

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

AUGUST 2022

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2022	New Aug 2021	Ttl active Aug 2022	Ttl active Aug 2021	% Change, Ttl Active	Pending Aug 2022	Pending Aug 2021	% Change, Pending	Closed Aug 2022	Closed Aug 2021	% change, Closed	Median \$, Aug 2022	Median \$, Aug 2021	% Chg, Median Price	Months of Inventory
King	3,198	3,774	4,307	2,268	89.90%	2,919	4,027	-27.51%	2,601	3,680	-29.32%	\$815,000	\$771,750	5.60%	1.66
Snohomish	1,449	1,779	1,901	813	133.83%	1,529	1,910	-19.95%	1,100	1,658	-33.66%	\$700,000	\$667,410	4.88%	1.73
Pierce	1,534	1,871	2,230	1,071	108.22%	1,624	2,029	-19.96%	1,302	1,733	-24.87%	\$550,000	\$505,000	8.91%	1.71
Kitsap	507	513	692	349	98.28%	509	620	-17.90%	461	550	-16.18%	\$547,380	\$498,925	9.71%	1.50
Mason	157	184	272	117	132.48%	147	211	-30.33%	131	155	-15.48%	\$435,000	\$399,000	9.02%	2.08
Skagit	249	224	368	176	109.09%	223	225	-0.89%	180	192	-6.25%	\$515,000	\$516,653	-0.32%	2.04
Grays Harbor	201	239	431	255	69.02%	187	261	-28.35%	150	170	-11.76%	\$327,500	\$331,750	-1.28%	2.87
Lewis	178	164	369	185	99.46%	157	169	-7.10%	102	132	-22.73%	\$399,000	\$375,000	6.40%	3.62
Cowlitz	160	164	241	103	133.98%	163	210	-22.38%	129	145	-11.03%	\$376,000	\$365,000	3.01%	1.87
Grant	116	169	210	161	30.43%	119	147	-19.05%	107	118	-9.32%	\$350,000	\$315,000	11.11%	1.96
Thurston	530	665	657	314	109.24%	544	750	-27.47%	468	635	-26.30%	\$489,995	\$464,000	5.60%	1.40
San Juan	42	41	127	95	33.68%	34	37	-8.11%	22	40	-45.00%	\$940,000	\$790,000	18.99%	5.77
Island	180	217	278	137	102.92%	177	233	-24.03%	192	180	6.67%	\$565,000	\$552,500	2.26%	1.45
Kittitas	106	119	212	138	53.62%	103	113	-8.85%	85	100	-15.00%	\$545,000	\$459,875	18.51%	2.49
Jefferson	94	71	127	63	101.59%	71	89	-20.22%	63	63	0.00%	\$618,500	\$616,500	0.32%	2.02
Okanogan	69	57	195	134	45.52%	41	47	-12.77%	48	41	17.07%	\$357,250	\$300,000	19.08%	4.06
Whatcom	459	435	734	318	130.82%	401	429	-6.53%	332	374	-11.23%	\$577,125	\$548,500	5.22%	2.21
Clark	99	120	160	67	138.81%	86	128	-32.81%	81	109	-25.69%	\$515,000	\$510,000	0.98%	1.98
Pacific	78	85	172	100	72.00%	58	75	-22.67%	50	52	-3.85%	\$287,000	\$337,000	-14.84%	3.44
Ferry	10	13	30	28	7.14%	6	10	-40.00%	8	5	60.00%	\$172,450	\$289,900	-40.51%	3.75
Clallam	113	144	199	124	60.48%	114	141	-19.15%	75	117	-35.90%	\$481,000	\$413,000	16.46%	2.65
Chelan	137	130	294	150	96.00%	119	128	-7.03%	111	105	5.71%	\$571,000	\$530,000	7.74%	2.65
Douglas	54	73	97	49	97.96%	49	60	-18.33%	45	51	-11.76%	\$480,000	\$465,000	3.23%	2.16
Adams	26	15	59	17	247.06%	9	25	-64.00%	16	11	45.45%	\$304,933	\$260,000	17.28%	3.69
Walla Walla	66	97	98	82	19.51%	68	81	-16.05%	58	71	-18.31%	\$425,000	\$395,000	7.59%	1.69
Columbia	9	10	24	16	50.00%	11	7	57.14%	12	11	9.09%	\$267,450	\$250,000	6.98%	2.00
Others	93	64	199	95	109.47%	84	76	10.53%	69	73	-5.48%	\$403,045	\$347,000	16.15%	2.88
Total	9,914	11,437	14,683	7,425	97.75%	9,552	12,238	-21.95%	7,998	10,571	-24.34%	\$600,000	\$579,000	3.63%	1.84

