

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

MAY 2023

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2023	New May 2022	Ttl Active May 2023	Ttl Active May 2022	% Change, Ttl Active	Pending May 2023	Pending May 2022	% Change, Pending	Closed May 2023	Closed May 2022	% Change, Closed	Median \$, May 2023	Median \$, May 2022	% Change, Median Price	Months of Inventory
King	3,104	4,581	2,702	2,708	-0.22%	2,717	3,606	-24.65%	2,148	3,281	-34.53%	\$816,750	\$880,000	-7.19%	1.26
Snohomish	1,170	1,973	783	1,182	-33.76%	1,112	1,571	-29.22%	894	1,394	-35.87%	\$720,000	\$782,800	-8.02%	0.88
Pierce	1,327	2,018	1,033	1,214	-14.91%	1,331	1,736	-23.33%	944	1,502	-37.15%	\$535,000	\$575,000	-6.96%	1.09
Kitsap	445	593	438	351	24.79%	418	569	-26.54%	337	446	-24.44%	\$549,900	\$550,000	-0.02%	1.30
Mason	179	174	190	152	25.00%	146	142	2.82%	89	115	-22.61%	\$400,000	\$410,000	-2.44%	2.13
Skagit	206	270	229	203	12.81%	168	230	-26.96%	134	178	-24.72%	\$600,000	\$555,500	8.01%	1.71
Grays Harbor	173	240	335	276	21.38%	140	181	-22.65%	114	156	-26.92%	\$370,400	\$350,000	5.83%	2.94
Lewis	121	199	180	190	-5.26%	111	149	-25.50%	96	119	-19.33%	\$391,376	\$406,000	-3.60%	1.88
Cowlitz	128	197	152	157	-3.18%	118	152	-22.37%	90	120	-25.00%	\$420,075	\$400,000	5.02%	1.69
Grant	134	152	223	143	55.94%	120	108	11.11%	89	114	-21.93%	\$330,000	\$385,000	-14.29%	2.51
Thurston	480	646	354	371	-4.58%	458	600	-23.67%	329	475	-30.74%	\$500,000	\$519,933	-3.83%	1.08
San Juan	54	58	126	94	34.04%	24	28	-14.29%	20	17	17.65%	\$878,000	\$985,000	-10.86%	6.30
Island	189	269	206	186	10.75%	161	199	-19.10%	135	145	-6.90%	\$550,000	\$610,000	-9.84%	1.53
Kittitas	148	167	233	152	53.29%	83	105	-20.95%	69	89	-22.47%	\$560,000	\$550,000	1.82%	3.38
Jefferson	97	86	104	82	26.83%	57	61	-6.56%	57	46	23.91%	\$635,000	\$625,000	1.60%	1.82
Okanogan	90	121	166	149	11.41%	50	76	-34.21%	27	39	-30.77%	\$342,500	\$310,000	10.48%	6.15
Whatcom	451	491	550	355	54.93%	337	402	-16.17%	250	341	-26.69%	\$550,000	\$610,000	-9.84%	2.20
Clark	117	130	96	90	6.67%	97	108	-10.19%	82	95	-13.68%	\$514,000	\$550,000	-6.55%	1.17
Pacific	77	79	167	102	63.73%	55	66	-16.67%	36	46	-21.74%	\$345,000	\$352,000	-1.99%	4.64
Ferry	12	12	24	27	-11.11%	9	12	-25.00%	7	7	0.00%	\$210,000	\$175,000	20.00%	3.43
Clallam	136	132	161	113	42.48%	109	115	-5.22%	105	83	26.51%	\$496,670	\$444,950	11.62%	1.53
Chelan	156	180	234	179	30.73%	105	119	-11.76%	80	97	-17.53%	\$540,000	\$570,900	-5.41%	2.93
Douglas	52	78	77	68	13.24%	37	53	-30.19%	35	65	-46.15%	\$475,000	\$425,000	11.76%	2.20
Adams	16	19	44	23	91.30%	15	17	-11.76%	13	10	30.00%	\$255,000	\$390,790	-34.75%	3.38
Walla Walla	77	98	104	85	22.35%	71	82	-13.41%	62	65	-4.62%	\$426,000	\$445,000	-4.27%	1.68
Columbia	4	18	7	24	-70.83%	7	8	-12.50%	10	10	0.00%	\$189,750	\$315,250	-39.81%	0.70
Others	104	94	161	122	31.97%	64	68	-5.88%	58	41	41.46%	\$392,500	\$420,125	-6.58%	2.78
Total	9,247	13,075	9,079	8,798	3.19%	8,120	10,563	-23.13%	6,310	9,096	-30.63%	\$615,000	\$660,000	-6.82%	1.44

