

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

JUNE 2023

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jun 2023	New Jun 2022	Ttl Active Jun 2023	Ttl Active Jun 2022	% Change, Ttl Active	Pending Jun 2023	Pending Jun 2022	% Change, Pending	Closed Jun 2023	Closed Jun 2022	% Change, Closed	Median \$, Jun 2023	Median \$, Jun 2022	% Change, Median Price	Months of Inventory
King	3,242	4,955	3,013	4,207	-28.38%	2,610	2,819	-7.41%	2,400	3,143	-23.64%	\$830,000	\$851,000	-2.47%	1.26
Snohomish	1,198	2,085	923	1,831	-49.59%	1,090	1,263	-13.70%	910	1,366	-33.38%	\$749,950	\$750,500	-0.07%	1.01
Pierce	1,410	2,173	1,331	1,954	-31.88%	1,180	1,493	-20.96%	1,035	1,446	-28.42%	\$531,000	\$560,000	-5.18%	1.29
Kitsap	497	702	536	606	-11.55%	418	456	-8.33%	400	475	-15.79%	\$550,666	\$603,025	-8.68%	1.34
Mason	164	226	234	237	-1.27%	123	141	-12.77%	113	117	-3.42%	\$400,000	\$460,000	-13.04%	2.07
Skagit	180	301	233	312	-25.32%	160	185	-13.51%	148	190	-22.11%	\$550,500	\$557,500	-1.26%	1.57
Grays Harbor	184	253	381	366	4.10%	142	174	-18.39%	100	137	-27.01%	\$352,250	\$375,000	-6.07%	3.81
Lewis	145	205	230	291	-20.96%	102	134	-23.88%	84	113	-25.66%	\$415,500	\$450,000	-7.67%	2.74
Cowlitz	129	216	169	202	-16.34%	114	178	-35.96%	96	120	-20.00%	\$392,000	\$379,900	3.19%	1.76
Grant	117	167	241	200	20.50%	92	124	-25.81%	91	103	-11.65%	\$349,990	\$359,000	-2.51%	2.65
Thurston	497	762	439	597	-26.47%	451	569	-20.74%	395	515	-23.30%	\$514,000	\$520,000	-1.15%	1.11
San Juan	47	49	148	111	33.33%	30	28	7.14%	18	25	-28.00%	\$923,000	\$940,000	-1.81%	8.22
Island	206	251	252	259	-2.70%	169	173	-2.31%	135	177	-23.73%	\$575,000	\$560,000	2.68%	1.87
Kittitas	138	158	290	200	45.00%	75	111	-32.43%	62	97	-36.08%	\$529,997	\$520,000	1.92%	4.68
Jefferson	82	90	133	97	37.11%	58	73	-20.55%	52	53	-1.89%	\$592,975	\$729,000	-18.66%	2.56
Okanogan	77	94	183	168	8.93%	57	69	-17.39%	38	80	-52.50%	\$540,000	\$373,750	44.48%	4.82
Whatcom	410	633	597	608	-1.81%	335	332	0.90%	287	353	-18.70%	\$575,000	\$610,000	-5.74%	2.08
Clark	134	121	143	134	6.72%	91	87	4.60%	73	75	-2.67%	\$555,000	\$550,000	0.91%	1.96
Pacific	82	96	186	143	30.07%	60	62	-3.23%	47	54	-12.96%	\$326,500	\$282,000	15.78%	3.96
Ferry	9	11	26	27	-3.70%	6	13	-53.85%	6	7	-14.29%	\$277,500	\$425,000	-34.71%	4.33
Clallam	104	150	161	167	-3.59%	108	107	0.93%	88	107	-17.76%	\$472,475	\$475,000	-0.53%	1.83
Chelan	170	192	289	247	17.00%	106	124	-14.52%	96	101	-4.95%	\$547,500	\$610,000	-10.25%	3.01
Douglas	63	81	79	95	-16.84%	59	55	7.27%	43	38	13.16%	\$488,000	\$509,950	-4.30%	1.84
Adams	22	31	43	36	19.44%	20	19	5.26%	20	21	-4.76%	\$376,250	\$300,000	25.42%	2.15
Walla Walla	60	95	118	107	10.28%	44	72	-38.89%	61	66	-7.58%	\$455,000	\$443,771	2.53%	1.93
Columbia	10	10	19	27	-29.63%	1	7	-85.71%	3	5	-40.00%	\$520,000	\$169,000	207.69%	6.33
Others	104	116	210	176	19.32%	58	69	-15.94%	41	63	-34.92%	\$375,000	\$424,900	-11.74%	5.12
Total	9,481	14,223	10,607	13,405	-20.87%	7,759	8,937	-13.18%	6,842	9,047	-24.37%	\$625,000	\$650,000	-3.85%	1.55

