



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2024

# Annual Statistical Review and Highlights

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# 2024 Highlights

## Closed Sales

Northwest MLS broker-members reported 67,788 closed sales of single-family homes and condos (p34) valued over \$54 billion. (p34)

## Prices

In 2024, the median price for closed sales of SFH and condos system-wide was \$600,000. Comparing counties, the median price ranged from \$248,500 in Columbia County to \$892,500 in San Juan County. (p49)

## Sales Price to List Price Ratio

Single family home sales during 2024 had closing prices at 100.2% of the list price. (p67)

## Highest Prices

Among 26 counties in the MLS service area, King County had the highest median price for single family homes (excluding condos), at \$950,000, followed by San Juan County, at \$895,000. (p50)

## New Listings

MLS members added 93,077 new listings during the year, a rise of 11,465 units compared to 2023 for a 14.05% increase. (p7)

## Months of Supply

Inventory, as measured by months of supply, averaged 2.11 months overall for 2024, improving on 2023's average of 1.79, but still well below the balanced market range 4-to-6 months. At year-end, there was about 2 months of supply. (p61)

## New Construction

Newly-built homes (including condos) sold by MLS members accounted for about 14.2% of sales during 2024. The median price for new construction single family homes was \$724,990; for new condos it was \$837,995. (pp40,43-45)

## Peak Activity Times

The volume of new listings peaked in May, while the volume of pending sales also peaked in May and closed sales peaked in August. (pp7, 25, 34) For active listings, the highest volume was reported in September. (p16)

## Condos

Condos accounted for 13.3% of all sales during 2024 (9,037 units), with 59% of them in King County. (p37,39)

## Prices, School Districts

In 14 school districts, median prices for single family homes were \$1 million and higher, led by Mercer Island at \$2,436,500. (p72)

## Prices, 3 BR Homes

Prices for 3-bedroom homes vary widely across the MLS market area, topped by San Juan County where the median price was \$1,050,000. At the other end of the spectrum, the typical 3-bedroom home in Ferry County had a median price of \$269,000. (p73)

## Luxury Sales

NWMLS members sold 13,513 single family homes priced at \$1 million or higher, (p75) and 4,685 condos priced at half a million dollars and up. (p76)

