

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

AUGUST 2020

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2020	New Aug 2019	Ttl Active Aug 2020	Ttl Active Aug 2019	% Change, Ttl Active	Pending Aug 2020	Pending Aug 2019	% Change, Pending	Closed Aug 2020	Closed Aug 2019	% Change, Closed	Median \$, Aug 2020	Median \$, Aug 2019	% Chg, Median Price	Months of Inventory
King	4,628	3,333	4,010	5,472	-26.72%	4,420	3,298	34.02%	3,456	3,152	9.64%	\$680,000	\$615,000	10.57%	1.16
Snohomish	1,766	1,651	1,024	2,181	-53.05%	2,001	1,664	20.25%	1,492	1,486	0.40%	\$534,999	\$470,000	13.83%	0.69
Pierce	1,780	1,763	1,110	2,146	-48.28%	2,094	1,862	12.46%	1,597	1,606	-0.56%	\$425,000	\$369,000	15.18%	0.70
Kitsap	558	466	366	629	-41.81%	664	521	27.45%	452	474	-4.64%	\$435,000	\$394,000	10.41%	0.81
Mason	143	188	105	297	-64.65%	215	170	26.47%	145	123	17.89%	\$312,500	\$266,000	17.48%	0.72
Skagit	265	239	216	476	-54.62%	330	246	34.15%	227	221	2.71%	\$435,000	\$369,990	17.57%	0.95
Grays Harbor	195	206	206	461	-55.31%	262	194	35.05%	180	130	38.46%	\$262,950	\$234,500	12.13%	1.14
Lewis	166	162	162	276	-41.30%	202	175	15.43%	159	104	52.88%	\$319,000	\$267,750	19.14%	1.02
Cowlitz	166	153	132	229	-42.36%	182	172	5.81%	153	142	7.75%	\$318,035	\$282,500	12.58%	0.86
Grant	163	139	161	279	-42.29%	169	120	40.83%	113	109	3.67%	\$257,000	\$225,000	14.22%	1.42
Thurston	558	611	247	606	-59.24%	732	613	19.41%	538	581	-7.40%	\$388,250	\$346,000	12.21%	0.46
San Juan	51	44	138	266	-48.12%	83	40	107.50%	46	32	43.75%	\$790,000	\$550,000	43.64%	3.00
Island	189	214	126	398	-68.34%	239	231	3.46%	195	188	3.72%	\$484,000	\$397,000	21.91%	0.65
Kittitas	101	105	127	249	-49.00%	139	120	15.83%	87	82	6.10%	\$425,000	\$372,450	14.11%	1.46
Jefferson	71	84	99	160	-38.13%	104	61	70.49%	63	66	-4.55%	\$475,750	\$372,000	27.89%	1.57
Okanogan	78	64	149	288	-48.26%	82	57	43.86%	63	45	40.00%	\$275,000	\$250,000	10.00%	2.37
Whatcom	426	488	458	814	-43.73%	553	439	25.97%	424	367	15.53%	\$429,625	\$385,000	11.59%	1.08
Clark	160	110	125	214	-41.59%	170	117	45.30%	84	106	-20.75%	\$415,950	\$371,000	12.12%	1.49
Pacific	69	74	112	228	-50.88%	108	85	27.06%	55	48	14.58%	\$232,000	\$249,000	-6.83%	2.04
Ferry	5	4	32	49	-34.69%	7	10	-30.00%	8	5	60.00%	\$164,500	\$215,000	-23.49%	4.00
Clallam	145	120	151	302	-50.00%	167	138	21.01%	91	123	-26.02%	\$348,000	\$332,900	4.54%	1.66
Chelan	135	149	147	345	-57.39%	155	146	6.16%	113	93	21.51%	\$469,000	\$430,000	9.07%	1.30
Douglas	55	52	60	108	-44.44%	68	74	-8.11%	64	58	10.34%	\$380,200	\$334,450	13.68%	0.94
Others	70	69	128	224	-42.86%	78	49	59.18%	42	51	-17.65%	\$305,000	\$269,000	13.38%	3.05
Total	11,943	10,488	9,591	16,697	-42.56%	13,224	10,602	24.73%	9,847	9,392	4.84%	\$490,000	\$429,925	13.97%	0.97

