

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jul 2023	New Jul 2022	Ttl Active Jul 2023	Ttl Active Jul 2022	% Change, Ttl Active	Pending Jul 2023	Pending Jul 2022	% Change, Pending	Closed Jul 2023	Closed Jul 2022	% Change, Closed	Median \$, Jul 2023	Median \$, Jul 2022	% Change, Median Price	Months of Inventory
King	2,849	4,009	3,184	4,718	-32.51%	2,391	2,705	-11.61%	2,123	2,535	-16.25%	\$805,000	\$810,000	-0.62%	1.50
Snohomish	1,080	1,843	941	2,160	-56.44%	1,072	1,320	-18.79%	879	1,149	-23.50%	\$717,691	\$737,500	-2.69%	1.07
Pierce	1,186	1,807	1,384	2,340	-40.85%	1,155	1,426	-19.00%	975	1,261	-22.68%	\$530,000	\$565,000	-6.19%	1.42
Kitsap	383	564	524	711	-26.30%	407	483	-15.73%	321	391	-17.90%	\$535,225	\$535,000	0.04%	1.63
Mason	147	182	231	282	-18.09%	160	136	17.65%	98	114	-14.04%	\$391,000	\$409,500	-4.52%	2.36
Skagit	181	251	252	353	-28.61%	154	215	-28.37%	133	156	-14.74%	\$539,000	\$549,950	-1.99%	1.89
Grays Harbor	187	226	408	429	-4.90%	154	165	-6.67%	116	116	0.00%	\$351,450	\$361,000	-2.65%	3.52
Lewis	99	182	223	344	-35.17%	109	125	-12.80%	85	91	-6.59%	\$407,000	\$405,000	0.49%	2.62
Cowlitz	133	180	195	237	-17.72%	126	155	-18.71%	91	132	-31.06%	\$410,000	\$391,250	4.79%	2.14
Grant	126	133	275	213	29.11%	93	112	-16.96%	80	100	-20.00%	\$351,000	\$398,250	-11.86%	3.44
Thurston	385	571	443	694	-36.17%	414	502	-17.53%	364	464	-21.55%	\$505,000	\$500,000	1.00%	1.22
San Juan	39	48	146	127	14.96%	35	26	34.62%	22	25	-12.00%	\$862,500	\$1,150,000	-25.00%	6.64
Island	171	229	245	280	-12.50%	177	207	-14.49%	123	128	-3.91%	\$639,000	\$534,950	19.45%	1.99
Kittitas	100	124	315	217	45.16%	73	94	-22.34%	54	84	-35.71%	\$462,250	\$622,475	-25.74%	5.83
Jefferson	64	82	126	106	18.87%	68	70	-2.86%	41	62	-33.87%	\$650,000	\$698,750	-6.98%	3.07
Okanogan	64	70	190	171	11.11%	52	63	-17.46%	46	46	0.00%	\$380,000	\$387,450	-1.92%	4.13
Whatcom	420	568	640	733	-12.69%	354	361	-1.94%	265	286	-7.34%	\$539,000	\$582,500	-7.47%	2.42
Clark	92	103	148	143	3.50%	93	96	-3.13%	70	81	-13.58%	\$546,000	\$530,000	3.02%	2.11
Pacific	74	75	201	160	25.63%	56	59	-5.08%	41	42	-2.38%	\$315,000	\$344,500	-8.56%	4.90
Ferry	6	8	26	31	-16.13%	4	3	33.33%	5	10	-50.00%	\$550,000	\$194,500	182.78%	5.20
Clallam	101	122	159	195	-18.46%	109	110	-0.91%	89	91	-2.20%	\$454,000	\$485,000	-6.39%	1.79
Chelan	114	166	283	280	1.07%	110	122	-9.84%	83	110	-24.55%	\$555,000	\$614,500	-9.68%	3.41
Douglas	42	58	78	97	-19.59%	50	52	-3.85%	33	46	-28.26%	\$470,000	\$455,000	3.30%	2.36
Adams	12	23	35	41	-14.63%	17	19	-10.53%	15	18	-16.67%	\$305,000	\$306,327	-0.43%	2.33
Walla Walla	58	71	115	97	18.56%	58	68	-14.71%	49	55	-10.91%	\$400,000	\$417,000	-4.08%	2.35
Columbia	7	9	20	24	-16.67%	5	13	-61.54%	3	3	0.00%	\$215,000	\$650,000	-66.92%	6.67
Others	85	101	195	198	-1.52%	74	68	8.82%	43	49	-12.24%	\$360,000	\$391,000	-7.93%	4.53
Total	8,205	11,805	10,982	15,381	-28.60%	7,570	8,775	-13.73%	6,247	7,645	-18.29%	\$615,000	\$625,000	-1.60%	1.76

