

## Recaps - Northwest MLS (RESIDENTIAL + CONDO)

SEPTEMBER 2020

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Sep 2020	New Sep 2019	Ttl Active Sep 2020	Ttl Active Sep 2019	% Change, Ttl Active	Pending Sep 2020	Pending Sep 2019	% Change, Pending	Closed Sep 2020	Closed Sep 2019	% Change, Closed	Median \$, Sep 2020	Median \$, Sep 2019	% Chg, Median Price	Months of Inventory
King	4,371	3,525	3,970	5,431	-26.90%	4,153	3,151	31.80%	3,535	2,506	41.06%	\$698,230	\$593,750	17.60%	1.12
Snohomish	1,741	1,520	888	2,156	-58.81%	1,997	1,546	29.17%	1,596	1,255	27.17%	\$550,000	\$470,000	17.02%	0.56
Pierce	1,591	1,377	1,001	1,928	-48.08%	1,892	1,699	11.36%	1,590	1,352	17.60%	\$428,750	\$379,950	12.84%	0.63
Kitsap	507	442	337	598	-43.65%	564	500	12.80%	480	383	25.33%	\$418,000	\$384,000	8.85%	0.70
Mason	143	128	100	257	-61.09%	168	163	3.07%	171	154	11.04%	\$368,800	\$278,500	32.42%	0.58
Skagit	224	195	201	422	-52.37%	269	238	13.03%	235	171	37.43%	\$435,000	\$380,000	14.47%	0.86
Grays Harbor	174	153	179	426	-57.98%	222	182	21.98%	172	135	27.41%	\$269,450	\$216,000	24.75%	1.04
Lewis	162	131	173	253	-31.62%	175	165	6.06%	140	123	13.82%	\$321,200	\$275,000	16.80%	1.24
Cowlitz	154	139	120	209	-42.58%	188	169	11.24%	139	123	13.01%	\$319,900	\$295,000	8.44%	0.86
Grant	153	112	175	264	-33.71%	140	110	27.27%	120	109	10.09%	\$267,450	\$235,000	13.81%	1.46
Thurston	560	453	252	588	-57.14%	610	511	19.37%	554	527	5.12%	\$389,000	\$345,000	12.75%	0.45
San Juan	45	23	115	241	-52.28%	69	35	97.14%	52	24	116.67%	\$850,000	\$567,500	49.78%	2.21
Island	187	158	126	359	-64.90%	205	181	13.26%	177	165	7.27%	\$456,000	\$390,000	16.92%	0.71
Kittitas	118	77	117	224	-47.77%	127	86	47.67%	113	86	31.40%	\$379,500	\$342,572	10.78%	1.04
Jefferson	60	60	87	158	-44.94%	76	51	49.02%	79	48	64.58%	\$480,000	\$419,492	14.42%	1.10
Okanogan	59	56	141	284	-50.35%	75	49	53.06%	62	51	21.57%	\$298,000	\$215,000	38.60%	2.27
Whatcom	389	375	414	805	-48.57%	470	379	24.01%	407	311	30.87%	\$439,900	\$382,000	15.16%	1.02
Clark	114	115	110	217	-49.31%	132	117	12.82%	113	78	44.87%	\$410,000	\$367,050	11.70%	0.97
Pacific	62	45	97	207	-53.14%	95	67	41.79%	70	49	42.86%	\$236,500	\$170,000	39.12%	1.39
Ferry	6	7	36	46	-21.74%	6	8	-25.00%	7	5	40.00%	\$124,000	\$149,900	-17.28%	5.14
Clallam	106	112	130	288	-54.86%	143	130	10.00%	116	101	14.85%	\$365,750	\$275,000	33.00%	1.12
Chelan	147	110	146	315	-53.65%	135	120	12.50%	127	113	12.39%	\$435,000	\$355,000	22.54%	1.15
Douglas	67	69	53	102	-48.04%	76	76	0.00%	81	47	72.34%	\$389,900	\$364,700	6.91%	0.65
Others	70	53	131	204	-35.78%	66	52	26.92%	39	46	-15.22%	\$220,000	\$202,450	8.67%	3.36
<b>Total</b>	<b>11,210</b>	<b>9,435</b>	<b>9,099</b>	<b>15,982</b>	<b>-43.07%</b>	<b>12,053</b>	<b>9,785</b>	<b>23.18%</b>	<b>10,175</b>	<b>7,962</b>	<b>27.79%</b>	<b>\$499,950</b>	<b>\$420,000</b>	<b>19.04%</b>	<b>0.89</b>

