

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

DECEMBER 2023

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2023	New Dec 2022	Ttl Active Dec 2023	Ttl Active Dec 2022	% Change, Ttl Active	Pending Dec 2023	Pending Dec 2022	% Change, Pending	Closed Dec 2023	Closed Dec 2022	% Change, Closed	Median \$, Dec 2023	Median \$, Dec 2022	% Change, Median Price	Months of Inventory
King	802	887	1,873	2,529	-25.94%	1,236	1,206	2.49%	1,316	1,470	-10.48%	\$775,000	\$735,000	5.44%	1.42
Snohomish	385	408	564	1,068	-47.19%	693	615	12.68%	626	703	-10.95%	\$675,000	\$679,000	-0.59%	0.90
Pierce	510	505	1,141	1,525	-25.18%	721	716	0.70%	591	717	-17.57%	\$526,000	\$500,000	5.20%	1.93
Kitsap	184	172	412	487	-15.40%	242	241	0.41%	235	273	-13.92%	\$540,000	\$495,000	9.09%	1.75
Mason	61	46	183	178	2.81%	59	63	-6.35%	55	69	-20.29%	\$405,000	\$365,000	10.96%	3.33
Skagit	53	85	165	230	-28.26%	69	98	-29.59%	73	97	-24.74%	\$560,000	\$515,000	8.74%	2.26
Grays Harbor	67	77	302	303	-0.33%	74	84	-11.90%	64	83	-22.89%	\$299,500	\$323,000	-7.28%	4.72
Lewis	40	60	242	227	6.61%	61	71	-14.08%	53	81	-34.57%	\$395,000	\$375,000	5.33%	4.57
Cowlitz	56	60	169	205	-17.56%	78	72	8.33%	64	60	6.67%	\$376,500	\$380,000	-0.92%	2.64
Grant	53	48	198	174	13.79%	47	58	-18.97%	56	51	9.80%	\$360,950	\$326,700	10.48%	3.54
Thurston	166	160	343	472	-27.33%	241	214	12.62%	223	245	-8.98%	\$490,000	\$494,500	-0.91%	1.54
San Juan	12	12	76	77	-1.30%	8	14	-42.86%	13	14	-7.14%	\$1,450,000	\$517,000	180.46%	5.85
Island	53	47	168	203	-17.24%	61	74	-17.57%	79	66	19.70%	\$535,000	\$552,500	-3.17%	2.13
Kittitas	51	33	180	165	9.09%	41	27	51.85%	53	41	29.27%	\$539,900	\$602,000	-10.32%	3.40
Jefferson	19	18	80	73	9.59%	26	21	23.81%	35	38	-7.89%	\$650,000	\$571,750	13.69%	2.29
Okanogan	15	21	127	117	8.55%	19	14	35.71%	23	27	-14.81%	\$275,000	\$325,000	-15.38%	5.52
Whatcom	107	127	394	475	-17.05%	153	152	0.66%	168	174	-3.45%	\$549,750	\$567,500	-3.13%	2.35
Clark	42	33	119	108	10.19%	57	48	18.75%	48	69	-30.43%	\$521,000	\$450,000	15.78%	2.48
Pacific	35	23	134	119	12.61%	30	38	-21.05%	24	27	-11.11%	\$372,500	\$302,500	23.14%	5.58
Ferry	2	1	18	19	-5.26%	2	2	0.00%	1	1	0.00%	\$254,900	\$220,000	15.86%	18.00
Clallam	42	32	121	140	-13.57%	37	46	-19.57%	65	61	6.56%	\$445,000	\$430,000	3.49%	1.86
Chelan	31	30	172	169	1.78%	43	30	43.33%	43	60	-28.33%	\$532,500	\$565,000	-5.75%	4.00
Douglas	25	13	67	73	-8.22%	25	25	0.00%	24	24	0.00%	\$422,500	\$399,500	5.76%	2.79
Adams	3	3	34	49	-30.61%	8	7	14.29%	10	9	11.11%	\$322,500	\$224,000	43.97%	3.40
Walla Walla	35	33	117	107	9.35%	30	34	-11.76%	27	24	12.50%	\$354,000	\$334,500	5.83%	4.33
Columbia	4	2	23	26	-11.54%	2	3	-33.33%	4	4	0.00%	\$152,750	\$279,500	-45.35%	5.75
Others	31	44	195	157	24.20%	35	44	-20.45%	45	36	25.00%	\$398,585	\$372,375	7.04%	4.33
Total	2,884	2,980	7,617	9,475	-19.61%	4,098	4,017	2.02%	4,018	4,524	-11.18%	\$597,975	\$570,000	4.91%	1.90

