

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

FEBRUARY 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Feb 2024	New Feb 2023	Ttl Active Feb 2024	Ttl Active Feb 2023	% Change, Ttl Active	Pending Feb 2024	Pending Feb 2023	% Change, Pending	Closed Feb 2024	Closed Feb 2023	% Change, Closed	Median \$, Feb 2024	Median \$, Feb 2023	% Change, Median Price	Months of Inventory
King	2,492	1,866	2,136	2,064	3.49%	2,061	1,986	3.78%	1,450	1,448	0.14%	\$820,000	\$726,700	12.84%	1.47
Snohomish	931	728	573	662	-13.44%	864	967	-10.65%	648	652	-0.61%	\$715,000	\$664,975	7.52%	0.88
Pierce	1,003	880	1,081	1,013	6.71%	993	1,126	-11.81%	674	738	-8.67%	\$536,975	\$519,997	3.27%	1.60
Kitsap	309	243	393	357	10.08%	329	323	1.86%	211	229	-7.86%	\$519,000	\$499,950	3.81%	1.86
Mason	92	69	151	125	20.80%	85	90	-5.56%	65	62	4.84%	\$387,500	\$382,200	1.39%	2.32
Skagit	116	98	165	168	-1.79%	104	132	-21.21%	78	86	-9.30%	\$541,500	\$493,500	9.73%	2.12
Grays Harbor	112	114	263	271	-2.95%	122	138	-11.59%	80	81	-1.23%	\$350,000	\$297,000	17.85%	3.29
Lewis	82	87	219	173	26.59%	69	103	-33.01%	61	64	-4.69%	\$399,900	\$382,500	4.55%	3.59
Cowlitz	85	74	166	158	5.06%	84	96	-12.50%	71	80	-11.25%	\$375,000	\$381,000	-1.57%	2.34
Grant	90	54	203	167	21.56%	83	86	-3.49%	43	49	-12.24%	\$300,425	\$325,485	-7.70%	4.72
Thurston	323	233	372	316	17.72%	310	345	-10.14%	218	225	-3.11%	\$495,000	\$475,000	4.21%	1.71
San Juan	26	8	76	58	31.03%	13	17	-23.53%	9	13	-30.77%	\$671,000	\$700,000	-4.14%	8.44
Island	115	104	169	152	11.18%	98	110	-10.91%	70	82	-14.63%	\$483,142	\$527,500	-8.41%	2.41
Kittitas	56	53	133	142	-6.34%	63	47	34.04%	40	35	14.29%	\$441,965	\$444,995	-0.68%	3.33
Jefferson	39	30	71	65	9.23%	39	40	-2.50%	29	17	70.59%	\$655,000	\$560,000	16.96%	2.45
Okanogan	30	18	115	105	9.52%	23	17	35.29%	20	15	33.33%	\$451,000	\$199,000	126.63%	5.75
Whatcom	237	231	359	414	-13.29%	203	235	-13.62%	158	147	7.48%	\$550,000	\$547,000	0.55%	2.27
Clark	54	46	88	73	20.55%	71	68	4.41%	47	44	6.82%	\$505,000	\$432,500	16.76%	1.87
Pacific	31	51	125	111	12.61%	35	48	-27.08%	20	20	0.00%	\$236,025	\$295,000	-19.99%	6.25
Ferry	5	5	19	17	11.76%	3	4	-25.00%	1	2	-50.00%	\$575,000	\$136,000	322.79%	19.00
Clallam	63	60	99	117	-15.38%	73	67	8.96%	46	44	4.55%	\$526,000	\$440,000	19.55%	2.15
Chelan	61	51	136	160	-15.00%	58	47	23.40%	39	32	21.88%	\$499,000	\$485,000	2.89%	3.49
Douglas	35	23	67	64	4.69%	31	24	29.17%	22	24	-8.33%	\$538,750	\$416,500	29.35%	3.05
Adams	10	14	24	46	-47.83%	16	12	33.33%	8	6	33.33%	\$346,650	\$251,000	38.11%	3.00
Walla Walla	50	43	108	85	27.06%	55	51	7.84%	27	24	12.50%	\$450,000	\$384,500	17.04%	4.00
Columbia	1	5	17	21	-19.05%	9	8	12.50%	4	5	-20.00%	\$174,500	\$197,000	-11.42%	4.25
Others	65	43	167	130	28.46%	51	43	18.60%	50	34	47.06%	\$355,500	\$335,000	6.12%	3.34
Total	6,513	5,231	7,495	7,234	3.61%	5,945	6,230	-4.57%	4,189	4,258	-1.62%	\$608,111	\$575,000	5.76%	1.79