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

\* Note to reporters &amp; 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.**

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SEPTEMBER 2020

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	New Sep 2020	New Sep 2019	Ttl Active Sep 2020	Ttl Active Sep 2019	% Change, Ttl Active	Pending Sep 2020	Pending Sep 2019	% Change, Pending	Closed Sep 2020	Closed Sep 2019	% Change, Closed	Median \$, Sep 2020	Median \$, Sep 2019	% Chg, Median Price	Months of Inventory
King	3,228	2,799	2,420	4,177	-42.06%	3,326	2,545	30.69%	2,848	1,974	44.28%	\$753,600	\$660,000	14.18%	0.85
Snohomish	1,426	1,260	672	1,813	-62.93%	1,656	1,292	28.17%	1,318	1,036	27.22%	\$569,997	\$492,500	15.74%	0.51
Pierce	1,491	1,277	888	1,804	-50.78%	1,767	1,594	10.85%	1,495	1,281	16.71%	\$434,999	\$384,500	13.13%	0.59
Kitsap	479	417	310	556	-44.24%	538	474	13.50%	447	368	21.47%	\$420,000	\$383,000	9.66%	0.69
Mason	142	128	99	256	-61.33%	168	163	3.07%	168	154	9.09%	\$368,400	\$278,500	32.28%	0.59
Skagit	218	177	198	398	-50.25%	263	224	17.41%	214	159	34.59%	\$445,506	\$385,000	15.72%	0.93
Grays Harbor	163	145	153	393	-61.07%	214	175	22.29%	161	127	26.77%	\$272,000	\$219,900	23.69%	0.95
Lewis	162	131	173	253	-31.62%	175	165	6.06%	138	123	12.20%	\$323,750	\$275,000	17.73%	1.25
Cowlitz	153	138	119	208	-42.79%	186	169	10.06%	138	122	13.11%	\$320,400	\$293,500	9.17%	0.86
Grant	145	108	162	247	-34.41%	133	107	24.30%	114	106	7.55%	\$271,073	\$232,450	16.62%	1.42
Thurston	536	442	235	557	-57.81%	594	493	20.49%	533	516	3.29%	\$390,000	\$347,850	12.12%	0.44
San Juan	37	23	106	232	-54.31%	62	33	87.88%	46	22	109.09%	\$908,085	\$582,500	55.89%	2.30
Island	171	149	120	347	-65.42%	186	169	10.06%	165	157	5.10%	\$475,000	\$398,990	19.05%	0.73
Kittitas	111	74	106	202	-47.52%	119	83	43.37%	101	84	20.24%	\$409,950	\$347,500	17.97%	1.05
Jefferson	56	55	81	150	-46.00%	70	47	48.94%	69	42	64.29%	\$524,000	\$420,000	24.76%	1.17
Okanogan	59	56	140	280	-50.00%	75	48	56.25%	62	51	21.57%	\$298,000	\$215,000	38.60%	2.26
Whatcom	336	326	333	715	-53.43%	401	324	23.77%	344	254	35.43%	\$469,500	\$404,250	16.14%	0.97
Clark	109	112	102	206	-50.49%	127	110	15.45%	106	74	43.24%	\$418,750	\$371,200	12.81%	0.96
Pacific	56	44	85	186	-54.30%	81	62	30.65%	60	44	36.36%	\$254,250	\$183,500	38.56%	1.42
Ferry	6	7	36	46	-21.74%	6	8	-25.00%	7	5	40.00%	\$124,000	\$149,900	-17.28%	5.14
Clallam	101	109	124	282	-56.03%	138	129	6.98%	111	100	11.00%	\$385,000	\$275,000	40.00%	1.12
Chelan	132	106	130	279	-53.41%	124	116	6.90%	107	106	0.94%	\$475,000	\$364,900	30.17%	1.21
Douglas	64	66	48	96	-50.00%	72	75	-4.00%	77	45	71.11%	\$389,900	\$364,700	6.91%	0.62
Others	67	50	130	202	-35.64%	64	47	36.17%	38	45	-15.56%	\$220,000	\$200,000	10.00%	3.42
<b>Total</b>	<b>9,448</b>	<b>8,199</b>	<b>6,970</b>	<b>13,885</b>	<b>-49.80%</b>	<b>10,545</b>	<b>8,652</b>	<b>21.88%</b>	<b>8,867</b>	<b>6,995</b>	<b>26.76%</b>	<b>\$519,864</b>	<b>\$430,000</b>	<b>20.90%</b>	<b>0.79</b>