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page
 Months of Inventory calculated using Total Active divided by Total Sold for current month.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

DECEMBER 2023

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2023	New Dec 2022	Ttl Active Dec 2023	Ttl Active Dec 2022	% Change, Ttl Active	Pending Dec 2023	Pending Dec 2022	% Change, Pending	Closed Dec 2023	Closed Dec 2022	% Change, Closed	Median \$, Dec 2023	Median \$, Dec 2022	% Change, Median Price	Months of Inventory
King	582	701	1,217	1,881	-35.30%	902	931	-3.11%	1,017	1,137	-10.55%	\$849,950	\$825,000	3.02%	1.20
Snohomish	323	339	474	911	-47.97%	586	505	16.04%	529	594	-10.94%	\$684,995	\$700,000	-2.14%	0.90
Pierce	472	468	1,028	1,423	-27.76%	668	669	-0.15%	544	682	-20.23%	\$536,000	\$504,500	6.24%	1.89
Kitsap	173	167	394	458	-13.97%	227	236	-3.81%	221	265	-16.60%	\$545,000	\$497,777	9.49%	1.78
Mason	61	44	183	174	5.17%	58	63	-7.94%	55	69	-20.29%	\$405,000	\$365,000	10.96%	3.33
Skagit	46	82	155	216	-28.24%	62	95	-34.74%	67	93	-27.96%	\$575,000	\$522,500	10.05%	2.31
Grays Harbor	66	75	286	288	-0.69%	71	81	-12.35%	63	79	-20.25%	\$299,000	\$325,000	-8.00%	4.54
Lewis	40	60	242	227	6.61%	61	71	-14.08%	53	81	-34.57%	\$395,000	\$375,000	5.33%	4.57
Cowlitz	53	58	163	201	-18.91%	77	72	6.94%	63	59	6.78%	\$383,000	\$380,000	0.79%	2.59
Grant	51	48	193	171	12.87%	46	57	-19.30%	56	51	9.80%	\$360,950	\$326,700	10.48%	3.45
Thurston	141	150	323	450	-28.22%	223	206	8.25%	214	243	-11.93%	\$499,925	\$497,500	0.49%	1.51
San Juan	10	12	68	74	-8.11%	8	13	-38.46%	12	12	0.00%	\$1,625,000	\$622,500	161.04%	5.67
Island	48	43	153	190	-19.47%	59	67	-11.94%	77	60	28.33%	\$545,000	\$582,500	-6.44%	1.99
Kittitas	48	29	158	153	3.27%	41	26	57.69%	52	40	30.00%	\$544,950	\$608,500	-10.44%	3.04
Jefferson	19	17	78	70	11.43%	26	19	36.84%	35	37	-5.41%	\$650,000	\$575,000	13.04%	2.23
Okanogan	15	21	121	115	5.22%	19	14	35.71%	23	27	-14.81%	\$275,000	\$325,000	-15.38%	5.26
Whatcom	94	110	319	420	-24.05%	130	135	-3.70%	143	151	-5.30%	\$570,000	\$590,000	-3.39%	2.23
Clark	41	30	108	101	6.93%	55	46	19.57%	46	62	-25.81%	\$531,000	\$465,000	14.19%	2.35
Pacific	30	21	121	113	7.08%	29	38	-23.68%	22	26	-15.38%	\$372,500	\$293,250	27.02%	5.50
Ferry	2	1	18	19	-5.26%	2	2	0.00%	1	1	0.00%	\$254,900	\$220,000	15.86%	18.00
Clallam	41	29	116	136	-14.71%	36	44	-18.18%	62	58	6.90%	\$452,000	\$432,500	4.51%	1.87
Chelan	27	25	157	154	1.95%	38	27	40.74%	41	56	-26.79%	\$545,000	\$573,500	-4.97%	3.83
Douglas	24	13	62	70	-11.43%	25	23	8.70%	24	24	0.00%	\$422,500	\$399,500	5.76%	2.58
Adams	3	3	34	49	-30.61%	8	7	14.29%	10	9	11.11%	\$322,500	\$224,000	43.97%	3.40
Walla Walla	33	33	109	107	1.87%	29	34	-14.71%	27	24	12.50%	\$354,000	\$334,500	5.83%	4.04
Columbia	4	2	23	26	-11.54%	2	3	-33.33%	4	4	0.00%	\$152,750	\$279,500	-45.35%	5.75
Others	29	42	190	154	23.38%	35	42	-16.67%	45	35	28.57%	\$398,585	\$369,750	7.80%	4.22
Total	2,476	2,623	6,493	8,351	-22.25%	3,523	3,526	-0.09%	3,506	3,979	-11.89%	\$610,000	\$587,500	3.83%	1.85

