

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

JUNE 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jun 2024	New Jun 2023	Ttl Active Jun 2024	Ttl Active Jun 2023	% Change, Ttl Active	Pending Jun 2024	Pending Jun 2023	% Change, Pending	Closed Jun 2024	Closed Jun 2023	% Change, Closed	Median \$, Jun 2024	Median \$, Jun 2023	% Change, Median Price	Months of Inventory
King	3,581	3,242	4,318	3,013	43.31%	2,596	2,610	-0.54%	2,228	2,400	-7.17%	\$875,000	\$830,000	5.42%	1.94
Snohomish	1,353	1,198	1,350	923	46.26%	1,060	1,090	-2.75%	986	910	8.35%	\$789,497	\$749,950	5.27%	1.37
Pierce	1,473	1,410	1,971	1,331	48.08%	1,145	1,180	-2.97%	986	1,035	-4.73%	\$550,000	\$531,000	3.58%	2.00
Kitsap	463	497	664	536	23.88%	417	418	-0.24%	415	400	3.75%	\$571,927	\$550,666	3.86%	1.60
Mason	166	164	297	234	26.92%	130	123	5.69%	95	113	-15.93%	\$430,000	\$400,000	7.50%	3.13
Skagit	186	180	329	233	41.20%	192	160	20.00%	124	148	-16.22%	\$590,000	\$550,500	7.18%	2.65
Grays Harbor	199	184	471	381	23.62%	129	142	-9.15%	94	100	-6.00%	\$345,000	\$352,250	-2.06%	5.01
Lewis	146	145	334	230	45.22%	110	102	7.84%	74	84	-11.90%	\$428,020	\$415,500	3.01%	4.51
Cowlitz	149	129	227	169	34.32%	124	114	8.77%	100	96	4.17%	\$423,500	\$392,000	8.04%	2.27
Grant	123	117	289	241	19.92%	106	92	15.22%	95	91	4.40%	\$372,450	\$349,990	6.42%	3.04
Thurston	435	497	577	439	31.44%	421	451	-6.65%	372	395	-5.82%	\$515,000	\$514,000	0.19%	1.55
San Juan	48	47	158	148	6.76%	19	30	-36.67%	19	18	5.56%	\$950,000	\$923,000	2.93%	8.32
Island	192	206	337	252	33.73%	137	169	-18.93%	132	135	-2.22%	\$622,475	\$575,000	8.26%	2.55
Kittitas	145	138	350	290	20.69%	106	75	41.33%	97	62	56.45%	\$529,995	\$529,997	0.00%	3.61
Jefferson	87	82	143	133	7.52%	58	58	0.00%	39	52	-25.00%	\$635,000	\$592,975	7.09%	3.67
Okanogan	74	77	215	183	17.49%	60	57	5.26%	47	38	23.68%	\$379,000	\$540,000	-29.81%	4.57
Whatcom	418	410	661	597	10.72%	314	335	-6.27%	254	287	-11.50%	\$599,499	\$575,000	4.26%	2.60
Clark	114	134	210	143	46.85%	93	91	2.20%	93	73	27.40%	\$523,500	\$555,000	-5.68%	2.26
Pacific	92	82	250	186	34.41%	40	60	-33.33%	36	47	-23.40%	\$322,500	\$326,500	-1.23%	6.94
Ferry	5	9	29	26	11.54%	2	6	-66.67%	5	6	-16.67%	\$175,000	\$277,500	-36.94%	5.80
Clallam	130	104	214	161	32.92%	91	108	-15.74%	85	88	-3.41%	\$515,000	\$472,475	9.00%	2.52
Chelan	131	170	390	289	34.95%	96	106	-9.43%	84	96	-12.50%	\$617,500	\$547,500	12.79%	4.64
Douglas	63	63	140	79	77.22%	38	59	-35.59%	46	43	6.98%	\$520,999	\$488,000	6.76%	3.04
Adams	30	22	43	43	0.00%	11	20	-45.00%	9	20	-55.00%	\$236,000	\$376,250	-37.28%	4.78
Walla Walla	83	60	168	118	42.37%	83	44	88.64%	63	61	3.28%	\$475,000	\$455,000	4.40%	2.67
Columbia	8	10	20	19	5.26%	13	1	1200.00%	3	3	0.00%	\$274,000	\$520,000	-47.31%	6.67
Others	90	104	238	210	13.33%	59	58	1.72%	46	41	12.20%	\$402,500	\$375,000	7.33%	5.17
Total	9,984	9,481	14,393	10,607	35.69%	7,650	7,759	-1.40%	6,627	6,842	-3.14%	\$650,000	\$625,000	4.00%	2.17