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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Recaps - Northwest MLS (RESIDENTIAL ONLY)

AUGUST 2020

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2020	New Aug 2019	Ttl Active Aug 2020	Ttl Active Aug 2019	% Change, Ttl Active	Pending Aug 2020	Pending Aug 2019	% Change, Pending	Closed Aug 2020	Closed Aug 2019	% Change, Closed	Median \$, Aug 2020	Median \$, Aug 2019	% Chg, Median Price	Months of Inventory
King	3,504	2,587	2,590	4,194	-38.25%	3,537	2,623	34.85%	2,783	2,531	9.96%	\$742,950	\$670,000	10.89%	0.93
Snohomish	1,448	1,364	799	1,829	-56.31%	1,654	1,396	18.48%	1,213	1,234	-1.70%	\$555,000	\$490,000	13.27%	0.66
Pierce	1,661	1,643	982	2,022	-51.43%	1,953	1,760	10.97%	1,482	1,497	-1.00%	\$433,250	\$374,000	15.84%	0.66
Kitsap	535	440	343	586	-41.47%	631	498	26.71%	430	449	-4.23%	\$435,000	\$396,263	9.78%	0.80
Mason	143	186	105	295	-64.41%	214	170	25.88%	144	121	19.01%	\$311,750	\$265,000	17.64%	0.73
Skagit	259	225	212	455	-53.41%	306	236	29.66%	211	217	-2.76%	\$439,000	\$375,000	17.07%	1.00
Grays Harbor	185	194	182	420	-56.67%	251	185	35.68%	167	122	36.89%	\$263,000	\$242,250	8.57%	1.09
Lewis	164	162	162	276	-41.30%	200	175	14.29%	159	104	52.88%	\$319,000	\$267,750	19.14%	1.02
Cowlitz	164	151	130	228	-42.98%	180	168	7.14%	152	135	12.59%	\$318,117	\$290,000	9.70%	0.86
Grant	156	134	150	258	-41.86%	159	117	35.90%	105	101	3.96%	\$259,000	\$230,000	12.61%	1.43
Thurston	541	592	235	575	-59.13%	708	602	17.61%	521	568	-8.27%	\$390,000	\$348,500	11.91%	0.45
San Juan	46	40	129	254	-49.21%	75	38	97.37%	43	32	34.38%	\$849,000	\$550,000	54.36%	3.00
Island	177	204	120	380	-68.42%	223	222	0.45%	181	174	4.02%	\$490,000	\$413,000	18.64%	0.66
Kittitas	97	102	115	225	-48.89%	128	118	8.47%	85	79	7.59%	\$429,900	\$369,900	16.22%	1.35
Jefferson	64	79	93	153	-39.22%	97	55	76.36%	60	53	13.21%	\$484,450	\$387,000	25.18%	1.55
Okanogan	78	64	148	283	-47.70%	82	57	43.86%	62	45	37.78%	\$272,000	\$250,000	8.80%	2.39
Whatcom	366	419	366	725	-49.52%	469	385	21.82%	365	317	15.14%	\$449,000	\$402,000	11.69%	1.00
Clark	156	105	118	201	-41.29%	165	113	46.02%	80	101	-20.79%	\$420,950	\$378,000	11.36%	1.48
Pacific	64	67	93	203	-54.19%	97	80	21.25%	49	39	25.64%	\$240,000	\$270,000	-11.11%	1.90
Ferry	5	4	32	49	-34.69%	7	10	-30.00%	8	5	60.00%	\$164,500	\$215,000	-23.49%	4.00
Clallam	140	119	147	298	-50.67%	159	134	18.66%	89	118	-24.58%	\$350,000	\$338,750	3.32%	1.65
Chelan	123	141	134	308	-56.49%	135	137	-1.46%	99	88	12.50%	\$496,400	\$437,000	13.59%	1.35
Douglas	51	51	54	104	-48.08%	65	69	-5.80%	60	53	13.21%	\$387,500	\$340,000	13.97%	0.90
Others	69	66	127	220	-42.27%	77	48	60.42%	42	49	-14.29%	\$305,000	\$265,000	15.09%	3.02
Total	10,196	9,139	7,566	14,541	-47.97%	11,572	9,396	23.16%	8,590	8,232	4.35%	\$509,447	\$440,000	15.78%	0.88

