

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

AUGUST 2019

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2019	New Aug 2018	Ttl Active Aug 2019	Ttl Active Aug 2018	% Change, Ttl Active	Pending Aug 2019	Pending Aug 2018	% Change, Pending	Closed Aug 2019	Closed Aug 2018	% Change, Closed	Median \$, Aug 2019	Median \$, Aug 2018	% Chg, Median Price	Months of Inventory
King	3,333	4,090	5,472	5,803	-5.70%	3,298	3,072	7.36%	3,152	3,028	4.10%	\$615,000	\$610,000	0.82%	1.74
Snohomish	1,651	1,798	2,181	2,357	-7.47%	1,664	1,437	15.80%	1,486	1,386	7.22%	\$470,000	\$461,832	1.77%	1.47
Pierce	1,763	2,050	2,146	2,737	-21.59%	1,862	1,867	-0.27%	1,606	1,610	-0.25%	\$369,000	\$347,750	6.11%	1.34
Kitsap	466	607	629	784	-19.77%	521	517	0.77%	474	492	-3.66%	\$394,000	\$345,000	14.20%	1.33
Mason	188	166	297	333	-10.81%	170	161	5.59%	123	160	-23.13%	\$266,000	\$247,725	7.38%	2.41
Skagit	239	284	476	504	-5.56%	246	244	0.82%	221	200	10.50%	\$369,990	\$349,975	5.72%	2.15
Grays Harbor	206	169	461	457	0.88%	194	194	0.00%	130	145	-10.34%	\$234,500	\$187,900	24.80%	3.55
Lewis	162	173	276	330	-16.36%	175	167	4.79%	104	111	-6.31%	\$267,750	\$235,500	13.69%	2.65
Cowlitz	153	203	229	294	-22.11%	172	181	-4.97%	142	153	-7.19%	\$282,500	\$245,000	15.31%	1.61
Grant	139	136	279	333	-16.22%	120	115	4.35%	109	127	-14.17%	\$225,000	\$207,500	8.43%	2.56
Thurston	611	635	606	873	-30.58%	613	647	-5.26%	581	603	-3.65%	\$346,000	\$315,000	9.84%	1.04
San Juan	44	45	266	251	5.98%	40	39	2.56%	32	27	18.52%	\$550,000	\$525,000	4.76%	8.31
Island	214	239	398	399	-0.25%	231	214	7.94%	188	184	2.17%	\$397,000	\$362,925	9.39%	2.12
Kittitas	105	158	249	287	-13.24%	120	100	20.00%	82	103	-20.39%	\$372,450	\$321,900	15.70%	3.04
Jefferson	84	75	160	186	-13.98%	61	80	-23.75%	66	70	-5.71%	\$372,000	\$377,500	-1.46%	2.42
Okanogan	64	61	288	343	-16.03%	57	61	-6.56%	45	49	-8.16%	\$250,000	\$255,000	-1.96%	6.40
Whatcom	488	482	814	774	5.17%	439	443	-0.90%	367	381	-3.67%	\$385,000	\$374,900	2.69%	2.22
Clark	110	130	214	218	-1.83%	117	106	10.38%	106	96	10.42%	\$371,000	\$372,750	-0.47%	2.02
Pacific	74	59	228	259	-11.97%	85	85	0.00%	48	64	-25.00%	\$249,000	\$153,000	62.75%	4.75
Ferry	4	11	49	61	-19.67%	10	10	0.00%	5	9	-44.44%	\$215,000	\$140,000	53.57%	9.80
Clallam	120	151	302	337	-10.39%	138	121	14.05%	123	105	17.14%	\$332,900	\$300,000	10.97%	2.46
Chelan	149	126	345	336	2.68%	146	113	29.20%	93	82	13.41%	\$430,000	\$369,950	16.23%	3.71
Douglas	52	82	108	136	-20.59%	74	61	21.31%	58	57	1.75%	\$334,450	\$345,000	-3.06%	1.86
Others	69	64	224	188	19.15%	49	74	-33.78%	51	46	10.87%	\$269,000	\$199,950	34.53%	4.39
Total	10,488	11,994	16,697	18,580	-10.13%	10,602	10,109	4.88%	9,392	9,288	1.12%	\$429,925	\$405,000	6.15%	1.78

