

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

JULY 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jul 2024	New Jul 2023	Ttl Active Jul 2024	Ttl Active Jul 2023	% Change, Ttl Active	Pending Jul 2024	Pending Jul 2023	% Change, Pending	Closed Jul 2024	Closed Jul 2023	% Change, Closed	Median \$, Jul 2024	Median \$, Jul 2023	% Change, Median Price	Months of Inventory
King	3,195	2,849	4,440	3,184	39.45%	2,459	2,391	2.84%	2,277	2,123	7.25%	\$880,000	\$805,000	9.32%	1.95
Snohomish	1,185	1,080	1,391	941	47.82%	1,067	1,072	-0.47%	930	879	5.80%	\$775,000	\$717,691	7.99%	1.50
Pierce	1,339	1,186	2,093	1,384	51.23%	1,197	1,155	3.64%	1,005	975	3.08%	\$565,000	\$530,000	6.60%	2.08
Kitsap	462	383	682	524	30.15%	431	407	5.90%	362	321	12.77%	\$541,997	\$535,225	1.27%	1.88
Mason	168	147	332	231	43.72%	134	160	-16.25%	108	98	10.20%	\$453,500	\$391,000	15.98%	3.07
Skagit	217	181	337	252	33.73%	186	154	20.78%	159	133	19.55%	\$560,000	\$539,000	3.90%	2.12
Grays Harbor	174	187	505	408	23.77%	122	154	-20.78%	98	116	-15.52%	\$360,000	\$351,450	2.43%	5.15
Lewis	123	99	333	223	49.33%	110	109	0.92%	97	85	14.12%	\$430,000	\$407,000	5.65%	3.43
Cowlitz	155	133	256	195	31.28%	118	126	-6.35%	93	91	2.20%	\$401,000	\$410,000	-2.20%	2.75
Grant	169	126	346	275	25.82%	105	93	12.90%	90	80	12.50%	\$343,495	\$351,000	-2.14%	3.84
Thurston	419	385	621	443	40.18%	387	414	-6.52%	343	364	-5.77%	\$535,000	\$505,000	5.94%	1.81
San Juan	61	39	174	146	19.18%	36	35	2.86%	16	22	-27.27%	\$740,000	\$862,500	-14.20%	10.88
Island	176	171	336	245	37.14%	155	177	-12.43%	126	123	2.44%	\$602,500	\$639,000	-5.71%	2.67
Kittitas	140	100	391	315	24.13%	90	73	23.29%	92	54	70.37%	\$479,475	\$462,250	3.73%	4.25
Jefferson	64	64	142	126	12.70%	64	68	-5.88%	51	41	24.39%	\$615,000	\$650,000	-5.38%	2.78
Okanogan	60	64	230	190	21.05%	41	52	-21.15%	47	46	2.17%	\$390,000	\$380,000	2.63%	4.89
Whatcom	441	420	752	640	17.50%	313	354	-11.58%	267	265	0.75%	\$630,000	\$539,000	16.88%	2.82
Clark	113	92	210	148	41.89%	103	93	10.75%	77	70	10.00%	\$570,000	\$546,000	4.40%	2.73
Pacific	81	74	263	201	30.85%	64	56	14.29%	28	41	-31.71%	\$290,000	\$315,000	-7.94%	9.39
Ferry	4	6	25	26	-3.85%	5	4	25.00%	3	5	-40.00%	\$319,900	\$550,000	-41.84%	8.33
Clallam	109	101	223	159	40.25%	109	109	0.00%	82	89	-7.87%	\$491,950	\$454,000	8.36%	2.72
Chelan	148	114	402	283	42.05%	100	110	-9.09%	85	83	2.41%	\$585,800	\$555,000	5.55%	4.73
Douglas	55	42	141	78	80.77%	46	50	-8.00%	47	33	42.42%	\$511,600	\$470,000	8.85%	3.00
Adams	15	12	46	35	31.43%	16	17	-5.88%	4	15	-73.33%	\$332,000	\$305,000	8.85%	11.50
Walla Walla	88	58	172	115	49.57%	78	58	34.48%	65	49	32.65%	\$405,000	\$400,000	1.25%	2.65
Columbia	9	7	23	20	15.00%	3	5	-40.00%	11	3	266.67%	\$270,000	\$215,000	25.58%	2.09
Others	111	85	256	195	31.28%	67	74	-9.46%	52	43	20.93%	\$427,500	\$360,000	18.75%	4.92
Total	9,281	8,205	15,122	10,982	37.70%	7,606	7,570	0.48%	6,615	6,247	5.89%	\$650,000	\$615,000	5.69%	2.29

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.