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page
 Months of Inventory calculated using Total Active divided by Total Sold for current month.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

FEBRUARY 2024

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	New Feb 2024	New Feb 2023	Ttl Active Feb 2024	Ttl Active Feb 2023	% Change, Ttl Active	Pending Feb 2024	Pending Feb 2023	% Change, Pending	Closed Feb 2024	Closed Feb 2023	% Change, Closed	Median \$, Feb 2024	Median \$, Feb 2023	% Change, Median Price	Months of Inventory
King	1,845	1,404	1,413	1,488	-5.04%	1,557	1,514	2.84%	1,064	1,111	-4.23%	\$914,500	\$800,000	14.31%	1.33
Snohomish	760	609	455	582	-21.82%	723	806	-10.30%	551	538	2.42%	\$750,990	\$690,560	8.75%	0.83
Pierce	917	816	969	921	5.21%	913	1,063	-14.11%	625	690	-9.42%	\$550,000	\$529,900	3.79%	1.55
Kitsap	290	231	367	335	9.55%	311	311	0.00%	199	217	-8.29%	\$519,500	\$499,995	3.90%	1.84
Mason	92	68	150	123	21.95%	85	89	-4.49%	65	62	4.84%	\$387,500	\$382,200	1.39%	2.31
Skagit	110	92	159	154	3.25%	98	121	-19.01%	69	81	-14.81%	\$550,000	\$487,000	12.94%	2.30
Grays Harbor	106	107	247	253	-2.37%	118	135	-12.59%	78	75	4.00%	\$350,000	\$299,950	16.69%	3.17
Lewis	82	87	219	173	26.59%	69	103	-33.01%	61	64	-4.69%	\$399,900	\$382,500	4.55%	3.59
Cowlitz	83	74	158	154	2.60%	80	96	-16.67%	70	79	-11.39%	\$375,000	\$382,000	-1.83%	2.26
Grant	88	52	200	163	22.70%	82	82	0.00%	42	49	-14.29%	\$301,712	\$325,485	-7.30%	4.76
Thurston	302	221	342	296	15.54%	295	337	-12.46%	204	215	-5.12%	\$499,900	\$489,000	2.23%	1.68
San Juan	25	7	69	55	25.45%	12	16	-25.00%	8	11	-27.27%	\$735,500	\$745,000	-1.28%	8.63
Island	105	100	161	142	13.38%	89	108	-17.59%	56	74	-24.32%	\$520,000	\$540,000	-3.70%	2.88
Kittitas	54	50	117	121	-3.31%	58	45	28.89%	39	35	11.43%	\$447,530	\$444,995	0.57%	3.00
Jefferson	35	29	68	60	13.33%	36	37	-2.70%	27	14	92.86%	\$655,000	\$596,050	9.89%	2.52
Okanogan	30	18	109	103	5.83%	23	17	35.29%	20	15	33.33%	\$451,000	\$199,000	126.63%	5.45
Whatcom	204	195	302	351	-13.96%	163	201	-18.91%	127	123	3.25%	\$599,900	\$586,500	2.28%	2.38
Clark	48	45	78	66	18.18%	56	67	-16.42%	41	41	0.00%	\$525,000	\$440,000	19.32%	1.90
Pacific	30	49	111	108	2.78%	35	45	-22.22%	20	19	5.26%	\$236,025	\$299,000	-21.06%	5.55
Ferry	5	5	19	17	11.76%	3	4	-25.00%	1	2	-50.00%	\$575,000	\$136,000	322.79%	19.00
Clallam	59	52	95	106	-10.38%	71	58	22.41%	44	43	2.33%	\$526,000	\$450,000	16.89%	2.16
Chelan	55	40	119	142	-16.20%	54	39	38.46%	35	26	34.62%	\$500,000	\$525,000	-4.76%	3.40
Douglas	35	20	65	58	12.07%	29	24	20.83%	20	24	-16.67%	\$538,750	\$416,500	29.35%	3.25
Adams	10	14	24	46	-47.83%	16	12	33.33%	8	6	33.33%	\$346,650	\$251,000	38.11%	3.00
Walla Walla	48	42	99	84	17.86%	54	51	5.88%	26	24	8.33%	\$462,500	\$384,500	20.29%	3.81
Columbia	1	5	17	21	-19.05%	9	8	12.50%	4	5	-20.00%	\$174,500	\$197,000	-11.42%	4.25
Others	60	42	159	126	26.19%	50	42	19.05%	49	32	53.13%	\$348,000	\$335,000	3.88%	3.24
Total	5,479	4,474	6,291	6,248	0.69%	5,089	5,431	-6.30%	3,553	3,675	-3.32%	\$634,900	\$595,000	6.71%	1.77