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

* Note to reporters & 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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	New Aug 2019	New Aug 2018	Ttl Active Aug 2019	Ttl Active Aug 2018	% Change, Ttl Active	Pending Aug 2019	Pending Aug 2018	% Change, Pending	Closed Aug 2019	Closed Aug 2018	% Change, Closed	Median \$, Aug 2019	Median \$, Aug 2018	% Chg, Median Price	Months of Inventory
King	2,587	3,160	4,194	4,667	-10.13%	2,623	2,430	7.94%	2,531	2,385	6.12%	\$670,000	\$669,000	0.15%	1.66
Snohomish	1,364	1,481	1,829	2,024	-9.63%	1,396	1,185	17.81%	1,234	1,136	8.63%	\$490,000	\$492,225	-0.45%	1.48
Pierce	1,643	1,921	2,022	2,613	-22.62%	1,760	1,713	2.74%	1,497	1,511	-0.93%	\$374,000	\$352,000	6.25%	1.35
Kitsap	440	574	586	751	-21.97%	498	492	1.22%	449	465	-3.44%	\$396,263	\$345,000	14.86%	1.31
Mason	186	166	295	332	-11.14%	170	160	6.25%	121	159	-23.90%	\$265,000	\$247,500	7.07%	2.44
Skagit	225	272	455	482	-5.60%	236	241	-2.07%	217	193	12.44%	\$375,000	\$350,000	7.14%	2.10
Grays Harbor	194	161	420	414	1.45%	185	188	-1.60%	122	136	-10.29%	\$242,250	\$189,950	27.53%	3.44
Lewis	162	173	276	330	-16.36%	175	167	4.79%	104	111	-6.31%	\$267,750	\$235,500	13.69%	2.65
Cowlitz	151	200	228	286	-20.28%	168	175	-4.00%	135	152	-11.18%	\$290,000	\$245,000	18.37%	1.69
Grant	134	134	258	307	-15.96%	117	110	6.36%	101	122	-17.21%	\$230,000	\$206,000	11.65%	2.55
Thurston	592	626	575	825	-30.30%	602	633	-4.90%	568	584	-2.74%	\$348,500	\$318,100	9.56%	1.01
San Juan	40	41	254	238	6.72%	38	38	0.00%	32	26	23.08%	\$550,000	\$530,000	3.77%	7.94
Island	204	229	380	384	-1.04%	222	206	7.77%	174	169	2.96%	\$413,000	\$371,000	11.32%	2.18
Kittitas	102	146	225	274	-17.88%	118	95	24.21%	79	97	-18.56%	\$369,900	\$329,950	12.11%	2.85
Jefferson	79	69	153	179	-14.53%	55	76	-27.63%	53	65	-18.46%	\$387,000	\$397,000	-2.52%	2.89
Okanogan	64	61	283	338	-16.27%	57	61	-6.56%	45	49	-8.16%	\$250,000	\$255,000	-1.96%	6.29
Whatcom	419	403	725	669	8.37%	385	368	4.62%	317	320	-0.94%	\$402,000	\$400,000	0.50%	2.29
Clark	105	124	201	206	-2.43%	113	103	9.71%	101	93	8.60%	\$378,000	\$375,000	0.80%	1.99
Pacific	67	56	203	234	-13.25%	80	82	-2.44%	39	60	-35.00%	\$270,000	\$157,500	71.43%	5.21
Ferry	4	11	49	61	-19.67%	10	10	0.00%	5	9	-44.44%	\$215,000	\$140,000	53.57%	9.80
Clallam	119	142	298	321	-7.17%	134	117	14.53%	118	105	12.38%	\$338,750	\$300,000	12.92%	2.53
Chelan	141	114	308	299	3.01%	137	99	38.38%	88	77	14.29%	\$437,000	\$370,000	18.11%	3.50
Douglas	51	78	104	132	-21.21%	69	58	18.97%	53	55	-3.64%	\$340,000	\$331,000	2.72%	1.96
Others	66	64	220	184	19.57%	48	73	-34.25%	49	45	8.89%	\$265,000	\$199,900	32.57%	4.49
Total	9,139	10,406	14,541	16,550	-12.14%	9,396	8,880	5.81%	8,232	8,124	1.33%	\$440,000	\$415,000	6.02%	1.77

