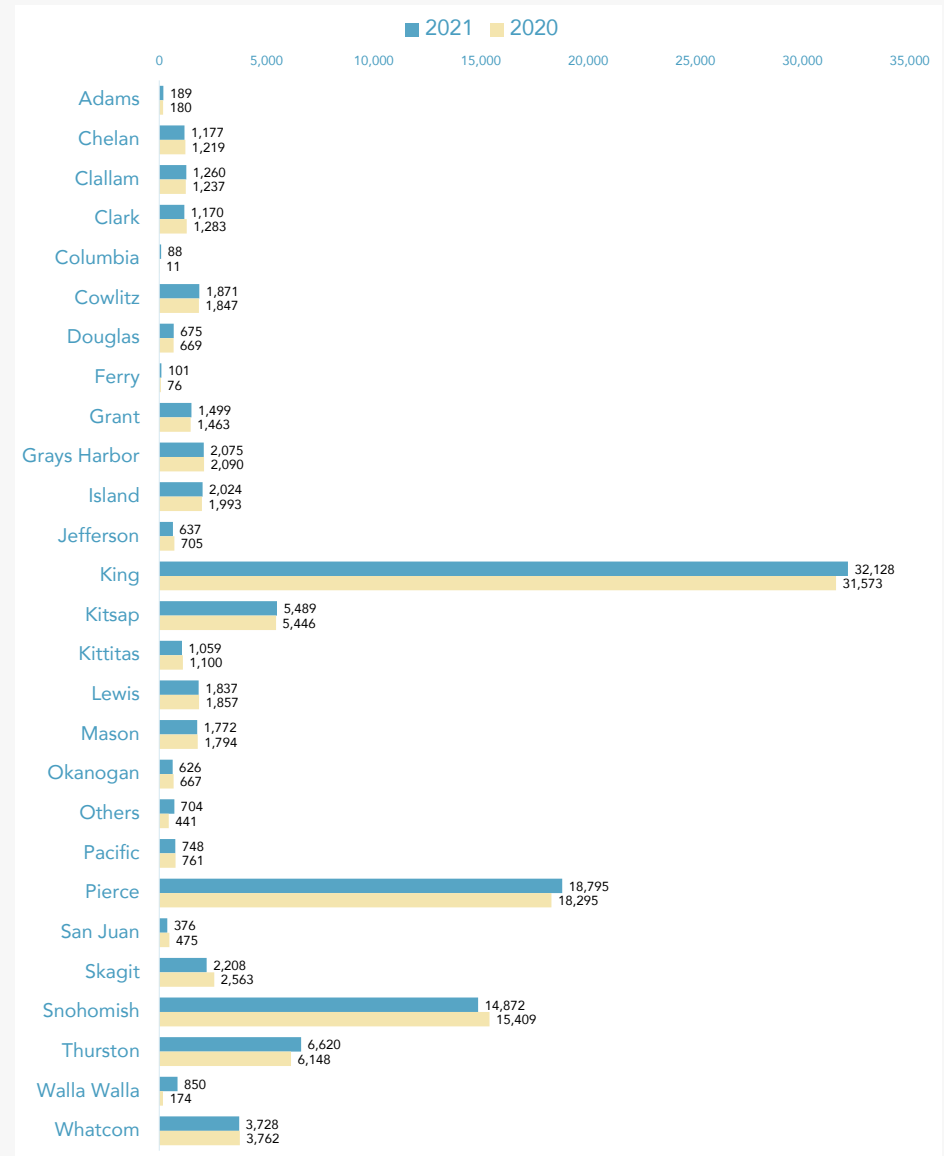


Residential Homes Only

Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes only.

	2021	2020	% chg.
Adams	189	180	5.00%
Chelan	1,177	1,219	-3.45%
Clallam	1,260	1,237	1.86%
Clark	1,170	1,283	-8.81%
Columbia	88	11	700.00%
Cowlitz	1,871	1,847	1.30%
Douglas	675	669	0.90%
Ferry	101	76	32.89%
Grant	1,499	1,463	2.46%
Grays Harbor	2,075	2,090	-0.72%
Island	2,024	1,993	1.56%
Jefferson	637	705	-9.65%
King	32,128	31,573	1.76%
Kitsap	5,489	5,446	0.79%
Kittitas	1,059	1,100	-3.73%
Lewis	1,837	1,857	-1.08%
Mason	1,772	1,794	-1.23%
Okanogan	626	667	-6.15%
Others	704	441	59.64%
Pacific	748	761	-1.71%
Pierce	18,795	18,295	2.73%
San Juan	376	475	-20.84%
Skagit	2,208	2,563	-13.85%
Snohomish	14,872	15,409	-3.48%
Thurston	6,620	6,148	7.68%
Walla Walla	850	174	388.51%
Whatcom	3,728	3,762	-0.90%
Total	104,578	103,238	
% chg.	1.30%		

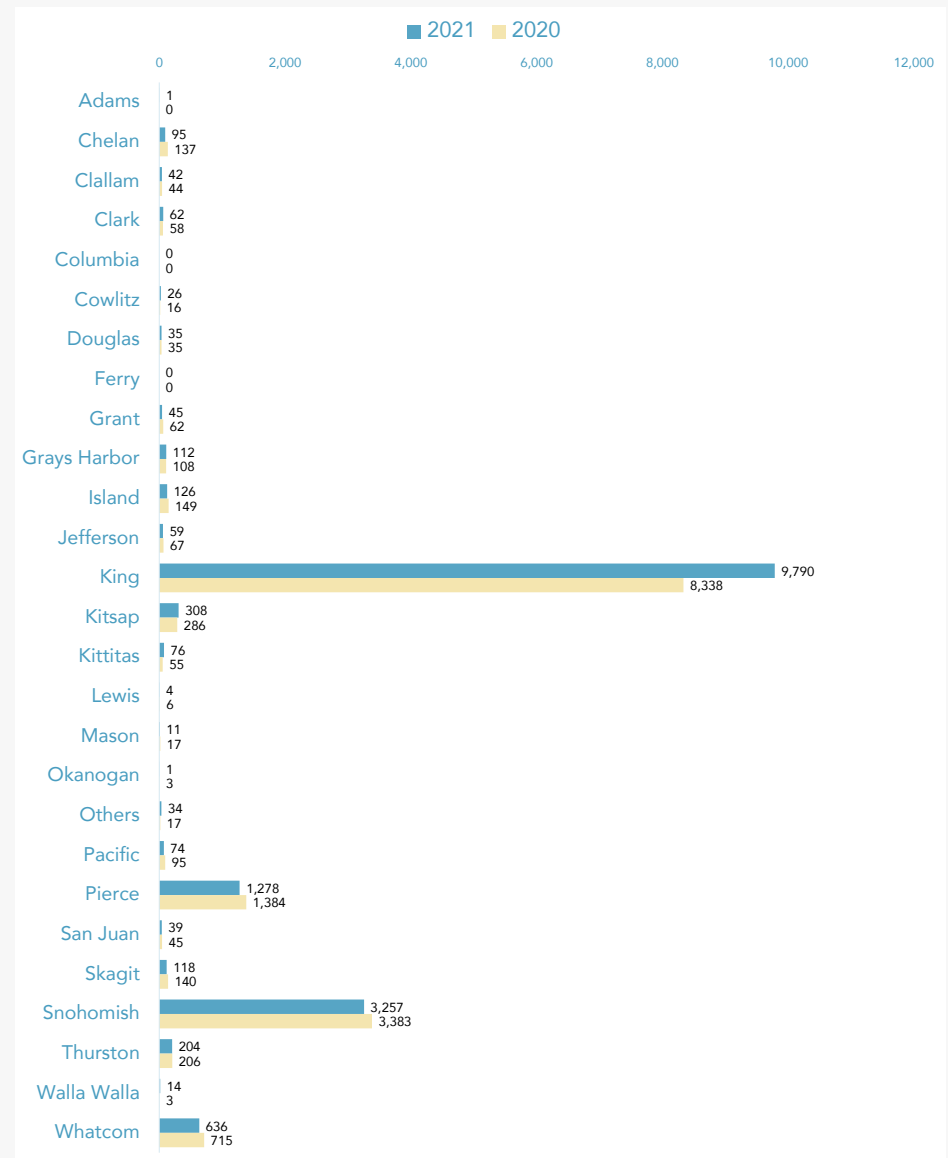


Condominiums Only

Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for condominiums only.

	2021	2020	% chg.
Adams	1	0	0.00%
Chelan	95	137	-30.66%
Clallam	42	44	-4.55%
Clark	62	58	6.90%
Columbia	0	0	0.00%
Cowlitz	26	16	62.50%
Douglas	35	35	0.00%
Ferry	0	0	0.00%
Grant	45	62	-27.42%
Grays Harbor	112	108	3.70%
Island	126	149	-15.44%
Jefferson	59	67	-11.94%
King	9,790	8,338	17.41%
Kitsap	308	286	7.69%
Kittitas	76	55	38.18%
Lewis	4	6	-33.33%
Mason	11	17	-35.29%
Okanogan	1	3	-66.67%
Others	34	17	100.00%
Pacific	74	95	-22.11%
Pierce	1,278	1,384	-7.66%
San Juan	39	45	-13.33%
Skagit	118	140	-15.71%
Snohomish	3,257	3,383	-3.72%
Thurston	204	206	-0.97%
Walla Walla	14	3	366.67%
Whatcom	636	715	-11.05%
Total	16,447	15,369	
% chg.	7.01%		



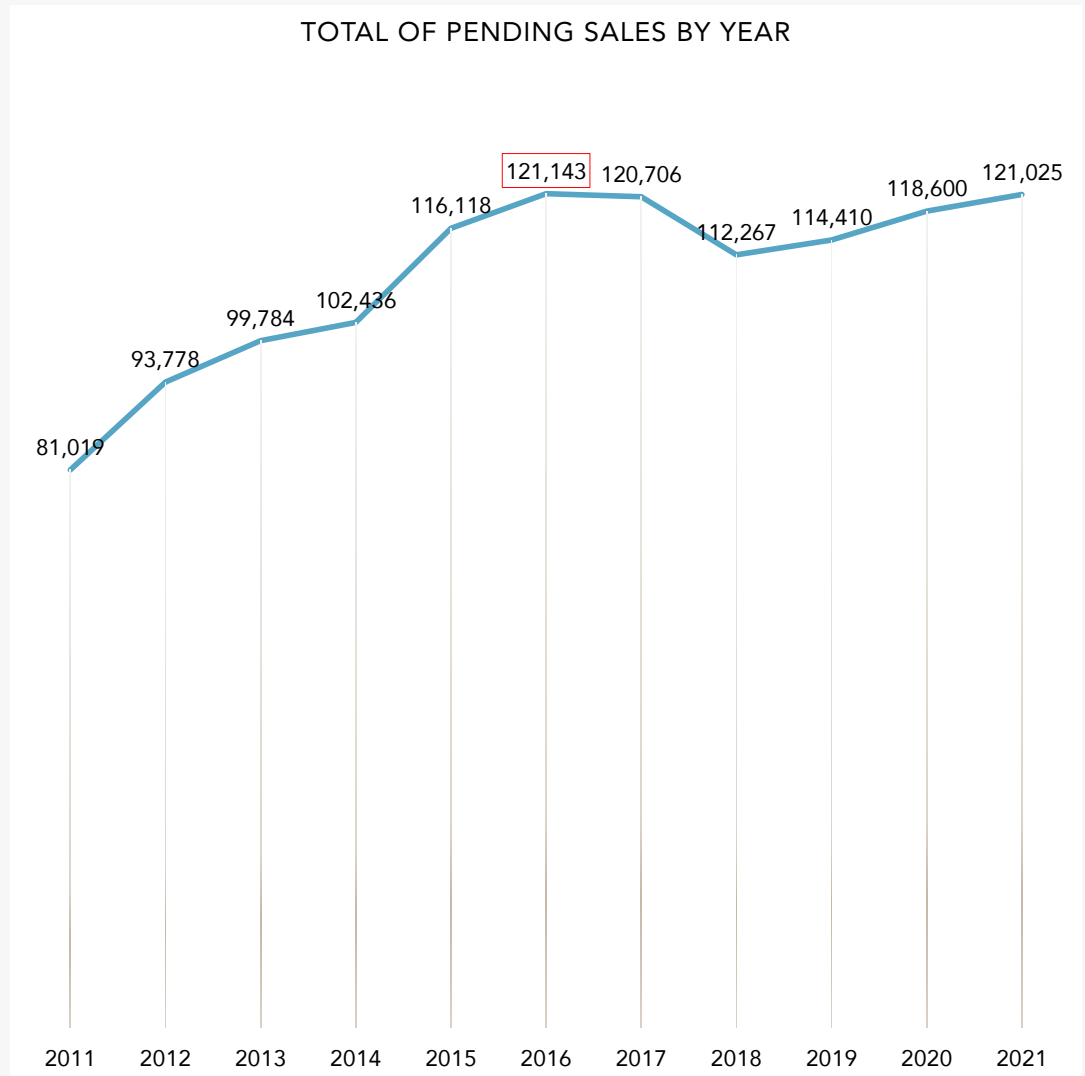
All Counties: Residential Homes and Condominiums

Pending Sales by Year

A comparison of the number of pending sales each 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.

	Total	Avg./Mo.
2011	81,019	6,752
2012	93,778	7,815
2013	99,784	8,315
2014	102,436	8,536
2015	116,118	9,677
2016	121,143	10,095
2017	120,706	10,059
2018	112,267	9,356
2019	114,410	9,534
2020	118,600	9,883
2021	121,025	10,085



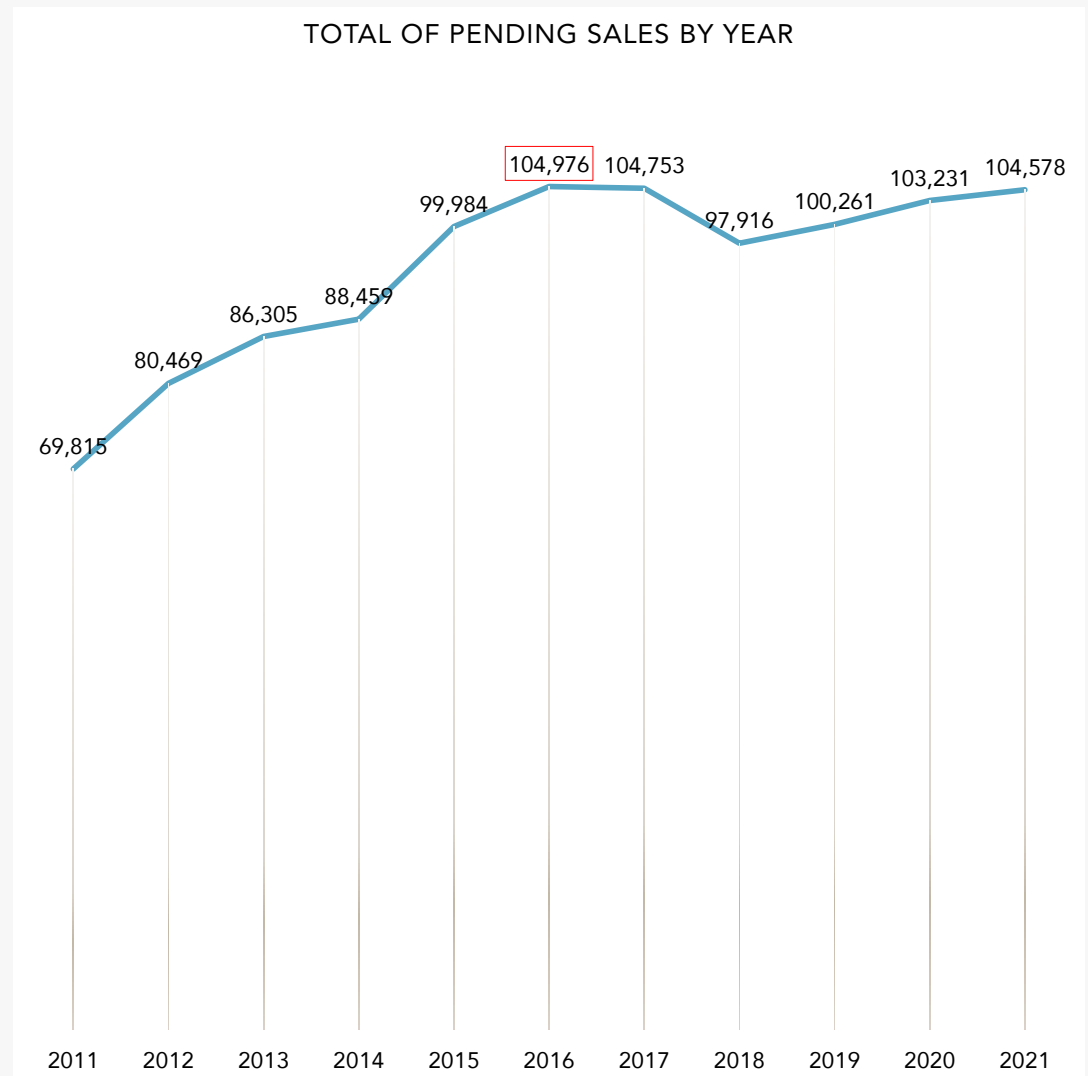
All Counties: Residential Homes Only

Pending Sales by Year

A comparison of the number of pending sales each 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.

	Total	Avg./Mo.
2011	69,815	5,818
2012	80,469	6,706
2013	86,305	7,192
2014	88,459	7,372
2015	99,984	8,332
2016	104,976	8,748
2017	104,753	8,729
2018	97,916	8,160
2019	100,261	8,355
2020	103,231	8,603
2021	104,578	8,715



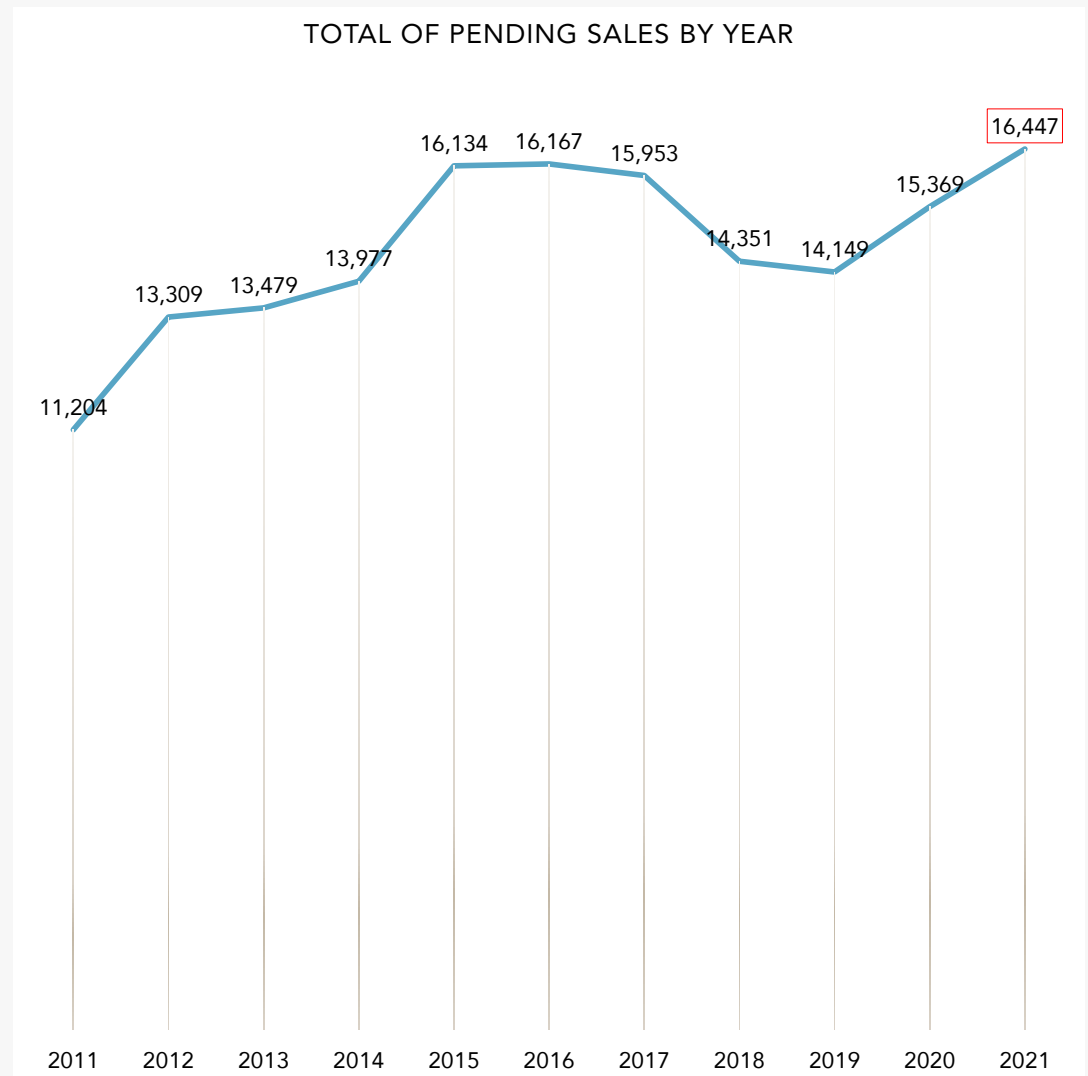
All Counties: Condominiums Only

Pending Sales by Year

A comparison of the number of pending sales each 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.