# NWMLS Profile



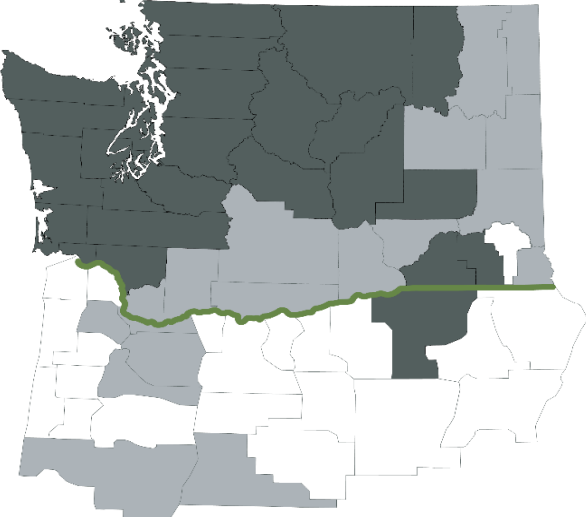
Member Offices

2,494



Total Members/Subscribers

32,035

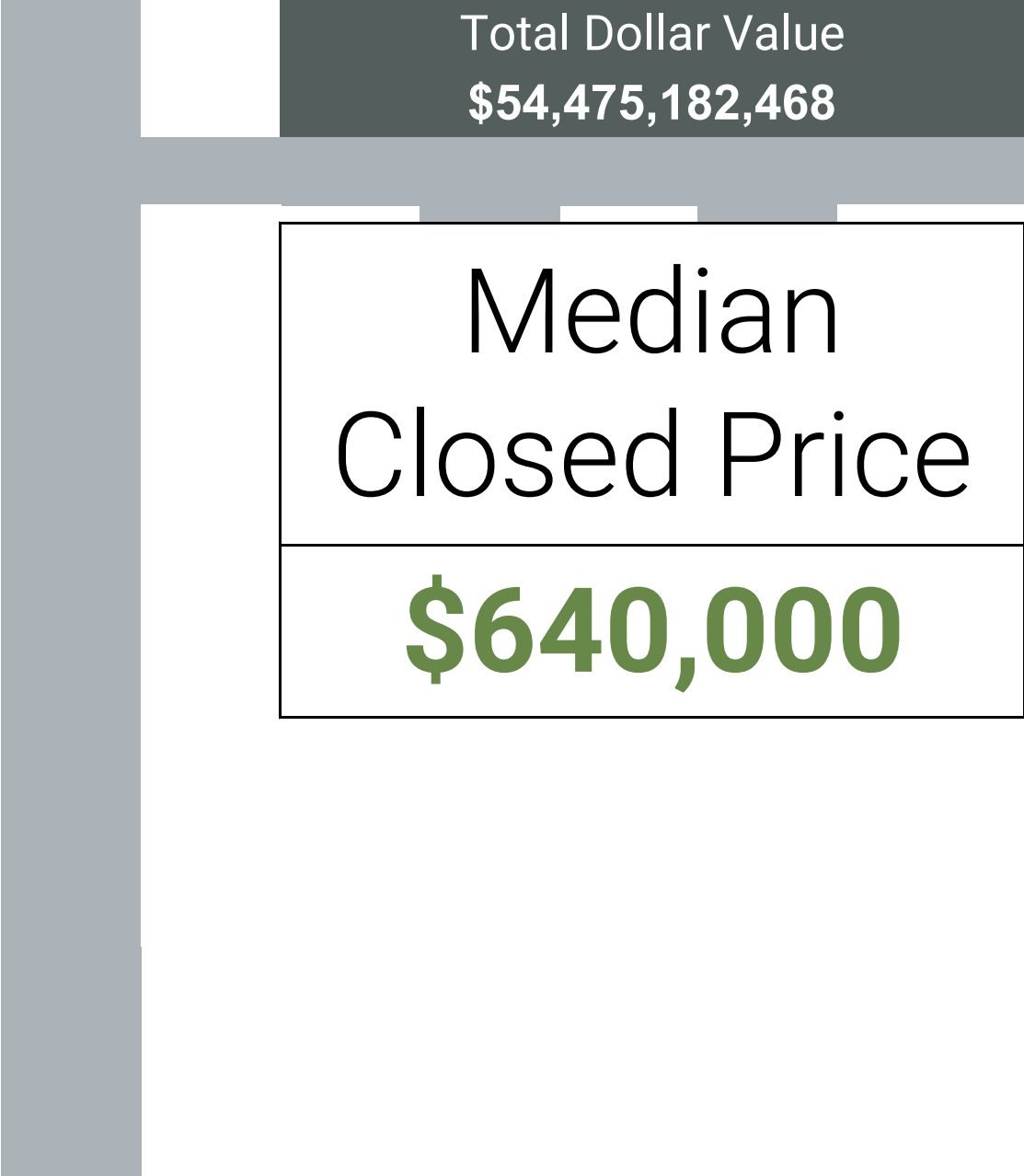


Counties

