

**Recaps - Northwest MLS (RESIDENTIAL + CONDO)**

**OCTOBER 2022**

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Oct 2022	New Oct 2021	Ttl active Oct 2022	Ttl active Oct 2021	% Change, Ttl Active	Pending Oct 2022	Pending Oct 2021	% Change, Pending	Closed Oct 2022	Closed Oct 2021	% change, Closed	Median \$, Oct 2022	Median \$, Oct 2021	% Chg, Median Price	Months of Inventory
King	2,587	3,168	4,355	1,952	123.10%	2,140	3,500	-38.86%	2,047	3,436	-40.42%	\$811,000	\$750,000	8.13%	2.13
Snohomish	992	1,251	1,748	549	218.40%	901	1,548	-41.80%	957	1,510	-36.62%	\$700,000	\$664,950	5.27%	1.83
Pierce	1,086	1,606	2,141	1,034	107.06%	1,020	1,813	-43.74%	1,076	1,616	-33.42%	\$525,000	\$510,000	2.94%	1.99
Kitsap	337	496	659	347	89.91%	349	544	-35.85%	333	479	-30.48%	\$510,000	\$505,000	0.99%	1.98
Mason	108	138	255	107	138.32%	125	164	-23.78%	109	145	-24.83%	\$370,000	\$380,000	-2.63%	2.34
Skagit	135	172	341	171	99.42%	138	196	-29.59%	148	189	-21.69%	\$498,000	\$525,000	-5.14%	2.30
Grays Harbor	135	153	389	198	96.46%	119	204	-41.67%	122	181	-32.60%	\$319,250	\$334,950	-4.69%	3.19
Lewis	121	133	332	172	93.02%	118	193	-38.86%	102	134	-23.88%	\$427,000	\$367,500	16.19%	3.25
Cowlitz	116	139	265	127	108.66%	118	165	-28.48%	106	146	-27.40%	\$392,500	\$359,900	9.06%	2.50
Grant	116	106	232	152	52.63%	89	118	-24.58%	86	123	-30.08%	\$370,000	\$325,500	13.67%	2.70
Thurston	364	552	628	294	113.61%	341	663	-48.57%	383	611	-37.32%	\$499,950	\$470,000	6.37%	1.64
San Juan	23	26	117	75	56.00%	18	32	-43.75%	24	35	-31.43%	\$911,000	\$984,775	-7.49%	4.88
Island	135	177	306	103	197.09%	105	206	-49.03%	140	185	-24.32%	\$560,000	\$516,000	8.53%	2.19
Kittitas	77	87	219	111	97.30%	48	97	-50.52%	57	104	-45.19%	\$510,000	\$537,500	-5.12%	3.84
Jefferson	50	57	97	42	130.95%	59	73	-19.18%	49	65	-24.62%	\$600,000	\$612,500	-2.04%	1.98
Okanogan	53	55	169	133	27.07%	39	59	-33.90%	40	51	-21.57%	\$344,500	\$290,000	18.79%	4.23
Whatcom	297	364	679	317	114.20%	253	396	-36.11%	263	367	-28.34%	\$540,000	\$549,000	-1.64%	2.58
Clark	77	80	155	51	203.92%	71	105	-32.38%	57	106	-46.23%	\$500,000	\$487,500	2.56%	2.72
Pacific	57	45	163	87	87.36%	49	74	-33.78%	41	59	-30.51%	\$310,000	\$320,000	-3.13%	3.98
Ferry	2	9	23	27	-14.81%	7	8	-12.50%	5	5	0.00%	\$490,000	\$262,000	87.02%	4.60
Clallam	86	91	192	95	102.11%	74	125	-40.80%	74	95	-22.11%	\$441,000	\$405,000	8.89%	2.59
Chelan	109	108	260	164	58.54%	82	113	-27.43%	88	109	-19.27%	\$594,500	\$505,000	17.72%	2.95
Douglas	47	67	98	67	46.27%	45	60	-25.00%	32	62	-48.39%	\$495,000	\$436,000	13.53%	3.06
Adams	15	16	54	28	92.86%	15	13	15.38%	6	9	-33.33%	\$307,500	\$290,000	6.03%	9.00
Walla Walla	63	65	122	80	52.50%	45	82	-45.12%	53	73	-27.40%	\$420,000	\$380,000	10.53%	2.30
Columbia	15	7	34	19	78.95%	4	9	-55.56%	7	12	-41.67%	\$250,000	\$252,000	-0.79%	4.86
Others	57	51	181	86	110.47%	63	60	5.00%	59	76	-22.37%	\$410,000	\$363,250	12.87%	3.07
<b>Total</b>	<b>7,260</b>	<b>9,219</b>	<b>14,214</b>	<b>6,588</b>	<b>115.76%</b>	<b>6,435</b>	<b>10,620</b>	<b>-39.41%</b>	<b>6,464</b>	<b>9,983</b>	<b>-35.25%</b>	<b>\$595,000</b>	<b>\$575,000</b>	<b>3.48%</b>	<b>2.20</b>

