

## Recaps - Northwest MLS (RESIDENTIAL + CONDO)

DECEMBER 2022

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2022	New Dec 2021	Ttl active Dec 2022	Ttl active Dec 2021	% Change, Ttl Active	Pending Dec 2022	Pending Dec 2021	% Change, Pending	Closed Dec 2022	Closed Dec 2021	% change, Closed	Median \$, Dec 2022	Median \$, Dec 2021	% Chg, Median Price	Months of Inventory
King	887	1,387	2,529	693	264.94%	1,206	1,724	-30.05%	1,470	2,592	-43.29%	\$735,000	\$749,000	-1.87%	1.72
Snohomish	408	682	1,068	232	360.34%	615	776	-20.75%	703	1,165	-39.66%	\$679,000	\$679,950	-0.14%	1.52
Pierce	505	834	1,525	461	230.80%	716	1,115	-35.78%	717	1,458	-50.82%	\$500,000	\$515,000	-2.91%	2.13
Kitsap	172	242	487	156	212.18%	241	328	-26.52%	273	414	-34.06%	\$495,000	\$499,950	-0.99%	1.78
Mason	46	86	178	77	131.17%	63	115	-45.22%	69	105	-34.29%	\$365,000	\$380,000	-3.95%	2.58
Skagit	85	92	230	91	152.75%	98	112	-12.50%	97	153	-36.60%	\$515,000	\$510,000	0.98%	2.37
Grays Harbor	77	90	303	176	72.16%	84	119	-29.41%	83	145	-42.76%	\$323,000	\$330,000	-2.12%	3.65
Lewis	60	71	227	93	144.09%	71	119	-40.34%	81	129	-37.21%	\$375,000	\$387,500	-3.23%	2.80
Cowlitz	60	78	205	78	162.82%	72	113	-36.28%	60	135	-55.56%	\$380,000	\$365,000	4.11%	3.42
Grant	48	75	174	133	30.83%	58	88	-34.09%	51	92	-44.57%	\$326,700	\$327,450	-0.23%	3.41
Thurston	160	302	472	148	218.92%	214	346	-38.15%	245	477	-48.64%	\$494,500	\$480,000	3.02%	1.93
San Juan	12	20	77	49	57.14%	14	20	-30.00%	14	22	-36.36%	\$517,000	\$823,275	-37.20%	5.50
Island	47	90	203	48	322.92%	74	114	-35.09%	66	164	-59.76%	\$552,500	\$501,000	10.28%	3.08
Kittitas	33	49	165	63	161.90%	27	75	-64.00%	41	99	-58.59%	\$602,000	\$545,000	10.46%	4.02
Jefferson	18	27	73	30	143.33%	21	26	-19.23%	38	39	-2.56%	\$571,750	\$600,000	-4.71%	1.92
Okanogan	21	29	117	89	31.46%	14	45	-68.89%	27	38	-28.95%	\$325,000	\$293,500	10.73%	4.33
Whatcom	127	161	475	171	177.78%	152	209	-27.27%	174	295	-41.02%	\$567,500	\$535,000	6.07%	2.73
Clark	33	44	108	23	369.57%	48	55	-12.73%	69	87	-20.69%	\$450,000	\$460,000	-2.17%	1.57
Pacific	23	27	119	53	124.53%	38	41	-7.32%	27	47	-42.55%	\$302,500	\$335,000	-9.70%	4.41
Ferry	1	2	19	19	0.00%	2	11	-81.82%	1	12	-91.67%	\$220,000	\$245,000	-10.20%	19.00
Clallam	32	58	140	60	133.33%	46	75	-38.67%	61	77	-20.78%	\$430,000	\$484,000	-11.16%	2.30
Chelan	30	48	169	100	69.00%	30	68	-55.88%	60	99	-39.39%	\$565,000	\$524,900	7.64%	2.82
Douglas	13	26	73	36	102.78%	25	37	-32.43%	24	56	-57.14%	\$399,500	\$439,900	-9.18%	3.04
Adams	3	8	49	23	113.04%	7	17	-58.82%	9	12	-25.00%	\$224,000	\$287,127	-21.99%	5.44
Walla Walla	33	36	107	50	114.00%	34	48	-29.17%	24	52	-53.85%	\$334,500	\$398,500	-16.06%	4.46
Columbia	2	1	26	10	160.00%	3	1	200.00%	4	7	-42.86%	\$279,500	\$215,000	30.00%	6.50
Others	44	52	157	78	101.28%	44	53	-16.98%	36	46	-21.74%	\$372,375	\$387,500	-3.90%	4.36
<b>Total</b>	<b>2,980</b>	<b>4,617</b>	<b>9,475</b>	<b>3,240</b>	<b>192.44%</b>	<b>4,017</b>	<b>5,850</b>	<b>-31.33%</b>	<b>4,524</b>	<b>8,017</b>	<b>-43.57%</b>	<b>\$570,000</b>	<b>\$572,900</b>	<b>-0.51%</b>	<b>2.09</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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Recaps - Northwest MLS (RESIDENTIAL ONLY)