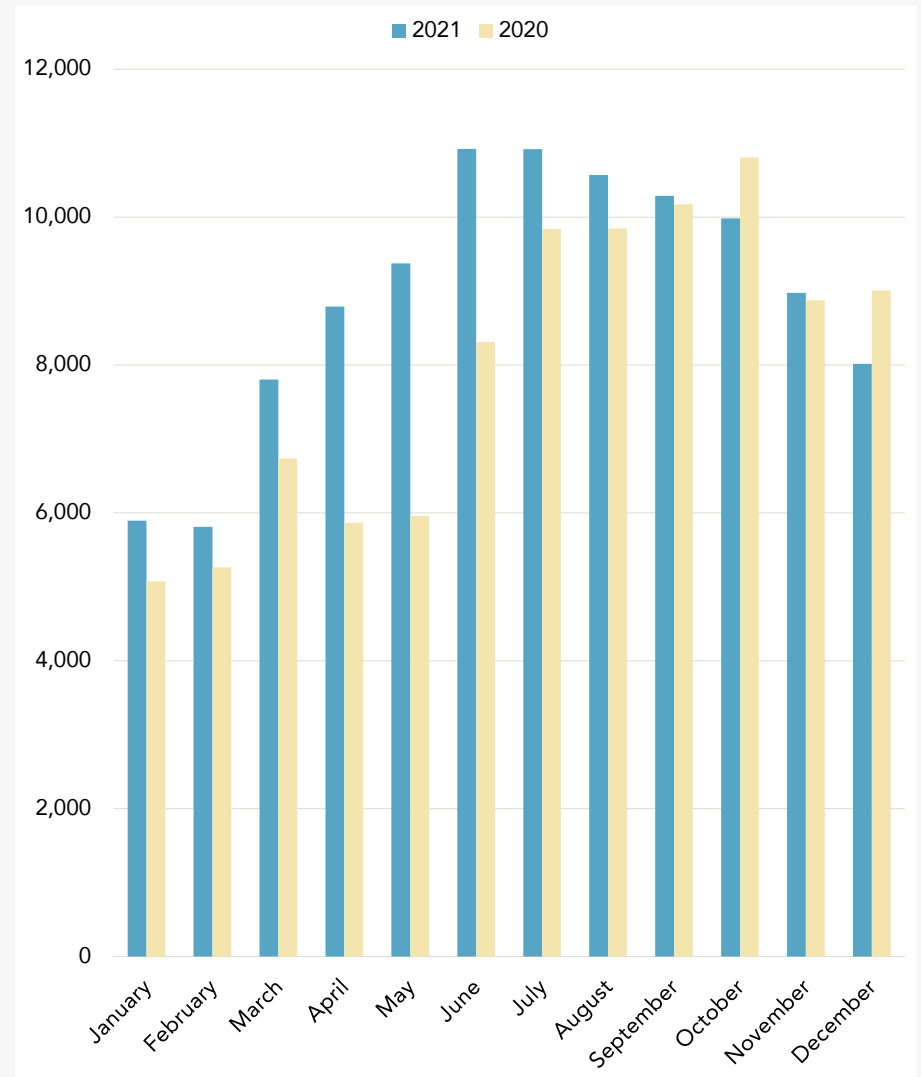
	Total	Avg./Mo.
2011	11,204	934
2012	13,309	1,109
2013	13,479	1,123
2014	13,977	1,165
2015	16,134	1,345
2016	16,167	1,347
2017	15,953	1,329
2018	14,351	1,196
2019	14,149	1,179
2020	15,369	1,281
2021	16,447	1,371



All Counties: Residential Homes and Condominiums Closed Sales by Month

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

	2021	2020	% chg.
January	5,896	5,074	16.20%
February	5,812	5,265	10.39%
March	7,803	6,735	15.86%
April	8,791	5,866	49.86%
May	9,374	5,957	57.36%
June	10,923	8,312	31.41%
July	10,919	9,840	10.97%
August	10,571	9,847	7.35%
September	10,289	10,175	1.12%
October	9,983	10,806	-7.62%
November	8,976	8,875	1.14%
December	8,017	9,008	-11.00%
Total	107,354	95,760	
% chg.	12.11%		

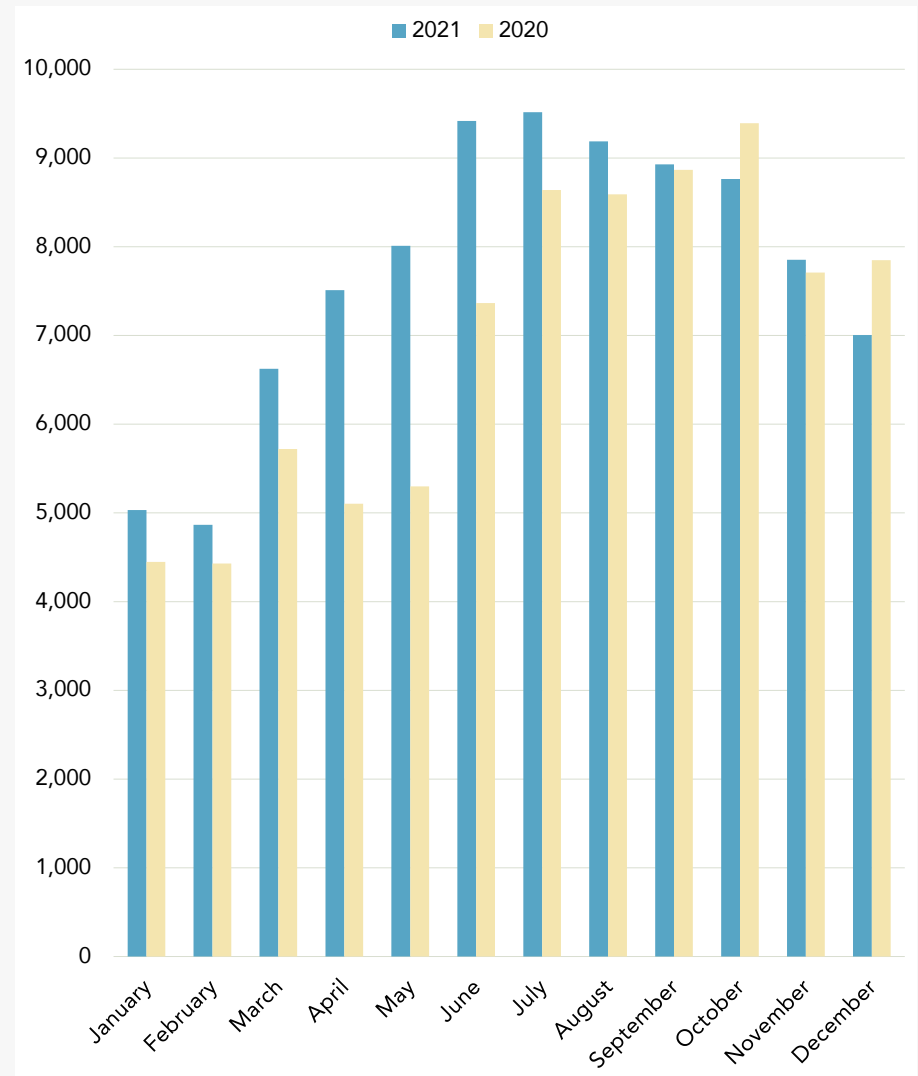


All Counties: Residential Homes Only

Closed Sales by Month

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

	2021	2020	% chg.
January	5,033	4,448	13.15%
February	4,866	4,429	9.87%
March	6,624	5,720	15.80%
April	7,510	5,104	47.14%
May	8,011	5,299	51.18%
June	9,417	7,365	27.86%
July	9,516	8,639	10.15%
August	9,187	8,590	6.95%
September	8,928	8,867	0.69%
October	8,763	9,392	-6.70%
November	7,853	7,709	1.87%
December	7,005	7,848	-10.74%
Total	92,713	83,410	
% chg.	11.15%		

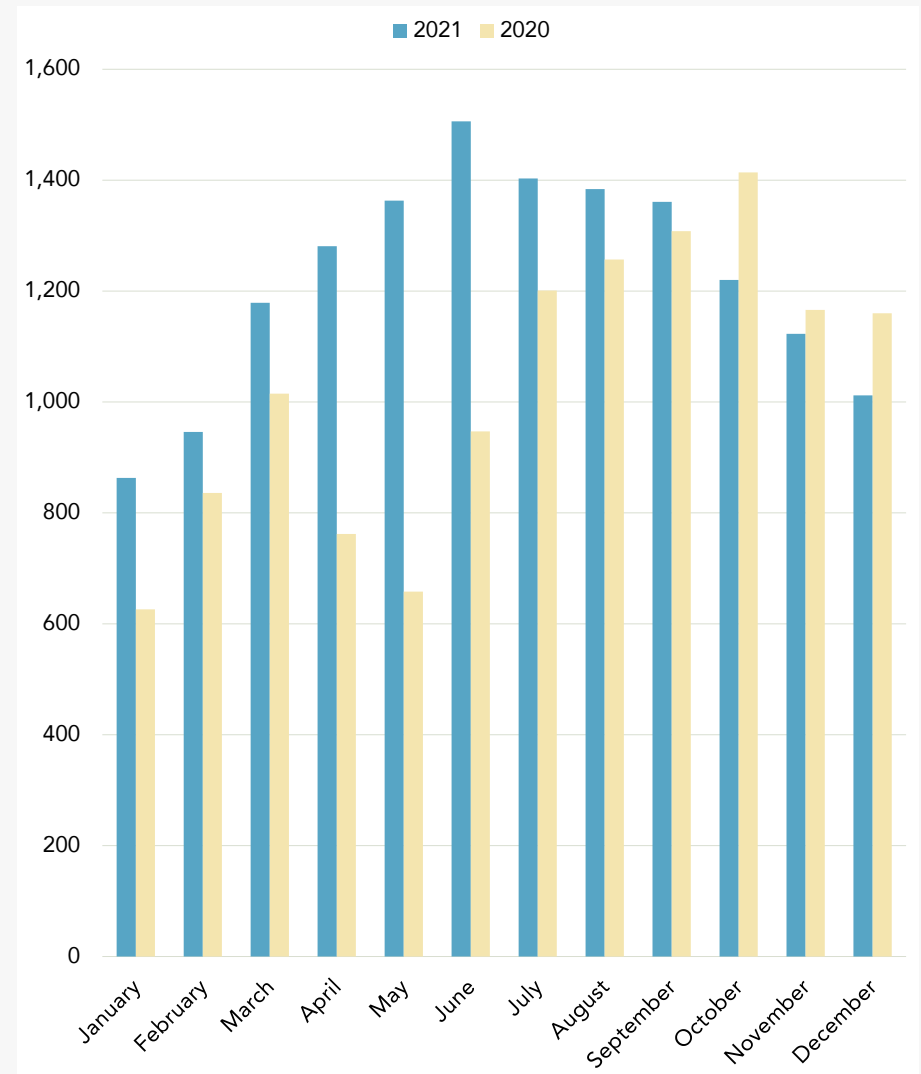


All Counties: Condominiums Only

Closed Sales by Month

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

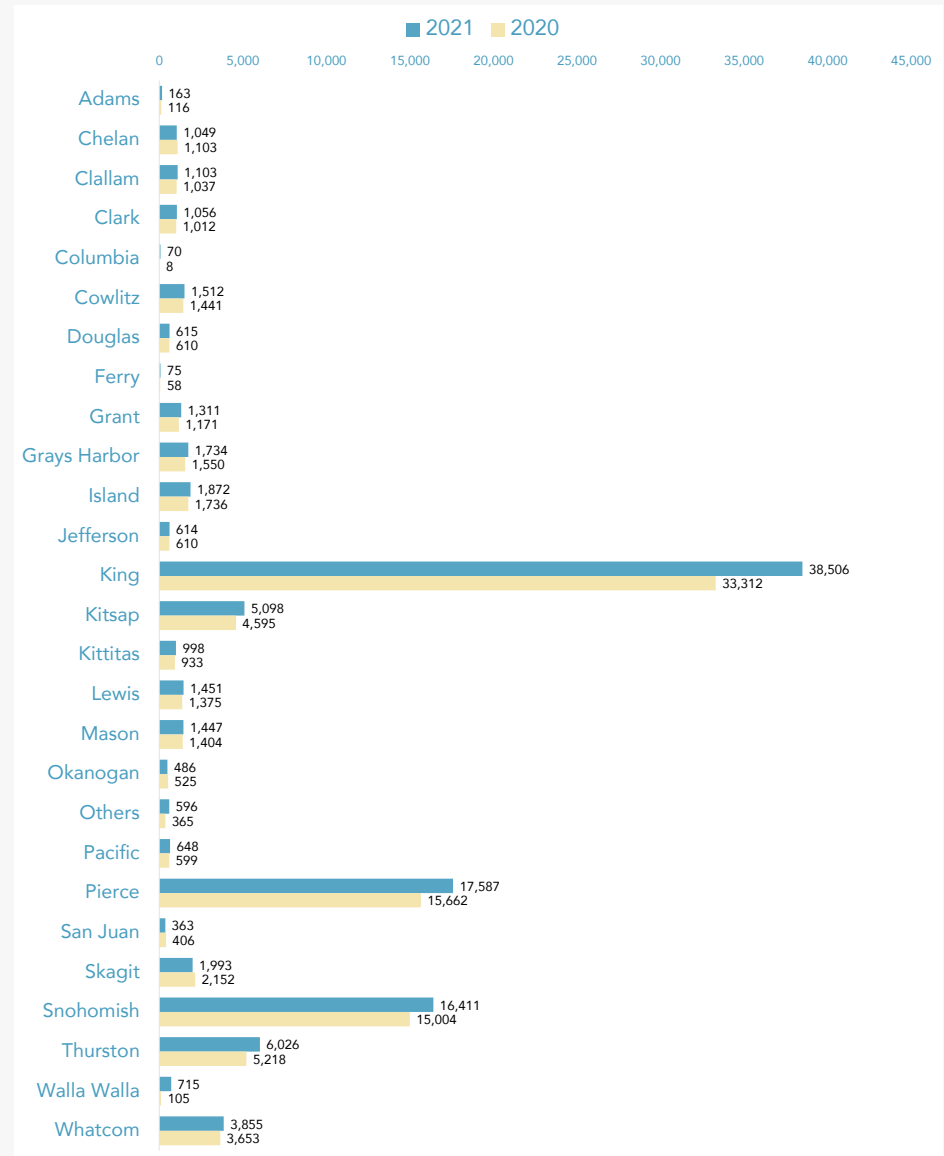
	2021	2020	% chg.
January	863	626	37.86%
February	946	836	13.16%
March	1,179	1,015	16.16%
April	1,281	762	68.11%
May	1,363	658	107.14%
June	1,506	947	59.03%
July	1,403	1,201	16.82%
August	1,384	1,257	10.10%
September	1,361	1,308	4.05%
October	1,220	1,414	-13.72%
November	1,123	1,166	-3.69%
December	1,012	1,160	-12.76%
Total	14,641	12,350	
% chg.	18.55%		



Residential Homes and Condominiums Closed Sales by County

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

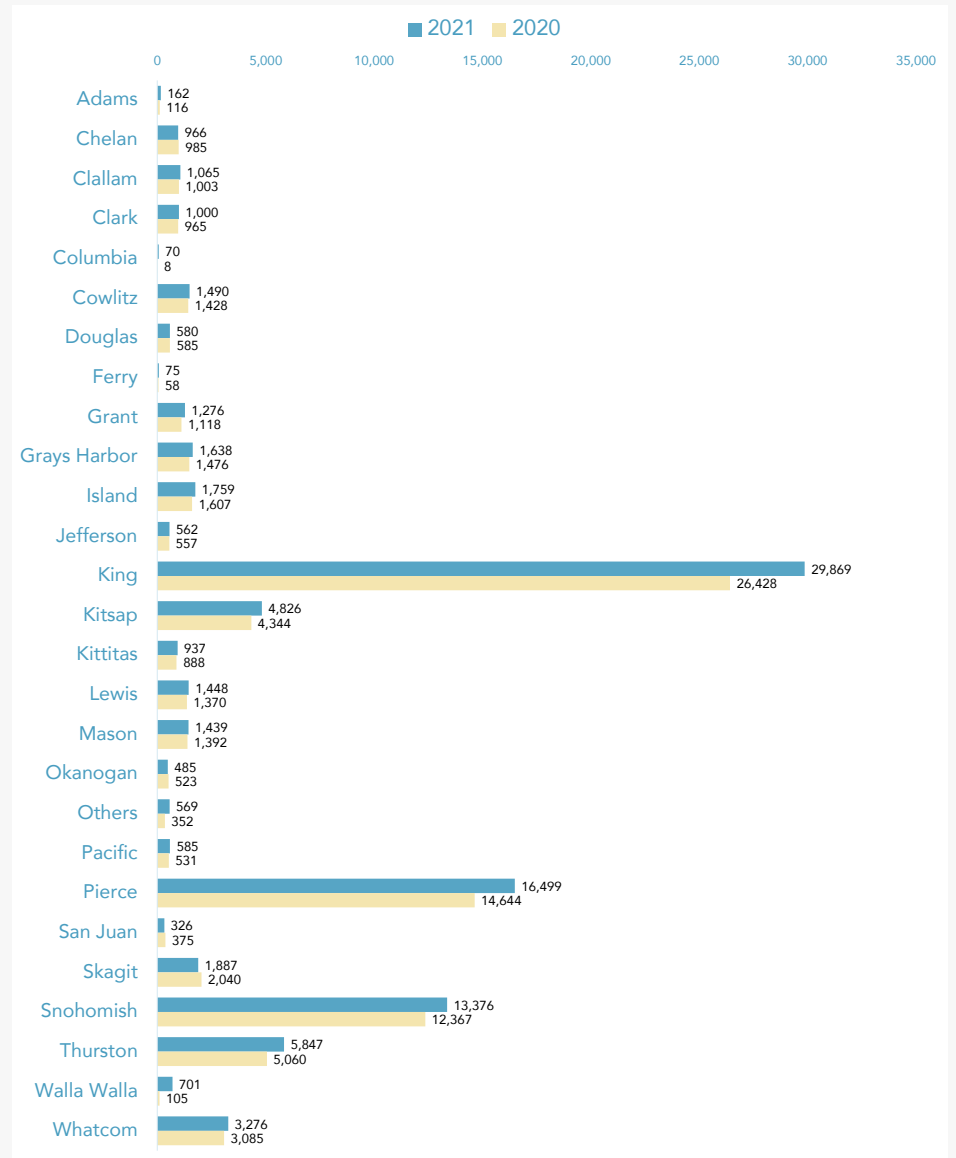
	2021	2020	% chg.
Adams	163	116	40.52%
Chelan	1,049	1,103	-4.90%
Clallam	1,103	1,037	6.36%
Clark	1,056	1,012	4.35%
Columbia	70	8	775.00%
Cowlitz	1,512	1,441	4.93%
Douglas	615	610	0.82%
Ferry	75	58	29.31%
Grant	1,311	1,171	11.96%
Grays Harbor	1,734	1,550	11.87%
Island	1,872	1,736	7.83%
Jefferson	614	610	0.66%
King	38,506	33,312	15.59%
Kitsap	5,098	4,595	10.95%
Kittitas	998	933	6.97%
Lewis	1,451	1,375	5.53%
Mason	1,447	1,404	3.06%
Okanogan	486	525	-7.43%
Others	596	365	63.29%
Pacific	648	599	8.18%
Pierce	17,587	15,662	12.29%
San Juan	363	406	-10.59%
Skagit	1,993	2,152	-7.39%
Snohomish	16,411	15,004	9.38%
Thurston	6,026	5,218	15.48%
Walla Walla	715	105	580.95%
Whatcom	3,855	3,653	5.53%
Total	107,354	95,760	
% chg.			12.11%



Residential Homes Only Closed Sales by County

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

	2021	2020	% chg.
Adams	162	116	39.66%
Chelan	966	985	-1.93%
Clallam	1,065	1,003	6.18%
Clark	1,000	965	3.63%
Columbia	70	8	775.00%
Cowlitz	1,490	1,428	4.34%
Douglas	580	585	-0.85%
Ferry	75	58	29.31%
Grant	1,276	1,118	14.13%
Grays Harbor	1,638	1,476	10.98%
Island	1,759	1,607	9.46%
Jefferson	562	557	0.90%
King	29,869	26,428	13.02%
Kitsap	4,826	4,344	11.10%
Kittitas	937	888	5.52%
Lewis	1,448	1,370	5.69%
Mason	1,439	1,392	3.38%
Okanogan	485	523	-7.27%
Others	569	352	61.65%
Pacific	585	531	10.17%
Pierce	16,499	14,644	12.67%
San Juan	326	375	-13.07%
Skagit	1,887	2,040	-7.50%
Snohomish	13,376	12,367	8.16%
Thurston	5,847	5,060	15.55%
Walla Walla	701	105	567.62%
Whatcom	3,276	3,085	6.19%
Total	92,713	83,410	
% chg.	11.15%		

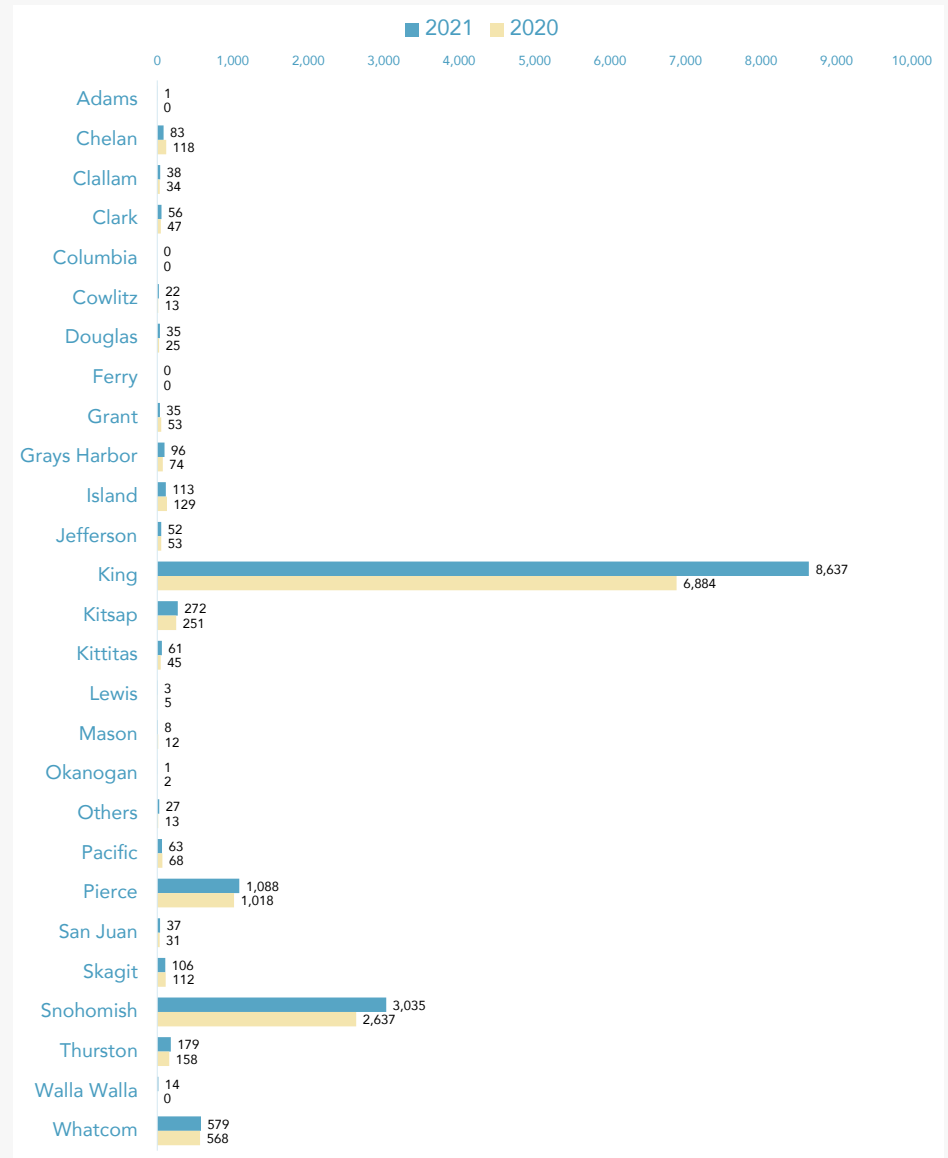


Condominiums Only

Closed Sales by County

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

	2021	2020	% chg.
Adams	1	0	0.00%
Chelan	83	118	-29.66%
Clallam	38	34	11.76%
Clark	56	47	19.15%
Columbia	0	0	0.00%
Cowlitz	22	13	69.23%
Douglas	35	25	40.00%
Ferry	0	0	0.00%
Grant	35	53	-33.96%
Grays Harbor	96	74	29.73%
Island	113	129	-12.40%
Jefferson	52	53	-1.89%
King	8,637	6,884	25.46%
Kitsap	272	251	8.37%
Kittitas	61	45	35.56%
Lewis	3	5	-40.00%
Mason	8	12	-33.33%
Okanogan	1	2	-50.00%
Others	27	13	107.69%
Pacific	63	68	-7.35%
Pierce	1,088	1,018	6.88%
San Juan	37	31	19.35%
Skagit	106	112	-5.36%
Snohomish	3,035	2,637	15.09%
Thurston	179	158	13.29%
Walla Walla	14	0	0.00%
Whatcom	579	568	1.94%
Total	14,641	12,350	
% chg.	18.55%		