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)

JUNE 2023

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	New Jun 2023	New Jun 2022	Ttl Active Jun 2023	Ttl Active Jun 2022	% Change, Ttl Active	Pending Jun 2023	Pending Jun 2022	% Change, Pending	Closed Jun 2023	Closed Jun 2022	% Change, Closed	Median \$, Jun 2023	Median \$, Jun 2022	% Change, Median Price	Months of Inventory
King	2,491	3,913	2,181	3,256	-33.02%	1,999	2,192	-8.80%	1,860	2,482	-25.06%	\$935,000	\$938,225	-0.34%	1.17
Snohomish	1,033	1,778	820	1,606	-48.94%	925	1,067	-13.31%	756	1,160	-34.83%	\$774,975	\$799,950	-3.12%	1.08
Pierce	1,320	2,033	1,230	1,853	-33.62%	1,113	1,397	-20.33%	974	1,352	-27.96%	\$545,000	\$568,575	-4.15%	1.26
Kitsap	471	667	501	570	-12.11%	399	433	-7.85%	385	451	-14.63%	\$550,000	\$600,000	-8.33%	1.30
Mason	163	223	233	235	-0.85%	123	140	-12.14%	109	116	-6.03%	\$400,000	\$462,500	-13.51%	2.14
Skagit	170	295	218	305	-28.52%	151	177	-14.69%	137	182	-24.73%	\$560,000	\$560,000	0.00%	1.59
Grays Harbor	173	238	352	336	4.76%	137	168	-18.45%	98	133	-26.32%	\$352,250	\$379,000	-7.06%	3.59
Lewis	144	205	229	291	-21.31%	101	134	-24.63%	84	113	-25.66%	\$415,500	\$450,000	-7.67%	2.73
Cowlitz	126	213	164	201	-18.41%	113	176	-35.80%	93	117	-20.51%	\$399,900	\$380,000	5.24%	1.76
Grant	115	162	235	197	19.29%	90	118	-23.73%	91	101	-9.90%	\$349,990	\$360,000	-2.78%	2.58
Thurston	477	746	403	582	-30.76%	437	556	-21.40%	387	500	-22.60%	\$515,000	\$525,000	-1.90%	1.04
San Juan	44	46	141	102	38.24%	25	26	-3.85%	17	23	-26.09%	\$1,096,000	\$960,000	14.17%	8.29
Island	195	236	235	242	-2.89%	163	168	-2.98%	130	173	-24.86%	\$599,500	\$569,000	5.36%	1.81
Kittitas	132	146	270	189	42.86%	70	105	-33.33%	57	92	-38.04%	\$535,000	\$525,000	1.90%	4.74
Jefferson	79	82	126	89	41.57%	54	69	-21.74%	49	51	-3.92%	\$620,000	\$752,550	-17.61%	2.57
Okanogan	76	89	179	166	7.83%	56	69	-18.84%	37	80	-53.75%	\$530,000	\$373,750	41.81%	4.84
Whatcom	344	553	518	545	-4.95%	284	283	0.35%	239	300	-20.33%	\$600,000	\$650,000	-7.69%	2.17
Clark	129	116	135	123	9.76%	86	84	2.38%	68	71	-4.23%	\$560,000	\$550,000	1.82%	1.99
Pacific	76	89	172	136	26.47%	57	58	-1.72%	46	52	-11.54%	\$327,250	\$279,500	17.08%	3.74
Ferry	9	11	26	27	-3.70%	6	13	-53.85%	6	7	-14.29%	\$277,500	\$425,000	-34.71%	4.33
Clallam	98	147	151	164	-7.93%	102	105	-2.86%	81	105	-22.86%	\$499,900	\$480,000	4.15%	1.86
Chelan	161	182	263	231	13.85%	100	117	-14.53%	86	97	-11.34%	\$583,150	\$620,000	-5.94%	3.06
Douglas	57	79	68	94	-27.66%	57	52	9.62%	42	38	10.53%	\$491,500	\$509,950	-3.62%	1.62
Adams	22	31	43	36	19.44%	20	19	5.26%	20	21	-4.76%	\$376,250	\$300,000	25.42%	2.15
Walla Walla	58	93	115	106	8.49%	43	68	-36.76%	60	63	-4.76%	\$456,000	\$445,542	2.35%	1.92
Columbia	10	10	19	27	-29.63%	1	7	-85.71%	3	5	-40.00%	\$520,000	\$169,000	207.69%	6.33
Others	100	111	198	174	13.79%	57	64	-10.94%	41	61	-32.79%	\$375,000	\$420,000	-10.71%	4.83
Total	8,273	12,494	9,225	11,883	-22.37%	6,769	7,865	-13.94%	5,956	7,946	-25.04%	\$647,224	\$675,000	-4.11%	1.55