26

## 2024 Closed Sales, All Counties

Residential and Condominium Listings, Year-To-Date

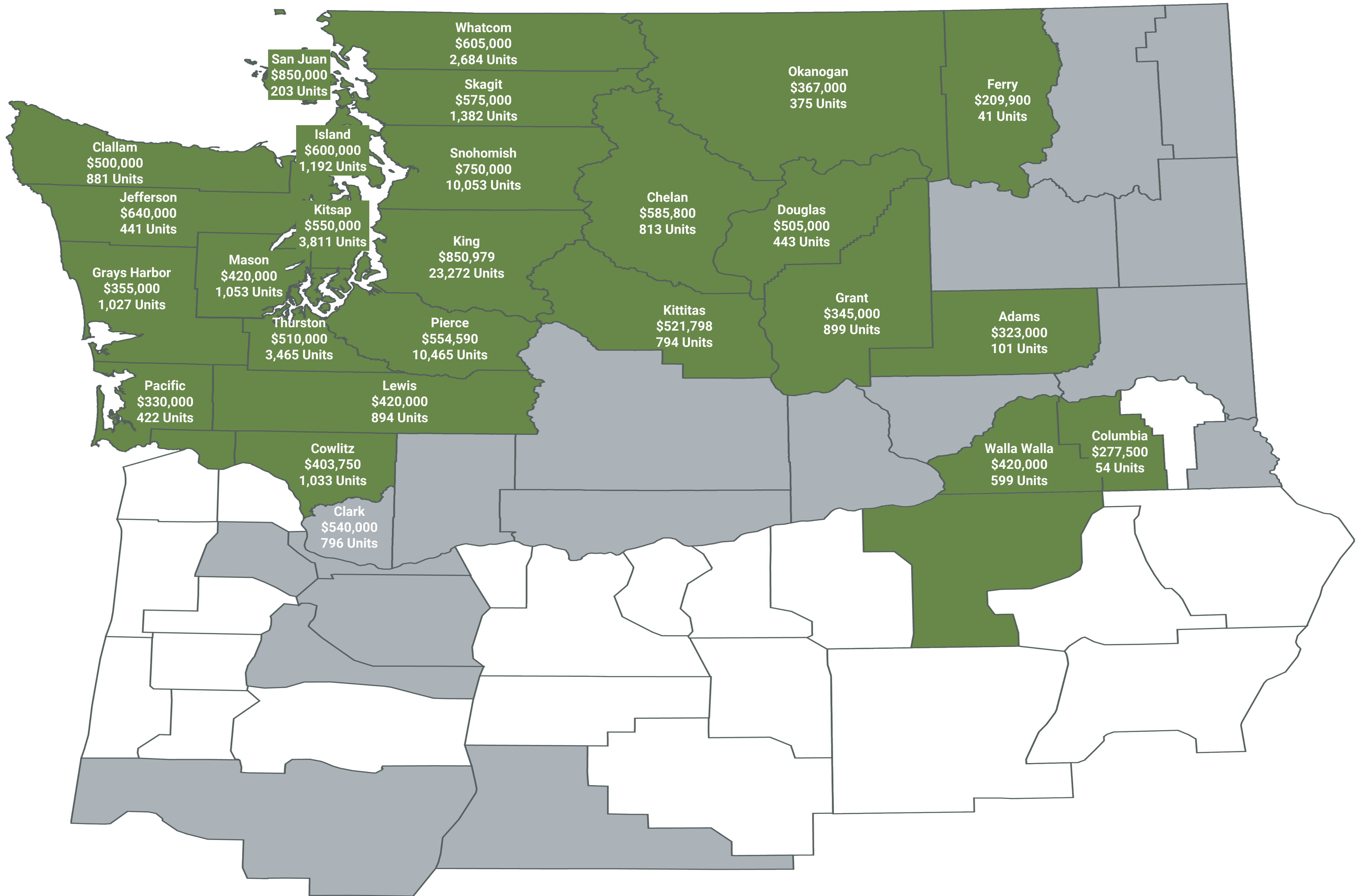


NWMLS brokers sold