**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.**

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Oct 2022	New Oct 2021	Ttl active Oct 2022	Ttl active Oct 2021	% Change, Ttl Active	Pending Oct 2022	Pending Oct 2021	% Change, Pending	Closed Oct 2022	Closed Oct 2021	% change, Closed	Median \$, Oct 2022	Median \$, Oct 2021	% Chg, Median Price	Months of Inventory
King	1,994	2,445	3,286	1,268	159.15%	1,705	2,736	-37.68%	1,595	2,707	-41.08%	\$903,000	\$824,270	9.55%	2.06
Snohomish	833	1,035	1,502	492	205.28%	754	1,283	-41.23%	788	1,268	-37.85%	\$730,000	\$695,000	5.04%	1.91
Pierce	1,012	1,508	1,997	964	107.16%	966	1,691	-42.87%	1,003	1,530	-34.44%	\$535,000	\$520,000	2.88%	1.99
Kitsap	316	460	621	315	97.14%	329	514	-35.99%	304	454	-33.04%	\$513,250	\$508,250	0.98%	2.04
Mason	107	137	252	107	135.51%	125	163	-23.31%	107	145	-26.21%	\$370,000	\$380,000	-2.63%	2.36
Skagit	124	164	324	168	92.86%	133	187	-28.88%	143	176	-18.75%	\$501,000	\$528,750	-5.25%	2.27
Grays Harbor	132	144	368	186	97.85%	112	193	-41.97%	119	169	-29.59%	\$319,500	\$334,950	-4.61%	3.09
Lewis	121	133	332	172	93.02%	118	193	-38.86%	102	133	-23.31%	\$427,000	\$368,000	16.03%	3.25
Cowlitz	115	136	262	126	107.94%	117	163	-28.22%	105	145	-27.59%	\$395,000	\$359,900	9.75%	2.50
Grant	113	105	225	149	51.01%	88	115	-23.48%	79	121	-34.71%	\$375,000	\$325,500	15.21%	2.85
Thurston	356	546	608	288	111.11%	332	646	-48.61%	372	598	-37.79%	\$500,000	\$474,750	5.32%	1.63
San Juan	22	23	112	65	72.31%	18	32	-43.75%	22	34	-35.29%	\$937,500	\$1,017,387	-7.85%	5.09
Island	122	167	291	99	193.94%	97	196	-50.51%	136	173	-21.39%	\$567,000	\$530,000	6.98%	2.14
Kittitas	75	83	203	109	86.24%	46	87	-47.13%	54	99	-45.45%	\$512,500	\$529,000	-3.12%	3.76
Jefferson	46	53	91	41	121.95%	57	66	-13.64%	44	58	-24.14%	\$600,000	\$641,250	-6.43%	2.07
Okanogan	52	55	165	133	24.06%	39	59	-33.90%	40	51	-21.57%	\$344,500	\$290,000	18.79%	4.13
Whatcom	257	327	601	285	110.88%	219	353	-37.96%	226	319	-29.15%	\$565,000	\$565,000	0.00%	2.66
Clark	69	79	141	50	182.00%	66	104	-36.54%	54	102	-47.06%	\$510,500	\$497,500	2.61%	2.61
Pacific	54	39	158	80	97.50%	44	66	-33.33%	38	58	-34.48%	\$310,000	\$322,450	-3.86%	4.16
Ferry	2	9	23	27	-14.81%	7	8	-12.50%	5	5	0.00%	\$490,000	\$262,000	87.02%	4.60
Clallam	83	87	185	92	101.09%	71	120	-40.83%	70	90	-22.22%	\$441,000	\$410,250	7.50%	2.64
Chelan	96	101	241	157	53.50%	70	106	-33.96%	79	100	-21.00%	\$600,000	\$521,500	15.05%	3.05
Douglas	44	62	93	65	43.08%	44	57	-22.81%	32	60	-46.67%	\$495,000	\$440,100	12.47%	2.91
Adams	15	15	54	27	100.00%	15	13	15.38%	6	9	-33.33%	\$307,500	\$290,000	6.03%	9.00
Walla Walla	62	65	119	79	50.63%	44	82	-46.34%	52	73	-28.77%	\$420,000	\$380,000	10.53%	2.29
Columbia	15	7	34	19	78.95%	4	9	-55.56%	7	12	-41.67%	\$250,000	\$252,000	-0.79%	4.86
Others	57	49	180	84	114.29%	61	59	3.39%	59	74	-20.27%	\$410,000	\$363,250	12.87%	3.05
<b>Total</b>	<b>6,294</b>	<b>8,034</b>	<b>12,468</b>	<b>5,647</b>	<b>120.79%</b>	<b>5,681</b>	<b>9,301</b>	<b>-38.92%</b>	<b>5,641</b>	<b>8,763</b>	<b>-35.63%</b>	<b>\$605,000</b>	<b>\$599,000</b>	<b>1.00%</b>	<b>2.21</b>

