

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2023	New Aug 2022	Ttl Active Aug 2023	Ttl Active Aug 2022	% Change, Ttl Active	Pending Aug 2023	Pending Aug 2022	% Change, Pending	Closed Aug 2023	Closed Aug 2022	% Change, Closed	Median \$, Aug 2023	Median \$, Aug 2022	% Change, Median Price	Months of Inventory
King	2,684	3,198	3,222	4,307	-25.19%	2,340	2,919	-19.84%	2,160	2,601	-16.96%	\$821,000	\$815,000	0.74%	1.49
Snohomish	1,104	1,449	1,046	1,901	-44.98%	956	1,529	-37.48%	977	1,100	-11.18%	\$700,000	\$700,000	0.00%	1.07
Pierce	1,176	1,534	1,506	2,230	-32.47%	1,104	1,624	-32.02%	1,042	1,302	-19.97%	\$539,425	\$550,000	-1.92%	1.45
Kitsap	427	507	568	692	-17.92%	395	509	-22.40%	352	461	-23.64%	\$558,500	\$547,380	2.03%	1.61
Mason	151	157	234	272	-13.97%	132	147	-10.20%	117	131	-10.69%	\$425,000	\$435,000	-2.30%	2.00
Skagit	177	249	260	368	-29.35%	160	223	-28.25%	139	180	-22.78%	\$590,000	\$515,000	14.56%	1.87
Grays Harbor	160	201	396	431	-8.12%	150	187	-19.79%	133	150	-11.33%	\$349,900	\$327,500	6.84%	2.98
Lewis	130	178	249	369	-32.52%	100	157	-36.31%	85	102	-16.67%	\$400,000	\$399,000	0.25%	2.93
Cowlitz	122	160	196	241	-18.67%	119	163	-26.99%	99	129	-23.26%	\$410,000	\$376,000	9.04%	1.98
Grant	111	116	282	210	34.29%	98	119	-17.65%	81	107	-24.30%	\$334,080	\$350,000	-4.55%	3.48
Thurston	441	530	524	657	-20.24%	391	544	-28.13%	367	468	-21.58%	\$522,000	\$489,995	6.53%	1.43
San Juan	32	42	141	127	11.02%	28	34	-17.65%	29	22	31.82%	\$825,000	\$940,000	-12.23%	4.86
Island	174	180	254	278	-8.63%	148	177	-16.38%	164	192	-14.58%	\$627,500	\$565,000	11.06%	1.55
Kittitas	105	106	311	212	46.70%	97	103	-5.83%	72	85	-15.29%	\$516,250	\$545,000	-5.28%	4.32
Jefferson	63	94	131	127	3.15%	59	71	-16.90%	56	63	-11.11%	\$599,000	\$618,500	-3.15%	2.34
Okanogan	69	69	210	195	7.69%	43	41	4.88%	45	48	-6.25%	\$409,000	\$357,250	14.49%	4.67
Whatcom	407	459	669	734	-8.86%	331	401	-17.46%	325	332	-2.11%	\$550,000	\$577,125	-4.70%	2.06
Clark	93	99	146	160	-8.75%	92	86	6.98%	76	81	-6.17%	\$577,000	\$515,000	12.04%	1.92
Pacific	53	78	175	172	1.74%	72	58	24.14%	58	50	16.00%	\$326,750	\$287,000	13.85%	3.02
Ferry	6	10	24	30	-20.00%	5	6	-16.67%	3	8	-62.50%	\$249,000	\$172,450	44.39%	8.00
Clallam	95	113	176	199	-11.56%	80	114	-29.82%	83	75	10.67%	\$460,000	\$481,000	-4.37%	2.12
Chelan	135	137	318	294	8.16%	111	119	-6.72%	90	111	-18.92%	\$601,225	\$571,000	5.29%	3.53
Douglas	44	54	86	97	-11.34%	37	49	-24.49%	41	45	-8.89%	\$488,000	\$480,000	1.67%	2.10
Adams	18	26	40	59	-32.20%	9	9	0.00%	13	16	-18.75%	\$317,400	\$304,933	4.09%	3.08
Walla Walla	72	66	125	98	27.55%	56	68	-17.65%	55	58	-5.17%	\$408,757	\$425,000	-3.82%	2.27
Columbia	7	9	17	24	-29.17%	9	11	-18.18%	3	12	-75.00%	\$248,500	\$267,450	-7.09%	5.67
Others	96	93	219	199	10.05%	67	84	-20.24%	69	69	0.00%	\$406,500	\$403,045	0.86%	3.17
Total	8,152	9,914	11,525	14,683	-21.51%	7,189	9,552	-24.74%	6,734	7,998	-15.80%	\$615,000	\$600,000	2.50%	1.71