**67,788**

residential homes and condos  
in total for 2024

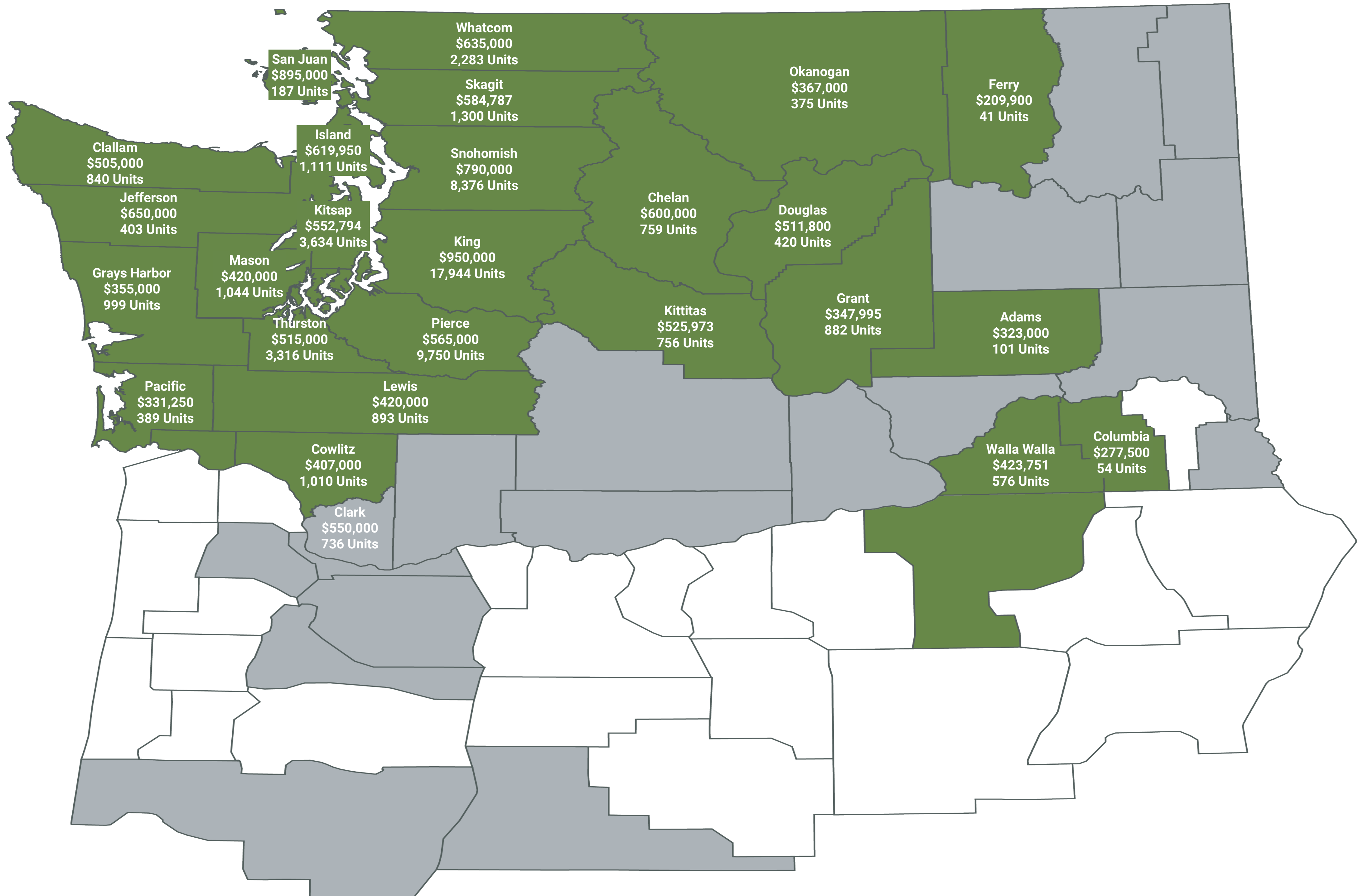
All Counties: Residential Homes & Condominiums  
**Closed Sales: Median Price & Units**



