

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

SEPTEMBER 2023

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Sep 2023	New Sep 2022	Ttl Active Sep 2023	Ttl Active Sep 2022	% Change, Ttl Active	Pending Sep 2023	Pending Sep 2022	% Change, Pending	Closed Sep 2023	Closed Sep 2022	% Change, Closed	Median \$, Sep 2023	Median \$, Sep 2022	% Change, Median Price	Months of Inventory
King	2,884	3,504	3,602	4,738	-23.98%	2,087	2,314	-9.81%	1,823	2,348	-22.36%	\$797,000	\$799,000	-0.25%	1.98
Snohomish	1,061	1,300	1,153	1,873	-38.44%	886	1,153	-23.16%	861	1,146	-24.87%	\$715,000	\$700,000	2.14%	1.34
Pierce	1,034	1,425	1,532	2,247	-31.82%	973	1,331	-26.90%	825	1,218	-32.27%	\$530,000	\$526,000	0.76%	1.86
Kitsap	350	440	584	713	-18.09%	348	410	-15.12%	342	443	-22.80%	\$557,000	\$535,500	4.01%	1.71
Mason	114	159	239	287	-16.72%	99	134	-26.12%	108	111	-2.70%	\$402,500	\$410,000	-1.83%	2.21
Skagit	153	211	275	369	-25.47%	128	183	-30.05%	132	180	-26.67%	\$549,500	\$552,250	-0.50%	2.08
Grays Harbor	138	160	389	405	-3.95%	116	170	-31.76%	107	137	-21.90%	\$325,000	\$345,000	-5.80%	3.64
Lewis	122	142	271	348	-22.13%	90	142	-36.62%	69	116	-40.52%	\$407,000	\$378,475	7.54%	3.93
Cowlitz	124	138	227	256	-11.33%	100	123	-18.70%	83	118	-29.66%	\$380,000	\$399,950	-4.99%	2.73
Grant	87	112	259	211	22.75%	93	95	-2.11%	92	104	-11.54%	\$373,000	\$350,000	6.57%	2.82
Thurston	319	419	504	641	-21.37%	322	432	-25.46%	326	423	-22.93%	\$492,500	\$480,000	2.60%	1.55
San Juan	25	28	123	117	5.13%	29	28	3.57%	24	24	0.00%	\$960,000	\$773,750	24.07%	5.13
Island	118	188	243	296	-17.91%	116	162	-28.40%	100	136	-26.47%	\$610,000	\$542,500	12.44%	2.43
Kittitas	89	98	288	207	39.13%	83	78	6.41%	71	88	-19.32%	\$479,000	\$516,500	-7.26%	4.06
Jefferson	40	48	122	115	6.09%	46	61	-24.59%	50	51	-1.96%	\$667,000	\$598,000	11.54%	2.44
Okanogan	48	59	210	186	12.90%	42	54	-22.22%	32	46	-30.43%	\$367,500	\$327,000	12.39%	6.56
Whatcom	304	415	615	720	-14.58%	276	344	-19.77%	252	331	-23.87%	\$553,500	\$545,000	1.56%	2.44
Clark	80	79	156	145	7.59%	64	82	-21.95%	64	65	-1.54%	\$497,050	\$495,000	0.41%	2.44
Pacific	45	62	166	162	2.47%	47	63	-25.40%	38	51	-25.49%	\$341,950	\$340,000	0.57%	4.37
Ferry	9	9	30	29	3.45%	4	5	-20.00%	5	4	25.00%	\$287,500	\$262,591	9.49%	6.00
Clallam	91	87	173	189	-8.47%	88	88	0.00%	82	99	-17.17%	\$447,000	\$439,000	1.82%	2.11
Chelan	104	118	299	267	11.99%	102	118	-13.56%	82	93	-11.83%	\$520,000	\$550,000	-5.45%	3.65
Douglas	46	54	90	95	-5.26%	36	49	-26.53%	41	50	-18.00%	\$450,000	\$497,500	-9.55%	2.20
Adams	13	14	48	61	-21.31%	7	12	-41.67%	5	10	-50.00%	\$300,000	\$358,859	-16.40%	9.60
Walla Walla	72	80	148	112	32.14%	53	63	-15.87%	48	60	-20.00%	\$405,000	\$411,000	-1.46%	3.08
Columbia	8	6	19	26	-26.92%	5	6	-16.67%	9	3	200.00%	\$292,500	\$201,000	45.52%	2.11
Others	73	67	218	193	12.95%	72	64	12.50%	51	49	4.08%	\$415,000	\$360,000	15.28%	4.27
Total	7,551	9,422	11,983	15,008	-20.16%	6,312	7,764	-18.70%	5,722	7,504	-23.75%	\$600,000	\$599,000	0.17%	2.09