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AUGUST 2019

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	New Aug 2019	New Aug 2018	Ttl Active Aug 2019	Ttl Active Aug 2018	% Change, Ttl Active	Pending Aug 2019	Pending Aug 2018	% Change, Pending	Closed Aug 2019	Closed Aug 2018	% Change, Closed	Median \$, Aug 2019	Median \$, Aug 2018	% Chg, Median Price	Months of Inventory
King	746	930	1,278	1,136	12.50%	675	642	5.14%	621	643	-3.42%	\$400,000	\$415,000	-3.61%	2.06
Snohomish	287	317	352	333	5.71%	268	252	6.35%	252	250	0.80%	\$355,000	\$320,000	10.94%	1.40
Pierce	120	129	124	124	0.00%	102	154	-33.77%	109	99	10.10%	\$280,000	\$256,000	9.38%	1.14
Kitsap	26	33	43	33	30.30%	23	25	-8.00%	25	27	-7.41%	\$275,000	\$398,500	-30.99%	1.72
Mason	2	0	2	1	100.00%	0	1	-100.00%	2	1	100.00%	\$357,000	\$292,000	22.26%	1.00
Skagit	14	12	21	22	-4.55%	10	3	233.33%	4	7	-42.86%	\$258,250	\$320,000	-19.30%	5.25
Grays Harbor	12	8	41	43	-4.65%	9	6	50.00%	8	9	-11.11%	\$147,500	\$174,900	-15.67%	5.13
Lewis	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	N/A
Cowlitz	2	3	1	8	-87.50%	4	6	-33.33%	7	1	600.00%	\$128,000	\$220,000	-41.82%	0.14
Grant	5	2	21	26	-19.23%	3	5	-40.00%	8	5	60.00%	\$118,500	\$250,000	-52.60%	2.63
Thurston	19	9	31	48	-35.42%	11	14	-21.43%	13	19	-31.58%	\$230,000	\$185,000	24.32%	2.38
San Juan	4	4	12	13	-7.69%	2	1	100.00%	0	1	-100.00%	\$0	\$393,000	-100.00%	N/A
Island	10	10	18	15	20.00%	9	8	12.50%	14	15	-6.67%	\$221,499	\$223,500	-0.90%	1.29
Kittitas	3	12	24	13	84.62%	2	5	-60.00%	3	6	-50.00%	\$395,000	\$284,500	38.84%	8.00
Jefferson	5	6	7	7	0.00%	6	4	50.00%	13	5	160.00%	\$327,000	\$260,000	25.77%	0.54
Okanogan	0	0	5	5	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	N/A
Whatcom	69	79	89	105	-15.24%	54	75	-28.00%	50	61	-18.03%	\$258,750	\$259,900	-0.44%	1.78
Clark	5	6	13	12	8.33%	4	3	33.33%	5	3	66.67%	\$235,000	\$174,900	34.36%	2.60
Pacific	7	3	25	25	0.00%	5	3	66.67%	9	4	125.00%	\$194,000	\$126,250	53.66%	2.78
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	N/A
Clallam	1	9	4	16	-75.00%	4	4	0.00%	5	0	NA	\$280,000	\$0	0.00%	0.80
Chelan	8	12	37	37	0.00%	9	14	-35.71%	5	5	0.00%	\$299,000	\$275,000	8.73%	7.40
Douglas	1	4	4	4	0.00%	5	3	66.67%	5	2	150.00%	\$262,000	\$360,000	-27.22%	0.80
Others	3	0	4	4	0.00%	1	1	0.00%	2	1	100.00%	\$427,250	\$429,900	-0.62%	2.00
Total	1,349	1,588	2,156	2,030	6.21%	1,206	1,229	-1.87%	1,160	1,164	-0.34%	\$352,750	\$346,000	1.95%	1.86