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2023	New Dec 2022	Ttl Active Dec 2023	Ttl Active Dec 2022	% Change, Ttl Active	Pending Dec 2023	Pending Dec 2022	% Change, Pending	Closed Dec 2023	Closed Dec 2022	% Change, Closed	Median \$, Dec 2023	Median \$, Dec 2022	% Change, Median Price	Months of Inventory
King	220	186	656	648	1.23%	334	275	21.45%	299	333	-10.21%	\$537,000	\$465,000	15.48%	2.19
Snohomish	62	69	90	157	-42.68%	107	110	-2.73%	97	109	-11.01%	\$523,500	\$469,950	11.39%	0.93
Pierce	38	37	113	102	10.78%	53	47	12.77%	47	35	34.29%	\$385,000	\$335,000	14.93%	2.40
Kitsap	11	5	18	29	-37.93%	15	5	200.00%	14	8	75.00%	\$290,000	\$337,500	-14.07%	1.29
Mason	0	2	0	4	-100.00%	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Skagit	7	3	10	14	-28.57%	7	3	133.33%	6	4	50.00%	\$473,500	\$346,500	36.65%	1.67
Grays Harbor	1	2	16	15	6.67%	3	3	0.00%	1	4	-75.00%	\$911,500	\$218,000	318.12%	16.00
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	2	6	4	50.00%	1	0	N/A	1	1	0.00%	\$353,000	\$370,000	-4.59%	6.00
Grant	2	0	5	3	66.67%	1	1	0.00%	0	0	N/A	\$0	\$0	N/A	0.00
Thurston	25	10	20	22	-9.09%	18	8	125.00%	9	2	350.00%	\$274,000	\$317,500	-13.70%	2.22
San Juan	2	0	8	3	166.67%	0	1	-100.00%	1	2	-50.00%	\$550,000	\$346,750	58.62%	8.00
Island	5	4	15	13	15.38%	2	7	-71.43%	2	6	-66.67%	\$290,000	\$305,500	-5.07%	7.50
Kittitas	3	4	22	12	83.33%	0	1	-100.00%	1	1	0.00%	\$360,000	\$530,000	-32.08%	22.00
Jefferson	0	1	2	3	-33.33%	0	2	-100.00%	0	1	-100.00%	\$0	\$341,500	-100.00%	0.00
Okanogan	0	0	6	2	200.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	13	17	75	55	36.36%	23	17	35.29%	25	23	8.70%	\$395,000	\$339,000	16.52%	3.00
Clark	1	3	11	7	57.14%	2	2	0.00%	2	7	-71.43%	\$280,750	\$359,900	-21.99%	5.50
Pacific	5	2	13	6	116.67%	1	0	N/A	2	1	100.00%	\$339,500	\$553,000	-38.61%	6.50
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	1	3	5	4	25.00%	1	2	-50.00%	3	3	0.00%	\$339,000	\$305,000	11.15%	1.67
Chelan	4	5	15	15	0.00%	5	3	66.67%	2	4	-50.00%	\$363,750	\$324,500	12.10%	7.50
Douglas	1	0	5	3	66.67%	0	2	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	0	8	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	2	5	3	66.67%	0	2	-100.00%	0	1	-100.00%	\$0	\$445,000	-100.00%	0.00
Total	408	357	1,124	1,124	0.00%	575	491	17.11%	512	545	-6.06%	\$472,500	\$440,000	7.39%	2.20