

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

APRIL 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Apr 2024	New Apr 2023	Ttl Active Apr 2024	Ttl Active Apr 2023	% Change, Ttl Active	Pending Apr 2024	Pending Apr 2023	% Change, Pending	Closed Apr 2024	Closed Apr 2023	% Change, Closed	Median \$, Apr 2024	Median \$, Apr 2023	% Change, Median Price	Months of Inventory
King	3,439	2,638	2,768	2,561	8.08%	2,775	2,435	13.96%	2,183	1,876	16.36%	\$875,000	\$790,244	10.73%	1.27
Snohomish	1,218	946	717	735	-2.45%	1,092	988	10.53%	861	778	10.67%	\$738,000	\$703,827	4.86%	0.83
Pierce	1,383	1,019	1,330	950	40.00%	1,250	1,151	8.60%	898	885	1.47%	\$552,250	\$515,000	7.23%	1.48
Kitsap	512	344	507	398	27.39%	438	392	11.73%	300	255	17.65%	\$549,997	\$510,000	7.84%	1.69
Mason	166	120	232	154	50.65%	118	115	2.61%	78	71	9.86%	\$419,975	\$400,000	4.99%	2.97
Skagit	204	157	252	196	28.57%	130	129	0.78%	102	103	-0.97%	\$590,000	\$545,000	8.26%	2.47
Grays Harbor	177	159	370	299	23.75%	106	141	-24.82%	63	92	-31.52%	\$365,000	\$345,000	5.80%	5.87
Lewis	141	92	244	164	48.78%	119	110	8.18%	83	71	16.90%	\$401,500	\$389,000	3.21%	2.94
Cowlitz	130	94	152	142	7.04%	140	106	32.08%	97	84	15.48%	\$393,000	\$383,750	2.41%	1.57
Grant	134	118	244	209	16.75%	116	84	38.10%	66	59	11.86%	\$340,000	\$300,000	13.33%	3.70
Thurston	431	363	421	314	34.08%	415	376	10.37%	287	283	1.41%	\$510,000	\$489,000	4.29%	1.47
San Juan	50	50	108	99	9.09%	21	23	-8.70%	14	15	-6.67%	\$1,055,000	\$875,000	20.57%	7.71
Island	212	153	264	184	43.48%	138	147	-6.12%	97	103	-5.83%	\$625,000	\$560,000	11.61%	2.72
Kittitas	160	94	269	176	52.84%	74	66	12.12%	49	51	-3.92%	\$545,560	\$490,000	11.34%	5.49
Jefferson	50	63	92	65	41.54%	35	61	-42.62%	30	32	-6.25%	\$640,000	\$621,450	2.98%	3.07
Okanogan	84	57	165	129	27.91%	43	27	59.26%	35	21	66.67%	\$317,000	\$235,000	34.89%	4.71
Whatcom	392	290	448	447	0.22%	297	271	9.59%	228	231	-1.30%	\$595,000	\$570,000	4.39%	1.96
Clark	129	91	162	80	102.50%	77	95	-18.95%	65	66	-1.52%	\$525,000	\$499,000	5.21%	2.49
Pacific	59	73	158	151	4.64%	46	52	-11.54%	35	33	6.06%	\$342,200	\$359,000	-4.68%	4.51
Ferry	7	10	19	21	-9.52%	8	4	100.00%	0	4	-100.00%	\$0	\$274,950	-100.00%	0.00
Clallam	126	97	140	116	20.69%	101	104	-2.88%	72	54	33.33%	\$535,250	\$455,000	17.64%	1.94
Chelan	174	102	277	191	45.03%	81	83	-2.41%	45	48	-6.25%	\$585,000	\$522,500	11.96%	6.16
Douglas	63	38	94	64	46.88%	42	42	0.00%	39	25	56.00%	\$524,400	\$438,000	19.73%	2.41
Adams	17	16	44	43	2.33%	7	20	-65.00%	8	17	-52.94%	\$331,500	\$336,000	-1.34%	5.50
Walla Walla	77	58	136	96	41.67%	64	46	39.13%	58	37	56.76%	\$382,500	\$365,000	4.79%	2.34
Columbia	4	3	13	10	30.00%	7	2	250.00%	3	8	-62.50%	\$392,000	\$282,450	38.79%	4.33
Others	97	58	187	120	55.83%	52	67	-22.39%	51	36	41.67%	\$435,000	\$393,000	10.69%	3.67
Total	9,636	7,303	9,813	8,114	20.94%	7,792	7,137	9.18%	5,847	5,338	9.54%	\$651,000	\$603,250	7.92%	1.68