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 2022	New Aug 2021	Ttl active Aug 2022	Ttl active Aug 2021	% Change, Ttl Active	Pending Aug 2022	Pending Aug 2021	% Change, Pending	Closed Aug 2022	Closed Aug 2021	% change, Closed	Median \$, Aug 2022	Median \$, Aug 2021	% Chg, Median Price	Months of Inventory
King	2,466	2,929	3,328	1,485	124.11%	2,270	3,116	-27.15%	2,039	2,873	-29.03%	\$899,999	\$850,000	5.88%	1.63
Snohomish	1,180	1,517	1,625	714	127.59%	1,250	1,610	-22.36%	908	1,363	-33.38%	\$749,999	\$694,900	7.93%	1.79
Pierce	1,418	1,774	2,097	993	111.18%	1,514	1,917	-21.02%	1,221	1,640	-25.55%	\$555,000	\$515,000	7.77%	1.72
Kitsap	478	483	644	315	104.44%	483	587	-17.72%	437	521	-16.12%	\$550,000	\$503,750	9.18%	1.47
Mason	156	184	270	117	130.77%	145	211	-31.28%	129	154	-16.23%	\$435,000	\$398,500	9.16%	2.09
Skagit	237	210	357	171	108.77%	208	216	-3.70%	173	185	-6.49%	\$516,100	\$525,000	-1.70%	2.06
Grays Harbor	191	227	400	239	67.36%	183	252	-27.38%	139	163	-14.72%	\$330,000	\$333,500	-1.05%	2.88
Lewis	178	164	369	184	100.54%	156	169	-7.69%	101	132	-23.48%	\$398,000	\$375,000	6.13%	3.65
Cowlitz	160	163	240	103	133.01%	162	210	-22.86%	127	144	-11.81%	\$381,000	\$365,000	4.38%	1.89
Grant	113	167	205	153	33.99%	118	146	-19.18%	105	115	-8.70%	\$350,000	\$315,000	11.11%	1.95
Thurston	513	645	635	307	106.84%	527	725	-27.31%	460	617	-25.45%	\$493,514	\$465,000	6.13%	1.38
San Juan	42	41	122	89	37.08%	33	35	-5.71%	19	39	-51.28%	\$995,000	\$800,000	24.38%	6.42
Island	171	206	272	137	98.54%	166	215	-22.79%	177	170	4.12%	\$575,000	\$566,250	1.55%	1.54
Kittitas	102	113	197	134	47.01%	98	105	-6.67%	82	98	-16.33%	\$557,500	\$472,000	18.11%	2.40
Jefferson	89	70	121	61	98.36%	63	83	-24.10%	61	59	3.39%	\$620,000	\$634,000	-2.21%	1.98
Okanogan	69	57	192	134	43.28%	40	47	-14.89%	48	41	17.07%	\$357,250	\$300,000	19.08%	4.00
Whatcom	401	377	643	283	127.21%	346	380	-8.95%	295	310	-4.84%	\$600,000	\$569,450	5.36%	2.18
Clark	92	113	149	65	129.23%	77	120	-35.83%	74	101	-26.73%	\$522,500	\$528,000	-1.04%	2.01
Pacific	76	80	166	94	76.60%	56	69	-18.84%	49	45	8.89%	\$289,000	\$340,000	-15.00%	3.39
Ferry	10	13	30	28	7.14%	6	10	-40.00%	8	5	60.00%	\$172,450	\$289,900	-40.51%	3.75
Clallam	112	141	194	117	65.81%	112	139	-19.42%	74	110	-32.73%	\$484,000	\$418,500	15.65%	2.62
Chelan	123	118	275	141	95.04%	108	119	-9.24%	107	95	12.63%	\$575,000	\$550,000	4.55%	2.57
Douglas	52	71	95	48	97.92%	48	57	-15.79%	44	51	-13.73%	\$482,500	\$465,000	3.76%	2.16
Adams	26	15	59	17	247.06%	9	25	-64.00%	16	10	60.00%	\$304,933	\$262,500	16.16%	3.69
Walla Walla	63	97	95	81	17.28%	67	81	-17.28%	56	69	-18.84%	\$429,500	\$381,300	12.64%	1.70
Columbia	9	10	24	16	50.00%	11	7	57.14%	12	11	9.09%	\$267,450	\$250,000	6.98%	2.00
Others	91	62	193	93	107.53%	82	73	12.33%	67	66	1.52%	\$410,000	\$355,000	15.49%	2.88
Total	8,618	10,047	12,997	6,319	105.68%	8,338	10,724	-22.25%	7,028	9,187	-23.50%	\$625,000	\$600,000	4.17%	1.85