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)

AUGUST 2023

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	New Aug 2023	New Aug 2022	Ttl Active Aug 2023	Ttl Active Aug 2022	% Change, Ttl Active	Pending Aug 2023	Pending Aug 2022	% Change, Pending	Closed Aug 2023	Closed Aug 2022	% Change, Closed	Median \$, Aug 2023	Median \$, Aug 2022	% Change, Median Price	Months of Inventory
King	1,998	2,466	2,311	3,328	-30.56%	1,734	2,270	-23.61%	1,656	2,039	-18.78%	\$906,250	\$899,999	0.69%	1.40
Snohomish	940	1,180	914	1,625	-43.75%	813	1,250	-34.96%	837	908	-7.82%	\$730,563	\$749,999	-2.59%	1.09
Pierce	1,091	1,418	1,400	2,097	-33.24%	1,029	1,514	-32.03%	979	1,221	-19.82%	\$549,950	\$555,000	-0.91%	1.43
Kitsap	406	478	534	644	-17.08%	374	483	-22.57%	336	437	-23.11%	\$564,947	\$550,000	2.72%	1.59
Mason	150	156	233	270	-13.70%	129	145	-11.03%	117	129	-9.30%	\$425,000	\$435,000	-2.30%	1.99
Skagit	164	237	251	357	-29.69%	147	208	-29.33%	134	173	-22.54%	\$599,975	\$516,100	16.25%	1.87
Grays Harbor	155	191	367	400	-8.25%	144	183	-21.31%	128	139	-7.91%	\$349,999	\$330,000	6.06%	2.87
Lewis	130	178	249	369	-32.52%	99	156	-36.54%	85	101	-15.84%	\$400,000	\$398,000	0.50%	2.93
Cowlitz	119	160	190	240	-20.83%	117	162	-27.78%	97	127	-23.62%	\$413,000	\$381,000	8.40%	1.96
Grant	109	113	273	205	33.17%	96	118	-18.64%	79	105	-24.76%	\$335,000	\$350,000	-4.29%	3.46
Thurston	429	513	500	635	-21.26%	377	527	-28.46%	353	460	-23.26%	\$529,950	\$493,514	7.38%	1.42
San Juan	32	42	134	122	9.84%	27	33	-18.18%	26	19	36.84%	\$880,000	\$995,000	-11.56%	5.15
Island	164	171	236	272	-13.24%	137	166	-17.47%	154	177	-12.99%	\$641,000	\$575,000	11.48%	1.53
Kittitas	98	102	283	197	43.65%	94	98	-4.08%	70	82	-14.63%	\$524,997	\$557,500	-5.83%	4.04
Jefferson	56	89	123	121	1.65%	53	63	-15.87%	53	61	-13.11%	\$640,000	\$620,000	3.23%	2.32
Okanogan	60	69	202	192	5.21%	37	40	-7.50%	43	48	-10.42%	\$406,500	\$357,250	13.79%	4.70
Whatcom	346	401	578	643	-10.11%	285	346	-17.63%	272	295	-7.80%	\$601,500	\$600,000	0.25%	2.13
Clark	88	92	135	149	-9.40%	91	77	18.18%	73	74	-1.35%	\$575,000	\$522,500	10.05%	1.85
Pacific	52	76	161	166	-3.01%	69	56	23.21%	53	49	8.16%	\$330,000	\$289,000	14.19%	3.04
Ferry	6	10	24	30	-20.00%	5	6	-16.67%	3	8	-62.50%	\$249,000	\$172,450	44.39%	8.00
Clallam	89	112	165	194	-14.95%	76	112	-32.14%	80	74	8.11%	\$460,000	\$484,000	-4.96%	2.06
Chelan	126	123	290	275	5.45%	106	108	-1.85%	78	107	-27.10%	\$618,500	\$575,000	7.57%	3.72
Douglas	43	52	76	95	-20.00%	35	48	-27.08%	37	44	-15.91%	\$490,000	\$482,500	1.55%	2.05
Adams	18	26	40	59	-32.20%	9	9	0.00%	13	16	-18.75%	\$317,400	\$304,933	4.09%	3.08
Walla Walla	67	63	119	95	25.26%	55	67	-17.91%	53	56	-5.36%	\$399,915	\$429,500	-6.89%	2.25
Columbia	7	9	17	24	-29.17%	9	11	-18.18%	3	12	-75.00%	\$248,500	\$267,450	-7.09%	5.67
Others	91	91	210	193	8.81%	65	82	-20.73%	66	67	-1.49%	\$408,250	\$410,000	-0.43%	3.18
Total	7,034	8,618	10,015	12,997	-22.94%	6,212	8,338	-25.50%	5,878	7,028	-16.36%	\$635,000	\$625,000	1.60%	1.70