DECEMBER 2022

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2022	New Dec 2021	Ttl active Dec 2022	Ttl active Dec 2021	% Change, Ttl Active	Pending Dec 2022	Pending Dec 2021	% Change, Pending	Closed Dec 2022	Closed Dec 2021	% change, Closed	Median \$, Dec 2022	Median \$, Dec 2021	% Chg, Median Price	Months of Inventory
King	701	1,074	1,881	395	376.20%	931	1,263	-26.29%	1,137	1,987	-42.78%	\$825,000	\$810,000	1.85%	1.65
Snohomish	339	558	911	210	333.81%	505	638	-20.85%	594	962	-38.25%	\$700,000	\$700,000	0.00%	1.53
Pierce	468	778	1,423	417	241.25%	669	1,032	-35.17%	682	1,378	-50.51%	\$504,500	\$520,000	-2.98%	2.09
Kitsap	167	224	458	133	244.36%	236	312	-24.36%	265	397	-33.25%	\$497,777	\$500,000	-0.44%	1.73
Mason	44	84	174	77	125.97%	63	112	-43.75%	69	104	-33.65%	\$365,000	\$379,975	-3.94%	2.52
Skagit	82	89	216	87	148.28%	95	109	-12.84%	93	150	-38.00%	\$522,500	\$510,000	2.45%	2.32
Grays Harbor	75	81	288	159	81.13%	81	115	-29.57%	79	135	-41.48%	\$325,000	\$330,000	-1.52%	3.65
Lewis	60	70	227	93	144.09%	71	118	-39.83%	81	128	-36.72%	\$375,000	\$390,000	-3.85%	2.80
Cowlitz	58	78	201	78	157.69%	72	113	-36.28%	59	132	-55.30%	\$380,000	\$367,450	3.42%	3.41
Grant	48	75	171	131	30.53%	57	88	-35.23%	51	90	-43.33%	\$326,700	\$332,450	-1.73%	3.35
Thurston	150	292	450	146	208.22%	206	336	-38.69%	243	467	-47.97%	\$497,500	\$482,000	3.22%	1.85
San Juan	12	16	74	46	60.87%	13	17	-23.53%	12	18	-33.33%	\$622,500	\$843,275	-26.18%	6.17
Island	43	84	190	42	352.38%	67	111	-39.64%	60	153	-60.78%	\$582,500	\$520,000	12.02%	3.17
Kittitas	29	42	153	59	159.32%	26	67	-61.19%	40	95	-57.89%	\$608,500	\$560,000	8.66%	3.83
Jefferson	17	26	70	28	150.00%	19	24	-20.83%	37	36	2.78%	\$575,000	\$605,000	-4.96%	1.89
Okanogan	21	28	115	88	30.68%	14	45	-68.89%	27	38	-28.95%	\$325,000	\$293,500	10.73%	4.26
Whatcom	110	140	420	160	162.50%	135	184	-26.63%	151	259	-41.70%	\$590,000	\$559,950	5.37%	2.78
Clark	30	44	101	19	431.58%	46	54	-14.81%	62	82	-24.39%	\$465,000	\$482,000	-3.53%	1.63
Pacific	21	25	113	51	121.57%	38	36	5.56%	26	45	-42.22%	\$293,250	\$335,000	-12.46%	4.35
Ferry	1	2	19	19	0.00%	2	11	-81.82%	1	12	-91.67%	\$220,000	\$245,000	-10.20%	19.00
Clallam	29	55	136	58	134.48%	44	74	-40.54%	58	73	-20.55%	\$432,500	\$497,000	-12.98%	2.34
Chelan	25	42	154	93	65.59%	27	61	-55.74%	56	95	-41.05%	\$573,500	\$530,000	8.21%	2.75
Douglas	13	25	70	35	100.00%	23	36	-36.11%	24	53	-54.72%	\$399,500	\$441,000	-9.41%	2.92
Adams	3	8	49	22	122.73%	7	17	-58.82%	9	12	-25.00%	\$224,000	\$287,127	-21.99%	5.44
Walla Walla	33	35	107	49	118.37%	34	48	-29.17%	24	52	-53.85%	\$334,500	\$398,500	-16.06%	4.46
Columbia	2	1	26	10	160.00%	3	1	200.00%	4	7	-42.86%	\$279,500	\$215,000	30.00%	6.50
Others	42	48	154	74	108.11%	42	48	-12.50%	35	45	-22.22%	\$369,750	\$395,000	-6.39%	4.40
<b>Total</b>	<b>2,623</b>	<b>4,024</b>	<b>8,351</b>	<b>2,779</b>	<b>200.50%</b>	<b>3,526</b>	<b>5,070</b>	<b>-30.45%</b>	<b>3,979</b>	<b>7,005</b>	<b>-43.20%</b>	<b>\$587,500</b>	<b>\$590,000</b>	<b>-0.42%</b>	<b>2.10</b>