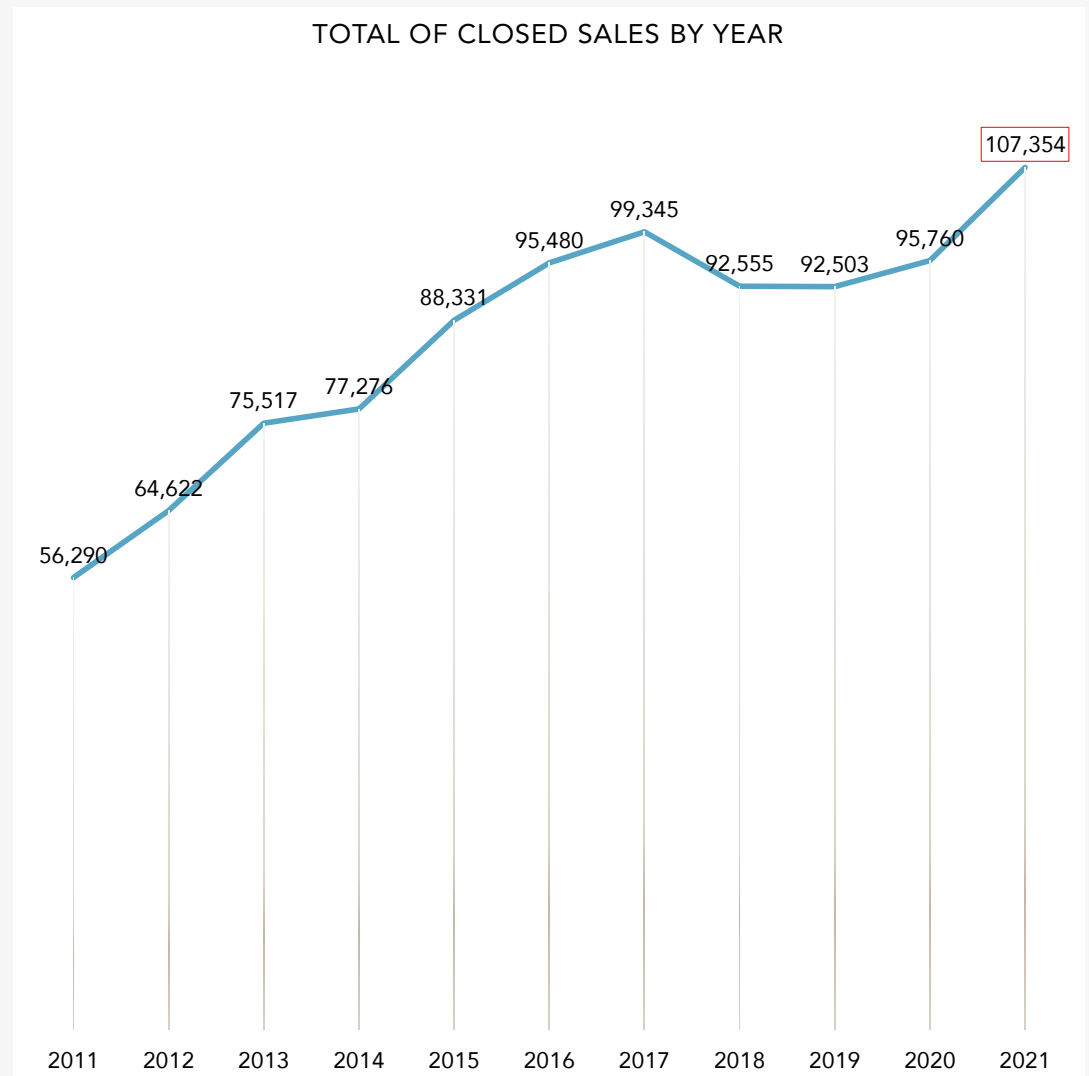


All Counties: Residential Homes and Condominiums

Closed Sales by Year

A comparison of closed sales units each year, for residential homes & condominiums.

	Total	Avg./Mo.
2011	56,290	4,691
2012	64,622	5,385
2013	75,517	6,293
2014	77,276	6,440
2015	88,331	7,361
2016	95,480	7,957
2017	99,345	8,279
2018	92,555	7,713
2019	92,503	7,709
2020	95,760	7,980
2021	107,354	8,946

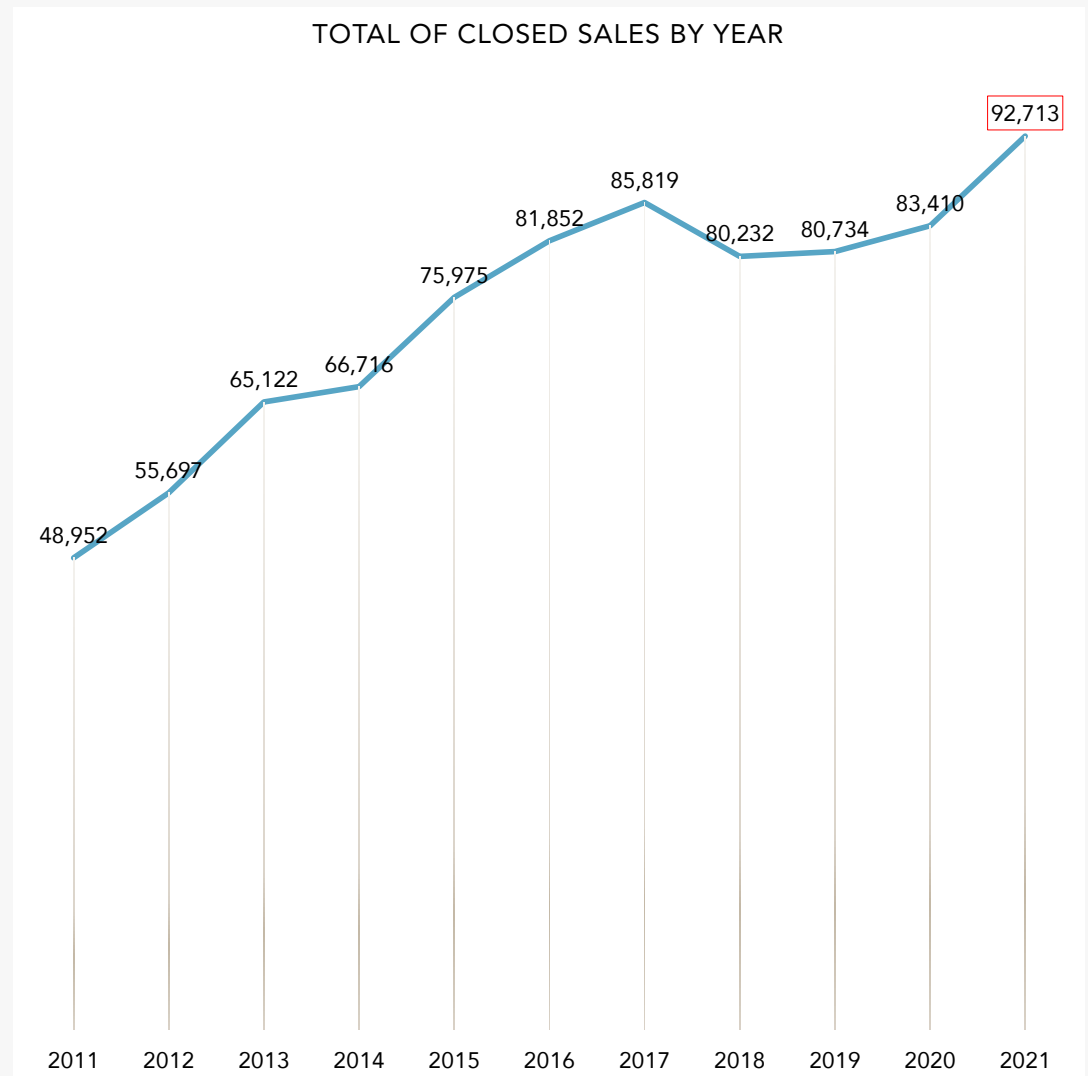


All Counties: Residential Homes Only

Closed Sales by Year

A comparison of closed sales units each year, for residential homes only.

	Total	Avg./Mo.
2011	48,952	4,079
2012	55,697	4,641
2013	65,122	5,427
2014	66,716	5,560
2015	75,975	6,331
2016	81,852	6,821
2017	85,819	7,152
2018	80,232	6,686
2019	80,734	6,728
2020	83,410	6,951
2021	92,713	7,726

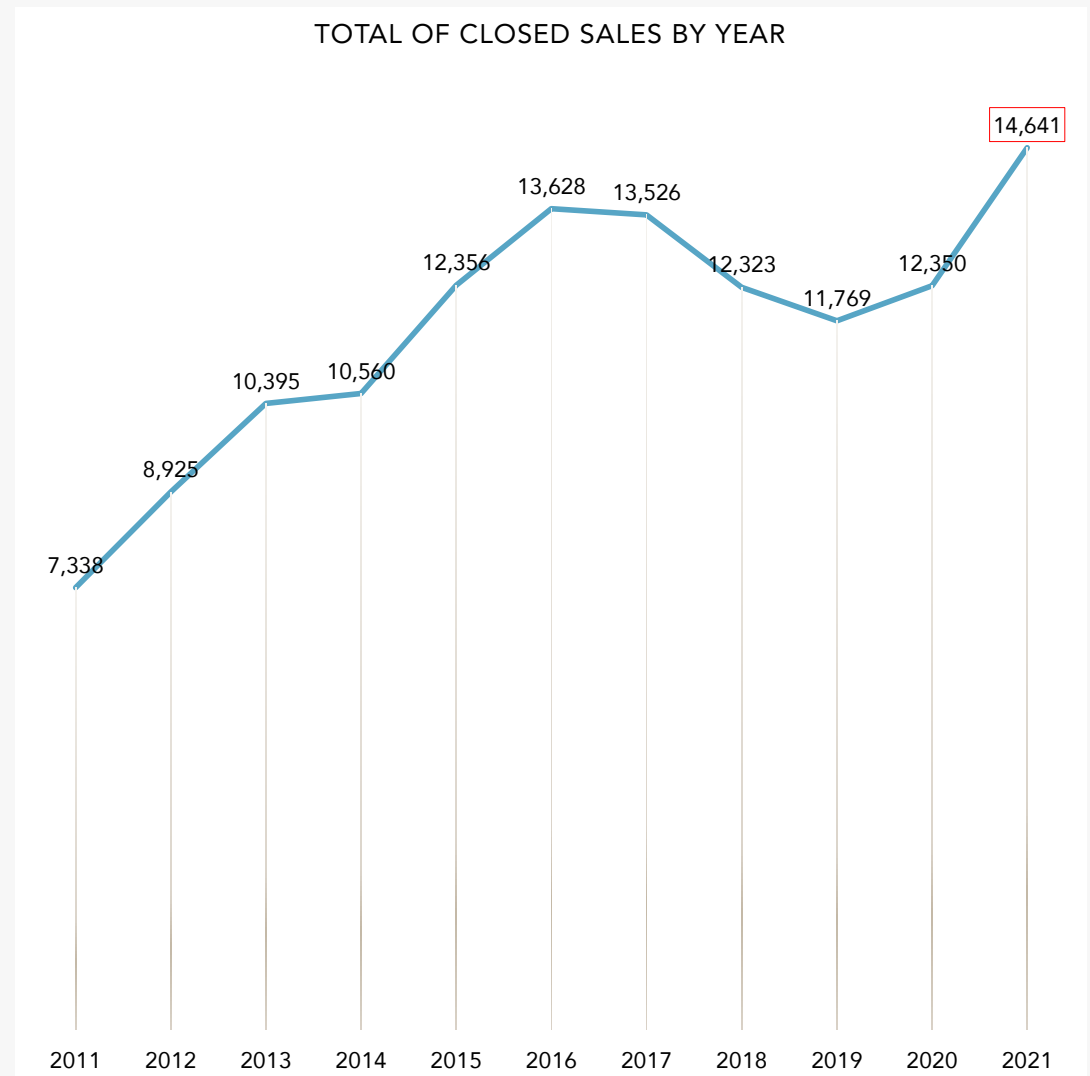


All Counties: Condominiums Only

Closed Sales by Year

A comparison of closed sales units each year, for condominiums only.

	Total	Avg./Mo.
2011	7,338	612
2012	8,925	744
2013	10,395	866
2014	10,560	880
2015	12,356	1,030
2016	13,628	1,136
2017	13,526	1,127
2018	12,323	1,027
2019	11,769	981
2020	12,350	1,029
2021	14,641	1,220



All Counties: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices in all counties 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.

	2021	2020	% chg.
January	\$ 483,250	\$ 422,750	14.31%
February	\$ 512,000	\$ 445,000	15.06%
March	\$ 548,199	\$ 458,900	19.46%
April	\$ 565,000	\$ 452,030	24.99%
May	\$ 585,000	\$ 449,950	30.01%
June	\$ 589,000	\$ 465,000	26.67%
July	\$ 589,000	\$ 484,995	21.44%
August	\$ 579,000	\$ 490,000	18.16%
September	\$ 570,000	\$ 499,950	14.01%
October	\$ 575,000	\$ 500,000	15.00%
November	\$ 570,000	\$ 495,000	15.15%
December	\$ 572,900	\$ 488,000	17.40%
Total	\$ 565,000	\$ 475,000	
% chg.	18.95%		

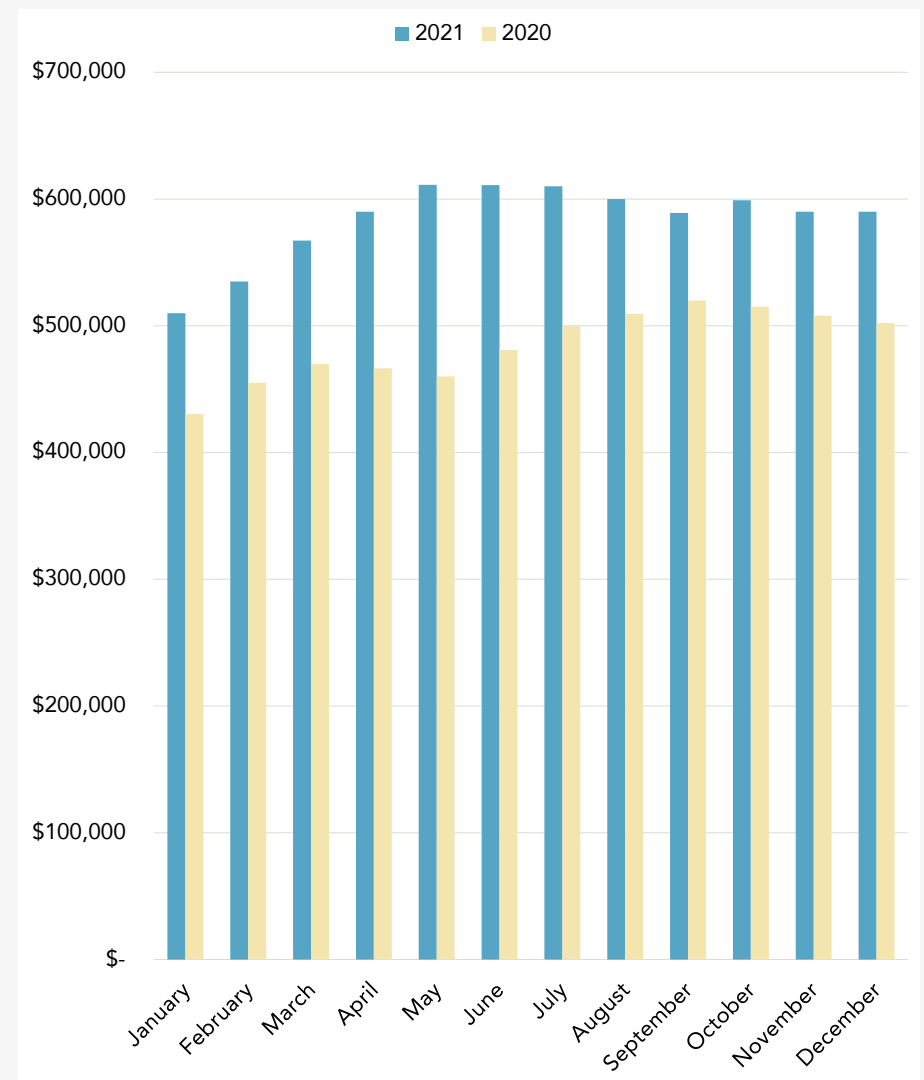


All Counties: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices in all counties 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.

	2021	2020	% chg.
January	\$ 509,950	\$ 430,450	18.47%
February	\$ 535,000	\$ 455,000	17.58%
March	\$ 567,250	\$ 470,000	20.69%
April	\$ 590,000	\$ 466,500	26.47%
May	\$ 611,248	\$ 460,000	32.88%
June	\$ 611,000	\$ 480,950	27.04%
July	\$ 610,000	\$ 499,950	22.01%
August	\$ 600,000	\$ 509,447	17.77%
September	\$ 589,000	\$ 519,864	13.30%
October	\$ 599,000	\$ 515,000	16.31%
November	\$ 590,000	\$ 508,000	16.14%
December	\$ 590,000	\$ 502,247	17.47%
Total	\$ 590,000	\$ 490,000	
% chg.	20.41%		



All Counties: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices in all counties 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.

	2021	2020	% chg.
January	\$ 359,950	\$ 355,500	1.25%
February	\$ 399,000	\$ 389,500	2.44%
March	\$ 415,000	\$ 394,500	5.20%
April	\$ 420,000	\$ 375,000	12.00%
May	\$ 435,000	\$ 357,500	21.68%
June	\$ 440,000	\$ 365,000	20.55%
July	\$ 428,000	\$ 380,000	12.63%
August	\$ 435,625	\$ 380,000	14.64%
September	\$ 435,000	\$ 376,000	15.69%
October	\$ 439,475	\$ 395,000	11.26%
November	\$ 430,000	\$ 390,000	10.26%
December	\$ 435,000	\$ 370,000	17.57%
Total	\$ 425,000	\$ 380,000	
% chg.	11.84%		

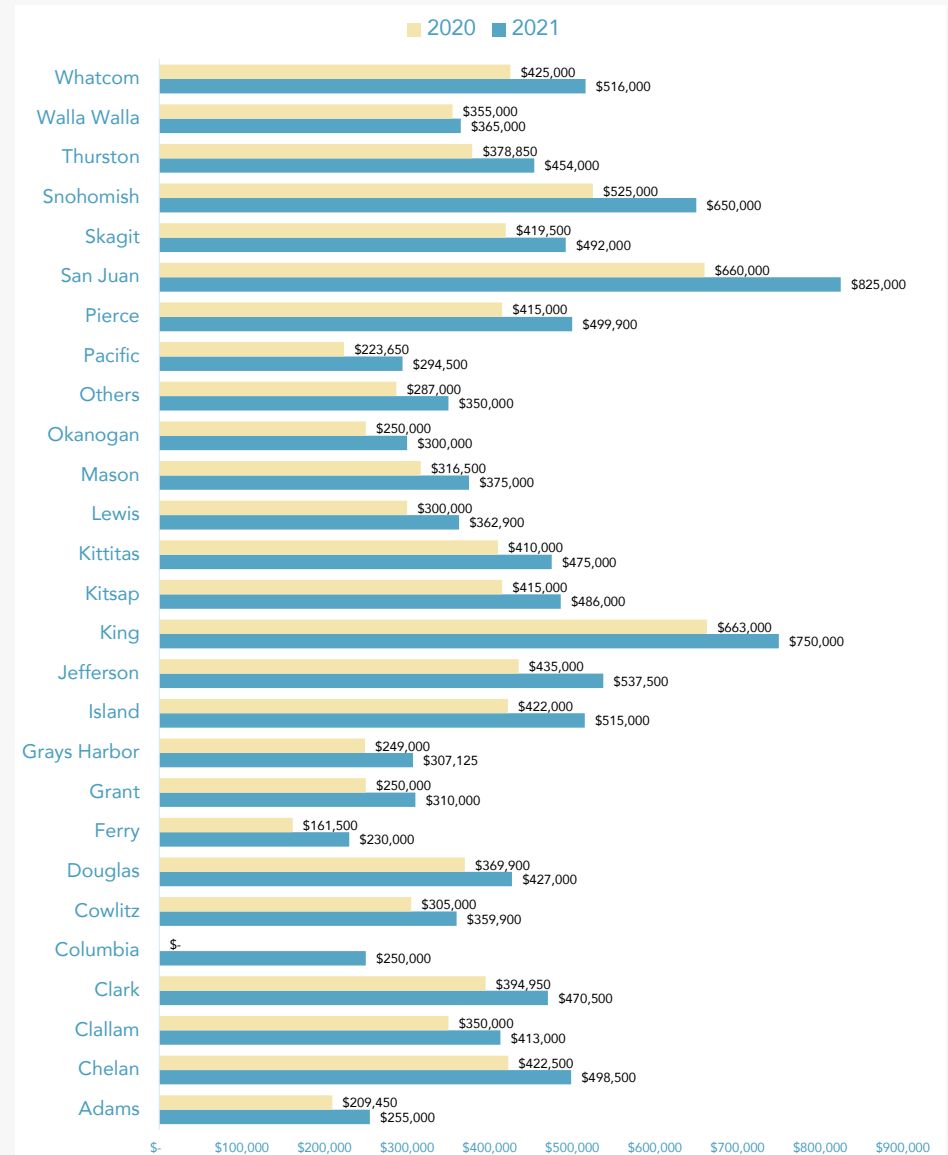


Residential Homes and Condominiums

Closed Sales Price by County

A comparison of median sales prices in each county 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.