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)

JUNE 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jun 2024	New Jun 2023	Ttl Active Jun 2024	Ttl Active Jun 2023	% Change, Ttl Active	Pending Jun 2024	Pending Jun 2023	% Change, Pending	Closed Jun 2024	Closed Jun 2023	% Change, Closed	Median \$, Jun 2024	Median \$, Jun 2023	% Change, Median Price	Months of Inventory
King	2,685	2,491	2,865	2,181	31.36%	2,018	1,999	0.95%	1,753	1,860	-5.75%	\$965,000	\$935,000	3.21%	1.63
Snohomish	1,139	1,033	1,133	820	38.17%	889	925	-3.89%	825	756	9.13%	\$830,000	\$774,975	7.10%	1.37
Pierce	1,352	1,320	1,790	1,230	45.53%	1,055	1,113	-5.21%	924	974	-5.13%	\$563,500	\$545,000	3.39%	1.94
Kitsap	435	471	623	501	24.35%	400	399	0.25%	390	385	1.30%	\$577,500	\$550,000	5.00%	1.60
Mason	164	163	291	233	24.89%	129	123	4.88%	94	109	-13.76%	\$430,000	\$400,000	7.50%	3.10
Skagit	176	170	315	218	44.50%	178	151	17.88%	121	137	-11.68%	\$593,500	\$560,000	5.98%	2.60
Grays Harbor	191	173	434	352	23.30%	129	137	-5.84%	92	98	-6.12%	\$345,000	\$352,250	-2.06%	4.72
Lewis	146	144	334	229	45.85%	110	101	8.91%	74	84	-11.90%	\$428,020	\$415,500	3.01%	4.51
Cowlitz	146	126	220	164	34.15%	123	113	8.85%	100	93	7.53%	\$423,500	\$399,900	5.90%	2.20
Grant	121	115	284	235	20.85%	103	90	14.44%	94	91	3.30%	\$372,725	\$349,990	6.50%	3.02
Thurston	421	477	547	403	35.73%	411	437	-5.95%	356	387	-8.01%	\$524,945	\$515,000	1.93%	1.54
San Juan	44	44	148	141	4.96%	16	25	-36.00%	18	17	5.88%	\$950,000	\$1,096,000	-13.32%	8.22
Island	183	195	320	235	36.17%	128	163	-21.47%	126	130	-3.08%	\$647,500	\$599,500	8.01%	2.54
Kittitas	134	132	306	270	13.33%	100	70	42.86%	95	57	66.67%	\$530,000	\$535,000	-0.93%	3.22
Jefferson	78	79	129	126	2.38%	51	54	-5.56%	34	49	-30.61%	\$649,500	\$620,000	4.76%	3.79
Okanogan	74	76	209	179	16.76%	60	56	7.14%	47	37	27.03%	\$379,000	\$530,000	-28.49%	4.45
Whatcom	353	344	559	518	7.92%	268	284	-5.63%	220	239	-7.95%	\$625,000	\$600,000	4.17%	2.54
Clark	111	129	190	135	40.74%	84	86	-2.33%	87	68	27.94%	\$530,000	\$560,000	-5.36%	2.18
Pacific	84	76	224	172	30.23%	37	57	-35.09%	35	46	-23.91%	\$310,000	\$327,250	-5.27%	6.40
Ferry	5	9	29	26	11.54%	2	6	-66.67%	5	6	-16.67%	\$175,000	\$277,500	-36.94%	5.80
Clallam	128	98	211	151	39.74%	86	102	-15.69%	80	81	-1.23%	\$516,250	\$499,900	3.27%	2.64
Chelan	118	161	346	263	31.56%	88	100	-12.00%	79	86	-8.14%	\$675,000	\$583,150	15.75%	4.38
Douglas	61	57	134	68	97.06%	36	57	-36.84%	44	42	4.76%	\$533,999	\$491,500	8.65%	3.05
Adams	30	22	43	43	0.00%	11	20	-45.00%	9	20	-55.00%	\$236,000	\$376,250	-37.28%	4.78
Walla Walla	82	58	161	115	40.00%	81	43	88.37%	62	60	3.33%	\$487,500	\$456,000	6.91%	2.60
Columbia	8	10	20	19	5.26%	13	1	1200.00%	3	3	0.00%	\$274,000	\$520,000	-47.31%	6.67
Others	87	100	231	198	16.67%	58	57	1.75%	45	41	9.76%	\$410,000	\$375,000	9.33%	5.13
Total	8,556	8,273	12,096	9,225	31.12%	6,664	6,769	-1.55%	5,812	5,956	-2.42%	\$674,995	\$647,224	4.29%	2.08