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King	2,425	2,158	2,982	2,293	30.05%	1,904	1,826	4.27%	1,799	1,640	9.70%	\$999,000	\$897,500	11.31%	1.66
Snohomish	990	944	1,168	847	37.90%	884	928	-4.74%	771	748	3.07%	\$818,419	\$751,250	8.94%	1.51
Pierce	1,235	1,115	1,900	1,278	48.67%	1,115	1,084	2.86%	927	916	1.20%	\$575,000	\$541,000	6.28%	2.05
Kitsap	430	358	632	490	28.98%	411	384	7.03%	344	302	13.91%	\$545,000	\$544,975	0.00%	1.84
Mason	167	145	328	228	43.86%	131	160	-18.13%	106	98	8.16%	\$453,500	\$391,000	15.98%	3.09
Skagit	203	173	324	241	34.44%	170	148	14.86%	145	126	15.08%	\$585,000	\$545,000	7.34%	2.23
Grays Harbor	167	175	463	375	23.47%	120	149	-19.46%	98	113	-13.27%	\$360,000	\$355,000	1.41%	4.72
Lewis	122	99	333	222	50.00%	110	109	0.92%	97	85	14.12%	\$430,000	\$407,000	5.65%	3.43
Cowlitz	151	130	246	190	29.47%	117	124	-5.65%	91	89	2.25%	\$410,000	\$419,900	-2.36%	2.70
Grant	165	123	340	266	27.82%	102	93	9.68%	86	79	8.86%	\$350,000	\$352,000	-0.57%	3.95
Thurston	405	369	588	423	39.01%	372	390	-4.62%	334	355	-5.92%	\$539,750	\$510,000	5.83%	1.76
San Juan	58	36	163	138	18.12%	34	32	6.25%	14	20	-30.00%	\$890,000	\$930,500	-4.35%	11.64
Island	170	161	319	226	41.15%	148	169	-12.43%	116	118	-1.69%	\$626,500	\$645,000	-2.87%	2.75
Kittitas	135	95	351	291	20.62%	83	72	15.28%	85	49	73.47%	\$490,995	\$464,500	5.70%	4.13
Jefferson	61	63	130	122	6.56%	60	64	-6.25%	45	38	18.42%	\$650,000	\$655,500	-0.84%	2.89
Okanogan	58	60	222	186	19.35%	41	50	-18.00%	47	46	2.17%	\$390,000	\$380,000	2.63%	4.72
Whatcom	375	365	630	562	12.10%	269	297	-9.43%	226	219	3.20%	\$650,000	\$585,000	11.11%	2.79
Clark	103	88	187	141	32.62%	96	90	6.67%	74	66	12.12%	\$571,000	\$546,000	4.58%	2.53
Pacific	75	64	235	184	27.72%	61	52	17.31%	23	38	-39.47%	\$329,000	\$315,000	4.44%	10.22
Ferry	4	6	25	26	-3.85%	5	4	25.00%	3	5	-40.00%	\$319,900	\$550,000	-41.84%	8.33
Clallam	104	97	217	150	44.67%	105	104	0.96%	79	81	-2.47%	\$495,000	\$455,750	8.61%	2.75
Chelan	131	100	352	258	36.43%	93	95	-2.11%	82	78	5.13%	\$587,850	\$570,000	3.13%	4.29
Douglas	53	39	135	66	104.55%	45	48	-6.25%	45	31	45.16%	\$514,000	\$470,000	9.36%	3.00
Adams	15	12	46	35	31.43%	16	17	-5.88%	4	15	-73.33%	\$332,000	\$305,000	8.85%	11.50
Walla Walla	85	56	162	112	44.64%	78	56	39.29%	63	48	31.25%	\$410,000	\$405,000	1.23%	2.57
Columbia	9	7	23	20	15.00%	3	5	-40.00%	11	3	266.67%	\$270,000	\$215,000	25.58%	2.09
Others	108	83	250	186	34.41%	63	71	-11.27%	50	42	19.05%	\$427,500	\$352,024	21.44%	5.00
Total	8,004	7,121	12,751	9,556	33.43%	6,636	6,621	0.23%	5,765	5,448	5.82%	\$675,000	\$639,000	5.63%	2.21

