

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

MAY 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2024	New May 2023	Ttl Active May 2024	Ttl Active May 2023	% Change, Ttl Active	Pending May 2024	Pending May 2023	% Change, Pending	Closed May 2024	Closed May 2023	% Change, Closed	Median \$, May 2024	Median \$, May 2023	% Change, Median Price	Months of Inventory
King	4,173	3,104	3,880	2,702	43.60%	2,743	2,717	0.96%	2,506	2,148	16.67%	\$890,000	\$816,750	8.97%	1.55
Snohomish	1,541	1,170	1,106	783	41.25%	1,185	1,112	6.56%	956	894	6.94%	\$785,000	\$720,000	9.03%	1.16
Pierce	1,602	1,327	1,676	1,033	62.25%	1,298	1,331	-2.48%	1,002	944	6.14%	\$551,025	\$535,000	3.00%	1.67
Kitsap	586	445	623	438	42.24%	475	418	13.64%	345	337	2.37%	\$579,990	\$549,900	5.47%	1.81
Mason	179	179	263	190	38.42%	141	146	-3.42%	99	89	11.24%	\$410,000	\$400,000	2.50%	2.66
Skagit	262	206	339	229	48.03%	173	168	2.98%	114	134	-14.93%	\$589,250	\$600,000	-1.79%	2.97
Grays Harbor	175	173	427	335	27.46%	121	140	-13.57%	95	114	-16.67%	\$359,900	\$370,400	-2.83%	4.49
Lewis	164	121	288	180	60.00%	112	111	0.90%	106	96	10.42%	\$400,000	\$391,376	2.20%	2.72
Cowlitz	157	128	203	152	33.55%	109	118	-7.63%	90	90	0.00%	\$427,000	\$420,075	1.65%	2.26
Grant	157	134	285	223	27.80%	107	120	-10.83%	101	89	13.48%	\$329,999	\$330,000	0.00%	2.82
Thurston	535	480	543	354	53.39%	436	458	-4.80%	313	329	-4.86%	\$505,000	\$500,000	1.00%	1.73
San Juan	53	54	144	126	14.29%	22	24	-8.33%	18	20	-10.00%	\$744,500	\$878,000	-15.21%	8.00
Island	214	189	302	206	46.60%	174	161	8.07%	121	135	-10.37%	\$615,000	\$550,000	11.82%	2.50
Kittitas	190	148	331	233	42.06%	114	83	37.35%	65	69	-5.80%	\$605,000	\$560,000	8.04%	5.09
Jefferson	80	97	120	104	15.38%	45	57	-21.05%	31	57	-45.61%	\$625,000	\$635,000	-1.57%	3.87
Okanogan	93	90	202	166	21.69%	51	50	2.00%	38	27	40.74%	\$302,000	\$342,500	-11.82%	5.32
Whatcom	495	451	604	550	9.82%	301	337	-10.68%	264	250	5.60%	\$615,000	\$550,000	11.82%	2.29
Clark	156	117	187	96	94.79%	120	97	23.71%	64	82	-21.95%	\$599,500	\$514,000	16.63%	2.92
Pacific	96	77	198	167	18.56%	52	55	-5.45%	41	36	13.89%	\$364,000	\$345,000	5.51%	4.83
Ferry	11	12	22	24	-8.33%	7	9	-22.22%	8	7	14.29%	\$171,500	\$210,000	-18.33%	2.75
Clallam	136	136	178	161	10.56%	99	109	-9.17%	76	105	-27.62%	\$492,500	\$496,670	-0.84%	2.34
Chelan	208	156	357	234	52.56%	123	105	17.14%	79	80	-1.25%	\$576,500	\$540,000	6.76%	4.52
Douglas	93	52	120	77	55.84%	62	37	67.57%	43	35	22.86%	\$499,000	\$475,000	5.05%	2.79
Adams	8	16	36	44	-18.18%	14	15	-6.67%	10	13	-23.08%	\$317,500	\$255,000	24.51%	3.60
Walla Walla	95	77	162	104	55.77%	75	71	5.63%	53	62	-14.52%	\$395,990	\$426,000	-7.04%	3.06
Columbia	10	4	23	7	228.57%	2	7	-71.43%	6	10	-40.00%	\$275,000	\$189,750	44.93%	3.83
Others	103	104	218	161	35.40%	59	64	-7.81%	45	58	-22.41%	\$390,000	\$392,500	-0.64%	4.84
<b>Total</b>	<b>11,572</b>	<b>9,247</b>	<b>12,837</b>	<b>9,079</b>	<b>41.39%</b>	<b>8,220</b>	<b>8,120</b>	<b>1.23%</b>	<b>6,689</b>	<b>6,310</b>	<b>6.01%</b>	<b>\$660,000</b>	<b>\$615,000</b>	<b>7.32%</b>	<b>1.92</b>