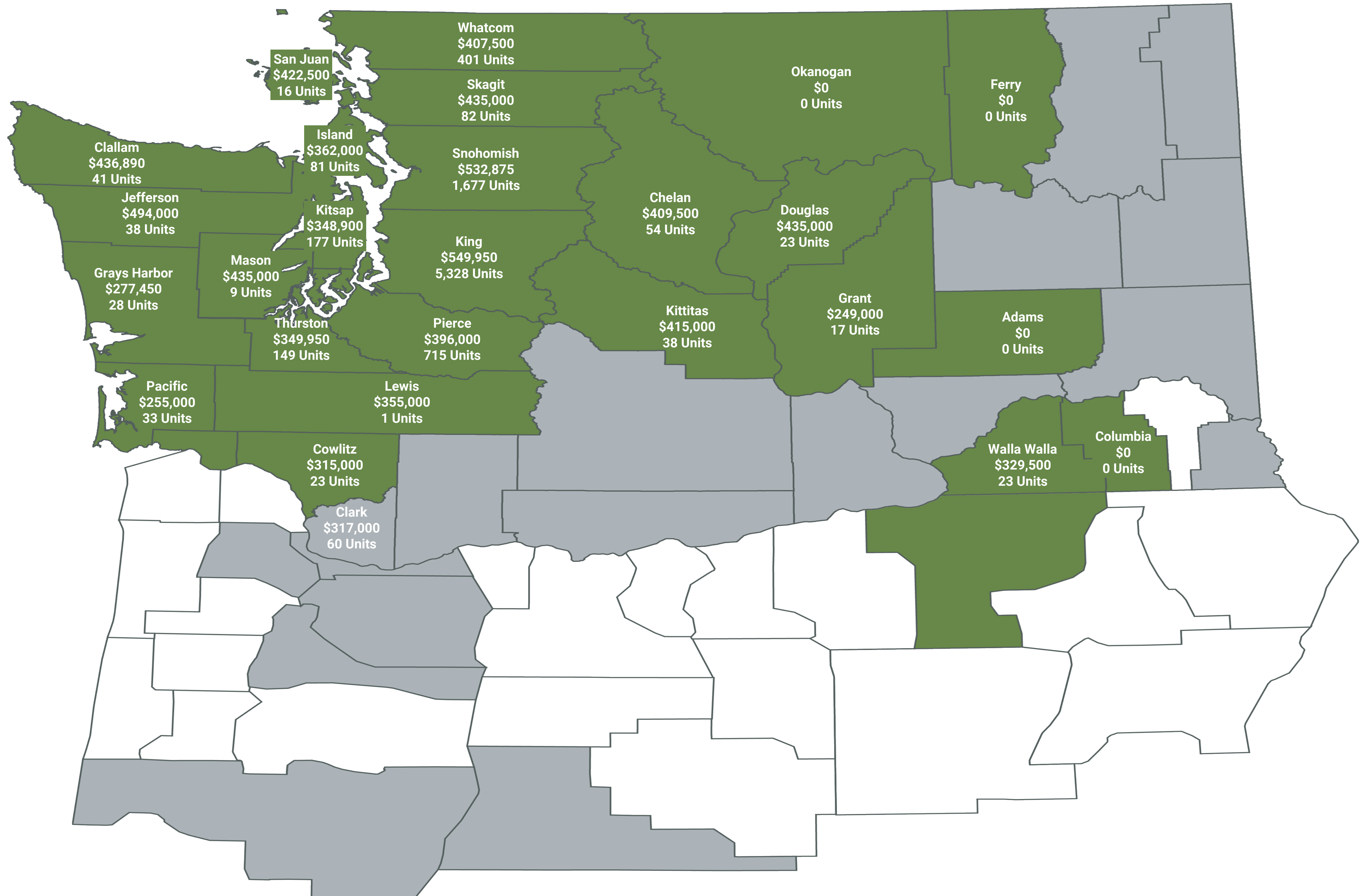


All Counties: Residential Homes Only

# Closed Sales: Median Price & Units



All Counties: Condominiums Only  
**Closed Sales: Median Price & Units**

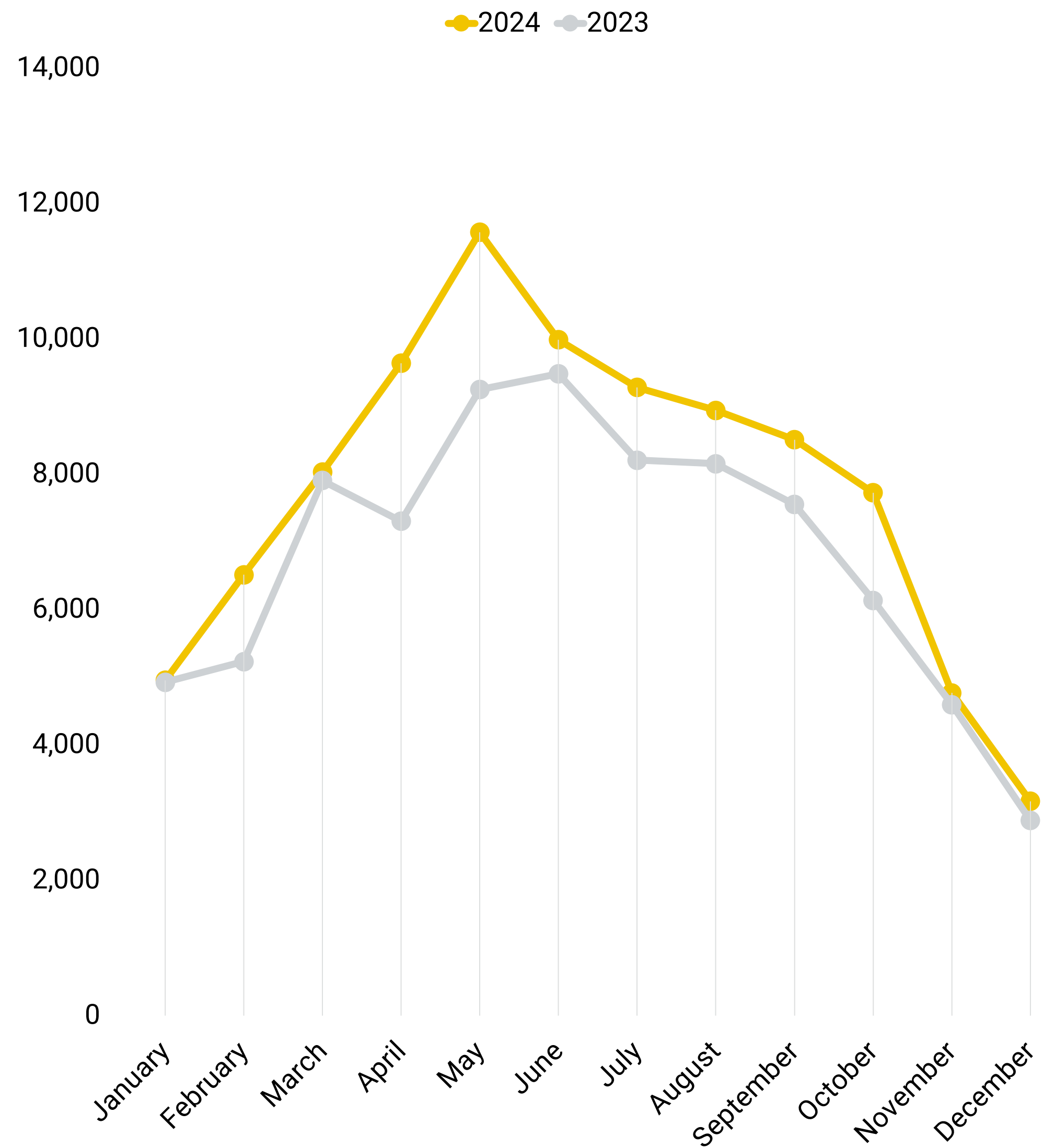


# All Counties: Residential Homes and Condominiums

## New Listings by Month

A comparison of new listings added in all counties each month this year vs. last year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	4,954	4,925	0.59%
February	6,513	5,231	24.51%
March	8,028	7,904	1.57%
April	9,636	7,303	31.95%
May	11,572	9,247	25.14%
June	9,984	9,481	5.31%
July	9,281	8,205	13.11%
August	8,941	8,152	9.68%
September	8,508	7,551	12.67%
October	7,726	6,134	25.95%
November	4,768	4,595	3.76%
December	3,166	2,884	9.78%
<b>Total</b>	<b>93,077</b>	<b>81,612</b>	
<b>% chg.</b>			<b>14.05%</b>