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Dec 2022	New Dec 2021	Ttl active Dec 2022	Ttl active Dec 2021	% Change, Ttl Active	Pending Dec 2022	Pending Dec 2021	% Change, Pending	Closed Dec 2022	Closed Dec 2021	% change, Closed	Median \$, Dec 2022	Median \$, Dec 2021	% Chg, Median Price	Months of Inventory
King	186	313	648	298	117.45%	275	461	-40.35%	333	605	-44.96%	\$465,000	\$460,000	1.09%	1.95
Snohomish	69	124	157	22	613.64%	110	138	-20.29%	109	203	-46.31%	\$469,950	\$500,000	-6.01%	1.44
Pierce	37	56	102	44	131.82%	47	83	-43.37%	35	80	-56.25%	\$335,000	\$359,950	-6.93%	2.91
Kitsap	5	18	29	23	26.09%	5	16	-68.75%	8	17	-52.94%	\$337,500	\$315,000	7.14%	3.63
Mason	2	2	4	0	N/A	0	3	-100.00%	0	1	-100.00%	\$0	\$440,000	-100.00%	0.00
Skagit	3	3	14	4	250.00%	3	3	0.00%	4	3	33.33%	\$346,500	\$405,500	-14.55%	3.50
Grays Harbor	2	9	15	17	-11.76%	3	4	-25.00%	4	10	-60.00%	\$218,000	\$338,855	-35.67%	3.75
Lewis	0	1	0	0	N/A	0	1	-100.00%	0	1	-100.00%	\$0	\$300,000	-100.00%	0.00
Cowlitz	2	0	4	0	N/A	0	0	N/A	1	3	-66.67%	\$370,000	\$170,000	117.65%	4.00
Grant	0	0	3	2	50.00%	1	0	N/A	0	2	-100.00%	\$0	\$235,350	-100.00%	0.00
Thurston	10	10	22	2	1000.00%	8	10	-20.00%	2	10	-80.00%	\$317,500	\$312,500	1.60%	11.00
San Juan	0	4	3	3	0.00%	1	3	-66.67%	2	4	-50.00%	\$346,750	\$642,500	-46.03%	1.50
Island	4	6	13	6	116.67%	7	3	133.33%	6	11	-45.45%	\$305,500	\$333,000	-8.26%	2.17
Kittitas	4	7	12	4	200.00%	1	8	-87.50%	1	4	-75.00%	\$530,000	\$376,500	40.77%	12.00
Jefferson	1	1	3	2	50.00%	2	2	0.00%	1	3	-66.67%	\$341,500	\$455,000	-24.95%	3.00
Okanogan	0	1	2	1	100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	17	21	55	11	400.00%	17	25	-32.00%	23	36	-36.11%	\$339,000	\$359,500	-5.70%	2.39
Clark	3	0	7	4	75.00%	2	1	100.00%	7	5	40.00%	\$359,900	\$305,000	18.00%	1.00
Pacific	2	2	6	2	200.00%	0	5	-100.00%	1	2	-50.00%	\$553,000	\$424,899	30.15%	6.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	3	3	4	2	100.00%	2	1	100.00%	3	4	-25.00%	\$305,000	\$289,950	5.19%	1.33
Chelan	5	6	15	7	114.29%	3	7	-57.14%	4	4	0.00%	\$324,500	\$290,500	11.70%	3.75
Douglas	0	1	3	1	200.00%	2	1	100.00%	0	3	-100.00%	\$0	\$330,000	-100.00%	0.00
Adams	0	0	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	0	1	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	4	3	4	-25.00%	2	5	-60.00%	1	1	0.00%	\$445,000	\$350,000	27.14%	3.00
<b>Total</b>	<b>357</b>	<b>593</b>	<b>1,124</b>	<b>461</b>	<b>143.82%</b>	<b>491</b>	<b>780</b>	<b>-37.05%</b>	<b>545</b>	<b>1,012</b>	<b>-46.15%</b>	<b>\$440,000</b>	<b>\$435,000</b>	<b>1.15%</b>	<b>2.06</b>