

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

JANUARY 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jan 2024	New Jan 2023	Ttl Active Jan 2024	Ttl Active Jan 2023	% Change, Ttl Active	Pending Jan 2024	Pending Jan 2023	% Change, Pending	Closed Jan 2024	Closed Jan 2023	% Change, Closed	Median \$, Jan 2024	Median \$, Jan 2023	% Change, Median Price	Months of Inventory
King	1,875	1,753	1,842	2,262	-18.57%	1,719	1,820	-5.55%	1,033	1,003	2.99%	\$760,000	\$723,000	5.12%	1.78
Snohomish	683	719	476	875	-45.60%	820	886	-7.45%	568	513	10.72%	\$700,000	\$645,000	8.53%	0.84
Pierce	755	784	1,046	1,210	-13.55%	872	1,082	-19.41%	574	568	1.06%	\$526,700	\$509,997	3.28%	1.82
Kitsap	282	270	405	424	-4.48%	298	323	-7.74%	202	197	2.54%	\$549,990	\$487,000	12.93%	2.00
Mason	69	69	151	151	0.00%	89	91	-2.20%	52	53	-1.89%	\$409,000	\$360,000	13.61%	2.90
Skagit	81	104	149	204	-26.96%	96	124	-22.58%	59	73	-19.18%	\$525,000	\$480,000	9.38%	2.53
Grays Harbor	104	95	287	298	-3.69%	107	96	11.46%	47	48	-2.08%	\$305,000	\$304,002	0.33%	6.11
Lewis	51	67	199	183	8.74%	80	109	-26.61%	45	58	-22.41%	\$395,000	\$390,000	1.28%	4.42
Cowlitz	76	77	166	173	-4.05%	84	110	-23.64%	54	53	1.89%	\$373,000	\$362,500	2.90%	3.07
Grant	62	81	203	199	2.01%	54	51	5.88%	42	45	-6.67%	\$360,000	\$312,390	15.24%	4.83
Thurston	251	246	337	390	-13.59%	289	330	-12.42%	200	171	16.96%	\$490,000	\$474,500	3.27%	1.69
San Juan	11	9	76	70	8.57%	10	13	-23.08%	6	11	-45.45%	\$757,000	\$810,000	-6.54%	12.67
Island	70	94	152	173	-12.14%	89	123	-27.64%	61	68	-10.29%	\$545,000	\$449,000	21.38%	2.49
Kittitas	37	48	147	148	-0.68%	56	48	16.67%	34	25	36.00%	\$531,732	\$399,988	32.94%	4.32
Jefferson	37	26	72	76	-5.26%	32	17	88.24%	17	16	6.25%	\$670,000	\$497,500	34.67%	4.24
Okanogan	21	20	115	110	4.55%	23	27	-14.81%	12	18	-33.33%	\$354,000	\$330,000	7.27%	9.58
Whatcom	165	190	342	420	-18.57%	200	193	3.63%	135	124	8.87%	\$625,000	\$560,000	11.61%	2.53
Clark	54	42	104	94	10.64%	66	56	17.86%	45	42	7.14%	\$470,000	\$532,500	-11.74%	2.31
Pacific	44	28	137	106	29.25%	31	28	10.71%	19	28	-32.14%	\$250,900	\$330,000	-23.97%	7.21
Ferry	3	1	17	16	6.25%	1	2	-50.00%	0	3	-100.00%	\$0	\$229,000	-100.00%	0.00
Clallam	63	50	105	123	-14.63%	69	59	16.95%	28	43	-34.88%	\$469,600	\$379,000	23.91%	3.75
Chelan	38	39	138	157	-12.10%	57	39	46.15%	48	30	60.00%	\$500,900	\$517,450	-3.20%	2.88
Douglas	30	23	68	64	6.25%	32	32	0.00%	21	19	10.53%	\$472,900	\$460,000	2.80%	3.24
Adams	15	8	35	46	-23.91%	11	9	22.22%	6	7	-14.29%	\$346,650	\$275,000	26.05%	5.83
Walla Walla	32	33	119	89	33.71%	29	49	-40.82%	29	18	61.11%	\$399,000	\$331,000	20.54%	4.10
Columbia	8	6	25	23	8.70%	6	8	-25.00%	1	3	-66.67%	\$235,000	\$265,000	-11.32%	25.00
Others	37	43	171	136	25.74%	62	51	21.57%	26	27	-3.70%	\$388,500	\$349,990	11.00%	6.58
<b>Total</b>	<b>4,954</b>	<b>4,925</b>	<b>7,084</b>	<b>8,220</b>	<b>-13.82%</b>	<b>5,282</b>	<b>5,776</b>	<b>-8.55%</b>	<b>3,364</b>	<b>3,264</b>	<b>3.06%</b>	<b>\$593,500</b>	<b>\$557,250</b>	<b>6.51%</b>	<b>2.11</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)