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King	686	732	911	979	-6.95%	606	649	-6.63%	504	562	-10.32%	\$525,000	\$485,000	8.25%	1.81
Snohomish	164	269	132	276	-52.17%	143	279	-48.75%	140	192	-27.08%	\$475,000	\$474,999	0.00%	0.94
Pierce	85	116	106	133	-20.30%	75	110	-31.82%	63	81	-22.22%	\$385,000	\$395,000	-2.53%	1.68
Kitsap	21	29	34	48	-29.17%	21	26	-19.23%	16	24	-33.33%	\$398,950	\$317,500	25.65%	2.13
Mason	1	1	1	2	-50.00%	3	2	50.00%	0	2	-100.00%	\$0	\$627,500	-100.00%	0.00
Skagit	13	12	9	11	-18.18%	13	15	-13.33%	5	7	-28.57%	\$417,000	\$360,000	15.83%	1.80
Grays Harbor	5	10	29	31	-6.45%	6	4	50.00%	5	11	-54.55%	\$327,500	\$220,000	48.86%	5.80
Lewis	0	0	0	0	N/A	1	1	0.00%	0	1	-100.00%	\$0	\$402,500	-100.00%	0.00
Cowlitz	3	0	6	1	500.00%	2	1	100.00%	2	2	0.00%	\$288,950	\$264,450	9.26%	3.00
Grant	2	3	9	5	80.00%	2	1	100.00%	2	2	0.00%	\$197,000	\$460,000	-57.17%	4.50
Thurston	12	17	24	22	9.09%	14	17	-17.65%	14	8	75.00%	\$337,475	\$346,500	-2.60%	1.71
San Juan	0	0	7	5	40.00%	1	1	0.00%	3	3	0.00%	\$479,000	\$430,000	11.40%	2.33
Island	10	9	18	6	200.00%	11	11	0.00%	10	15	-33.33%	\$284,700	\$320,000	-11.03%	1.80
Kittitas	7	4	28	15	86.67%	3	5	-40.00%	2	3	-33.33%	\$372,500	\$275,000	35.45%	14.00
Jefferson	7	5	8	6	33.33%	6	8	-25.00%	3	2	50.00%	\$372,500	\$444,750	-16.25%	2.67
Okanogan	9	0	8	3	166.67%	6	1	500.00%	2	0	N/A	\$569,975	\$0	N/A	4.00
Whatcom	61	58	91	91	0.00%	46	55	-16.36%	53	37	43.24%	\$407,500	\$399,000	2.13%	1.72
Clark	5	7	11	11	0.00%	1	9	-88.89%	3	7	-57.14%	\$684,000	\$300,000	128.00%	3.67
Pacific	1	2	14	6	133.33%	3	2	50.00%	5	1	400.00%	\$323,500	\$199,000	62.56%	2.80
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	1	11	5	120.00%	4	2	100.00%	3	1	200.00%	\$415,000	\$370,000	12.16%	3.67
Chelan	9	14	28	19	47.37%	5	11	-54.55%	12	4	200.00%	\$494,750	\$467,500	5.83%	2.33
Douglas	1	2	10	2	400.00%	2	1	100.00%	4	1	300.00%	\$421,500	\$420,000	0.36%	2.50
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	5	3	6	3	100.00%	1	1	0.00%	2	2	0.00%	\$641,500	\$212,396	202.03%	3.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	5	2	9	6	50.00%	2	2	0.00%	3	2	50.00%	\$360,000	\$256,000	40.63%	3.00
Total	1,118	1,296	1,510	1,686	-10.44%	977	1,214	-19.52%	856	970	-11.75%	\$465,000	\$450,000	3.33%	1.76