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FEBRUARY 2024

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King	647	462	723	576	25.52%	504	472	6.78%	386	337	14.54%	\$550,000	\$468,500	17.40%	1.87
Snohomish	171	119	118	80	47.50%	141	161	-12.42%	97	114	-14.91%	\$500,000	\$437,725	14.23%	1.22
Pierce	86	64	112	92	21.74%	80	63	26.98%	49	48	2.08%	\$419,950	\$355,300	18.20%	2.29
Kitsap	19	12	26	22	18.18%	18	12	50.00%	12	12	0.00%	\$293,062	\$286,249	2.38%	2.17
Mason	0	1	1	2	-50.00%	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Skagit	6	6	6	14	-57.14%	6	11	-45.45%	9	5	80.00%	\$354,800	\$525,000	-32.42%	0.67
Grays Harbor	6	7	16	18	-11.11%	4	3	33.33%	2	6	-66.67%	\$337,500	\$198,500	70.03%	8.00
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	2	0	8	4	100.00%	4	0	N/A	1	1	0.00%	\$400,000	\$379,000	5.54%	8.00
Grant	2	2	3	4	-25.00%	1	4	-75.00%	1	0	N/A	\$150,000	\$0	N/A	3.00
Thurston	21	12	30	20	50.00%	15	8	87.50%	14	10	40.00%	\$401,950	\$302,500	32.88%	2.14
San Juan	1	1	7	3	133.33%	1	1	0.00%	1	2	-50.00%	\$534,500	\$465,000	14.95%	7.00
Island	10	4	8	10	-20.00%	9	2	350.00%	14	8	75.00%	\$349,500	\$357,875	-2.34%	0.57
Kittitas	2	3	16	21	-23.81%	5	2	150.00%	1	0	N/A	\$335,000	\$0	N/A	16.00
Jefferson	4	1	3	5	-40.00%	3	3	0.00%	2	3	-33.33%	\$591,500	\$298,000	98.49%	1.50
Okanogan	0	0	6	2	200.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	33	36	57	63	-9.52%	40	34	17.65%	31	24	29.17%	\$431,000	\$325,000	32.62%	1.84
Clark	6	1	10	7	42.86%	15	1	1400.00%	6	3	100.00%	\$297,450	\$331,000	-10.14%	1.67
Pacific	1	2	14	3	366.67%	0	3	-100.00%	0	1	-100.00%	\$0	\$172,500	-100.00%	0.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	4	8	4	11	-63.64%	2	9	-77.78%	2	1	100.00%	\$492,500	\$248,000	98.59%	2.00
Chelan	6	11	17	18	-5.56%	4	8	-50.00%	4	6	-33.33%	\$443,700	\$397,500	11.62%	4.25
Douglas	0	3	2	6	-66.67%	2	0	N/A	2	0	N/A	\$500,000	\$0	N/A	1.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	1	9	1	800.00%	1	0	N/A	1	0	N/A	\$245,000	\$0	N/A	9.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	5	1	8	4	100.00%	1	1	0.00%	1	2	-50.00%	\$376,000	\$387,500	-2.97%	8.00
Total	1,034	757	1,204	986	22.11%	856	799	7.13%	636	583	9.09%	\$496,500	\$430,000	15.47%	1.89