	2021	2020	% chg.
Adams	\$ 255,000	\$ 209,450	21.75%
Chelan	\$ 498,500	\$ 422,500	17.99%
Clallam	\$ 413,000	\$ 350,000	18.00%
Clark	\$ 470,500	\$ 394,950	19.13%
Columbia	\$ 250,000	\$ -	0.00%
Cowlitz	\$ 359,900	\$ 305,000	18.00%
Douglas	\$ 427,000	\$ 369,900	15.44%
Ferry	\$ 230,000	\$ 161,500	42.41%
Grant	\$ 310,000	\$ 250,000	24.00%
Grays Harbor	\$ 307,125	\$ 249,000	23.34%
Island	\$ 515,000	\$ 422,000	22.04%
Jefferson	\$ 537,500	\$ 435,000	23.56%
King	\$ 750,000	\$ 663,000	13.12%
Kitsap	\$ 486,000	\$ 415,000	17.11%
Kittitas	\$ 475,000	\$ 410,000	15.85%
Lewis	\$ 362,900	\$ 300,000	20.97%
Mason	\$ 375,000	\$ 316,500	18.48%
Okanogan	\$ 300,000	\$ 250,000	20.00%
Others	\$ 350,000	\$ 287,000	21.95%
Pacific	\$ 294,500	\$ 223,650	31.68%
Pierce	\$ 499,900	\$ 415,000	20.46%
San Juan	\$ 825,000	\$ 660,000	25.00%
Skagit	\$ 492,000	\$ 419,500	17.28%
Snohomish	\$ 650,000	\$ 525,000	23.81%
Thurston	\$ 454,000	\$ 378,850	19.84%
Walla Walla	\$ 365,000	\$ 355,000	2.82%
Whatcom	\$ 516,000	\$ 425,000	21.41%
Total	\$ 565,000	\$ 475,000	
% chg.	18.95%		

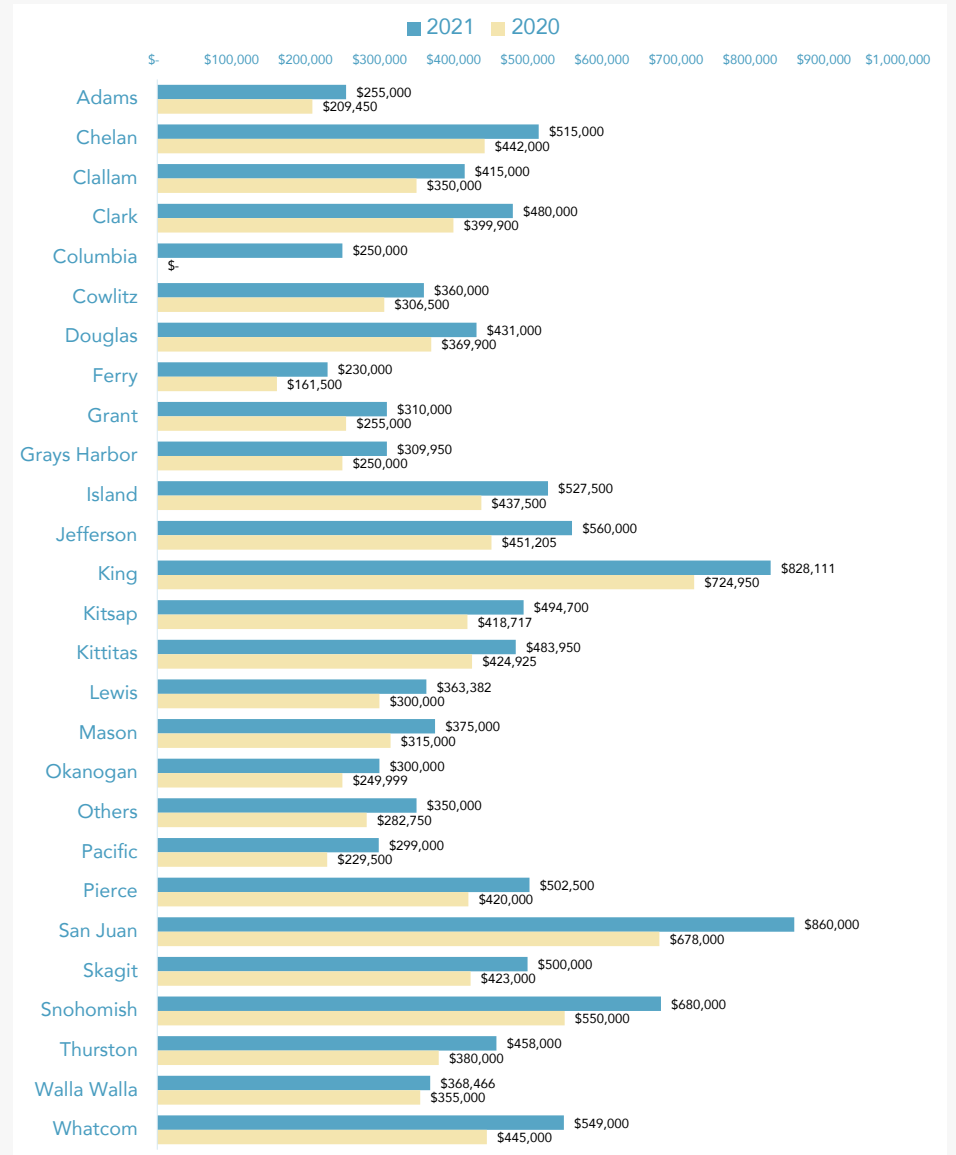


Residential Homes Only

Closed Sales Price by County

A comparison of median sales prices in each county 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.

	2021	2020	% chg.
Adams	\$ 255,000	\$ 209,450	21.75%
Chelan	\$ 515,000	\$ 442,000	16.52%
Clallam	\$ 415,000	\$ 350,000	18.57%
Clark	\$ 480,000	\$ 399,900	20.03%
Columbia	\$ 250,000	\$ -	0.00%
Cowlitz	\$ 360,000	\$ 306,500	17.46%
Douglas	\$ 431,000	\$ 369,900	16.52%
Ferry	\$ 230,000	\$ 161,500	42.41%
Grant	\$ 310,000	\$ 255,000	21.57%
Grays Harbor	\$ 309,950	\$ 250,000	23.98%
Island	\$ 527,500	\$ 437,500	20.57%
Jefferson	\$ 560,000	\$ 451,205	24.11%
King	\$ 828,111	\$ 724,950	14.23%
Kitsap	\$ 494,700	\$ 418,717	18.15%
Kittitas	\$ 483,950	\$ 424,925	13.89%
Lewis	\$ 363,382	\$ 300,000	21.13%
Mason	\$ 375,000	\$ 315,000	19.05%
Okanogan	\$ 300,000	\$ 249,999	20.00%
Others	\$ 350,000	\$ 282,750	23.78%
Pacific	\$ 299,000	\$ 229,500	30.28%
Pierce	\$ 502,500	\$ 420,000	19.64%
San Juan	\$ 860,000	\$ 678,000	26.84%
Skagit	\$ 500,000	\$ 423,000	18.20%
Snohomish	\$ 680,000	\$ 550,000	23.64%
Thurston	\$ 458,000	\$ 380,000	20.53%
Walla Walla	\$ 368,466	\$ 355,000	3.79%
Whatcom	\$ 549,000	\$ 445,000	23.37%
Total	\$ 590,000	\$ 490,000	
% chg.			20.41%



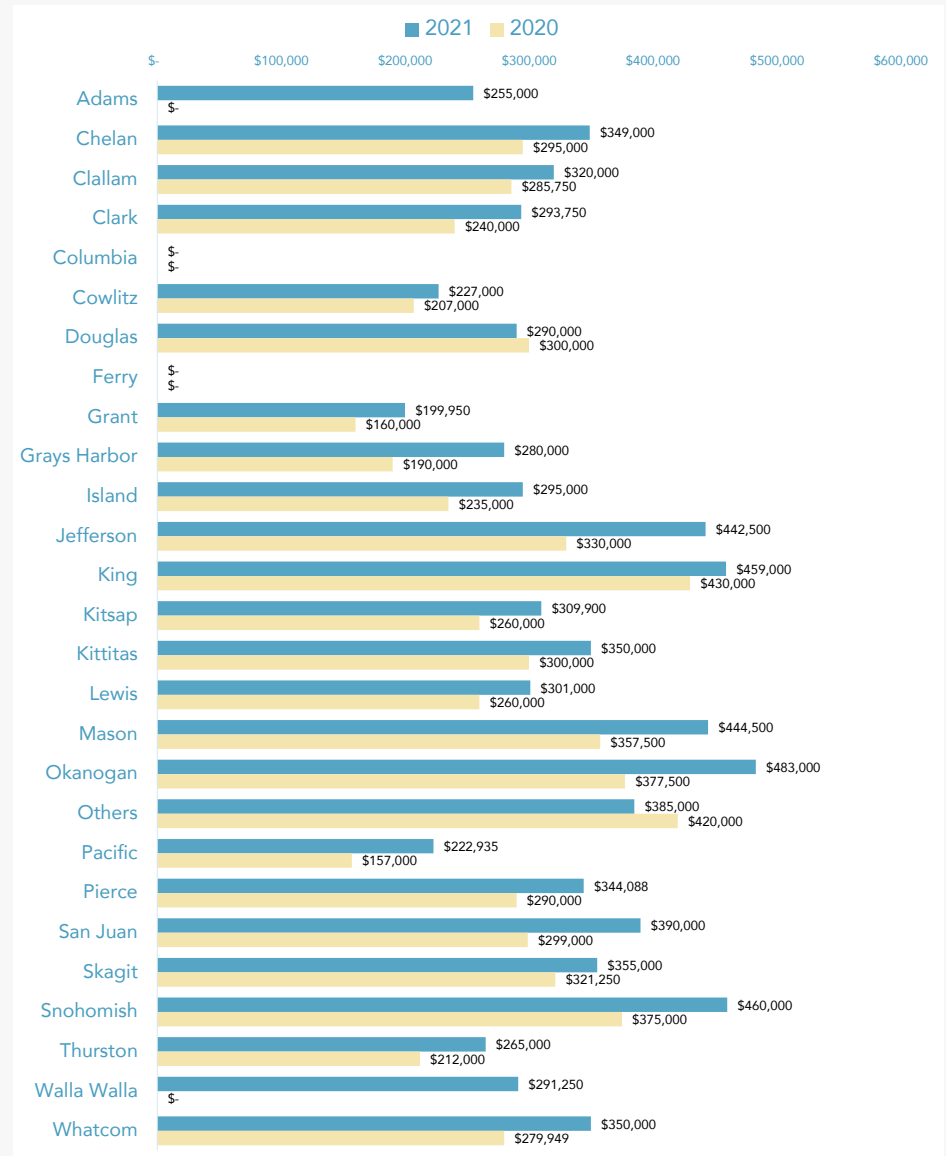
Condominiums Only

Closed Sales Price by County

A comparison of median sales prices in each county 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.

	2021	2020	% chg.
Adams	\$ 255,000	\$ -	0.00%
Chelan	\$ 349,000	\$ 295,000	18.31%
Clallam	\$ 320,000	\$ 285,750	11.99%
Clark	\$ 293,750	\$ 240,000	22.40%
Columbia	\$ -	\$ -	0.00%
Cowlitz	\$ 227,000	\$ 207,000	9.66%
Douglas	\$ 290,000	\$ 300,000	-3.33%
Ferry	\$ -	\$ -	0.00%
Grant	\$ 199,950	\$ 160,000	24.97%
Grays Harbor	\$ 280,000	\$ 190,000	47.37%
Island	\$ 295,000	\$ 235,000	25.53%
Jefferson	\$ 442,500	\$ 330,000	34.09%
King	\$ 459,000	\$ 430,000	6.74%
Kitsap	\$ 309,900	\$ 260,000	19.19%
Kittitas	\$ 350,000	\$ 300,000	16.67%
Lewis	\$ 301,000	\$ 260,000	15.77%
Mason	\$ 444,500	\$ 357,500	24.34%
Okanogan	\$ 483,000	\$ 377,500	27.95%
Others	\$ 385,000	\$ 420,000	-8.33%
Pacific	\$ 222,935	\$ 157,000	42.00%
Pierce	\$ 344,088	\$ 290,000	18.65%
San Juan	\$ 390,000	\$ 299,000	30.43%
Skagit	\$ 355,000	\$ 321,250	10.51%
Snohomish	\$ 460,000	\$ 375,000	22.67%
Thurston	\$ 265,000	\$ 212,000	25.00%
Walla Walla	\$ 291,250	\$ -	0.00%
Whatcom	\$ 350,000	\$ 279,949	25.02%
Total	\$ 425,000	\$ 380,000	
% chg.	11.84%		

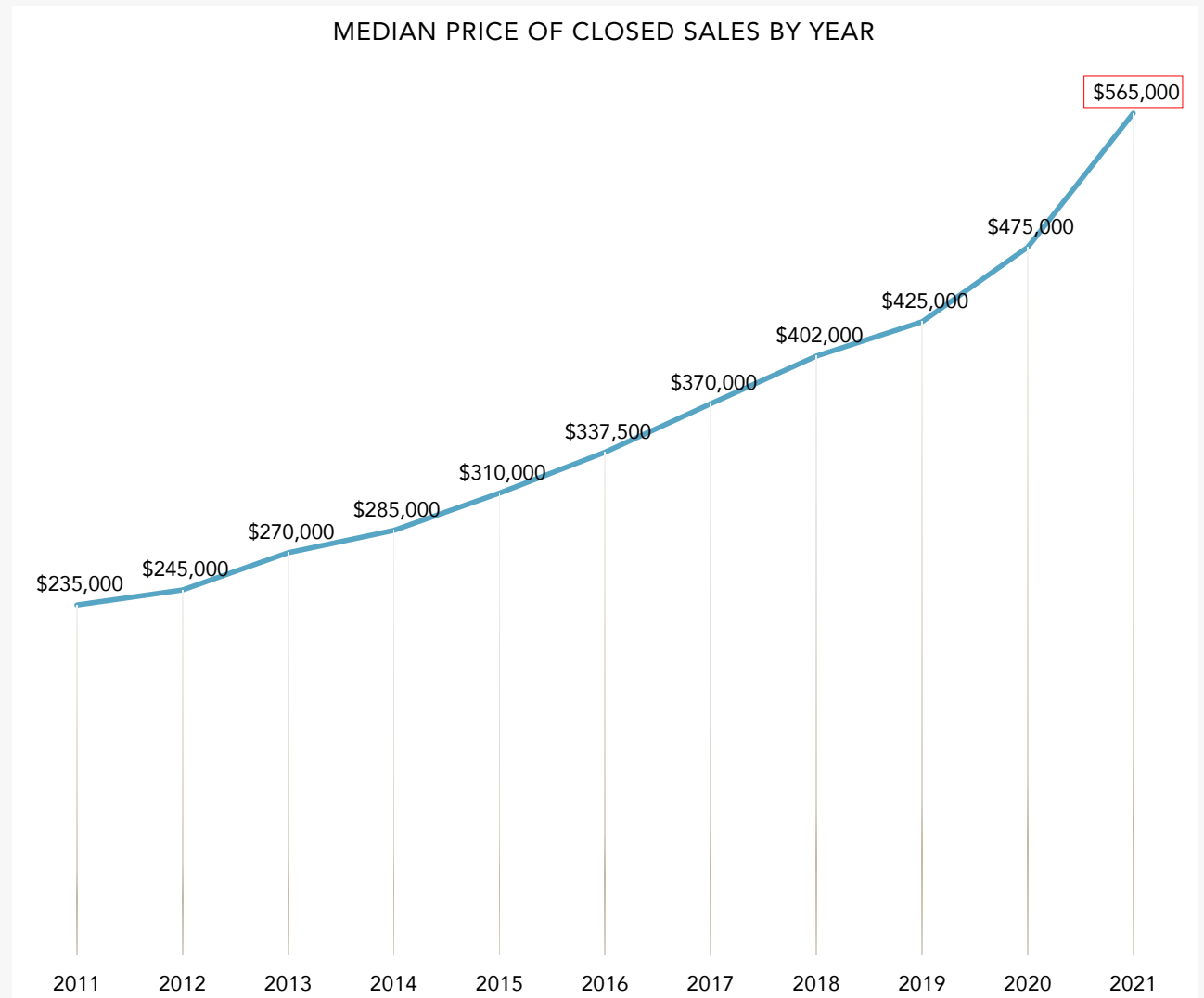


All Counties: Residential Homes and Condominiums

Closed Sales Price by Year

A comparison of median sales prices each 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.

	Total	
2011	\$	235,000
2012	\$	245,000
2013	\$	270,000
2014	\$	285,000
2015	\$	310,000
2016	\$	337,500
2017	\$	370,000
2018	\$	402,000
2019	\$	425,000
2020	\$	475,000
2021	\$	565,000

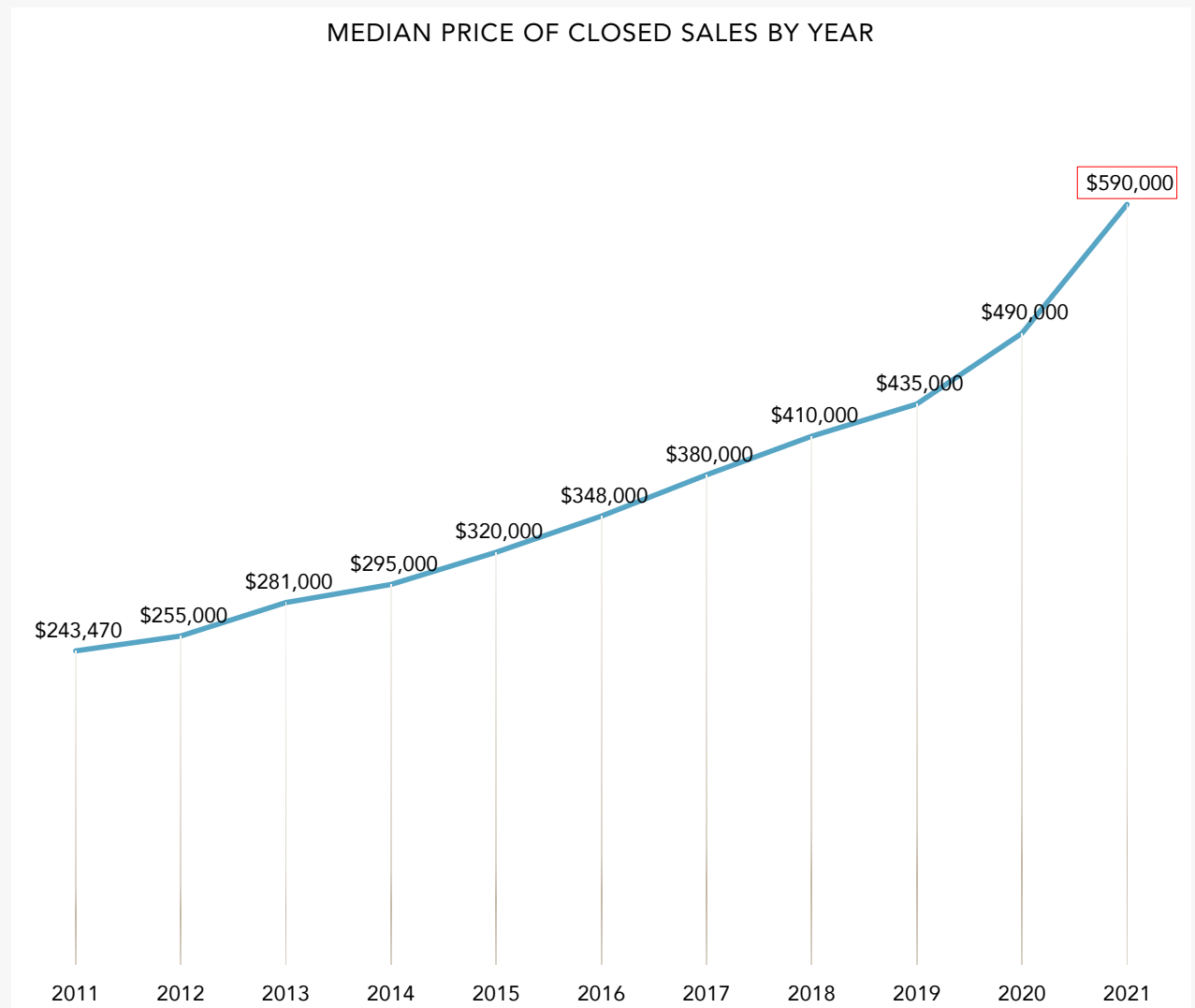


All Counties: Residential Homes Only

Closed Sales Price by Year

A comparison of median sales prices each 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.