JANUARY 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jan 2024	New Jan 2023	Ttl Active Jan 2024	Ttl Active Jan 2023	% Change, Ttl Active	Pending Jan 2024	Pending Jan 2023	% Change, Pending	Closed Jan 2024	Closed Jan 2023	% Change, Closed	Median \$, Jan 2024	Median \$, Jan 2023	% Change, Median Price	Months of Inventory
King	1,335	1,329	1,183	1,652	-28.39%	1,245	1,397	-10.88%	756	785	-3.69%	\$849,850	\$781,098	8.80%	1.56
Snohomish	567	598	396	760	-47.89%	676	731	-7.52%	473	417	13.43%	\$729,990	\$699,000	4.43%	0.84
Pierce	687	719	942	1,121	-15.97%	797	1,012	-21.25%	532	542	-1.85%	\$539,975	\$517,442	4.35%	1.77
Kitsap	264	260	378	404	-6.44%	287	304	-5.59%	190	190	0.00%	\$549,995	\$489,725	12.31%	1.99
Mason	67	68	150	146	2.74%	89	91	-2.20%	51	51	0.00%	\$408,000	\$360,000	13.33%	2.94
Skagit	75	88	142	186	-23.66%	88	112	-21.43%	53	67	-20.90%	\$543,000	\$475,000	14.32%	2.68
Grays Harbor	100	87	275	282	-2.48%	103	91	13.19%	43	45	-4.44%	\$324,000	\$308,005	5.19%	6.40
Lewis	51	67	199	183	8.74%	80	109	-26.61%	45	58	-22.41%	\$395,000	\$390,000	1.28%	4.42
Cowlitz	72	76	156	169	-7.69%	83	109	-23.85%	53	53	0.00%	\$380,000	\$362,500	4.83%	2.94
Grant	62	78	200	194	3.09%	52	51	1.96%	42	44	-4.55%	\$360,000	\$313,695	14.76%	4.76
Thurston	232	237	315	373	-15.55%	272	319	-14.73%	179	165	8.48%	\$500,000	\$475,000	5.26%	1.76
San Juan	8	8	68	67	1.49%	9	12	-25.00%	6	11	-45.45%	\$757,000	\$810,000	-6.54%	11.33
Island	63	84	145	163	-11.04%	75	110	-31.82%	56	58	-3.45%	\$552,000	\$467,750	18.01%	2.59
Kittitas	34	39	124	130	-4.62%	56	47	19.15%	34	23	47.83%	\$531,732	\$439,000	21.12%	3.65
Jefferson	33	21	70	69	1.45%	31	16	93.75%	17	13	30.77%	\$670,000	\$519,000	29.09%	4.12
Okanogan	21	20	109	108	0.93%	23	27	-14.81%	12	18	-33.33%	\$354,000	\$330,000	7.27%	9.08
Whatcom	134	157	274	361	-24.10%	166	163	1.84%	117	107	9.35%	\$662,900	\$590,000	12.36%	2.34
Clark	41	39	86	88	-2.27%	58	54	7.41%	45	40	12.50%	\$470,000	\$567,000	-17.11%	1.91
Pacific	40	27	123	102	20.59%	29	25	16.00%	17	26	-34.62%	\$257,000	\$330,000	-22.12%	7.24
Ferry	3	1	17	16	6.25%	1	2	-50.00%	0	3	-100.00%	\$0	\$229,000	-100.00%	0.00
Clallam	60	42	103	112	-8.04%	65	59	10.17%	28	41	-31.71%	\$469,600	\$380,000	23.58%	3.68
Chelan	33	33	121	142	-14.79%	54	33	63.64%	42	29	44.83%	\$517,950	\$524,900	-1.32%	2.88
Douglas	26	22	64	61	4.92%	30	31	-3.23%	21	17	23.53%	\$472,900	\$514,900	-8.16%	3.05
Adams	15	8	35	46	-23.91%	11	9	22.22%	6	7	-14.29%	\$346,650	\$275,000	26.05%	5.83
Walla Walla	27	33	108	89	21.35%	28	49	-42.86%	28	18	55.56%	\$407,000	\$331,000	22.96%	3.86
Columbia	8	6	25	23	8.70%	6	8	-25.00%	1	3	-66.67%	\$235,000	\$265,000	-11.32%	25.00
Others	35	39	167	132	26.52%	60	48	25.00%	25	26	-3.85%	\$382,000	\$354,245	7.83%	6.68
<b>Total</b>	<b>4,093</b>	<b>4,186</b>	<b>5,975</b>	<b>7,179</b>	<b>-16.77%</b>	<b>4,474</b>	<b>5,019</b>	<b>-10.86%</b>	<b>2,872</b>	<b>2,857</b>	<b>0.53%</b>	<b>\$615,000</b>	<b>\$579,000</b>	<b>6.22%</b>	<b>2.08</b>