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)

MAY 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2024	New May 2023	Ttl Active May 2024	Ttl Active May 2023	% Change, Ttl Active	Pending May 2024	Pending May 2023	% Change, Pending	Closed May 2024	Closed May 2023	% Change, Closed	Median \$, May 2024	Median \$, May 2023	% Change, Median Price	Months of Inventory
King	3,198	2,400	2,563	1,938	32.25%	2,129	2,120	0.42%	1,938	1,661	16.68%	\$1,001,000	\$910,000	10.00%	1.32
Snohomish	1,300	984	934	698	33.81%	970	929	4.41%	765	717	6.69%	\$828,000	\$780,000	6.15%	1.22
Pierce	1,497	1,247	1,515	958	58.14%	1,213	1,250	-2.96%	941	891	5.61%	\$560,000	\$544,990	2.75%	1.61
Kitsap	558	420	590	411	43.55%	452	397	13.85%	334	320	4.38%	\$579,970	\$557,450	4.04%	1.77
Mason	177	178	259	189	37.04%	140	142	-1.41%	98	87	12.64%	\$412,500	\$395,000	4.43%	2.64
Skagit	251	196	322	215	49.77%	164	160	2.50%	109	131	-16.79%	\$593,500	\$605,500	-1.98%	2.95
Grays Harbor	169	169	395	313	26.20%	119	134	-11.19%	94	110	-14.55%	\$359,888	\$374,900	-4.00%	4.20
Lewis	164	121	288	180	60.00%	112	111	0.90%	106	96	10.42%	\$400,000	\$391,376	2.20%	2.72
Cowlitz	156	121	198	150	32.00%	107	111	-3.60%	90	86	4.65%	\$427,000	\$426,000	0.23%	2.20
Grant	152	133	278	216	28.70%	106	119	-10.92%	97	87	11.49%	\$330,000	\$335,000	-1.49%	2.87
Thurston	520	456	516	321	60.75%	419	436	-3.90%	298	319	-6.58%	\$510,000	\$504,000	1.19%	1.73
San Juan	50	52	132	117	12.82%	22	22	0.00%	16	19	-15.79%	\$744,500	\$880,000	-15.40%	8.25
Island	205	179	285	192	48.44%	165	154	7.14%	112	127	-11.81%	\$624,000	\$565,000	10.44%	2.54
Kittitas	173	141	289	214	35.05%	111	79	40.51%	60	65	-7.69%	\$649,972	\$569,000	14.23%	4.82
Jefferson	73	92	109	98	11.22%	39	53	-26.42%	30	53	-43.40%	\$649,995	\$688,000	-5.52%	3.63
Okanogan	93	89	195	161	21.12%	51	50	2.00%	38	27	40.74%	\$302,000	\$342,500	-11.82%	5.13
Whatcom	424	393	515	486	5.97%	255	282	-9.57%	223	213	4.69%	\$650,000	\$576,000	12.85%	2.31
Clark	140	111	162	89	82.02%	114	91	25.27%	62	78	-20.51%	\$600,000	\$516,000	16.28%	2.61
Pacific	88	71	174	156	11.54%	50	54	-7.41%	37	32	15.63%	\$365,000	\$332,500	9.77%	4.70
Ferry	11	12	22	24	-8.33%	7	9	-22.22%	8	7	14.29%	\$171,500	\$210,000	-18.33%	2.75
Clallam	130	123	171	151	13.25%	95	100	-5.00%	72	98	-26.53%	\$492,500	\$504,975	-2.47%	2.38
Chelan	191	140	315	209	50.72%	116	91	27.47%	71	71	0.00%	\$577,000	\$550,000	4.91%	4.44
Douglas	90	51	114	69	65.22%	60	35	71.43%	40	32	25.00%	\$509,000	\$482,450	5.50%	2.85
Adams	8	16	36	44	-18.18%	14	15	-6.67%	10	13	-23.08%	\$317,500	\$255,000	24.51%	3.60
Walla Walla	91	74	154	104	48.08%	71	68	4.41%	49	61	-19.67%	\$395,990	\$430,000	-7.91%	3.14
Columbia	10	4	23	7	228.57%	2	7	-71.43%	6	10	-40.00%	\$275,000	\$189,750	44.93%	3.83
Others	101	97	212	152	39.47%	58	64	-9.38%	43	54	-20.37%	\$410,000	\$399,500	2.63%	4.93
<b>Total</b>	<b>10,020</b>	<b>8,070</b>	<b>10,766</b>	<b>7,862</b>	<b>36.94%</b>	<b>7,161</b>	<b>7,083</b>	<b>1.10%</b>	<b>5,747</b>	<b>5,465</b>	<b>5.16%</b>	<b>\$685,000</b>	<b>\$636,000</b>	<b>7.70%</b>	<b>1.87</b>