	Total
2011	\$ 243,470
2012	\$ 255,000
2013	\$ 281,000
2014	\$ 295,000
2015	\$ 320,000
2016	\$ 348,000
2017	\$ 380,000
2018	\$ 410,000
2019	\$ 435,000
2020	\$ 490,000
2021	\$ 590,000

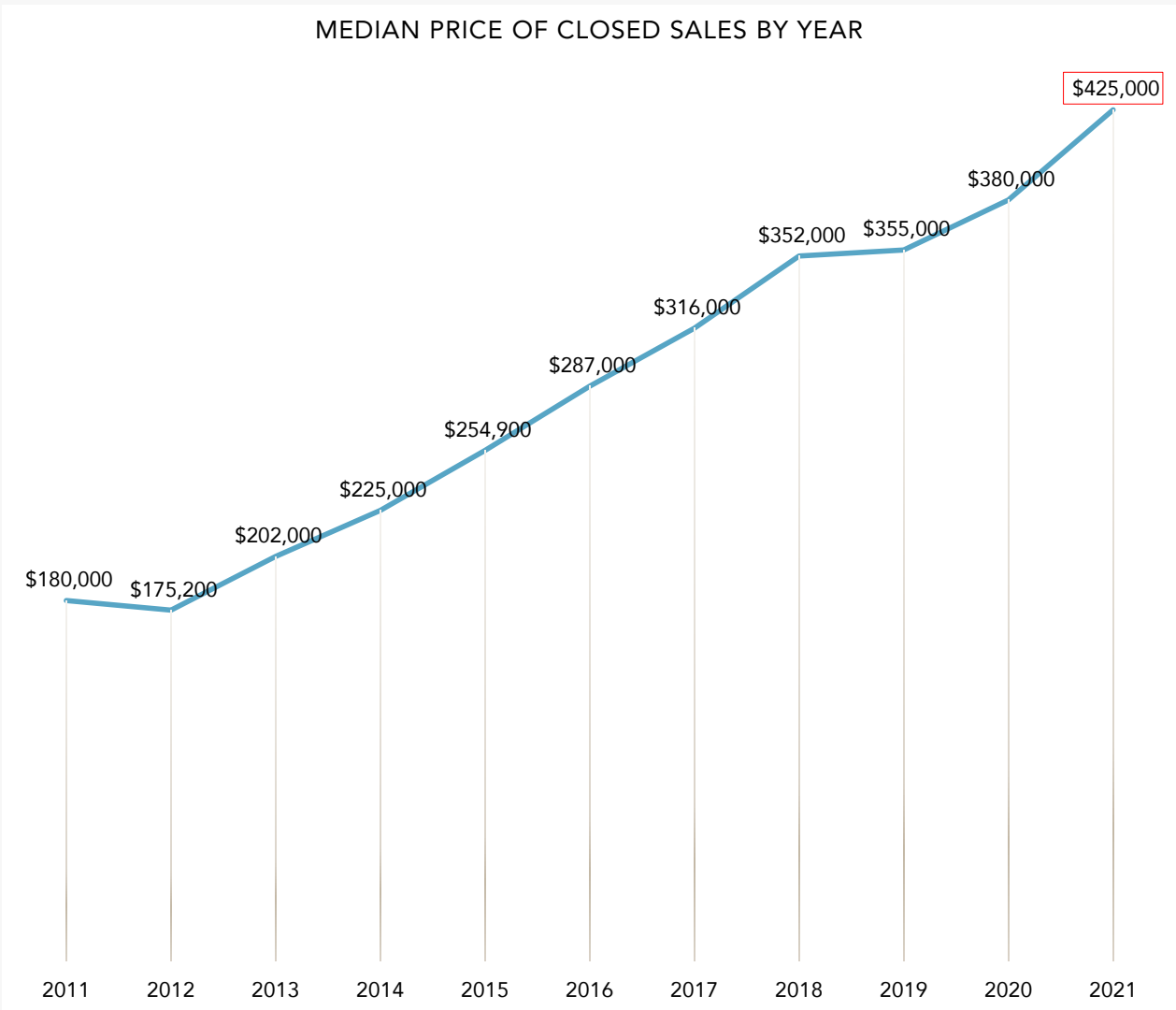


All Counties: Condominiums Only

Closed Sales Price by Year

A comparison of median sales prices each 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.

	Total	
2011	\$	180,000
2012	\$	175,200
2013	\$	202,000
2014	\$	225,000
2015	\$	254,900
2016	\$	287,000
2017	\$	316,000
2018	\$	352,000
2019	\$	355,000
2020	\$	380,000
2021	\$	425,000



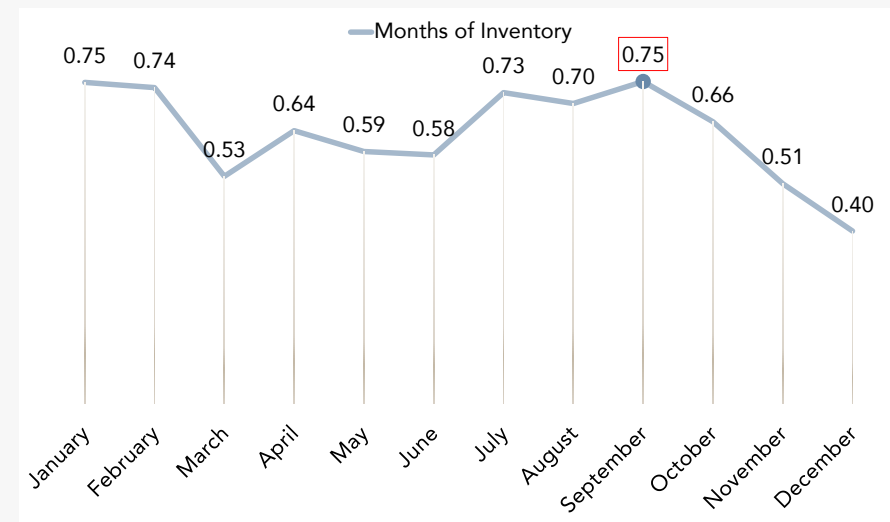
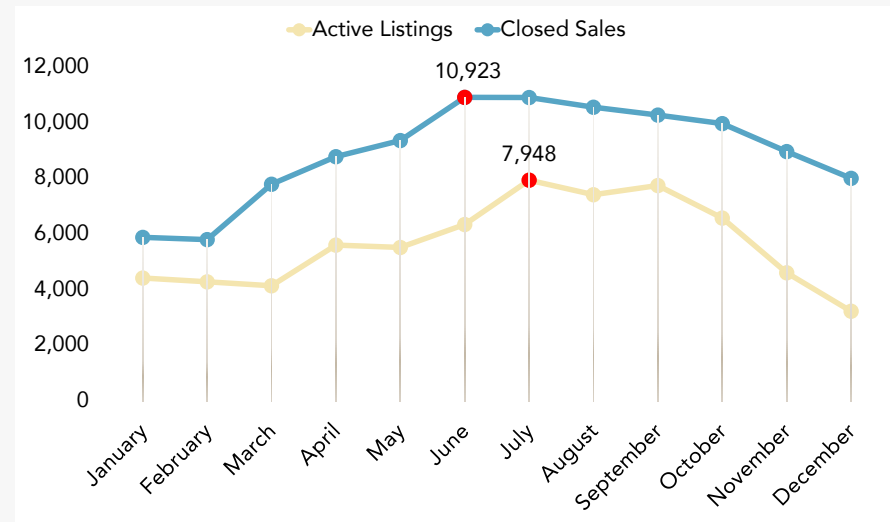
All Counties: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, 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	4,432	5,896	0.75
February	4,298	5,812	0.74
March	4,153	7,803	0.53
April	5,616	8,791	0.64
May	5,533	9,374	0.59
June	6,358	10,923	0.58
July	7,948	10,919	0.73
August	7,425	10,571	0.70
September	7,757	10,289	0.75
October	6,588	9,983	0.66
November	4,621	8,976	0.51
December	3,240	8,017	0.40
Total	67,969	107,354	



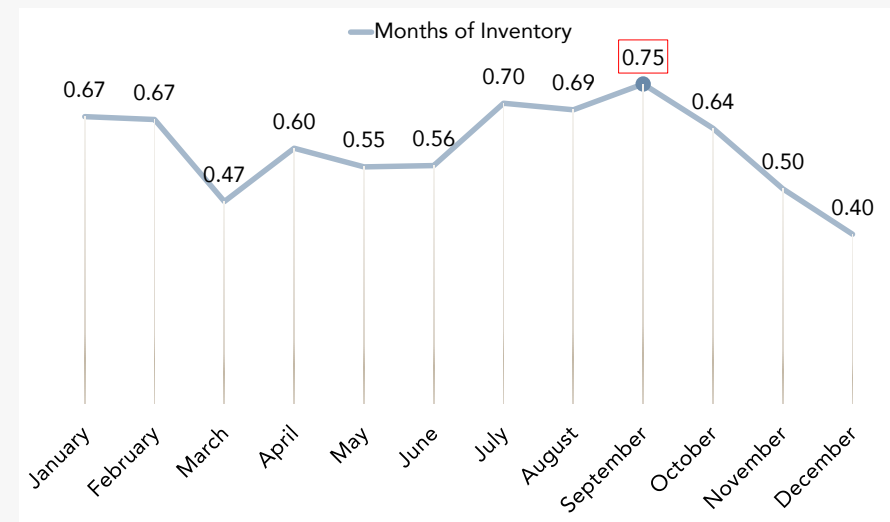
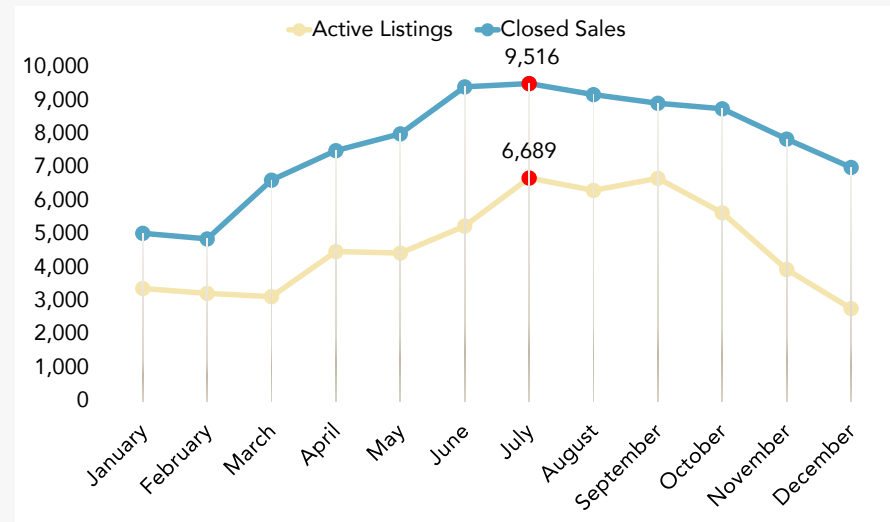
All Counties: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, 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	3,381	5,033	0.67
February	3,236	4,866	0.67
March	3,135	6,624	0.47
April	4,489	7,510	0.60
May	4,440	8,011	0.55
June	5,248	9,417	0.56
July	6,689	9,516	0.70
August	6,319	9,187	0.69
September	6,679	8,928	0.75
October	5,647	8,763	0.64
November	3,951	7,853	0.50
December	2,779	7,005	0.40
Total	55,993	92,713	



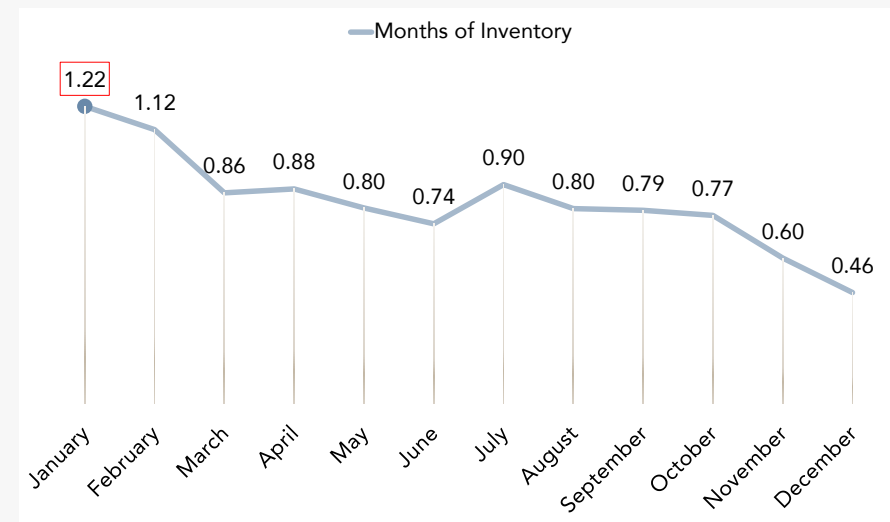
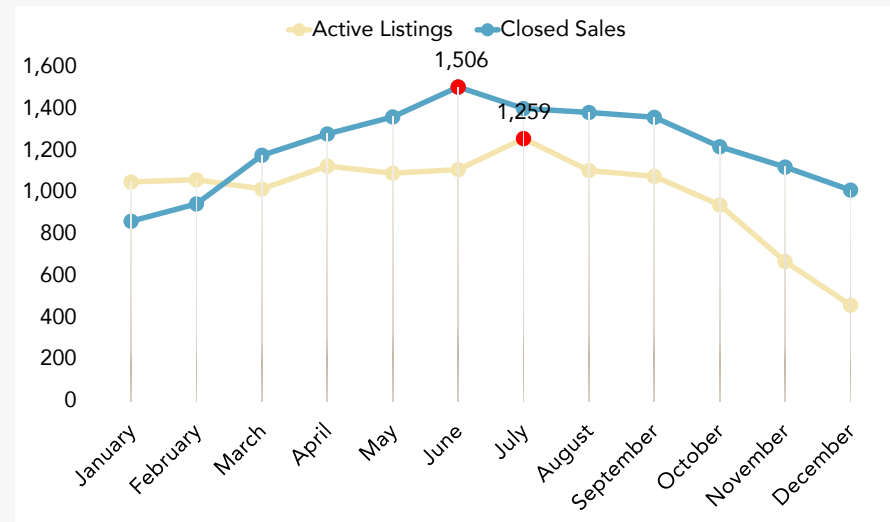
All Counties: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, 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	1,051	863	1.22
February	1,062	946	1.12
March	1,018	1,179	0.86
April	1,127	1,281	0.88
May	1,093	1,363	0.80
June	1,110	1,506	0.74
July	1,259	1,403	0.90
August	1,106	1,384	0.80
September	1,078	1,361	0.79
October	941	1,220	0.77
November	670	1,123	0.60
December	461	1,012	0.46
Total	11,976	14,641	

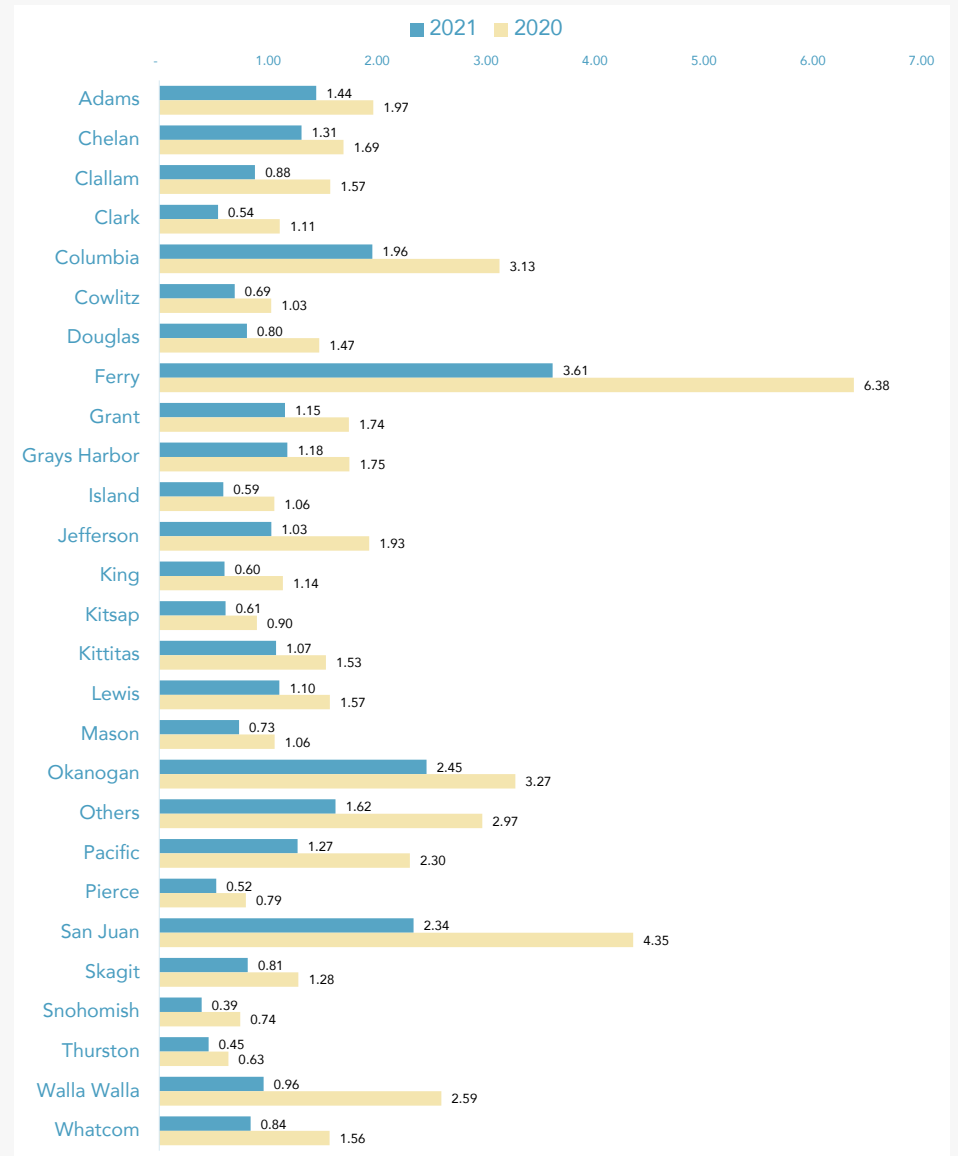


Residential Homes and Condominiums

Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, 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).

	2021	2020	% chg.
Adams	1.44	1.97	-26.65%
Chelan	1.31	1.69	-22.75%
Clallam	0.88	1.57	-44.08%
Clark	0.54	1.11	-51.23%
Columbia	1.96	3.13	-37.37%
Cowlitz	0.69	1.03	-32.56%
Douglas	0.80	1.47	-45.20%
Ferry	3.61	6.38	-43.36%
Grant	1.15	1.74	-33.68%
Grays Harbor	1.18	1.75	-32.64%
Island	0.59	1.06	-44.28%
Jefferson	1.03	1.93	-46.61%
King	0.60	1.14	-47.28%
Kitsap	0.61	0.90	-32.10%
Kittitas	1.07	1.53	-29.95%
Lewis	1.10	1.57	-29.57%
Mason	0.73	1.06	-30.88%
Okanogan	2.45	3.27	-24.94%
Others	1.62	2.97	-45.43%
Pacific	1.27	2.30	-44.83%
Pierce	0.52	0.79	-34.16%
San Juan	2.34	4.35	-46.32%
Skagit	0.81	1.28	-36.45%
Snohomish	0.39	0.74	-47.54%
Thurston	0.45	0.63	-28.65%
Walla Walla	0.96	2.59	-63.02%
Whatcom	0.84	1.56	-46.41%



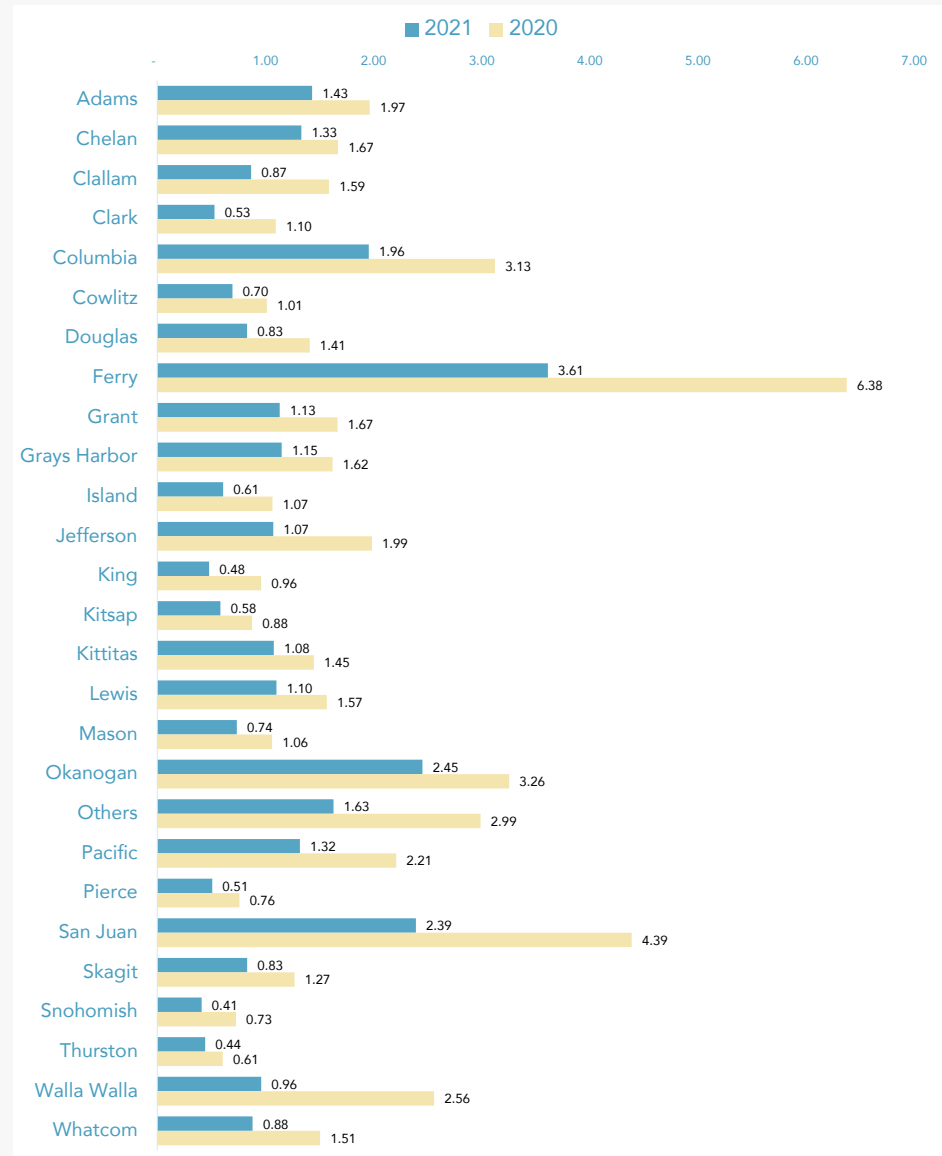
Residential Homes Only

Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, 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).