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.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

MAY 2023

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	New May 2023	New May 2022	Ttl Active May 2023	Ttl Active May 2022	% Change, Ttl Active	Pending May 2023	Pending May 2022	% Change, Pending	Closed May 2023	Closed May 2022	% Change, Closed	Median \$, May 2023	Median \$, May 2022	% Change, Median Price	Months of Inventory
King	2,400	3,616	1,938	2,073	-6.51%	2,120	2,812	-24.61%	1,661	2,533	-34.43%	\$910,000	\$998,888	-8.90%	1.17
Snohomish	984	1,715	698	1,057	-33.96%	929	1,335	-30.41%	717	1,167	-38.56%	\$780,000	\$815,000	-4.29%	0.97
Pierce	1,247	1,909	958	1,153	-16.91%	1,250	1,637	-23.64%	891	1,422	-37.34%	\$544,990	\$582,000	-6.36%	1.08
Kitsap	420	568	411	326	26.07%	397	549	-27.69%	320	418	-23.44%	\$557,450	\$554,550	0.52%	1.28
Mason	178	172	189	151	25.17%	142	141	0.71%	87	112	-22.32%	\$395,000	\$410,000	-3.66%	2.17
Skagit	196	258	215	193	11.40%	160	222	-27.93%	131	165	-20.61%	\$605,500	\$560,000	8.13%	1.64
Grays Harbor	169	230	313	255	22.75%	134	176	-23.86%	110	149	-26.17%	\$374,900	\$355,000	5.61%	2.85
Lewis	121	199	180	190	-5.26%	111	149	-25.50%	96	119	-19.33%	\$391,376	\$406,000	-3.60%	1.88
Cowlitz	121	195	150	156	-3.85%	111	149	-25.50%	86	119	-27.73%	\$426,000	\$400,000	6.50%	1.74
Grant	133	144	216	140	54.29%	119	101	17.82%	87	111	-21.62%	\$335,000	\$385,000	-12.99%	2.48
Thurston	456	628	321	358	-10.34%	436	585	-25.47%	319	463	-31.10%	\$504,000	\$520,000	-3.08%	1.01
San Juan	52	53	117	85	37.65%	22	27	-18.52%	19	15	26.67%	\$880,000	\$1,060,000	-16.98%	6.16
Island	179	265	192	176	9.09%	154	195	-21.03%	127	140	-9.29%	\$565,000	\$625,000	-9.60%	1.51
Kittitas	141	163	214	147	45.58%	79	101	-21.78%	65	82	-20.73%	\$569,000	\$559,500	1.70%	3.29
Jefferson	92	80	98	78	25.64%	53	59	-10.17%	53	43	23.26%	\$688,000	\$635,000	8.35%	1.85
Okanogan	89	120	161	148	8.78%	50	76	-34.21%	27	39	-30.77%	\$342,500	\$310,000	10.48%	5.96
Whatcom	393	424	486	315	54.29%	282	343	-17.78%	213	292	-27.05%	\$576,000	\$650,000	-11.38%	2.28
Clark	111	121	89	83	7.23%	91	101	-9.90%	78	90	-13.33%	\$516,000	\$562,400	-8.25%	1.14
Pacific	71	79	156	99	57.58%	54	64	-15.63%	32	41	-21.95%	\$332,500	\$360,000	-7.64%	4.88
Ferry	12	12	24	27	-11.11%	9	12	-25.00%	7	7	0.00%	\$210,000	\$175,000	20.00%	3.43
Clallam	123	130	151	111	36.04%	100	114	-12.28%	98	79	24.05%	\$504,975	\$450,000	12.22%	1.54
Chelan	140	162	209	169	23.67%	91	109	-16.51%	71	86	-17.44%	\$550,000	\$595,500	-7.64%	2.94
Douglas	51	76	69	66	4.55%	35	52	-32.69%	32	63	-49.21%	\$482,450	\$424,900	13.54%	2.16
Adams	16	19	44	22	100.00%	15	17	-11.76%	13	10	30.00%	\$255,000	\$390,790	-34.75%	3.38
Walla Walla	74	96	104	83	25.30%	68	80	-15.00%	61	64	-4.69%	\$430,000	\$447,500	-3.91%	1.70
Columbia	4	18	7	24	-70.83%	7	8	-12.50%	10	10	0.00%	\$189,750	\$315,250	-39.81%	0.70
Others	97	93	152	120	26.67%	64	67	-4.48%	54	40	35.00%	\$399,500	\$424,562	-5.90%	2.81
Total	8,070	11,545	7,862	7,805	0.73%	7,083	9,281	-23.68%	5,465	7,879	-30.64%	\$636,000	\$690,000	-7.83%	1.44