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page

* Note to reporters & editors: for breakouts by MLS map areas, please contact Cheri Brennan, Alliance Communications, 425.957-0654

All other (non-member/non-media) inquiries should be directed to the Kirkland office of Northwest MLS, 425.820-9200

Months of Inventory calculated using Total Active divided by Total Sold for current month.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

SEPTEMBER 2023

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	New Sep 2023	New Sep 2022	Ttl Active Sep 2023	Ttl Active Sep 2022	% Change, Ttl Active	Pending Sep 2023	Pending Sep 2022	% Change, Pending	Closed Sep 2023	Closed Sep 2022	% Change, Closed	Median \$, Sep 2023	Median \$, Sep 2022	% Change, Median Price	Months of Inventory
King	2,126	2,772	2,533	3,683	-31.22%	1,595	1,816	-12.17%	1,380	1,815	-23.97%	\$900,000	\$875,000	2.86%	1.84
Snohomish	856	1,106	974	1,624	-40.02%	735	961	-23.52%	741	926	-19.98%	\$749,900	\$735,000	2.03%	1.31
Pierce	944	1,321	1,405	2,098	-33.03%	904	1,244	-27.33%	772	1,135	-31.98%	\$535,000	\$538,000	-0.56%	1.82
Kitsap	333	419	549	674	-18.55%	332	382	-13.09%	319	422	-24.41%	\$559,995	\$539,997	3.70%	1.72
Mason	111	156	237	285	-16.84%	98	132	-25.76%	105	110	-4.55%	\$400,000	\$407,500	-1.84%	2.26
Skagit	149	200	266	355	-25.07%	125	175	-28.57%	122	167	-26.95%	\$569,000	\$560,000	1.61%	2.18
Grays Harbor	130	150	360	379	-5.01%	110	159	-30.82%	104	131	-20.61%	\$328,500	\$346,000	-5.06%	3.46
Lewis	121	142	271	348	-22.13%	89	142	-37.32%	68	116	-41.38%	\$408,250	\$378,475	7.87%	3.99
Cowlitz	120	134	224	253	-11.46%	92	121	-23.97%	81	116	-30.17%	\$389,900	\$400,000	-2.53%	2.77
Grant	85	110	250	205	21.95%	92	95	-3.16%	92	103	-10.68%	\$373,000	\$350,000	6.57%	2.72
Thurston	305	403	483	617	-21.72%	306	419	-26.97%	309	410	-24.63%	\$500,000	\$489,700	2.10%	1.56
San Juan	23	26	117	113	3.54%	26	26	0.00%	22	23	-4.35%	\$997,500	\$825,000	20.91%	5.32
Island	109	179	226	287	-21.25%	106	154	-31.17%	93	127	-26.77%	\$650,000	\$560,000	16.07%	2.43
Kittitas	82	92	261	189	38.10%	78	74	5.41%	69	86	-19.77%	\$480,000	\$522,000	-8.05%	3.78
Jefferson	38	46	117	110	6.36%	43	58	-25.86%	47	48	-2.08%	\$680,000	\$600,000	13.33%	2.49
Okanogan	47	59	203	183	10.93%	41	54	-24.07%	30	45	-33.33%	\$334,500	\$325,000	2.92%	6.77
Whatcom	254	365	525	635	-17.32%	234	297	-21.21%	217	290	-25.17%	\$570,000	\$570,000	0.00%	2.42
Clark	74	73	144	135	6.67%	62	78	-20.51%	62	60	3.33%	\$504,550	\$500,500	0.81%	2.32
Pacific	41	58	149	154	-3.25%	45	61	-26.23%	38	48	-20.83%	\$341,950	\$342,500	-0.16%	3.92
Ferry	9	9	30	29	3.45%	4	5	-20.00%	5	4	25.00%	\$287,500	\$262,591	9.49%	6.00
Clallam	85	82	164	183	-10.38%	80	84	-4.76%	75	98	-23.47%	\$450,000	\$439,500	2.39%	2.19
Chelan	91	107	273	249	9.64%	90	106	-15.09%	75	85	-11.76%	\$525,400	\$545,000	-3.60%	3.64
Douglas	43	51	81	93	-12.90%	33	47	-29.79%	39	48	-18.75%	\$450,000	\$497,500	-9.55%	2.08
Adams	13	14	48	61	-21.31%	7	12	-41.67%	5	10	-50.00%	\$300,000	\$358,859	-16.40%	9.60
Walla Walla	71	78	142	109	30.28%	52	61	-14.75%	46	58	-20.69%	\$412,500	\$429,000	-3.85%	3.09
Columbia	8	6	19	26	-26.92%	5	6	-16.67%	9	3	200.00%	\$292,500	\$201,000	45.52%	2.11
Others	72	66	210	189	11.11%	72	62	16.13%	50	45	11.11%	\$415,000	\$349,900	18.61%	4.20
Total	6,340	8,224	10,261	13,266	-22.65%	5,456	6,831	-20.13%	4,975	6,529	-23.80%	\$623,000	\$617,000	0.97%	2.06