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)

JULY 2023

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	New Jul 2023	New Jul 2022	Ttl Active Jul 2023	Ttl Active Jul 2022	% Change, Ttl Active	Pending Jul 2023	Pending Jul 2022	% Change, Pending	Closed Jul 2023	Closed Jul 2022	% Change, Closed	Median \$, Jul 2023	Median \$, Jul 2022	% Change, Median Price	Months of Inventory
King	2,158	3,153	2,293	3,684	-37.76%	1,826	2,098	-12.96%	1,640	1,952	-15.98%	\$897,500	\$890,000	0.84%	1.40
Snohomish	944	1,524	847	1,858	-54.41%	928	1,090	-14.86%	748	944	-20.76%	\$751,250	\$770,000	-2.44%	1.13
Pierce	1,115	1,688	1,278	2,202	-41.96%	1,084	1,340	-19.10%	916	1,183	-22.57%	\$541,000	\$575,000	-5.91%	1.40
Kitsap	358	531	490	667	-26.54%	384	456	-15.79%	302	369	-18.16%	\$544,975	\$538,000	1.30%	1.62
Mason	145	180	228	279	-18.28%	160	135	18.52%	98	114	-14.04%	\$391,000	\$409,500	-4.52%	2.33
Skagit	173	241	241	341	-29.33%	148	207	-28.50%	126	150	-16.00%	\$545,000	\$557,500	-2.24%	1.91
Grays Harbor	175	215	375	398	-5.78%	149	152	-1.97%	113	111	1.80%	\$355,000	\$367,500	-3.40%	3.32
Lewis	99	181	222	343	-35.28%	109	125	-12.80%	85	91	-6.59%	\$407,000	\$405,000	0.49%	2.61
Cowlitz	130	175	190	235	-19.15%	124	152	-18.42%	89	127	-29.92%	\$419,900	\$400,000	4.98%	2.13
Grant	123	130	266	209	27.27%	93	109	-14.68%	79	95	-16.84%	\$352,000	\$398,500	-11.67%	3.37
Thurston	369	553	423	668	-36.68%	390	496	-21.37%	355	455	-21.98%	\$510,000	\$505,000	0.99%	1.19
San Juan	36	45	138	120	15.00%	32	23	39.13%	20	25	-20.00%	\$930,500	\$1,150,000	-19.09%	6.90
Island	161	222	226	272	-16.91%	169	190	-11.05%	118	125	-5.60%	\$645,000	\$549,000	17.49%	1.92
Kittitas	95	116	291	201	44.78%	72	92	-21.74%	49	81	-39.51%	\$464,500	\$649,995	-28.54%	5.94
Jefferson	63	78	122	98	24.49%	64	68	-5.88%	38	59	-35.59%	\$655,500	\$703,000	-6.76%	3.21
Okanogan	60	68	186	167	11.38%	50	63	-20.63%	46	46	0.00%	\$380,000	\$387,450	-1.92%	4.04
Whatcom	365	497	562	643	-12.60%	297	321	-7.48%	219	245	-10.61%	\$585,000	\$641,800	-8.85%	2.57
Clark	88	95	141	132	6.82%	90	89	1.12%	66	76	-13.16%	\$546,000	\$537,500	1.58%	2.14
Pacific	64	72	184	153	20.26%	52	57	-8.77%	38	40	-5.00%	\$315,000	\$344,500	-8.56%	4.84
Ferry	6	8	26	31	-16.13%	4	3	33.33%	5	10	-50.00%	\$550,000	\$194,500	182.78%	5.20
Clallam	97	118	150	190	-21.05%	104	108	-3.70%	81	89	-8.99%	\$455,750	\$485,000	-6.03%	1.85
Chelan	100	160	258	266	-3.01%	95	116	-18.10%	78	106	-26.42%	\$570,000	\$625,000	-8.80%	3.31
Douglas	39	55	66	96	-31.25%	48	49	-2.04%	31	41	-24.39%	\$470,000	\$460,000	2.17%	2.13
Adams	12	23	35	41	-14.63%	17	19	-10.53%	15	18	-16.67%	\$305,000	\$306,327	-0.43%	2.33
Walla Walla	56	69	112	96	16.67%	56	66	-15.15%	48	52	-7.69%	\$405,000	\$416,000	-2.64%	2.33
Columbia	7	9	20	24	-16.67%	5	13	-61.54%	3	3	0.00%	\$215,000	\$650,000	-66.92%	6.67
Others	83	91	186	190	-2.11%	71	66	7.58%	42	46	-8.70%	\$352,024	\$400,500	-12.10%	4.43
Total	7,121	10,297	9,556	13,604	-29.76%	6,621	7,703	-14.05%	5,448	6,653	-18.11%	\$639,000	\$650,000	-1.69%	1.75