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)

APRIL 2024

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	New Apr 2024	New Apr 2023	Ttl Active Apr 2024	Ttl Active Apr 2023	% Change, Ttl Active	Pending Apr 2024	Pending Apr 2023	% Change, Pending	Closed Apr 2024	Closed Apr 2023	% Change, Closed	Median \$, Apr 2024	Median \$, Apr 2023	% Change, Median Price	Months of Inventory
King	2,551	2,021	1,727	1,842	-6.24%	2,142	1,866	14.79%	1,665	1,456	14.35%	\$980,000	\$875,000	12.00%	1.04
Snohomish	1,000	791	587	653	-10.11%	889	804	10.57%	694	628	10.51%	\$799,500	\$767,500	4.17%	0.85
Pierce	1,293	950	1,191	868	37.21%	1,177	1,077	9.29%	830	823	0.85%	\$565,000	\$525,000	7.62%	1.43
Kitsap	489	325	474	375	26.40%	423	374	13.10%	288	238	21.01%	\$550,000	\$520,000	5.77%	1.65
Mason	165	119	229	151	51.66%	118	112	5.36%	77	69	11.59%	\$415,000	\$391,000	6.14%	2.97
Skagit	195	153	235	181	29.83%	126	123	2.44%	99	92	7.61%	\$600,000	\$552,500	8.60%	2.37
Grays Harbor	164	152	341	278	22.66%	104	138	-24.64%	60	89	-32.58%	\$373,500	\$345,000	8.26%	5.68
Lewis	141	92	244	164	48.78%	119	110	8.18%	82	71	15.49%	\$402,100	\$389,000	3.37%	2.98
Cowlitz	127	92	145	140	3.57%	138	103	33.98%	92	83	10.84%	\$400,000	\$385,500	3.76%	1.58
Grant	132	113	241	202	19.31%	113	82	37.80%	66	56	17.86%	\$340,000	\$297,495	14.29%	3.65
Thurston	407	352	388	288	34.72%	396	369	7.32%	279	274	1.82%	\$512,400	\$490,000	4.57%	1.39
San Juan	49	46	99	92	7.61%	19	21	-9.52%	12	15	-20.00%	\$1,055,000	\$875,000	20.57%	8.25
Island	196	144	248	173	43.35%	129	140	-7.86%	91	98	-7.14%	\$635,000	\$577,500	9.96%	2.73
Kittitas	149	93	240	160	50.00%	70	61	14.75%	46	47	-2.13%	\$549,197	\$524,995	4.61%	5.22
Jefferson	44	59	82	62	32.26%	32	55	-41.82%	30	31	-3.23%	\$640,000	\$629,900	1.60%	2.73
Okanogan	84	56	158	125	26.40%	43	27	59.26%	35	21	66.67%	\$317,000	\$235,000	34.89%	4.51
Whatcom	333	246	377	384	-1.82%	254	227	11.89%	195	199	-2.01%	\$632,000	\$617,000	2.43%	1.93
Clark	121	85	145	71	104.23%	74	88	-15.91%	59	62	-4.84%	\$545,000	\$500,000	9.00%	2.46
Pacific	54	67	139	141	-1.42%	44	48	-8.33%	32	33	-3.03%	\$336,100	\$359,000	-6.38%	4.34
Ferry	7	10	19	21	-9.52%	8	4	100.00%	0	4	-100.00%	\$0	\$274,950	-100.00%	0.00
Clallam	117	95	134	110	21.82%	96	99	-3.03%	65	49	32.65%	\$539,000	\$456,000	18.20%	2.06
Chelan	163	89	244	166	46.99%	75	74	1.35%	44	40	10.00%	\$592,000	\$577,450	2.52%	5.55
Douglas	60	35	89	56	58.93%	41	41	0.00%	35	24	45.83%	\$524,400	\$431,500	21.53%	2.54
Adams	17	16	44	43	2.33%	7	20	-65.00%	8	17	-52.94%	\$331,500	\$336,000	-1.34%	5.50
Walla Walla	74	58	126	96	31.25%	61	45	35.56%	55	36	52.78%	\$400,000	\$366,712	9.08%	2.29
Columbia	4	3	13	10	30.00%	7	2	250.00%	3	8	-62.50%	\$392,000	\$282,450	38.79%	4.33
Others	93	56	182	118	54.24%	50	63	-20.63%	47	33	42.42%	\$406,500	\$399,000	1.88%	3.87
Total	8,229	6,318	8,141	6,970	16.80%	6,755	6,173	9.43%	4,989	4,596	8.55%	\$680,000	\$625,000	8.80%	1.63