	2021	2020	% chg.
Adams	1.43	1.97	-27.14%
Chelan	1.33	1.67	-20.26%
Clallam	0.87	1.59	-45.41%
Clark	0.53	1.10	-51.75%
Columbia	1.96	3.13	-37.37%
Cowlitz	0.70	1.01	-31.32%
Douglas	0.83	1.41	-41.07%
Ferry	3.61	6.38	-43.36%
Grant	1.13	1.67	-32.07%
Grays Harbor	1.15	1.62	-29.01%
Island	0.61	1.07	-42.83%
Jefferson	1.07	1.99	-45.96%
King	0.48	0.96	-50.10%
Kitsap	0.58	0.88	-33.43%
Kittitas	1.08	1.45	-25.57%
Lewis	1.10	1.57	-29.70%
Mason	0.74	1.06	-30.74%
Okanogan	2.45	3.26	-24.65%
Others	1.63	2.99	-45.48%
Pacific	1.32	2.21	-40.31%
Pierce	0.51	0.76	-32.97%
San Juan	2.39	4.39	-45.49%
Skagit	0.83	1.27	-34.47%
Snohomish	0.41	0.73	-43.63%
Thurston	0.44	0.61	-26.86%
Walla Walla	0.96	2.56	-62.47%
Whatcom	0.88	1.51	-41.47%



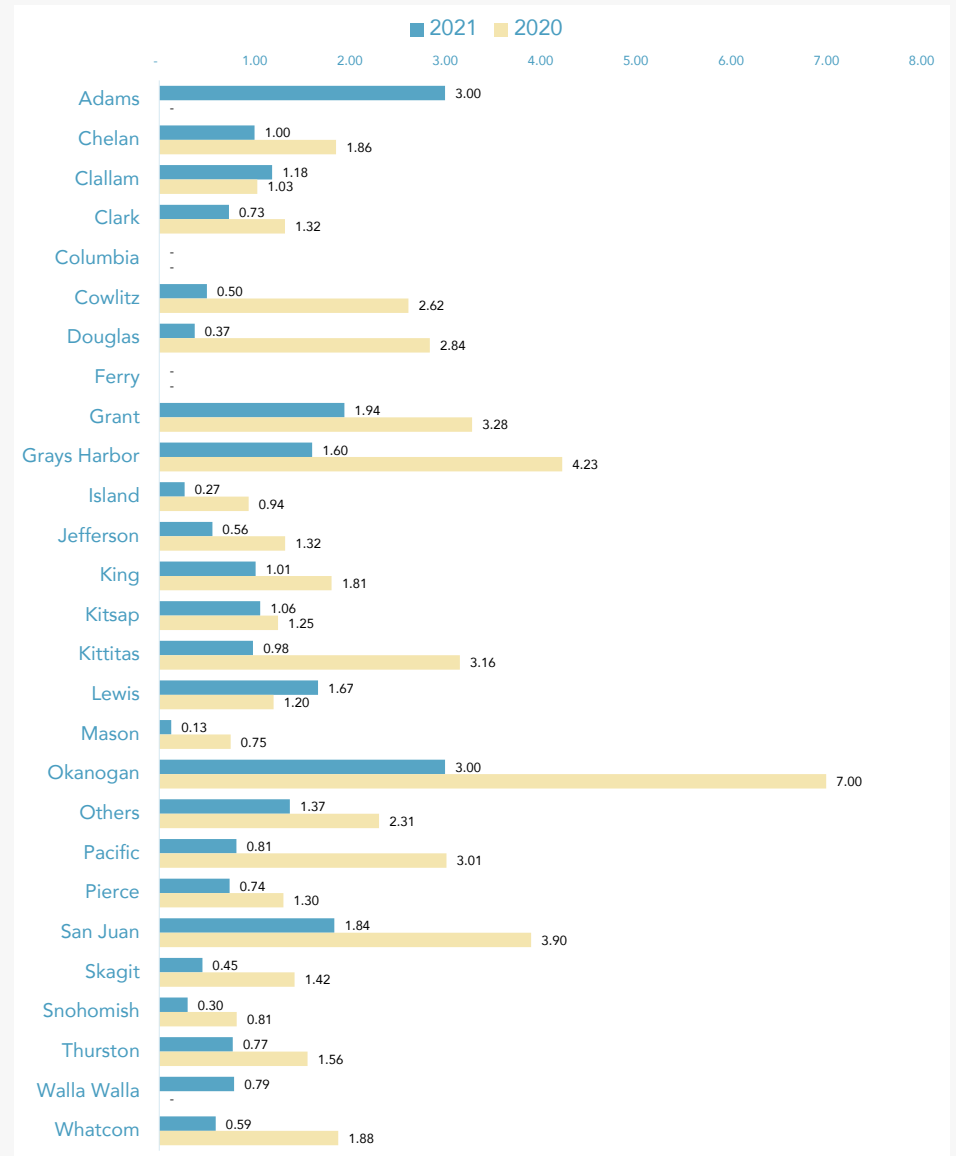
Condominiums Only

Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, 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).

	2021	2020	% chg.
Adams	3.00	-	0.00%
Chelan	1.00	1.86	-46.12%
Clallam	1.18	1.03	15.04%
Clark	0.73	1.32	-44.50%
Columbia	-	-	0.00%
Cowlitz	0.50	2.62	-80.88%
Douglas	0.37	2.84	-86.92%
Ferry	-	-	0.00%
Grant	1.94	3.28	-40.82%
Grays Harbor	1.60	4.23	-62.07%
Island	0.27	0.94	-71.70%
Jefferson	0.56	1.32	-57.77%
King	1.01	1.81	-44.07%
Kitsap	1.06	1.25	-15.09%
Kittitas	0.98	3.16	-68.83%
Lewis	1.67	1.20	38.89%
Mason	0.13	0.75	-83.33%
Okanogan	3.00	7.00	-57.14%
Others	1.37	2.31	-40.62%
Pacific	0.81	3.01	-73.15%
Pierce	0.74	1.30	-43.27%
San Juan	1.84	3.90	-52.91%
Skagit	0.45	1.42	-68.10%
Snohomish	0.30	0.81	-63.29%
Thurston	0.77	1.56	-50.48%
Walla Walla	0.79	-	0.00%
Whatcom	0.59	1.88	-68.46%



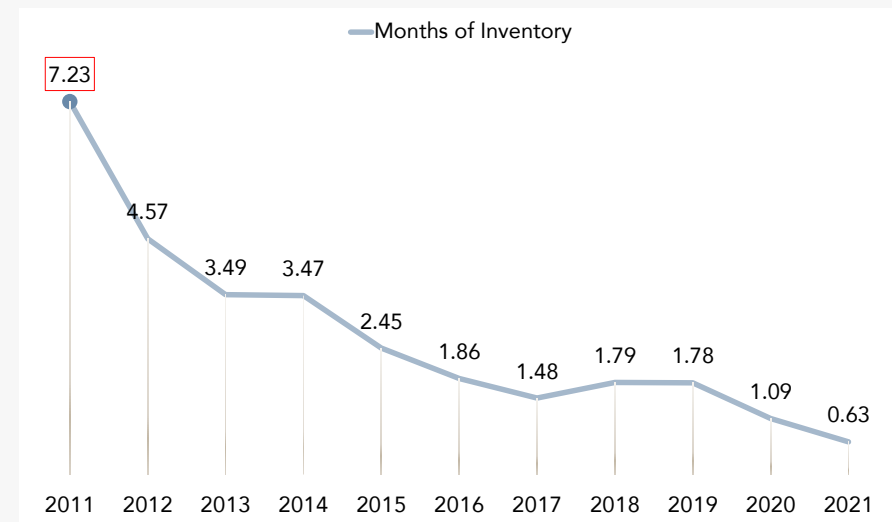
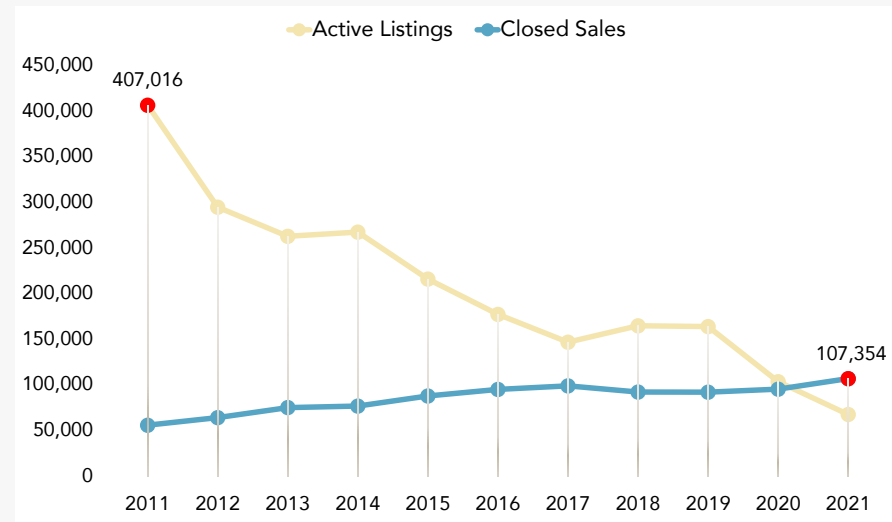
All Counties: Residential Homes and Condominiums

Months of Inventory by Year

A comparison of the months of inventory each year, 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
2011	407,016	56,290	7.23
2012	295,250	64,622	4.57
2013	263,357	75,517	3.49
2014	267,940	77,276	3.47
2015	216,474	88,331	2.45
2016	177,711	95,480	1.86
2017	147,297	99,345	1.48
2018	165,259	92,555	1.79
2019	164,427	92,503	1.78
2020	103,982	95,760	1.09
2021	67,969	107,354	0.63



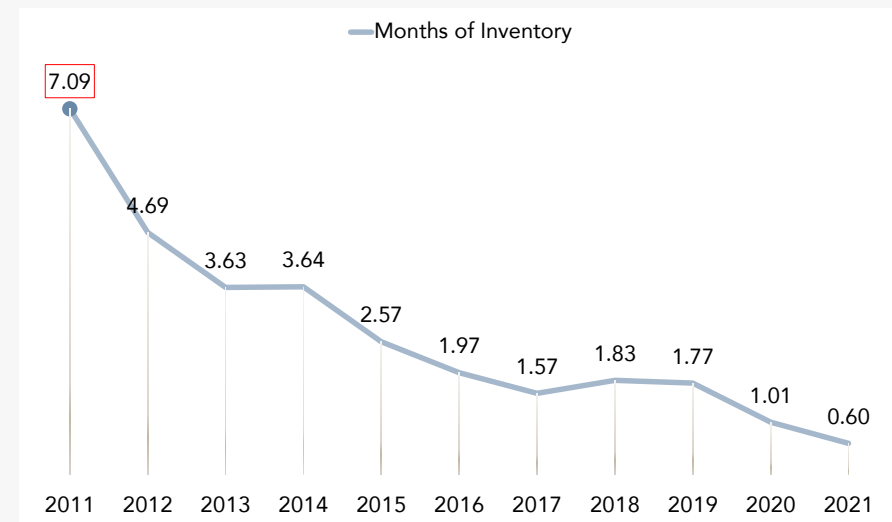
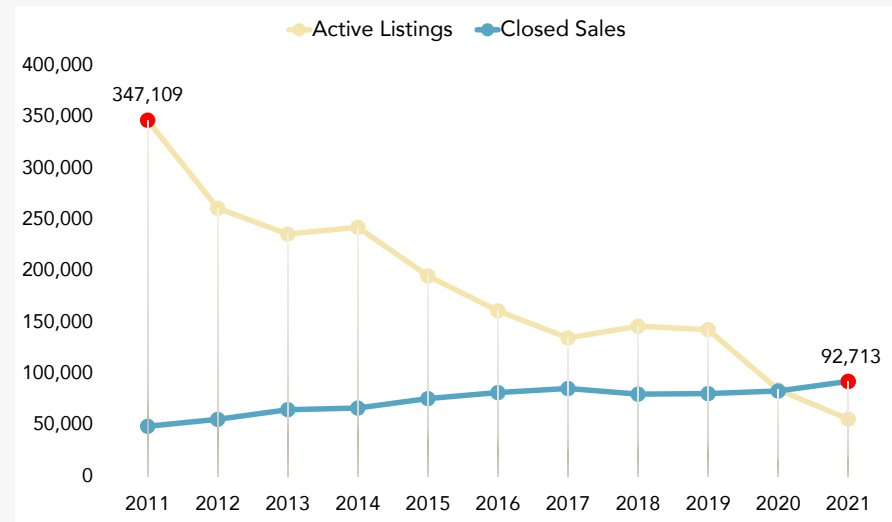
All Counties: Residential Homes Only

Months of Inventory by Year

A comparison of the months of inventory each year, 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
2011	347,109	48,952	7.09
2012	261,371	55,697	4.69
2013	236,174	65,122	3.63
2014	242,849	66,716	3.64
2015	195,416	75,975	2.57
2016	161,453	81,852	1.97
2017	135,026	85,819	1.57
2018	146,446	80,232	1.83
2019	143,011	80,734	1.77
2020	84,649	83,410	1.01
2021	55,993	92,713	0.60



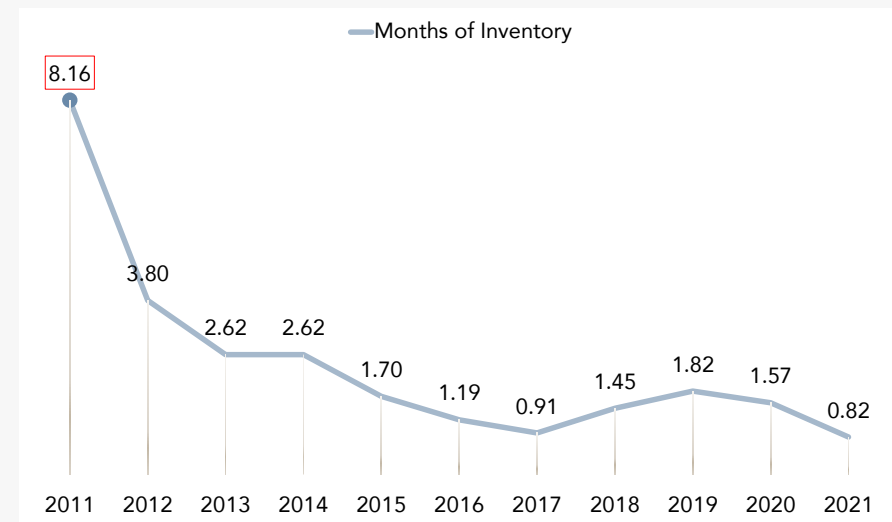
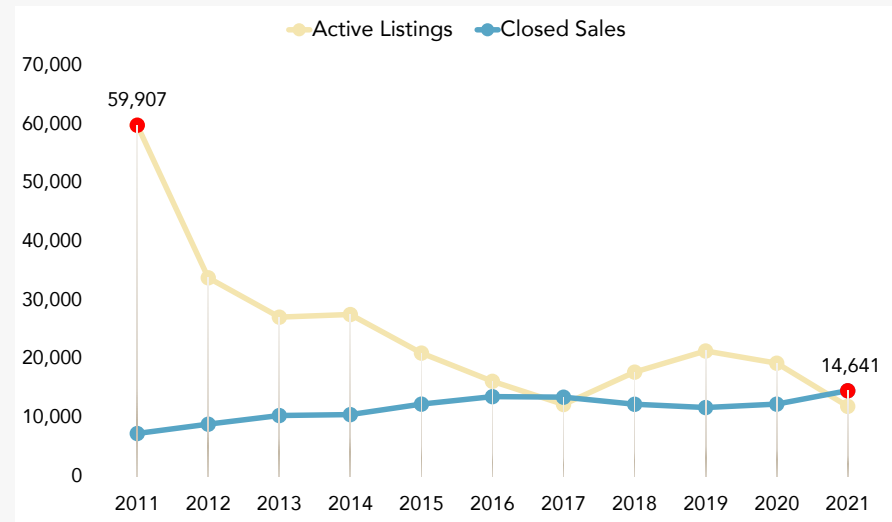
All Counties: Condominiums Only

Months of Inventory by Year

A comparison of the months of inventory each year, 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
2011	59,907	7,338	8.16
2012	33,879	8,925	3.80
2013	27,183	10,395	2.62
2014	27,618	10,560	2.62
2015	21,058	12,356	1.70
2016	16,252	13,628	1.19
2017	12,271	13,526	0.91
2018	17,813	12,323	1.45
2019	21,416	11,769	1.82
2020	19,333	12,350	1.57
2021	11,976	14,641	0.82

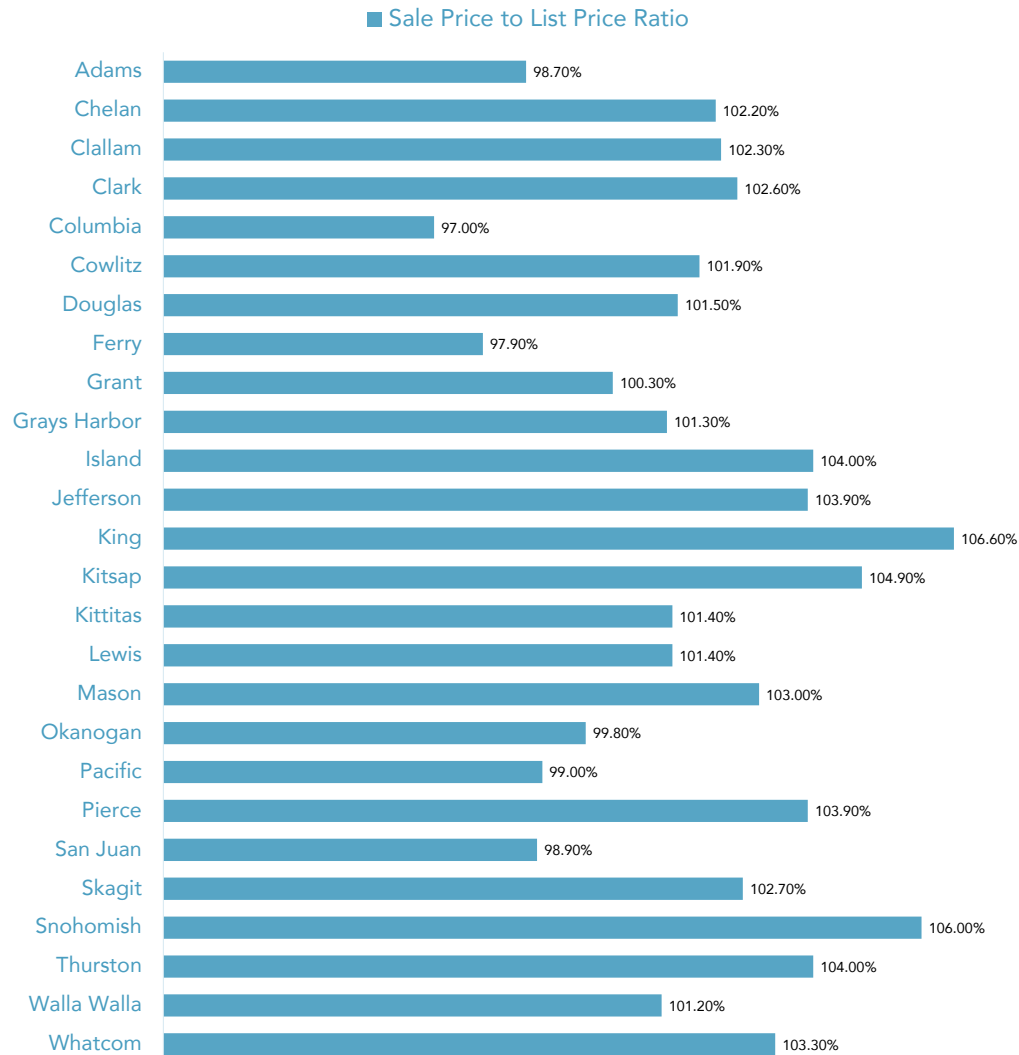


Residential Homes Only

Sale Price to List Price Ratio by County

A comparison of the average sale-to-list price ratio in each county, for residential homes only. This ratio measures the percentage of the list price that sellers are receiving as the sale price.

	Sale Price to List Price Ratio
Adams	98.70%
Chelan	102.20%
Clallam	102.30%
Clark	102.60%
Columbia	97.00%
Cowlitz	101.90%
Douglas	101.50%
Ferry	97.90%
Grant	100.30%
Grays Harbor	101.30%
Island	104.00%
Jefferson	103.90%
King	106.60%
Kitsap	104.90%
Kittitas	101.40%
Lewis	101.40%
Mason	103.00%
Okanogan	99.80%
Pacific	99.00%
Pierce	103.90%
San Juan	98.90%
Skagit	102.70%
Snohomish	106.00%
Thurston	104.00%
Walla Walla	101.20%
Whatcom	103.30%

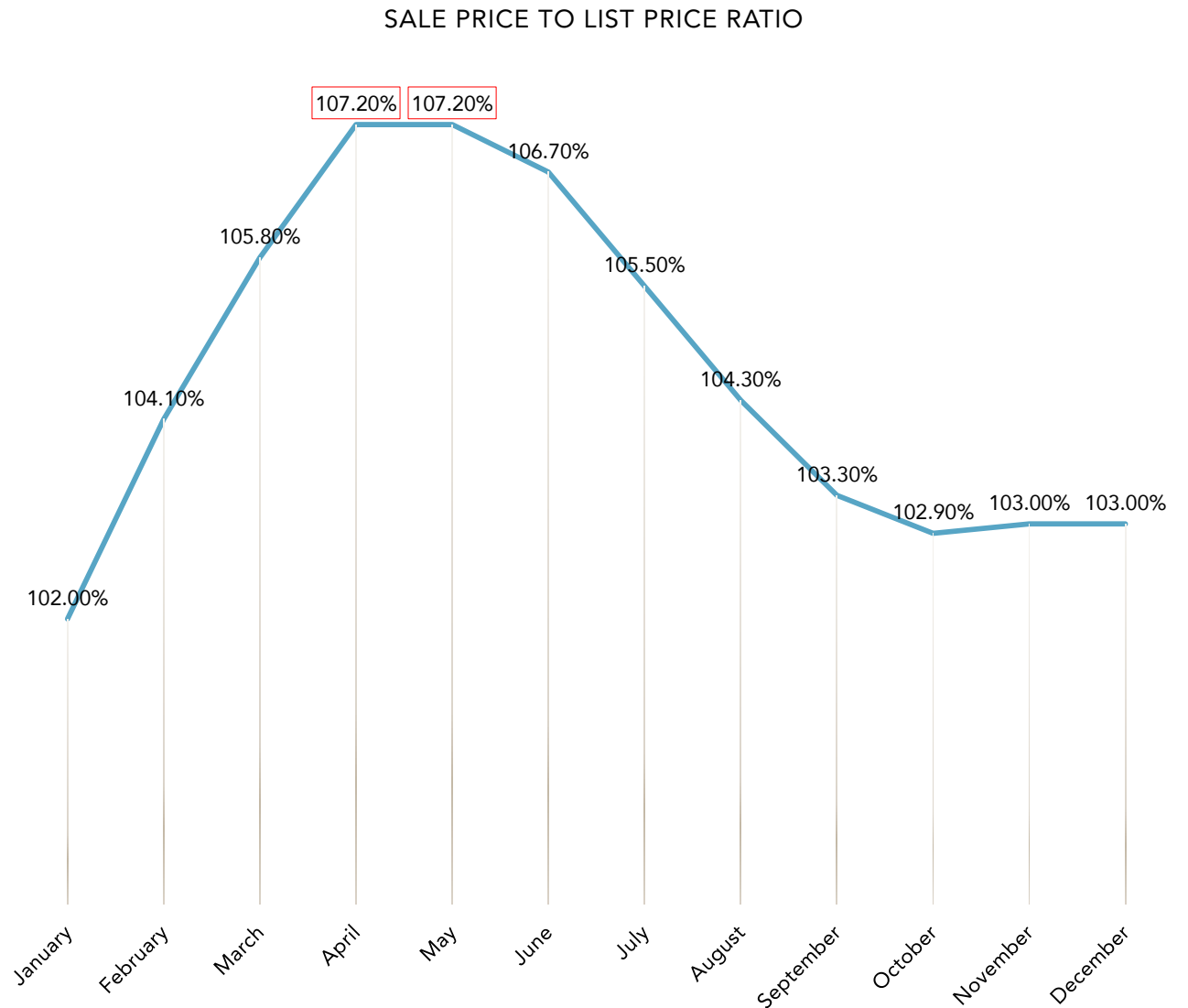


All Counties: Residential Homes Only

Sale Price to List Price Ratio by Month

A comparison of the average sale-to-list price ratio by month, for residential homes only. This ratio measures the percentage of the list price that sellers are receiving as the sale price.