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King	732	845	979	783	25.03%	649	911	-28.76%	562	807	-30.36%	\$485,000	\$458,000	5.90%	1.74
Snohomish	269	262	276	99	178.79%	279	300	-7.00%	192	295	-34.92%	\$474,999	\$499,900	-4.98%	1.44
Pierce	116	97	133	78	70.51%	110	112	-1.79%	81	93	-12.90%	\$395,000	\$340,000	16.18%	1.64
Kitsap	29	30	48	34	41.18%	26	33	-21.21%	24	29	-17.24%	\$317,500	\$350,000	-9.29%	2.00
Mason	1	0	2	0	N/A	2	0	N/A	2	1	100.00%	\$627,500	\$486,000	29.12%	1.00
Skagit	12	14	11	5	120.00%	15	9	66.67%	7	7	0.00%	\$360,000	\$392,000	-8.16%	1.57
Grays Harbor	10	12	31	16	93.75%	4	9	-55.56%	11	7	57.14%	\$220,000	\$290,000	-24.14%	2.82
Lewis	0	0	0	1	-100.00%	1	0	N/A	1	0	N/A	\$402,500	\$0	N/A	0.00
Cowlitz	0	1	1	0	N/A	1	0	N/A	2	1	100.00%	\$264,450	\$294,900	-10.33%	0.50
Grant	3	2	5	8	-37.50%	1	1	0.00%	2	3	-33.33%	\$460,000	\$130,000	253.85%	2.50
Thurston	17	20	22	7	214.29%	17	25	-32.00%	8	18	-55.56%	\$346,500	\$312,500	10.88%	2.75
San Juan	0	0	5	6	-16.67%	1	2	-50.00%	3	1	200.00%	\$430,000	\$715,000	-39.86%	1.67
Island	9	11	6	0	N/A	11	18	-38.89%	15	10	50.00%	\$320,000	\$266,000	20.30%	0.40
Kittitas	4	6	15	4	275.00%	5	8	-37.50%	3	2	50.00%	\$275,000	\$240,000	14.58%	5.00
Jefferson	5	1	6	2	200.00%	8	6	33.33%	2	4	-50.00%	\$444,750	\$475,000	-6.37%	3.00
Okanogan	0	0	3	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	58	58	91	35	160.00%	55	49	12.24%	37	64	-42.19%	\$399,000	\$351,000	13.68%	2.46
Clark	7	7	11	2	450.00%	9	8	12.50%	7	8	-12.50%	\$300,000	\$290,000	3.45%	1.57
Pacific	2	5	6	6	0.00%	2	6	-66.67%	1	7	-85.71%	\$199,000	\$269,000	-26.02%	6.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	1	3	5	7	-28.57%	2	2	0.00%	1	7	-85.71%	\$370,000	\$326,500	13.32%	5.00
Chelan	14	12	19	9	111.11%	11	9	22.22%	4	10	-60.00%	\$467,500	\$365,000	28.08%	4.75
Douglas	2	2	2	1	100.00%	1	3	-66.67%	1	0	N/A	\$420,000	\$0	N/A	2.00
Adams	0	0	0	0	N/A	0	0	N/A	0	1	-100.00%	\$0	\$255,000	-100.00%	0.00
Walla Walla	3	0	3	1	200.00%	1	0	N/A	2	2	0.00%	\$212,396	\$517,500	-58.96%	1.50
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	2	6	2	200.00%	2	3	-33.33%	2	7	-71.43%	\$256,000	\$306,000	-16.34%	3.00
Total	1,296	1,390	1,686	1,106	52.44%	1,214	1,514	-19.82%	970	1,384	-29.91%	\$450,000	\$435,625	3.30%	1.74