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King	691	856	891	1,034	-13.83%	565	607	-6.92%	483	583	-17.15%	\$510,000	\$490,000	4.08%	1.84
Snohomish	136	319	94	302	-68.87%	144	230	-37.39%	131	205	-36.10%	\$495,000	\$500,000	-1.00%	0.72
Pierce	71	119	106	138	-23.19%	71	86	-17.44%	59	78	-24.36%	\$399,950	\$412,500	-3.04%	1.80
Kitsap	25	33	34	44	-22.73%	23	27	-14.81%	19	22	-13.64%	\$320,000	\$384,750	-16.83%	1.79
Mason	2	2	3	3	0.00%	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Skagit	8	10	11	12	-8.33%	6	8	-25.00%	7	6	16.67%	\$372,000	\$382,500	-2.75%	1.57
Grays Harbor	12	11	33	31	6.45%	5	13	-61.54%	3	5	-40.00%	\$125,000	\$255,000	-50.98%	11.00
Lewis	0	1	1	1	0.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	5	5	2	150.00%	2	3	-33.33%	2	5	-60.00%	\$192,125	\$293,000	-34.43%	2.50
Grant	3	3	9	4	125.00%	0	3	-100.00%	1	5	-80.00%	\$210,000	\$330,050	-36.37%	9.00
Thurston	16	18	20	26	-23.08%	24	6	300.00%	9	9	0.00%	\$294,500	\$334,950	-12.08%	2.22
San Juan	3	3	8	7	14.29%	3	3	0.00%	2	0	N/A	\$449,000	\$0	N/A	4.00
Island	10	7	19	8	137.50%	8	17	-52.94%	5	3	66.67%	\$329,000	\$365,730	-10.04%	3.80
Kittitas	5	8	24	16	50.00%	1	2	-50.00%	5	3	66.67%	\$384,500	\$380,700	1.00%	4.80
Jefferson	1	4	4	8	-50.00%	4	2	100.00%	3	3	0.00%	\$570,000	\$463,000	23.11%	1.33
Okanogan	4	2	4	4	0.00%	2	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	55	71	78	90	-13.33%	57	40	42.50%	46	41	12.20%	\$394,750	\$355,000	11.20%	1.70
Clark	4	8	7	11	-36.36%	3	7	-57.14%	4	5	-20.00%	\$735,000	\$315,000	133.33%	1.75
Pacific	10	3	17	7	142.86%	4	2	100.00%	3	2	50.00%	\$335,000	\$362,000	-7.46%	5.67
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	4	4	9	5	80.00%	5	2	150.00%	8	2	300.00%	\$384,325	\$479,500	-19.85%	1.13
Chelan	14	6	25	14	78.57%	15	6	150.00%	5	4	25.00%	\$455,000	\$345,000	31.88%	5.00
Douglas	3	3	12	1	1100.00%	2	3	-33.33%	2	5	-60.00%	\$462,000	\$225,000	105.33%	6.00
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%	2	2	0.00%	1	3	-66.67%	\$242,000	\$485,000	-50.10%	3.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	10	9	8	12.50%	3	2	50.00%	1	3	-66.67%	\$360,000	\$285,000	26.32%	9.00
Total	1,084	1,508	1,426	1,777	-19.75%	949	1,072	-11.47%	799	992	-19.46%	\$480,000	\$465,000	3.23%	1.78