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jun 2023	New Jun 2022	Ttl Active Jun 2023	Ttl Active Jun 2022	% Change, Ttl Active	Pending Jun 2023	Pending Jun 2022	% Change, Pending	Closed Jun 2023	Closed Jun 2022	% Change, Closed	Median \$, Jun 2023	Median \$, Jun 2022	% Change, Median Price	Months of Inventory
King	751	1,042	832	951	-12.51%	611	627	-2.55%	540	661	-18.31%	\$529,975	\$525,000	0.95%	1.54
Snohomish	165	307	103	225	-54.22%	165	196	-15.82%	154	206	-25.24%	\$506,000	\$500,000	1.20%	0.67
Pierce	90	140	101	101	0.00%	67	96	-30.21%	61	94	-35.11%	\$380,000	\$420,000	-9.52%	1.66
Kitsap	26	35	35	36	-2.78%	19	23	-17.39%	15	24	-37.50%	\$610,000	\$685,000	-10.95%	2.33
Mason	1	3	1	2	-50.00%	0	1	-100.00%	4	1	300.00%	\$394,750	\$318,500	23.94%	0.25
Skagit	10	6	15	7	114.29%	9	8	12.50%	11	8	37.50%	\$350,000	\$455,000	-23.08%	1.36
Grays Harbor	11	15	29	30	-3.33%	5	6	-16.67%	2	4	-50.00%	\$275,000	\$294,500	-6.62%	14.50
Lewis	1	0	1	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	3	5	1	400.00%	1	2	-50.00%	3	3	0.00%	\$285,000	\$335,000	-14.93%	1.67
Grant	2	5	6	3	100.00%	2	6	-66.67%	0	2	-100.00%	\$0	\$220,950	-100.00%	0.00
Thurston	20	16	36	15	140.00%	14	13	7.69%	8	15	-46.67%	\$337,000	\$327,000	3.06%	4.50
San Juan	3	3	7	9	-22.22%	5	2	150.00%	1	2	-50.00%	\$240,000	\$207,500	15.66%	7.00
Island	11	15	17	17	0.00%	6	5	20.00%	5	4	25.00%	\$247,500	\$288,000	-14.06%	3.40
Kittitas	6	12	20	11	81.82%	5	6	-16.67%	5	5	0.00%	\$450,000	\$515,000	-12.62%	4.00
Jefferson	3	8	7	8	-12.50%	4	4	0.00%	3	2	50.00%	\$460,000	\$537,500	-14.42%	2.33
Okanogan	1	5	4	2	100.00%	1	0	N/A	1	0	N/A	\$620,000	\$0	N/A	4.00
Whatcom	66	80	79	63	25.40%	51	49	4.08%	48	53	-9.43%	\$442,500	\$390,000	13.46%	1.65
Clark	5	5	8	11	-27.27%	5	3	66.67%	5	4	25.00%	\$285,000	\$285,000	0.00%	1.60
Pacific	6	7	14	7	100.00%	3	4	-25.00%	1	2	-50.00%	\$185,000	\$317,000	-41.64%	14.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	3	10	3	233.33%	6	2	200.00%	7	2	250.00%	\$392,000	\$388,500	0.90%	1.43
Chelan	9	10	26	16	62.50%	6	7	-14.29%	10	4	150.00%	\$470,500	\$450,000	4.56%	2.60
Douglas	6	2	11	1	1000.00%	2	3	-33.33%	1	0	N/A	\$459,000	\$0	N/A	11.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	2	3	1	200.00%	1	4	-75.00%	1	3	-66.67%	\$217,500	\$285,000	-23.68%	3.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	4	5	12	2	500.00%	1	5	-80.00%	0	2	-100.00%	\$0	\$749,500	-100.00%	0.00
Total	1,208	1,729	1,382	1,522	-9.20%	990	1,072	-7.65%	886	1,101	-19.53%	\$483,500	\$485,000	-0.31%	1.56