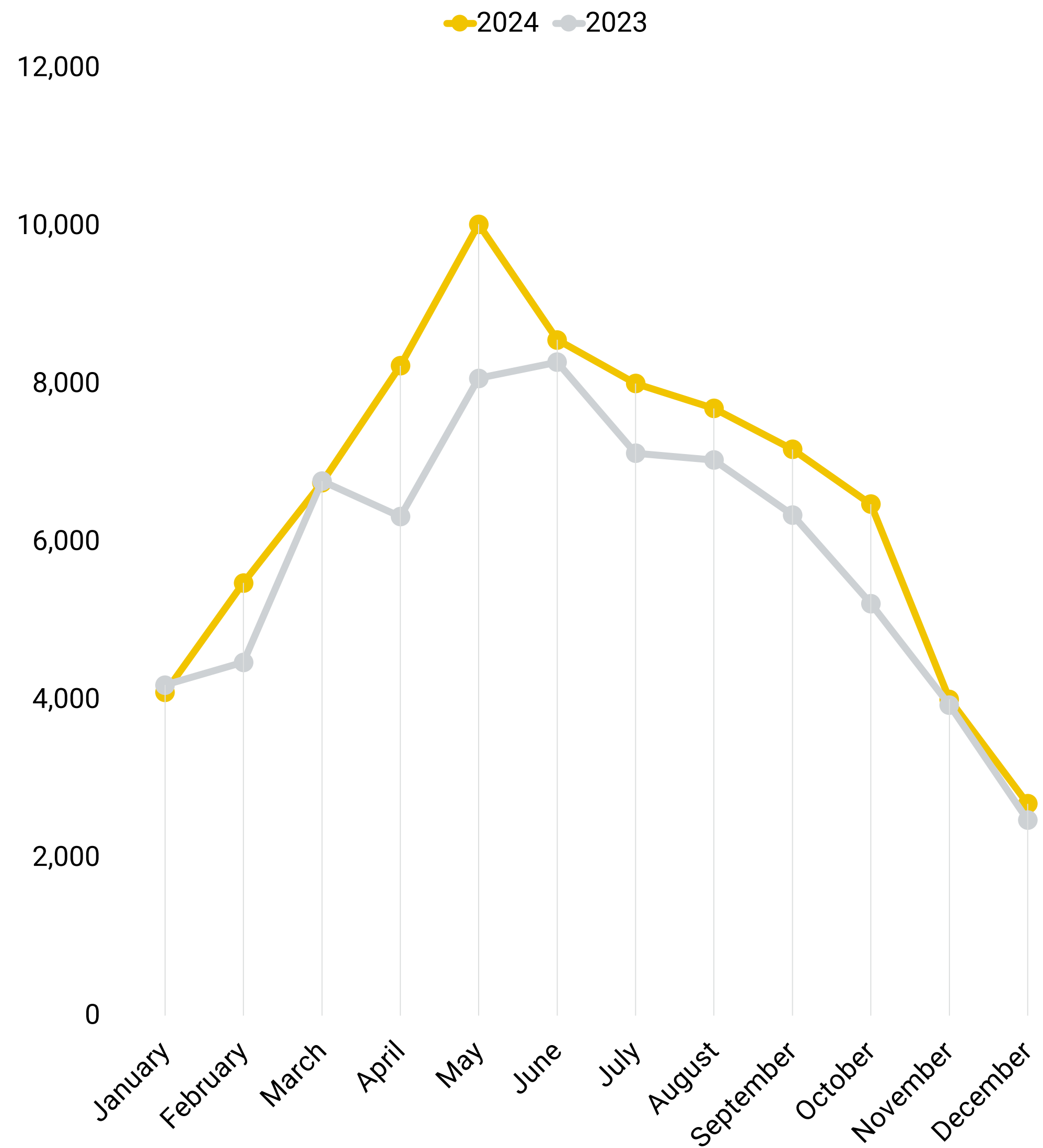


# All Counties: Residential Homes Only

## New Listings by Month

A comparison of new listings added in all counties each month this year vs. last year, for residential homes only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	4,093	4,186	-2.22%
February	5,479	4,474	22.46%
March	6,749	6,768	-0.28%
April	8,229	6,318	30.25%
May	10,020	8,070	24.16%
June	8,556	8,273	3.42%
July	8,004	7,121	12.40%
August	7,690	7,034	9.33%
September	7,170	6,340	13.09%
October	6,478	5,218	24.15%
November	4,005	3,933	1.83%
December	2,683	2,476	8.36%
<b>Total</b>	<b>79,156</b>	<b>70,211</b>	
<b>% chg.</b>			<b>12.74%</b>