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King	704	965	764	635	20.31%	597	794	-24.81%	487	748	-34.89%	\$505,000	\$530,750	-4.85%	1.57
Snohomish	186	258	85	125	-32.00%	183	236	-22.46%	177	227	-22.03%	\$515,000	\$545,000	-5.50%	0.48
Pierce	80	109	75	61	22.95%	81	99	-18.18%	53	80	-33.75%	\$399,000	\$410,000	-2.68%	1.42
Kitsap	25	25	27	25	8.00%	21	20	5.00%	17	28	-39.29%	\$325,000	\$364,500	-10.84%	1.59
Mason	1	2	1	1	0.00%	4	1	300.00%	2	3	-33.33%	\$520,000	\$500,000	4.00%	0.50
Skagit	10	12	14	10	40.00%	8	8	0.00%	3	13	-76.92%	\$338,000	\$400,000	-15.50%	4.67
Grays Harbor	4	10	22	21	4.76%	6	5	20.00%	4	7	-42.86%	\$305,450	\$240,000	27.27%	5.50
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	7	2	2	1	100.00%	7	3	133.33%	4	1	300.00%	\$232,000	\$355,000	-34.65%	0.50
Grant	1	8	7	3	133.33%	1	7	-85.71%	2	3	-33.33%	\$189,500	\$235,000	-19.36%	3.50
Thurston	24	18	33	13	153.85%	22	15	46.67%	10	12	-16.67%	\$342,000	\$327,500	4.43%	3.30
San Juan	2	5	9	9	0.00%	2	1	100.00%	1	2	-50.00%	\$392,500	\$637,500	-38.43%	9.00
Island	10	4	14	10	40.00%	7	4	75.00%	8	5	60.00%	\$322,750	\$325,000	-0.69%	1.75
Kittitas	7	4	19	5	280.00%	4	4	0.00%	4	7	-42.86%	\$539,237	\$490,000	10.05%	4.75
Jefferson	5	6	6	4	50.00%	4	2	100.00%	4	3	33.33%	\$463,188	\$405,000	14.37%	1.50
Okanogan	1	1	5	1	400.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	58	67	64	40	60.00%	55	59	-6.78%	37	49	-24.49%	\$340,000	\$413,800	-17.83%	1.73
Clark	6	9	7	7	0.00%	6	7	-14.29%	4	5	-20.00%	\$299,000	\$315,500	-5.23%	1.75
Pacific	6	0	11	3	266.67%	1	2	-50.00%	4	5	-20.00%	\$462,500	\$220,000	110.23%	2.75
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	13	2	10	2	400.00%	9	1	800.00%	7	4	75.00%	\$353,000	\$326,450	8.13%	1.43
Chelan	16	18	25	10	150.00%	14	10	40.00%	9	11	-18.18%	\$400,000	\$430,000	-6.98%	2.78
Douglas	1	2	8	2	300.00%	2	1	100.00%	3	2	50.00%	\$415,000	\$455,000	-8.79%	2.67
Adams	0	0	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	3	2	0	2	-100.00%	3	2	50.00%	1	1	0.00%	\$265,000	\$407,000	-34.89%	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	7	1	9	2	350.00%	0	1	-100.00%	4	1	300.00%	\$347,250	\$340,000	2.13%	2.25
Total	1,177	1,530	1,217	993	22.56%	1,037	1,282	-19.11%	845	1,217	-30.57%	\$475,000	\$500,000	-5.00%	1.44