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King	770	691	1,458	891	63.64%	555	565	-1.77%	478	483	-1.04%	\$530,000	\$510,000	3.92%	3.05
Snohomish	195	136	223	94	137.23%	183	144	27.08%	159	131	21.37%	\$560,000	\$495,000	13.13%	1.40
Pierce	104	71	193	106	82.08%	82	71	15.49%	78	59	32.20%	\$410,525	\$399,950	2.64%	2.47
Kitsap	32	25	50	34	47.06%	20	23	-13.04%	18	19	-5.26%	\$332,500	\$320,000	3.91%	2.78
Mason	1	2	4	3	33.33%	3	0	N/A	2	0	N/A	\$426,250	\$0	N/A	2.00
Skagit	14	8	13	11	18.18%	16	6	166.67%	14	7	100.00%	\$424,350	\$372,000	14.07%	0.93
Grays Harbor	7	12	42	33	27.27%	2	5	-60.00%	0	3	-100.00%	\$0	\$125,000	-100.00%	0.00
Lewis	1	0	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	4	3	10	5	100.00%	1	2	-50.00%	2	2	0.00%	\$289,900	\$192,125	50.89%	5.00
Grant	4	3	6	9	-33.33%	3	0	N/A	4	1	300.00%	\$270,000	\$210,000	28.57%	1.50
Thurston	14	16	33	20	65.00%	15	24	-37.50%	9	9	0.00%	\$370,000	\$294,500	25.64%	3.67
San Juan	3	3	11	8	37.50%	2	3	-33.33%	2	2	0.00%	\$393,750	\$449,000	-12.31%	5.50
Island	6	10	17	19	-10.53%	7	8	-12.50%	10	5	100.00%	\$394,450	\$329,000	19.89%	1.70
Kittitas	5	5	40	24	66.67%	7	1	600.00%	7	5	40.00%	\$425,000	\$384,500	10.53%	5.71
Jefferson	3	1	12	4	200.00%	4	4	0.00%	6	3	100.00%	\$600,000	\$570,000	5.26%	2.00
Okanogan	2	4	8	4	100.00%	0	2	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	66	55	122	78	56.41%	44	57	-22.81%	41	46	-10.87%	\$459,000	\$394,750	16.28%	2.98
Clark	10	4	23	7	228.57%	7	3	133.33%	3	4	-25.00%	\$395,000	\$735,000	-46.26%	7.67
Pacific	6	10	28	17	64.71%	3	4	-25.00%	5	3	66.67%	\$239,000	\$335,000	-28.66%	5.60
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	5	4	6	9	-33.33%	4	5	-20.00%	3	8	-62.50%	\$390,000	\$384,325	1.48%	2.00
Chelan	17	14	50	25	100.00%	7	15	-53.33%	3	5	-40.00%	\$454,000	\$455,000	-0.22%	16.67
Douglas	2	3	6	12	-50.00%	1	2	-50.00%	2	2	0.00%	\$356,500	\$462,000	-22.84%	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	3	2	10	3	233.33%	0	2	-100.00%	2	1	100.00%	\$312,500	\$242,000	29.13%	5.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	2	6	9	-33.33%	4	3	33.33%	2	1	100.00%	\$367,500	\$360,000	2.08%	3.00
Total	1,277	1,084	2,371	1,426	66.27%	970	949	2.21%	850	799	6.38%	\$500,000	\$480,000	4.17%	2.79