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SEPTEMBER 2020

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King	1,143	726	1,550	1,254	23.60%	827	606	36.47%	687	532	29.14%	\$431,000	\$399,950	7.76%	2.26
Snohomish	315	260	216	343	-37.03%	341	254	34.25%	278	219	26.94%	\$400,000	\$344,000	16.28%	0.78
Pierce	100	100	113	124	-8.87%	125	105	19.05%	95	71	33.80%	\$300,000	\$269,000	11.52%	1.19
Kitsap	28	25	27	42	-35.71%	26	26	0.00%	33	15	120.00%	\$249,000	\$384,000	-35.16%	0.82
Mason	1	0	1	1	0.00%	0	0	0.00%	3	0	NA	\$370,000	\$0	0.00%	0.33
Skagit	6	18	3	24	-87.50%	6	14	-57.14%	21	12	75.00%	\$325,000	\$333,000	-2.40%	0.14
Grays Harbor	11	8	26	33	-21.21%	8	7	14.29%	11	8	37.50%	\$187,000	\$124,000	50.81%	2.36
Lewis	0	0	0	0	0.00%	0	0	0.00%	2	0	NA	\$257,450	\$0	0.00%	0.00
Cowlitz	1	1	1	1	0.00%	2	0	0.00%	1	1	0.00%	\$207,000	\$320,000	-35.31%	1.00
Grant	8	4	13	17	-23.53%	7	3	133.33%	6	3	100.00%	\$203,450	\$245,000	-16.96%	2.17
Thurston	24	11	17	31	-45.16%	16	18	-11.11%	21	11	90.91%	\$255,000	\$179,900	41.75%	0.81
San Juan	8	0	9	9	0.00%	7	2	250.00%	6	2	200.00%	\$401,500	\$283,875	41.44%	1.50
Island	16	9	6	12	-50.00%	19	12	58.33%	12	8	50.00%	\$225,000	\$217,000	3.69%	0.50
Kittitas	7	3	11	22	-50.00%	8	3	166.67%	12	2	500.00%	\$285,975	\$212,500	34.58%	0.92
Jefferson	4	5	6	8	-25.00%	6	4	50.00%	10	6	66.67%	\$330,000	\$257,500	28.16%	0.60
Okanogan	0	0	1	4	-75.00%	0	1	-100.00%	0	0	NA	\$0	\$0	0.00%	0.00
Whatcom	53	49	81	90	-10.00%	69	55	25.45%	63	57	10.53%	\$245,000	\$265,000	-7.55%	1.29
Clark	5	3	8	11	-27.27%	5	7	-28.57%	7	4	75.00%	\$238,500	\$195,500	21.99%	1.14
Pacific	6	1	12	21	-42.86%	14	5	180.00%	10	5	100.00%	\$153,000	\$117,700	29.99%	1.20
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	0.00
Clallam	5	3	6	6	0.00%	5	1	400.00%	5	1	400.00%	\$235,000	\$299,900	-21.64%	1.20
Chelan	15	4	16	36	-55.56%	11	4	175.00%	20	7	185.71%	\$304,950	\$244,000	24.98%	0.80
Douglas	3	3	5	6	-16.67%	4	1	300.00%	4	2	100.00%	\$267,500	\$332,000	-19.43%	1.25
Others	3	3	1	2	-50.00%	2	5	-60.00%	1	1	0.00%	\$480,000	\$474,000	1.27%	1.00
<b>Total</b>	<b>1,762</b>	<b>1,236</b>	<b>2,129</b>	<b>2,097</b>	<b>1.53%</b>	<b>1,508</b>	<b>1,133</b>	<b>33.10%</b>	<b>1,308</b>	<b>967</b>	<b>35.26%</b>	<b>\$376,000</b>	<b>\$345,125</b>	<b>8.95%</b>	<b>1.63</b>