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King	593	723	1,069	684	56.29%	435	764	-43.06%	452	729	-38.00%	\$494,975	\$475,000	4.21%	2.37
Snohomish	159	216	246	57	331.58%	147	265	-44.53%	169	242	-30.17%	\$490,000	\$452,500	8.29%	1.46
Pierce	74	98	144	70	105.71%	54	122	-55.74%	73	86	-15.12%	\$369,000	\$352,475	4.69%	1.97
Kitsap	21	36	38	32	18.75%	20	30	-33.33%	29	25	16.00%	\$385,000	\$305,000	26.23%	1.31
Mason	1	1	3	0	N/A	0	1	-100.00%	2	0	N/A	\$501,000	\$0	N/A	1.50
Skagit	11	8	17	3	466.67%	5	9	-44.44%	5	13	-61.54%	\$385,000	\$400,000	-3.75%	3.40
Grays Harbor	3	9	21	12	75.00%	7	11	-36.36%	3	12	-75.00%	\$227,950	\$362,250	-37.07%	7.00
Lewis	0	0	0	0	N/A	0	0	N/A	0	1	-100.00%	\$0	\$325,000	-100.00%	0.00
Cowlitz	1	3	3	1	200.00%	1	2	-50.00%	1	1	0.00%	\$300,000	\$159,000	88.68%	3.00
Grant	3	1	7	3	133.33%	1	3	-66.67%	7	2	250.00%	\$115,000	\$244,000	-52.87%	1.00
Thurston	8	6	20	6	233.33%	9	17	-47.06%	11	13	-15.38%	\$285,000	\$290,000	-1.72%	1.82
San Juan	1	3	5	10	-50.00%	0	0	N/A	2	1	100.00%	\$763,500	\$332,500	129.62%	2.50
Island	13	10	15	4	275.00%	8	10	-20.00%	4	12	-66.67%	\$302,000	\$336,000	-10.12%	3.75
Kittitas	2	4	16	2	700.00%	2	10	-80.00%	3	5	-40.00%	\$485,000	\$546,000	-11.17%	5.33
Jefferson	4	4	6	1	500.00%	2	7	-71.43%	5	7	-28.57%	\$650,000	\$387,500	67.74%	1.20
Okanogan	1	0	4	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	40	37	78	32	143.75%	34	43	-20.93%	37	48	-22.92%	\$380,000	\$355,000	7.04%	2.11
Clark	8	1	14	1	1300.00%	5	1	400.00%	3	4	-25.00%	\$373,000	\$308,000	21.10%	4.67
Pacific	3	6	5	7	-28.57%	5	8	-37.50%	3	1	200.00%	\$45,000	\$90,000	-50.00%	1.67
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	3	4	7	3	133.33%	3	5	-40.00%	4	5	-20.00%	\$478,250	\$340,000	40.66%	1.75
Chelan	13	7	19	7	171.43%	12	7	71.43%	9	9	0.00%	\$475,000	\$350,000	35.71%	2.11
Douglas	3	5	5	2	150.00%	1	3	-66.67%	0	2	-100.00%	\$0	\$293,500	-100.00%	0.00
Adams	0	1	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	1	0	3	1	200.00%	1	0	N/A	1	0	N/A	\$463,000	\$0	N/A	3.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	0	2	1	2	-50.00%	2	1	100.00%	0	2	-100.00%	\$0	\$455,750	-100.00%	0.00
<b>Total</b>	<b>966</b>	<b>1,185</b>	<b>1,746</b>	<b>941</b>	<b>85.55%</b>	<b>754</b>	<b>1,319</b>	<b>-42.84%</b>	<b>823</b>	<b>1,220</b>	<b>-32.54%</b>	<b>\$455,000</b>	<b>\$439,475</b>	<b>3.53%</b>	<b>2.12</b>