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Recaps - Northwest MLS (CONDO ONLY)

AUGUST 2020

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	New Aug 2020	New Aug 2019	Ttl Active Aug 2020	Ttl Active Aug 2019	% Change, Ttl Active	Pending Aug 2020	Pending Aug 2019	% Change, Pending	Closed Aug 2020	Closed Aug 2019	% Change, Closed	Median \$, Aug 2020	Median \$, Aug 2019	% Chg, Median Price	Months of Inventory
King	1,124	746	1,420	1,278	11.11%	883	675	30.81%	673	621	8.37%	\$415,000	\$400,000	3.75%	2.11
Snohomish	318	287	225	352	-36.08%	347	268	29.48%	279	252	10.71%	\$400,000	\$355,000	12.68%	0.81
Pierce	119	120	128	124	3.23%	141	102	38.24%	115	109	5.50%	\$300,000	\$280,000	7.14%	1.11
Kitsap	23	26	23	43	-46.51%	33	23	43.48%	22	25	-12.00%	\$320,000	\$275,000	16.36%	1.05
Mason	0	2	0	2	-100.00%	1	0	0.00%	1	2	-50.00%	\$338,000	\$357,000	-5.32%	0.00
Skagit	6	14	4	21	-80.95%	24	10	140.00%	16	4	300.00%	\$334,000	\$258,250	29.33%	0.25
Grays Harbor	10	12	24	41	-41.46%	11	9	22.22%	13	8	62.50%	\$262,900	\$147,500	78.24%	1.85
Lewis	2	0	0	0	0.00%	2	0	0.00%	0	0	NA	\$0	\$0	0.00%	0.00
Cowlitz	2	2	2	1	100.00%	2	4	-50.00%	1	7	-85.71%	\$150,000	\$128,000	17.19%	2.00
Grant	7	5	11	21	-47.62%	10	3	233.33%	8	8	0.00%	\$222,500	\$118,500	87.76%	1.38
Thurston	17	19	12	31	-61.29%	24	11	118.18%	17	13	30.77%	\$212,000	\$230,000	-7.83%	0.71
San Juan	5	4	9	12	-25.00%	8	2	300.00%	3	0	NA	\$327,000	\$0	0.00%	3.00
Island	12	10	6	18	-66.67%	16	9	77.78%	14	14	0.00%	\$205,000	\$221,499	-7.45%	0.43
Kittitas	4	3	12	24	-50.00%	11	2	450.00%	2	3	-33.33%	\$255,000	\$395,000	-35.44%	6.00
Jefferson	7	5	6	7	-14.29%	7	6	16.67%	3	13	-76.92%	\$349,000	\$327,000	6.73%	2.00
Okanogan	0	0	1	5	-80.00%	0	0	0.00%	1	0	NA	\$455,000	\$0	0.00%	1.00
Whatcom	60	69	92	89	3.37%	84	54	55.56%	59	50	18.00%	\$285,000	\$258,750	10.14%	1.56
Clark	4	5	7	13	-46.15%	5	4	25.00%	4	5	-20.00%	\$281,000	\$235,000	19.57%	1.75
Pacific	5	7	19	25	-24.00%	11	5	120.00%	6	9	-33.33%	\$122,900	\$194,000	-36.65%	3.17
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	0.00
Clallam	5	1	4	4	0.00%	8	4	100.00%	2	5	-60.00%	\$193,500	\$280,000	-30.89%	2.00
Chelan	12	8	13	37	-64.86%	20	9	122.22%	14	5	180.00%	\$376,000	\$299,000	25.75%	0.93
Douglas	4	1	6	4	50.00%	3	5	-40.00%	4	5	-20.00%	\$368,500	\$262,000	40.65%	1.50
Others	1	3	1	4	-75.00%	1	1	0.00%	0	2	-100.00%	\$0	\$427,250	-100.00%	0.00
Total	1,747	1,349	2,025	2,156	-6.08%	1,652	1,206	36.98%	1,257	1,160	8.36%	\$380,000	\$352,750	7.73%	1.61