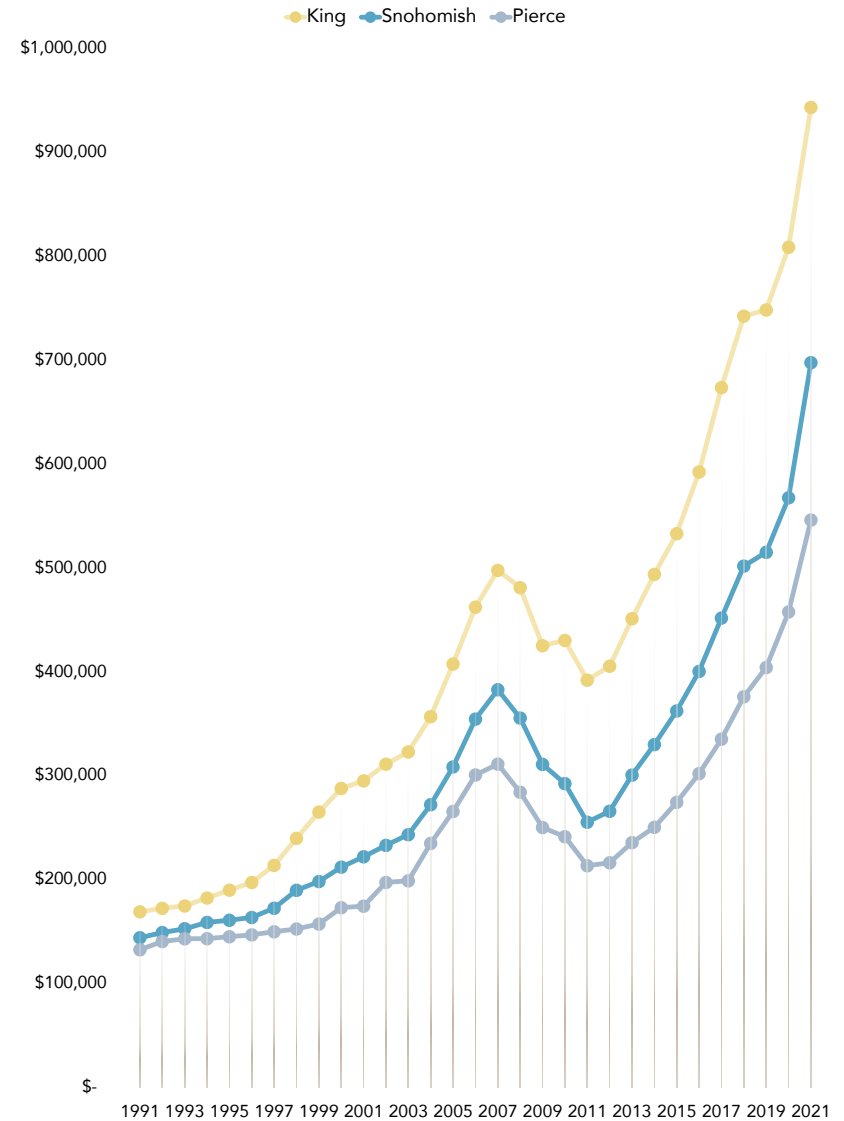
	Sale Price to List Price Ratio
January	102.00%
February	104.10%
March	105.80%
April	107.20%
May	107.20%
June	106.70%
July	105.50%
August	104.30%
September	103.30%
October	102.90%
November	103.00%
December	103.00%
2021	104.70%



King, Snohomish, Pierce: Residential and Condominiums Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1991	\$ 169,033	\$ 144,063	\$ 132,540
1992	\$ 172,550	\$ 149,084	\$ 140,494
1993	\$ 174,722	\$ 152,673	\$ 143,089
1994	\$ 182,351	\$ 158,910	\$ 143,216
1995	\$ 189,980	\$ 160,936	\$ 145,106
1996	\$ 197,372	\$ 163,613	\$ 146,836
1997	\$ 213,821	\$ 172,517	\$ 149,895
1998	\$ 239,839	\$ 189,818	\$ 152,553
1999	\$ 265,111	\$ 198,249	\$ 157,330
2000	\$ 287,851	\$ 212,097	\$ 173,036
2001	\$ 295,240	\$ 222,077	\$ 174,536
2002	\$ 311,285	\$ 233,082	\$ 197,317
2003	\$ 323,004	\$ 243,408	\$ 198,948
2004	\$ 356,954	\$ 272,221	\$ 234,936
2005	\$ 407,718	\$ 308,664	\$ 265,687
2006	\$ 462,547	\$ 354,631	\$ 300,861
2007	\$ 497,855	\$ 383,004	\$ 311,339
2008	\$ 481,242	\$ 355,628	\$ 284,277
2009	\$ 425,319	\$ 311,018	\$ 250,232
2010	\$ 430,409	\$ 292,556	\$ 241,429
2011	\$ 392,185	\$ 255,364	\$ 213,466
2012	\$ 405,610	\$ 265,920	\$ 216,286
2013	\$ 451,312	\$ 300,760	\$ 235,770
2014	\$ 494,055	\$ 330,138	\$ 250,477
2015	\$ 533,297	\$ 362,542	\$ 274,578
2016	\$ 592,600	\$ 400,588	\$ 302,184
2017	\$ 673,983	\$ 451,989	\$ 335,413
2018	\$ 742,693	\$ 502,026	\$ 376,152
2019	\$ 748,764	\$ 515,315	\$ 404,313
2020	\$ 809,055	\$ 567,789	\$ 457,796
2021	\$ 943,739	\$ 697,892	\$ 546,318
\$ chg. vs Last Year	\$ 134,684	\$ 130,103	\$ 88,522
% chg. vs Last Year	16.6%	22.9%	19.3%

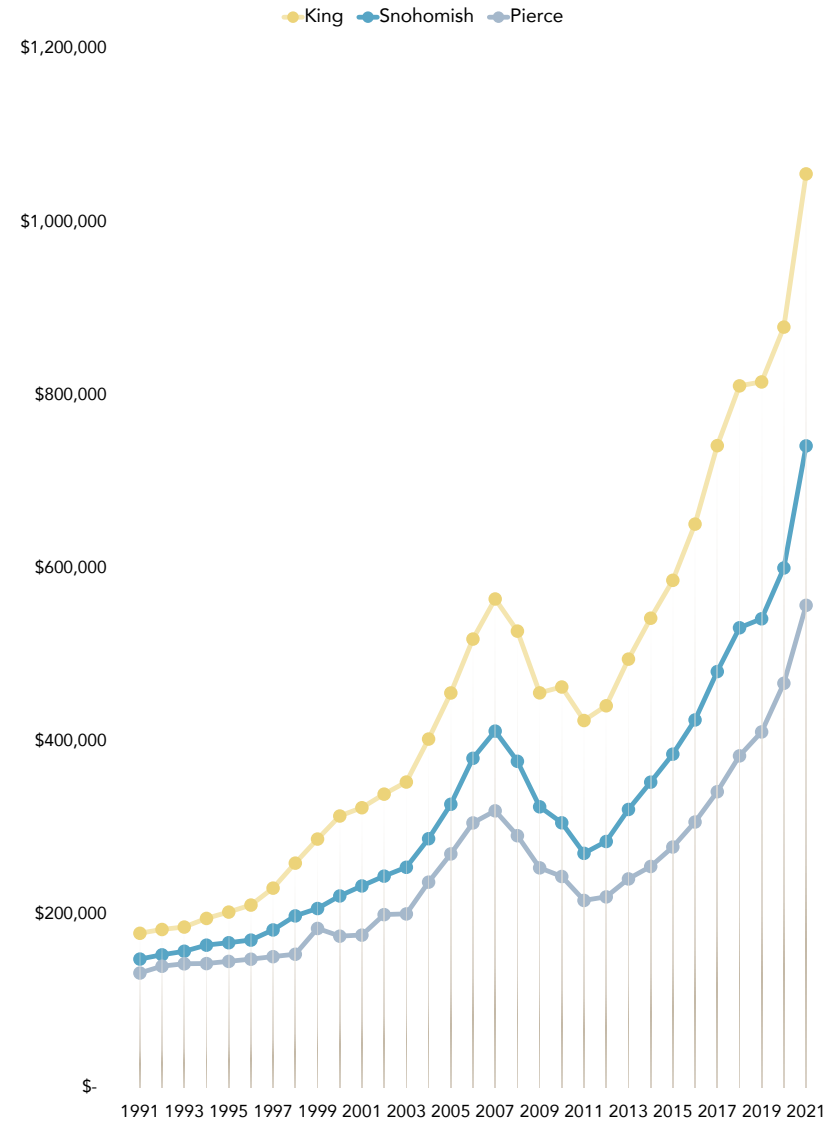


King, Snohomish, Pierce: Residential Homes Only

Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

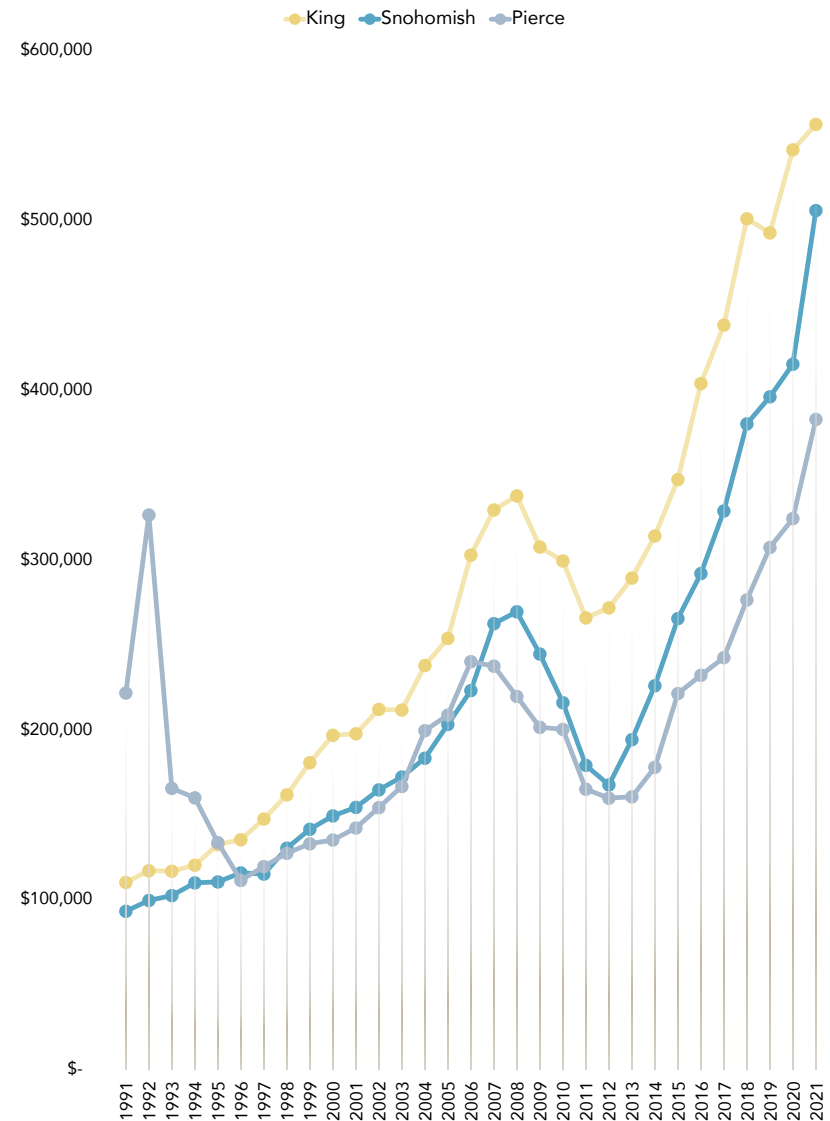
	King	Snohomish	Pierce
1991	\$ 178,146	\$ 148,287	\$ 132,221
1992	\$ 182,542	\$ 153,243	\$ 140,027
1993	\$ 185,272	\$ 157,252	\$ 142,860
1994	\$ 195,296	\$ 164,431	\$ 143,047
1995	\$ 202,639	\$ 167,253	\$ 145,626
1996	\$ 210,673	\$ 170,257	\$ 148,211
1997	\$ 230,345	\$ 182,003	\$ 151,129
1998	\$ 259,237	\$ 198,288	\$ 153,906
1999	\$ 287,075	\$ 206,756	\$ 183,668
2000	\$ 313,623	\$ 221,287	\$ 174,840
2001	\$ 323,183	\$ 232,842	\$ 175,972
2002	\$ 338,969	\$ 244,192	\$ 199,645
2003	\$ 352,956	\$ 254,382	\$ 200,523
2004	\$ 402,556	\$ 287,437	\$ 237,215
2005	\$ 455,774	\$ 327,259	\$ 269,840
2006	\$ 518,095	\$ 380,294	\$ 305,635
2007	\$ 564,468	\$ 411,694	\$ 319,626
2008	\$ 527,322	\$ 376,821	\$ 290,939
2009	\$ 455,950	\$ 324,293	\$ 253,770
2010	\$ 462,809	\$ 305,792	\$ 243,793
2011	\$ 423,951	\$ 270,503	\$ 216,018
2012	\$ 441,059	\$ 284,228	\$ 220,193
2013	\$ 494,950	\$ 321,283	\$ 240,907
2014	\$ 542,225	\$ 352,728	\$ 255,329
2015	\$ 585,981	\$ 385,181	\$ 277,814
2016	\$ 651,013	\$ 424,711	\$ 306,743
2017	\$ 741,649	\$ 480,638	\$ 341,759
2018	\$ 810,682	\$ 531,217	\$ 383,098
2019	\$ 815,266	\$ 541,588	\$ 410,816
2020	\$ 878,677	\$ 600,258	\$ 467,057
2021	\$ 1,055,632	\$ 741,424	\$ 557,086
\$ chg. vs Last Year	\$ 176,955	\$ 141,166	\$ 90,029
% chg. vs Last Year	20.1%	23.5%	19.3%



King, Snohomish, Pierce: Condominiums Only Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1991	\$ 110,193	\$ 93,255	\$ 221,833
1992	\$ 117,162	\$ 99,638	\$ 326,666
1993	\$ 116,836	\$ 102,454	\$ 165,655
1994	\$ 120,402	\$ 109,983	\$ 160,120
1995	\$ 132,612	\$ 110,559	\$ 133,701
1996	\$ 135,391	\$ 115,821	\$ 111,465
1997	\$ 147,630	\$ 115,174	\$ 119,549
1998	\$ 161,864	\$ 130,411	\$ 127,446
1999	\$ 180,786	\$ 141,552	\$ 133,024
2000	\$ 196,959	\$ 149,406	\$ 135,265
2001	\$ 197,821	\$ 154,449	\$ 142,303
2002	\$ 212,220	\$ 164,773	\$ 154,294
2003	\$ 211,776	\$ 172,399	\$ 166,821
2004	\$ 238,028	\$ 183,463	\$ 199,640
2005	\$ 253,987	\$ 203,346	\$ 208,808
2006	\$ 303,079	\$ 223,285	\$ 240,276
2007	\$ 329,627	\$ 262,719	\$ 237,670
2008	\$ 337,938	\$ 269,668	\$ 219,773
2009	\$ 307,826	\$ 244,751	\$ 201,608
2010	\$ 299,580	\$ 216,111	\$ 200,396
2011	\$ 266,106	\$ 179,212	\$ 165,160
2012	\$ 272,001	\$ 167,679	\$ 159,879
2013	\$ 289,542	\$ 194,358	\$ 160,717
2014	\$ 314,333	\$ 226,141	\$ 178,103
2015	\$ 347,597	\$ 265,688	\$ 221,488
2016	\$ 404,081	\$ 292,200	\$ 232,273
2017	\$ 438,559	\$ 329,024	\$ 242,640
2018	\$ 501,192	\$ 380,337	\$ 276,682
2019	\$ 492,858	\$ 396,296	\$ 307,564
2020	\$ 541,775	\$ 415,516	\$ 324,575
2021	\$ 556,780	\$ 506,036	\$ 383,020
\$ chg. vs Last Year	\$ 15,005	\$ 90,520	\$ 58,445
% chg. vs Last Year	2.8%	21.8%	18.0%

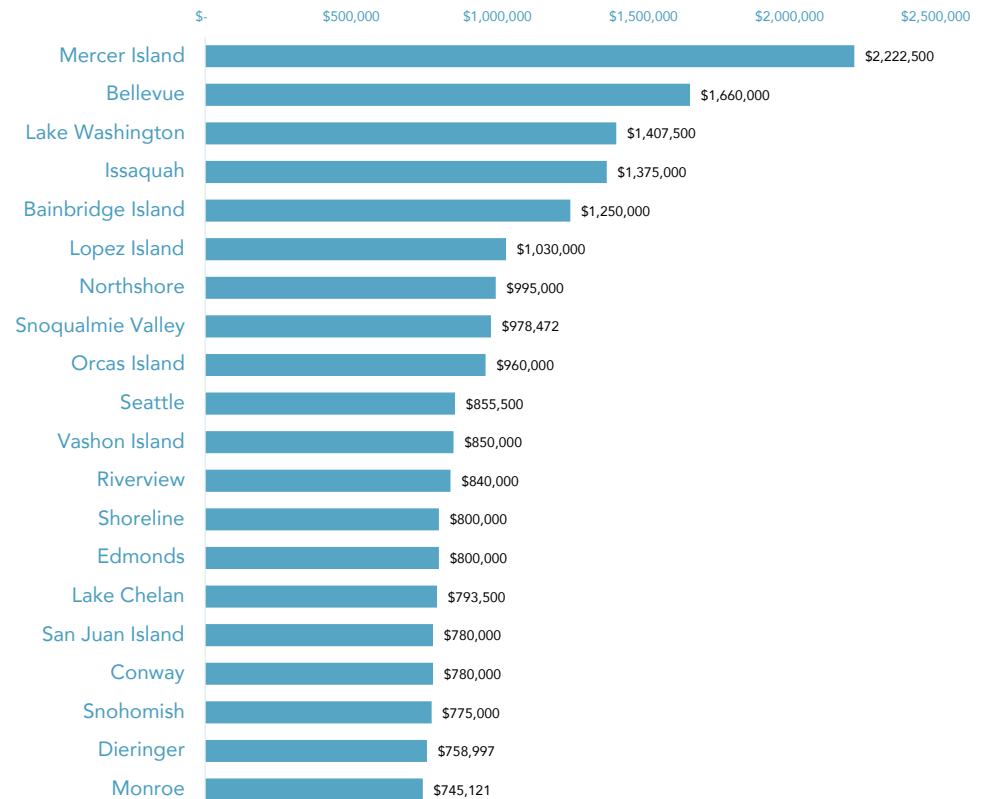


Residential Homes Only

Highest Home Prices by School District

20 highest priced, based on closed sales for residential homes only in each school district.