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2024	New May 2023	Ttl Active May 2024	Ttl Active May 2023	% Change, Ttl Active	Pending May 2024	Pending May 2023	% Change, Pending	Closed May 2024	Closed May 2023	% Change, Closed	Median \$, May 2024	Median \$, May 2023	% Change, Median Price	Months of Inventory
King	975	704	1,317	764	72.38%	614	597	2.85%	568	487	16.63%	\$595,000	\$505,000	17.82%	2.32
Snohomish	241	186	172	85	102.35%	215	183	17.49%	191	177	7.91%	\$557,289	\$515,000	8.21%	0.90
Pierce	105	80	161	75	114.67%	85	81	4.94%	61	53	15.09%	\$389,950	\$399,000	-2.27%	2.64
Kitsap	28	25	33	27	22.22%	23	21	9.52%	11	17	-35.29%	\$595,000	\$325,000	83.08%	3.00
Mason	2	1	4	1	300.00%	1	4	-75.00%	1	2	-50.00%	\$375,000	\$520,000	-27.88%	4.00
Skagit	11	10	17	14	21.43%	9	8	12.50%	5	3	66.67%	\$477,500	\$338,000	41.27%	3.40
Grays Harbor	6	4	32	22	45.45%	2	6	-66.67%	1	4	-75.00%	\$415,000	\$305,450	35.87%	32.00
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	7	5	2	150.00%	2	7	-71.43%	0	4	-100.00%	\$0	\$232,000	-100.00%	0.00
Grant	5	1	7	7	0.00%	1	1	0.00%	4	2	100.00%	\$259,000	\$189,500	36.68%	1.75
Thurston	15	24	27	33	-18.18%	17	22	-22.73%	15	10	50.00%	\$315,000	\$342,000	-7.89%	1.80
San Juan	3	2	12	9	33.33%	0	2	-100.00%	2	1	100.00%	\$776,500	\$392,500	97.83%	6.00
Island	9	10	17	14	21.43%	9	7	28.57%	9	8	12.50%	\$315,000	\$322,750	-2.40%	1.89
Kittitas	17	7	42	19	121.05%	3	4	-25.00%	5	4	25.00%	\$470,000	\$539,237	-12.84%	8.40
Jefferson	7	5	11	6	83.33%	6	4	50.00%	1	4	-75.00%	\$555,000	\$463,188	19.82%	11.00
Okanogan	0	1	7	5	40.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	71	58	89	64	39.06%	46	55	-16.36%	41	37	10.81%	\$445,000	\$340,000	30.88%	2.17
Clark	16	6	25	7	257.14%	6	6	0.00%	2	4	-50.00%	\$233,450	\$299,000	-21.92%	12.50
Pacific	8	6	24	11	118.18%	2	1	100.00%	4	4	0.00%	\$210,950	\$462,500	-54.39%	6.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	13	7	10	-30.00%	4	9	-55.56%	4	7	-42.86%	\$457,000	\$353,000	29.46%	1.75
Chelan	17	16	42	25	68.00%	7	14	-50.00%	8	9	-11.11%	\$422,500	\$400,000	5.63%	5.25
Douglas	3	1	6	8	-25.00%	2	2	0.00%	3	3	0.00%	\$435,000	\$415,000	4.82%	2.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	4	3	8	0	N/A	4	3	33.33%	4	1	300.00%	\$333,750	\$265,000	25.94%	2.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	7	6	9	-33.33%	1	0	N/A	2	4	-50.00%	\$307,500	\$347,250	-11.45%	3.00
<b>Total</b>	<b>1,552</b>	<b>1,177</b>	<b>2,071</b>	<b>1,217</b>	<b>70.17%</b>	<b>1,059</b>	<b>1,037</b>	<b>2.12%</b>	<b>942</b>	<b>845</b>	<b>11.48%</b>	<b>\$529,475</b>	<b>\$475,000</b>	<b>11.47%</b>	<b>2.20</b>