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APRIL 2024

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King	888	617	1,041	719	44.78%	633	569	11.25%	518	420	23.33%	\$580,000	\$502,500	15.42%	2.01
Snohomish	218	155	130	82	58.54%	203	184	10.33%	167	150	11.33%	\$525,000	\$544,900	-3.65%	0.78
Pierce	90	69	139	82	69.51%	73	74	-1.35%	68	62	9.68%	\$415,000	\$396,475	4.67%	2.04
Kitsap	23	19	33	23	43.48%	15	18	-16.67%	12	17	-29.41%	\$399,250	\$306,000	30.47%	2.75
Mason	1	1	3	3	0.00%	0	3	-100.00%	1	2	-50.00%	\$433,000	\$432,500	0.12%	3.00
Skagit	9	4	17	15	13.33%	4	6	-33.33%	3	11	-72.73%	\$465,000	\$484,000	-3.93%	5.67
Grays Harbor	13	7	29	21	38.10%	2	3	-33.33%	3	3	0.00%	\$129,900	\$329,000	-60.52%	9.67
Lewis	0	0	0	0	N/A	0	0	N/A	1	0	N/A	\$355,000	\$0	N/A	0.00
Cowlitz	3	2	7	2	250.00%	2	3	-33.33%	5	1	400.00%	\$309,000	\$282,000	9.57%	1.40
Grant	2	5	3	7	-57.14%	3	2	50.00%	0	3	-100.00%	\$0	\$318,000	-100.00%	0.00
Thurston	24	11	33	26	26.92%	19	7	171.43%	8	9	-11.11%	\$310,500	\$319,950	-2.95%	4.13
San Juan	1	4	9	7	28.57%	2	2	0.00%	2	0	N/A	\$920,000	\$0	N/A	4.50
Island	16	9	16	11	45.45%	9	7	28.57%	6	5	20.00%	\$362,500	\$349,000	3.87%	2.67
Kittitas	11	1	29	16	81.25%	4	5	-20.00%	3	4	-25.00%	\$415,000	\$387,387	7.13%	9.67
Jefferson	6	4	10	3	233.33%	3	6	-50.00%	0	1	-100.00%	\$0	\$440,000	-100.00%	0.00
Okanogan	0	1	7	4	75.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	59	44	71	63	12.70%	43	44	-2.27%	33	32	3.13%	\$419,000	\$415,000	0.96%	2.15
Clark	8	6	17	9	88.89%	3	7	-57.14%	6	4	50.00%	\$295,000	\$385,000	-23.38%	2.83
Pacific	5	6	19	10	90.00%	2	4	-50.00%	3	0	N/A	\$485,000	\$0	N/A	6.33
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	9	2	6	6	0.00%	5	5	0.00%	7	5	40.00%	\$465,000	\$379,000	22.69%	0.86
Chelan	11	13	33	25	32.00%	6	9	-33.33%	1	8	-87.50%	\$235,000	\$337,222	-30.31%	33.00
Douglas	3	3	5	8	-37.50%	1	1	0.00%	4	1	300.00%	\$527,500	\$465,000	13.44%	1.25
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	3	0	10	0	N/A	3	1	200.00%	3	1	200.00%	\$290,000	\$222,000	30.63%	3.33
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	4	2	5	2	150.00%	2	4	-50.00%	4	3	33.33%	\$501,250	\$300,000	67.08%	1.25
Total	1,407	985	1,672	1,144	46.15%	1,037	964	7.57%	858	742	15.63%	\$518,537	\$465,000	11.51%	1.95