County	District	Median
King	Mercer Island	\$ 2,222,500
King	Bellevue	\$ 1,660,000
King	Lake Washington	\$ 1,407,500
King	Issaquah	\$ 1,375,000
Kitsap	Bainbridge Island	\$ 1,250,000
San Juan	Lopez Island	\$ 1,030,000
King	Northshore	\$ 995,000
King	Snoqualmie Valley	\$ 978,472
San Juan	Orcas Island	\$ 960,000
King	Seattle	\$ 855,500
King	Vashon Island	\$ 850,000
King	Riverview	\$ 840,000
King	Shoreline	\$ 800,000
Snohomish	Edmonds	\$ 800,000
Chelan	Lake Chelan	\$ 793,500
San Juan	San Juan Island	\$ 780,000
Skagit	Conway	\$ 780,000
Snohomish	Snohomish	\$ 775,000
Pierce	Dieringer	\$ 758,997
Snohomish	Monroe	\$ 745,121

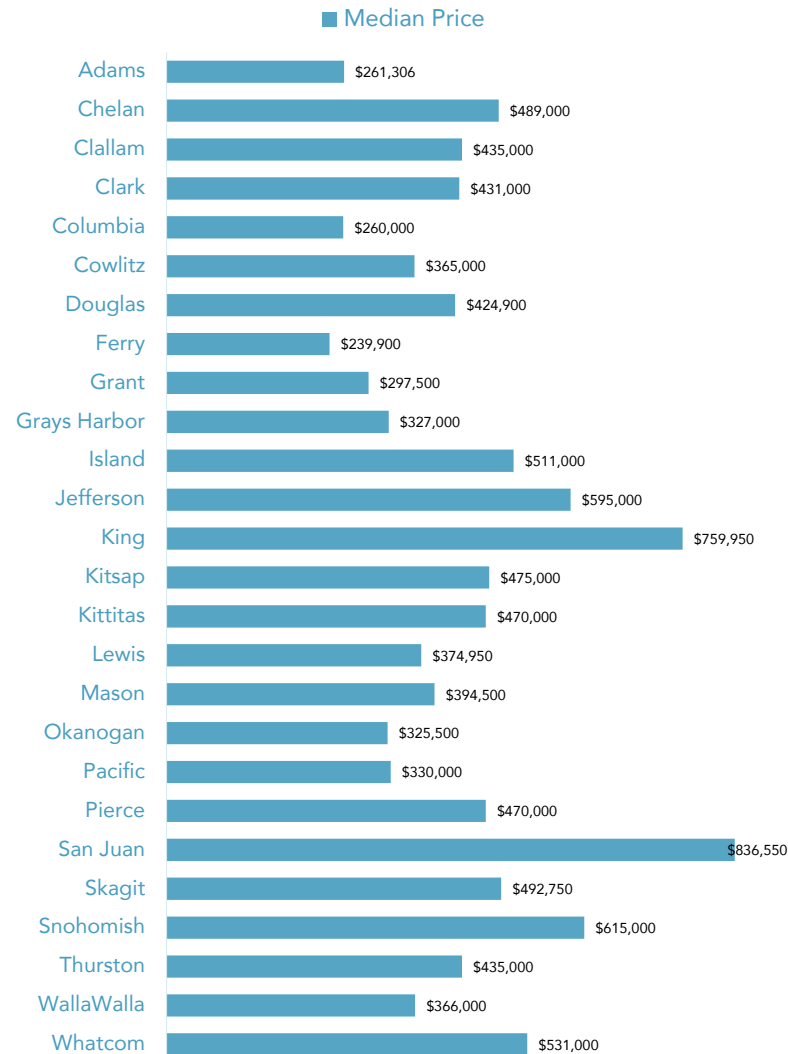


All Counties: Residential Homes Only

3 Bedroom Closed Sales by County

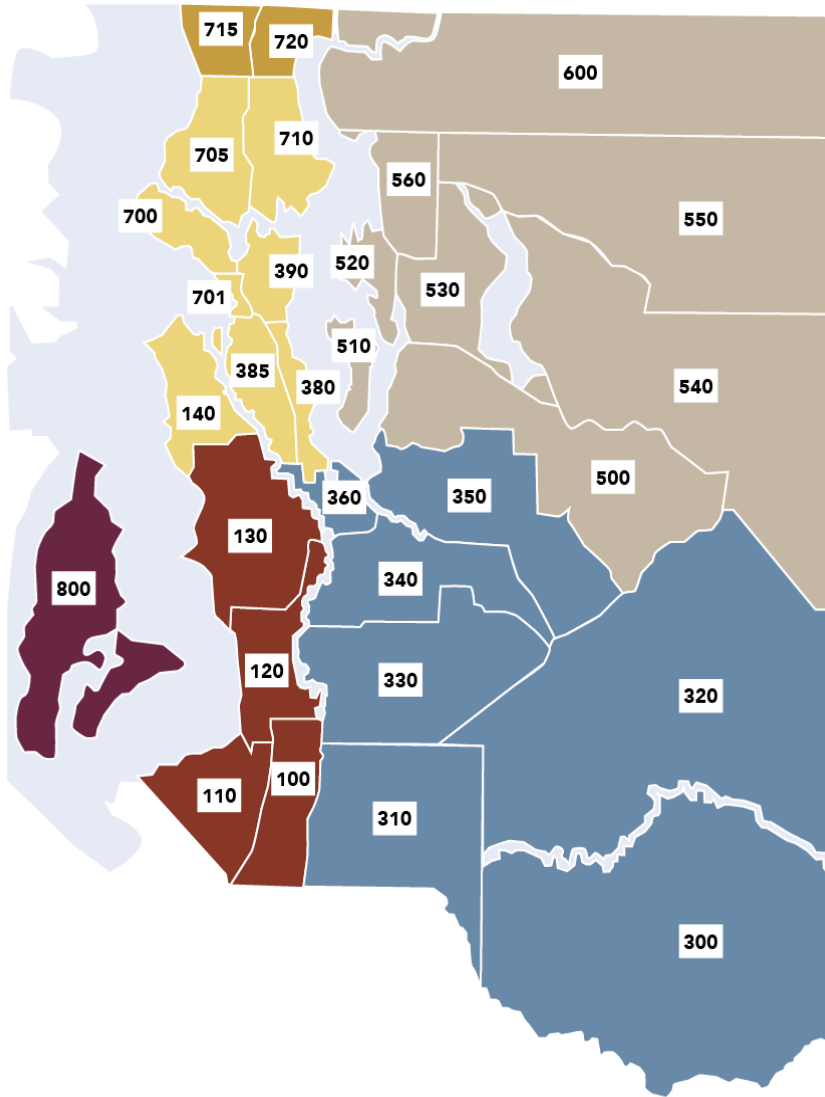
A comparison of 3 bedroom closed sales units and median price in each county, for residential homes only.

	Median Price	# Units
Adams	\$ 261,306	92
Chelan	\$ 489,000	479
Clallam	\$ 435,000	583
Clark	\$ 431,000	539
Columbia	\$ 260,000	38
Cowlitz	\$ 365,000	823
Douglas	\$ 424,900	334
Ferry	\$ 239,900	27
Grant	\$ 297,500	733
Grays Harbor	\$ 327,000	803
Island	\$ 511,000	954
Jefferson	\$ 595,000	261
King	\$ 759,950	11,899
Kitsap	\$ 475,000	2,810
Kittitas	\$ 470,000	439
Lewis	\$ 374,950	846
Mason	\$ 394,500	803
Okanogan	\$ 325,500	222
Pacific	\$ 330,000	253
Pierce	\$ 470,000	8,246
San Juan	\$ 836,550	121
Skagit	\$ 492,750	1,086
Snohomish	\$ 615,000	5,926
Thurston	\$ 435,000	3,347
WallaWalla	\$ 366,000	296
Whatcom	\$ 531,000	1,701

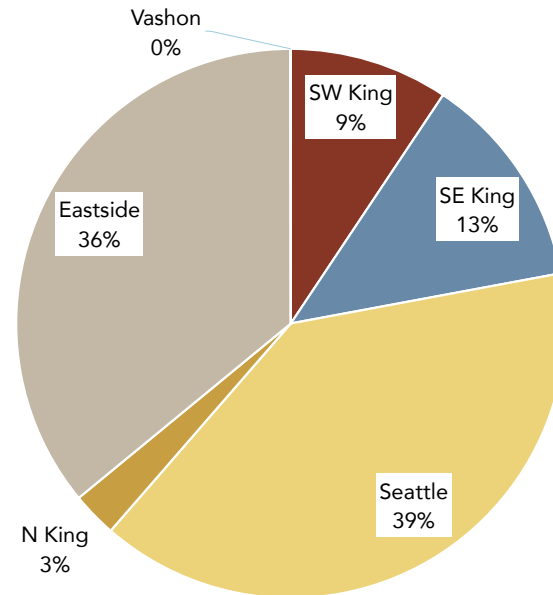


King County: Condominiums Only

Snapshot Summary: Median, Closed Sales, Average & Volume



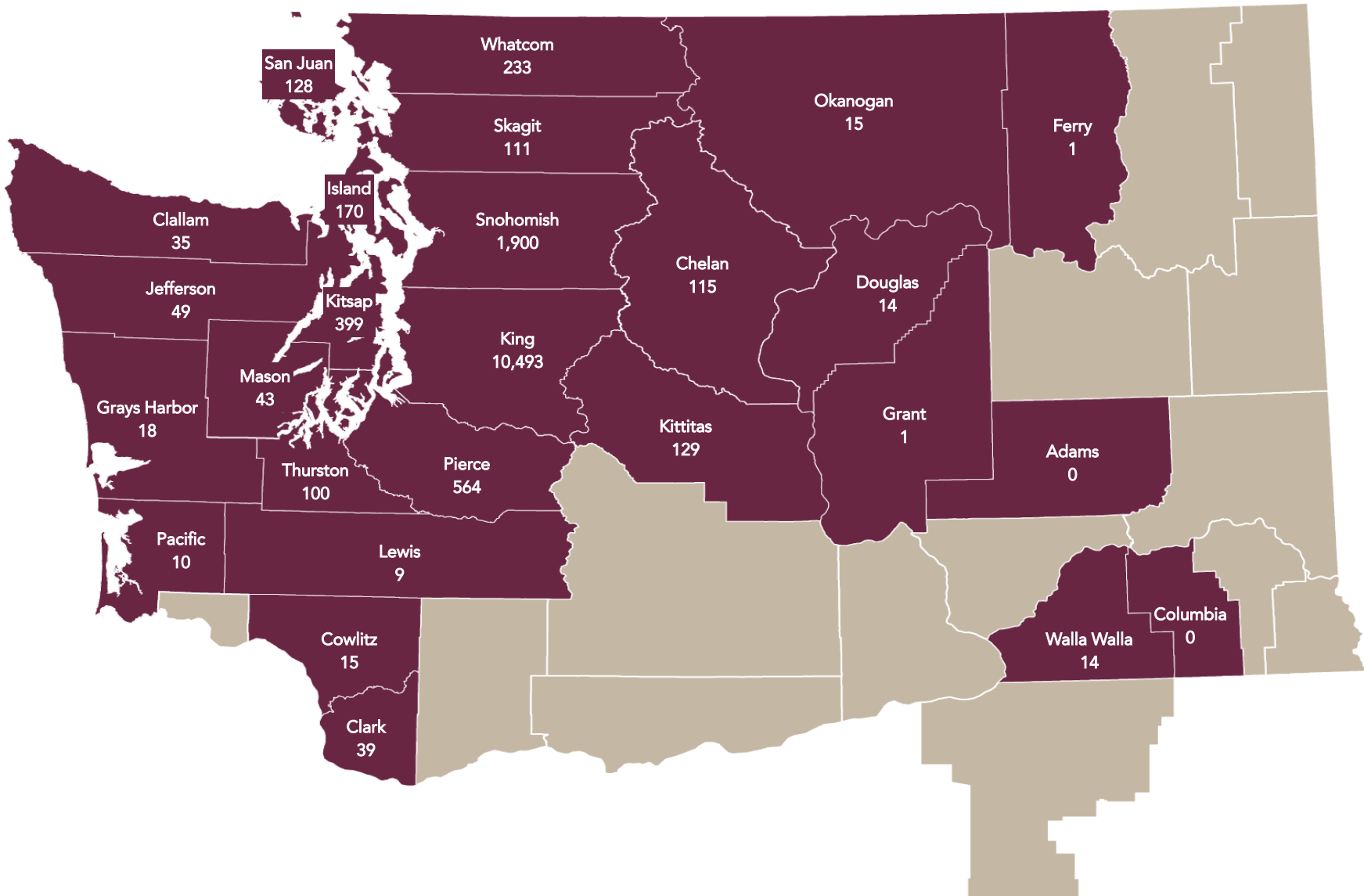
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	803	\$ 280,000	\$ 306,522	\$ 246,137,166
SE King	300,310,320,330 340,350,360	1,091	\$ 340,000	\$ 354,609	\$ 386,878,419
Seattle	140,380,385,390 700,701,705,710	3,373	\$ 495,000	\$ 588,649	\$ 1,985,513,077
N King	715,720	228	\$ 387,450	\$ 474,745	\$ 108,241,860
Eastside	500,510,520,530 540,550,560,600	3,083	\$ 550,000	\$ 666,783	\$ 2,055,691,989
Vashon	800	2	\$ 430,000	\$ 430,000	\$ 860,000
Total		8,580	\$ 459,000	\$ 557,497	\$ 4,783,322,511



All Counties: Residential Homes Only

Snapshot: High End Property Sales

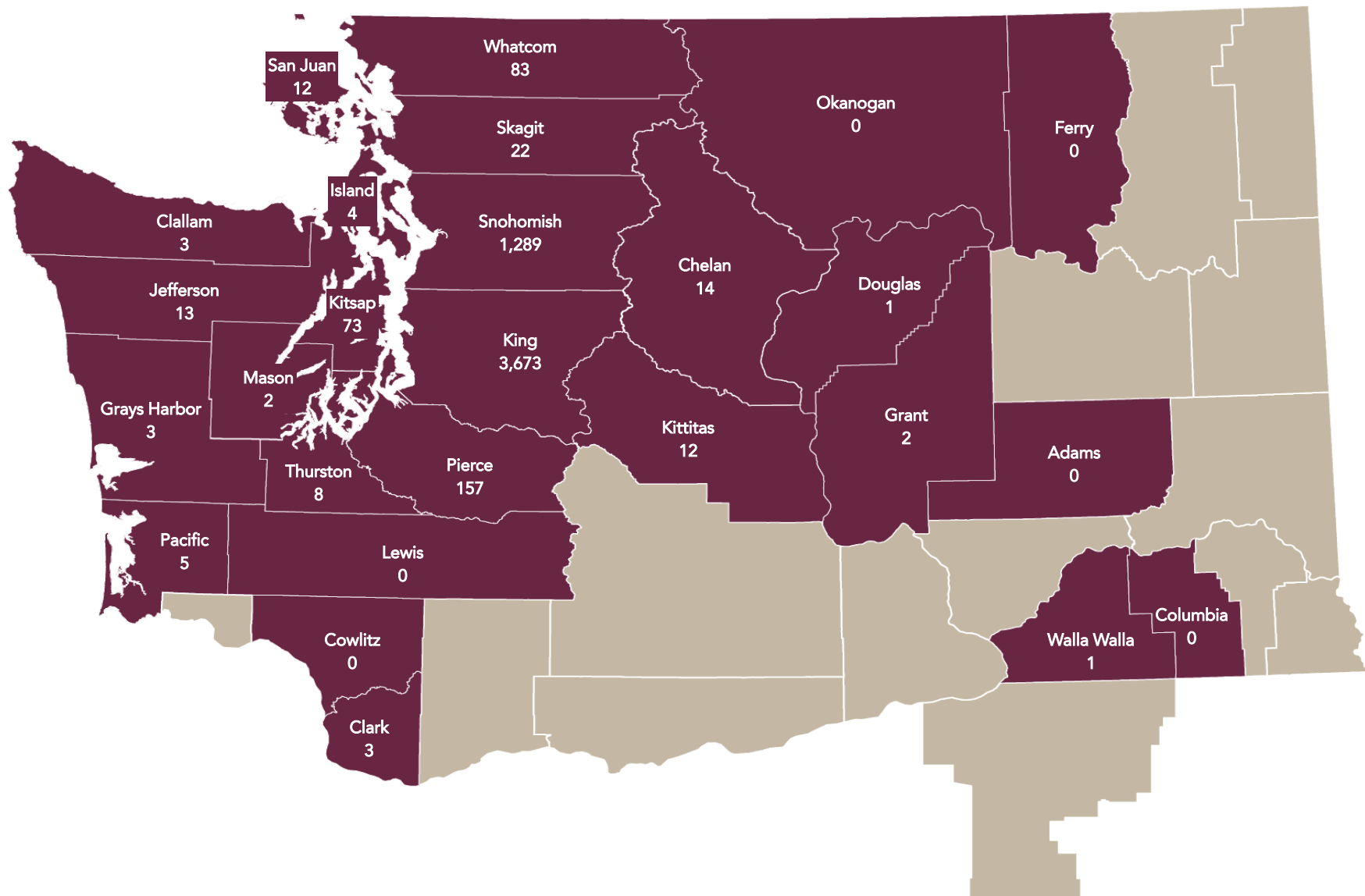
Property sales priced at \$1 million or higher (Total = 14,614)



All Counties: Condominiums Only

Snapshot: High End Property Sales

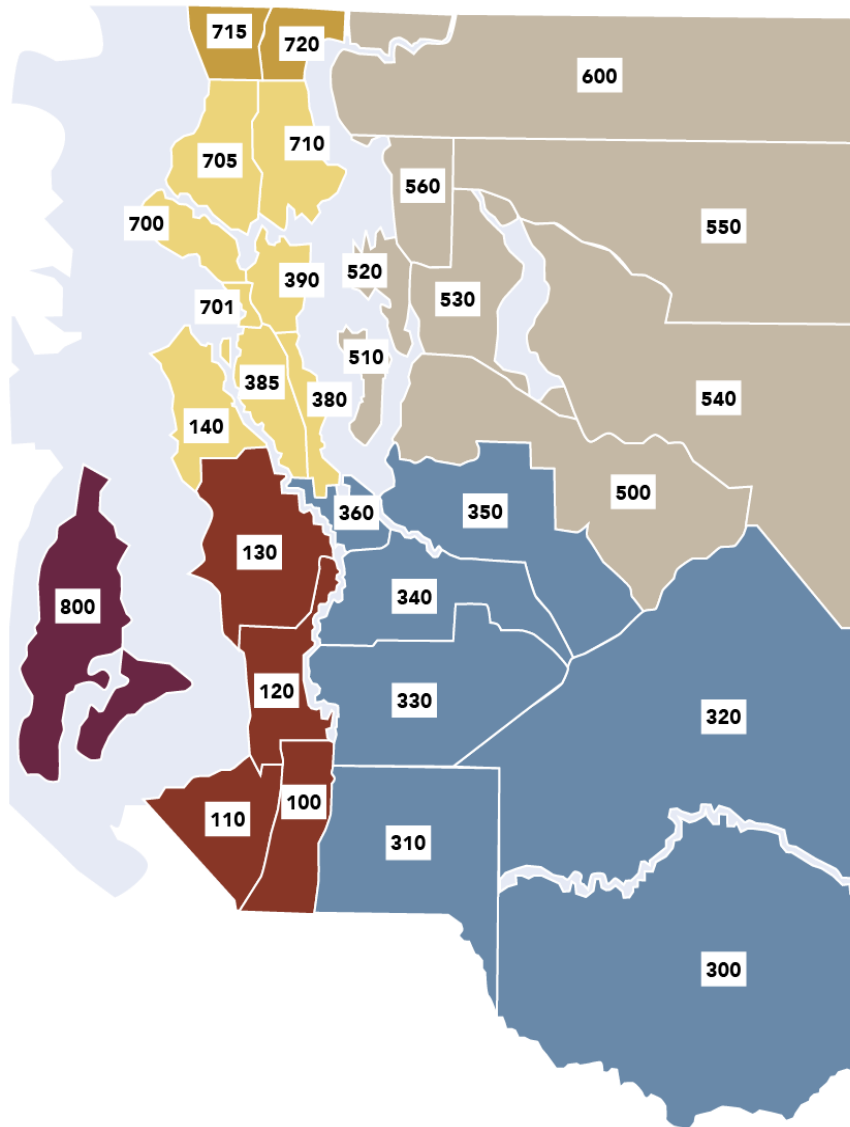
Property sales priced at \$500,000 or higher (Total = 5,381)



King County: Residential Homes Only

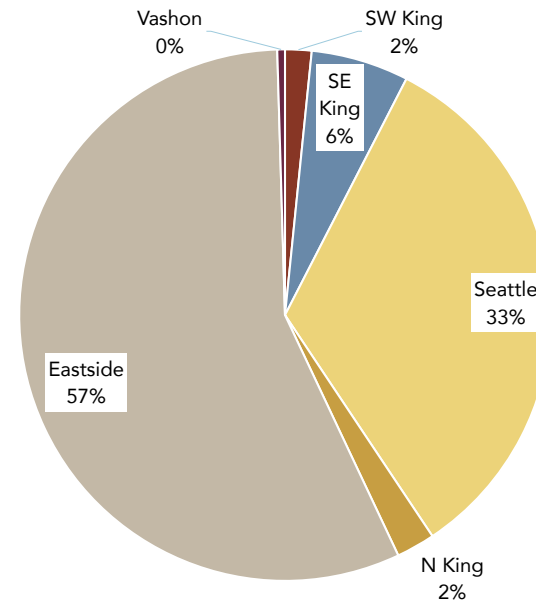
Snapshot: High End Property Sales

Property sales priced at \$1 million or higher



% Chg vs last year
61.0%

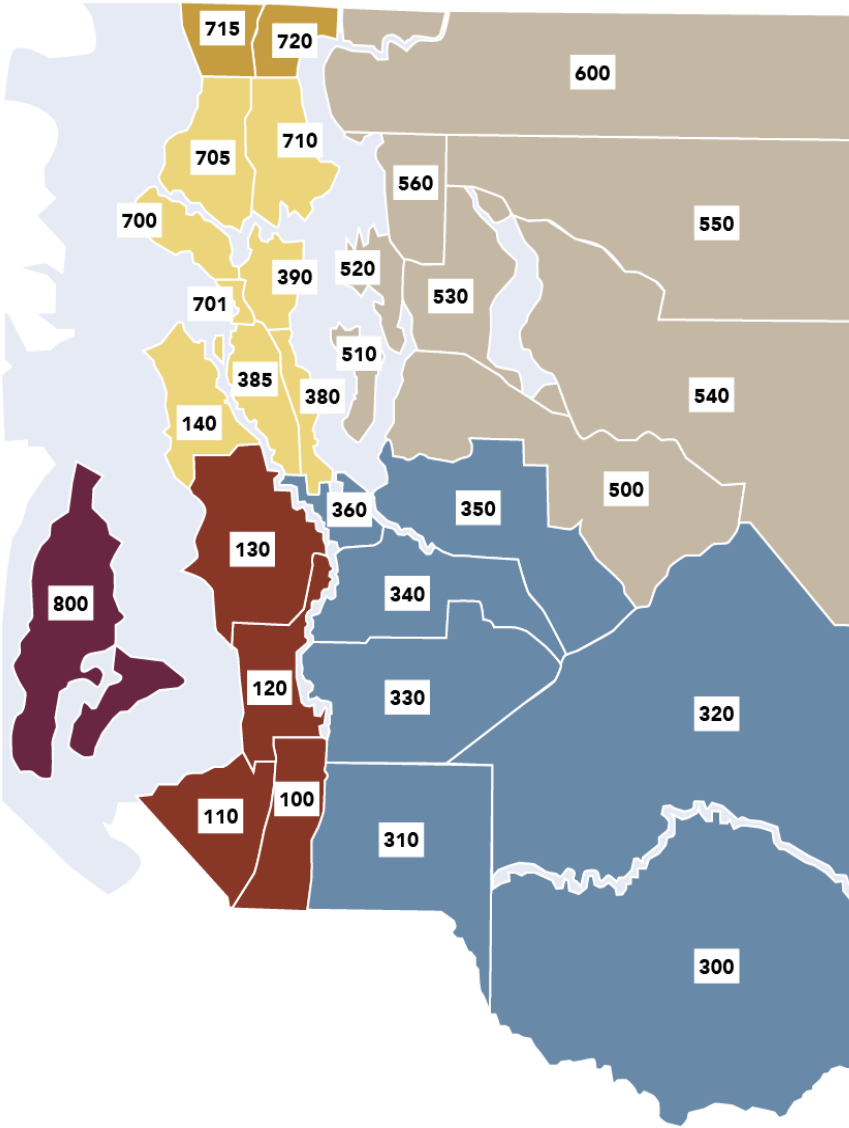
County	Area	Total Sales
SW King	100,110,120,130	169
SE King	300,310,320,330 340,350,360	624
Seattle	140,380,385,390 700,701,705,710	3,471
N King	715,720	247
Eastside	500,510,520,530 540,550,560,600	5,933
Vashon	800	49
Total		10,493



King County: Condominiums Only

Snapshot: High End Property Sales

Property sales priced at \$500,000 or higher



% Chg vs last year

37.8%

County	Area	Total Sales
SW King	100,110,120,130	61
SE King	300,310,320,330 340,350,360	121
Seattle	140,380,385,390 700,701,705,710	1,619
N King	715,720	74
Eastside	500,510,520,530 540,550,560,600	1,794
Vashon	800	1
Total		3,670