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	New Sep 2023	New Sep 2022	Ttl Active Sep 2023	Ttl Active Sep 2022	% Change, Ttl Active	Pending Sep 2023	Pending Sep 2022	% Change, Pending	Closed Sep 2023	Closed Sep 2022	% Change, Closed	Median \$, Sep 2023	Median \$, Sep 2022	% Change, Median Price	Months of Inventory
King	758	732	1,069	1,055	1.33%	492	498	-1.20%	443	533	-16.89%	\$515,000	\$483,000	6.63%	2.41
Snohomish	205	194	179	249	-28.11%	151	192	-21.35%	120	220	-45.45%	\$498,500	\$539,500	-7.60%	1.49
Pierce	90	104	127	149	-14.77%	69	87	-20.69%	53	83	-36.14%	\$380,000	\$410,000	-7.32%	2.40
Kitsap	17	21	35	39	-10.26%	16	28	-42.86%	23	21	9.52%	\$347,500	\$370,000	-6.08%	1.52
Mason	3	3	2	2	0.00%	1	2	-50.00%	3	1	200.00%	\$490,000	\$515,000	-4.85%	0.67
Skagit	4	11	9	14	-35.71%	3	8	-62.50%	10	13	-23.08%	\$442,500	\$428,500	3.27%	0.90
Grays Harbor	8	10	29	26	11.54%	6	11	-45.45%	3	6	-50.00%	\$310,000	\$280,000	10.71%	9.67
Lewis	1	0	0	0	N/A	1	0	N/A	1	0	N/A	\$340,000	\$0	N/A	0.00
Cowlitz	4	4	3	3	0.00%	8	2	300.00%	2	2	0.00%	\$214,400	\$255,000	-15.92%	1.50
Grant	2	2	9	6	50.00%	1	0	N/A	0	1	-100.00%	\$0	\$670,000	-100.00%	0.00
Thurston	14	16	21	24	-12.50%	16	13	23.08%	17	13	30.77%	\$340,000	\$338,000	0.59%	1.24
San Juan	2	2	6	4	50.00%	3	2	50.00%	2	1	100.00%	\$345,000	\$722,500	-52.25%	3.00
Island	9	9	17	9	88.89%	10	8	25.00%	7	9	-22.22%	\$275,000	\$310,000	-11.29%	2.43
Kittitas	7	6	27	18	50.00%	5	4	25.00%	2	2	0.00%	\$407,000	\$439,500	-7.39%	13.50
Jefferson	2	2	5	5	0.00%	3	3	0.00%	3	3	0.00%	\$550,000	\$390,000	41.03%	1.67
Okanogan	1	0	7	3	133.33%	1	0	N/A	2	1	100.00%	\$647,497	\$589,000	9.93%	3.50
Whatcom	50	50	90	85	5.88%	42	47	-10.64%	35	41	-14.63%	\$389,000	\$377,500	3.05%	2.57
Clark	6	6	12	10	20.00%	2	4	-50.00%	2	5	-60.00%	\$301,000	\$250,000	20.40%	6.00
Pacific	4	4	17	8	112.50%	2	2	0.00%	0	3	-100.00%	\$0	\$80,000	-100.00%	0.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	5	9	6	50.00%	8	4	100.00%	7	1	600.00%	\$444,000	\$326,000	36.20%	1.29
Chelan	13	11	26	18	44.44%	12	12	0.00%	7	8	-12.50%	\$395,000	\$582,500	-32.19%	3.71
Douglas	3	3	9	2	350.00%	3	2	50.00%	2	2	0.00%	\$445,000	\$487,450	-8.71%	4.50
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	1	2	6	3	100.00%	1	2	-50.00%	2	2	0.00%	\$350,000	\$282,500	23.89%	3.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	1	1	8	4	100.00%	0	2	-100.00%	1	4	-75.00%	\$220,000	\$430,000	-48.84%	8.00
Total	1,211	1,198	1,722	1,742	-1.15%	856	933	-8.25%	747	975	-23.38%	\$485,000	\$475,000	2.11%	2.31