Recaps - Northwest MLS (CONDO ONLY)

JANUARY 2024

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	New Jan 2024	New Jan 2023	Ttl Active Jan 2024	Ttl Active Jan 2023	% Change, Ttl Active	Pending Jan 2024	Pending Jan 2023	% Change, Pending	Closed Jan 2024	Closed Jan 2023	% Change, Closed	Median \$, Jan 2024	Median \$, Jan 2023	% Change, Median Price	Months of Inventory
King	540	424	659	610	8.03%	474	423	12.06%	277	218	27.06%	\$495,000	\$450,000	10.00%	2.38
Snohomish	116	121	80	115	-30.43%	144	155	-7.10%	95	96	-1.04%	\$495,000	\$437,500	13.14%	0.84
Pierce	68	65	104	89	16.85%	75	70	7.14%	42	26	61.54%	\$341,250	\$353,500	-3.47%	2.48
Kitsap	18	10	27	20	35.00%	11	19	-42.11%	12	7	71.43%	\$395,750	\$475,000	-16.68%	2.25
Mason	2	1	1	5	-80.00%	0	0	N/A	1	2	-50.00%	\$435,000	\$294,500	47.71%	1.00
Skagit	6	16	7	18	-61.11%	8	12	-33.33%	6	6	0.00%	\$485,000	\$570,750	-15.02%	1.17
Grays Harbor	4	8	12	16	-25.00%	4	5	-20.00%	4	3	33.33%	\$187,375	\$255,000	-26.52%	3.00
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	4	1	10	4	150.00%	1	1	0.00%	1	0	N/A	\$209,900	\$0	N/A	10.00
Grant	0	3	3	5	-40.00%	2	0	N/A	0	1	-100.00%	\$0	\$290,000	-100.00%	0.00
Thurston	19	9	22	17	29.41%	17	11	54.55%	21	6	250.00%	\$359,950	\$290,000	24.12%	1.05
San Juan	3	1	8	3	166.67%	1	1	0.00%	0	0	N/A	\$0	\$0	N/A	0.00
Island	7	10	7	10	-30.00%	14	13	7.69%	5	10	-50.00%	\$470,500	\$286,250	64.37%	1.40
Kittitas	3	9	23	18	27.78%	0	1	-100.00%	0	2	-100.00%	\$0	\$347,494	-100.00%	0.00
Jefferson	4	5	2	7	-71.43%	1	1	0.00%	0	3	-100.00%	\$0	\$325,000	-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	31	33	68	59	15.25%	34	30	13.33%	18	17	5.88%	\$354,000	\$346,000	2.31%	3.78
Clark	13	3	18	6	200.00%	8	2	300.00%	0	2	-100.00%	\$0	\$246,750	-100.00%	0.00
Pacific	4	1	14	4	250.00%	2	3	-33.33%	2	2	0.00%	\$160,000	\$412,500	-61.21%	7.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	3	8	2	11	-81.82%	4	0	N/A	0	2	-100.00%	\$0	\$316,950	-100.00%	0.00
Chelan	5	6	17	15	13.33%	3	6	-50.00%	6	1	500.00%	\$365,000	\$510,000	-28.43%	2.83
Douglas	4	1	4	3	33.33%	2	1	100.00%	0	2	-100.00%	\$0	\$430,000	-100.00%	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	5	0	11	0	N/A	1	0	N/A	1	0	N/A	\$270,000	\$0	N/A	11.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	4	4	4	0.00%	2	3	-33.33%	1	1	0.00%	\$1,050,000	\$280,000	275.00%	4.00
<b>Total</b>	<b>861</b>	<b>739</b>	<b>1,109</b>	<b>1,041</b>	<b>6.53%</b>	<b>808</b>	<b>757</b>	<b>6.74%</b>	<b>492</b>	<b>407</b>	<b>20.88%</b>	<b>\$453,750</b>	<b>\$424,000</b>	<b>7.02%</b>	<b>2.25</b>