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jun 2024	New Jun 2023	Ttl Active Jun 2024	Ttl Active Jun 2023	% Change, Ttl Active	Pending Jun 2024	Pending Jun 2023	% Change, Pending	Closed Jun 2024	Closed Jun 2023	% Change, Closed	Median \$, Jun 2024	Median \$, Jun 2023	% Change, Median Price	Months of Inventory
King	896	751	1,453	832	74.64%	578	611	-5.40%	475	540	-12.04%	\$555,090	\$529,975	4.74%	3.06
Snohomish	214	165	217	103	110.68%	171	165	3.64%	161	154	4.55%	\$530,000	\$506,000	4.74%	1.35
Pierce	121	90	181	101	79.21%	90	67	34.33%	62	61	1.64%	\$394,000	\$380,000	3.68%	2.92
Kitsap	28	26	41	35	17.14%	17	19	-10.53%	25	15	66.67%	\$299,450	\$610,000	-50.91%	1.64
Mason	2	1	6	1	500.00%	1	0	N/A	1	4	-75.00%	\$390,000	\$394,750	-1.20%	6.00
Skagit	10	10	14	15	-6.67%	14	9	55.56%	3	11	-72.73%	\$435,000	\$350,000	24.29%	4.67
Grays Harbor	8	11	37	29	27.59%	0	5	-100.00%	2	2	0.00%	\$116,450	\$275,000	-57.65%	18.50
Lewis	0	1	0	1	-100.00%	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	3	7	5	40.00%	1	1	0.00%	0	3	-100.00%	\$0	\$285,000	-100.00%	0.00
Grant	2	2	5	6	-16.67%	3	2	50.00%	1	0	N/A	\$160,000	\$0	N/A	5.00
Thurston	14	20	30	36	-16.67%	10	14	-28.57%	16	8	100.00%	\$339,750	\$337,000	0.82%	1.88
San Juan	4	3	10	7	42.86%	3	5	-40.00%	1	1	0.00%	\$390,000	\$240,000	62.50%	10.00
Island	9	11	17	17	0.00%	9	6	50.00%	6	5	20.00%	\$429,500	\$247,500	73.54%	2.83
Kittitas	11	6	44	20	120.00%	6	5	20.00%	2	5	-60.00%	\$278,500	\$450,000	-38.11%	22.00
Jefferson	9	3	14	7	100.00%	7	4	75.00%	5	3	66.67%	\$330,000	\$460,000	-28.26%	2.80
Okanogan	0	1	6	4	50.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$620,000	-100.00%	0.00
Whatcom	65	66	102	79	29.11%	46	51	-9.80%	34	48	-29.17%	\$401,250	\$442,500	-9.32%	3.00
Clark	3	5	20	8	150.00%	9	5	80.00%	6	5	20.00%	\$287,500	\$285,000	0.88%	3.33
Pacific	8	6	26	14	85.71%	3	3	0.00%	1	1	0.00%	\$519,500	\$185,000	180.81%	26.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	2	6	3	10	-70.00%	5	6	-16.67%	5	7	-28.57%	\$469,000	\$392,000	19.64%	0.60
Chelan	13	9	44	26	69.23%	8	6	33.33%	5	10	-50.00%	\$380,000	\$470,500	-19.23%	8.80
Douglas	2	6	6	11	-45.45%	2	2	0.00%	2	1	100.00%	\$353,000	\$459,000	-23.09%	3.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	1	2	7	3	133.33%	2	1	100.00%	1	1	0.00%	\$295,000	\$217,500	35.63%	7.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	4	7	12	-41.67%	1	1	0.00%	1	0	N/A	\$270,000	\$0	N/A	7.00
Total	1,428	1,208	2,297	1,382	66.21%	986	990	-0.40%	815	886	-8.01%	\$499,000	\$483,500	3.21%	2.82