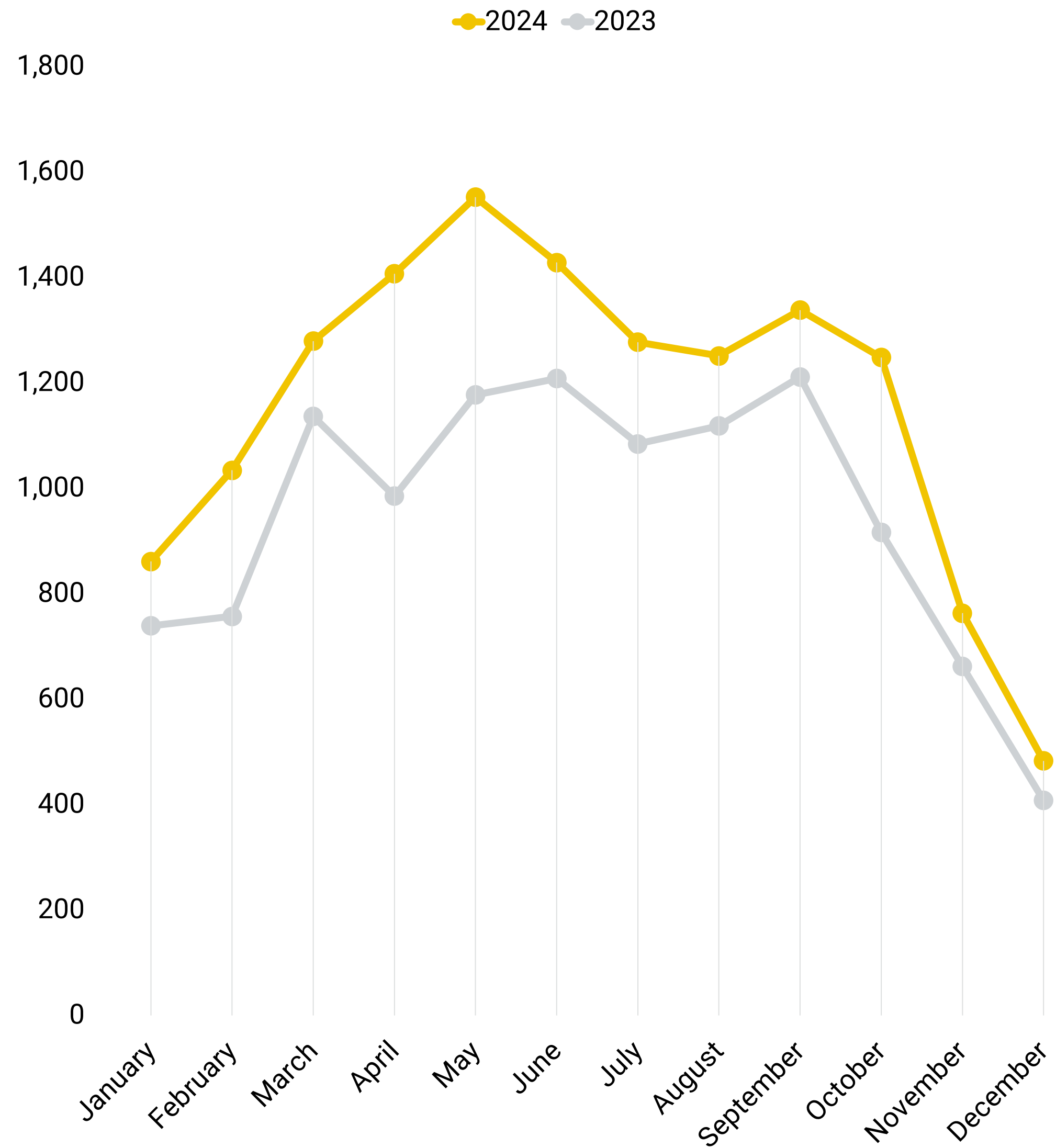


# All Counties: Condominiums Only

## New Listings by Month

A comparison of new listings added in all counties each month this year vs. last year, for condominiums only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	861	739	16.51%
February	1,034	757	36.59%
March	1,279	1,136	12.59%
April	1,407	985	42.84%
May	1,552	1,177	31.86%
June	1,428	1,208	18.21%
July	1,277	1,084	17.80%
August	1,251	1,118	11.90%
September	1,338	1,211	10.49%
October	1,248	916	36.24%
November	763	662	15.26%
December	483	408	18.38%
<b>Total</b>	<b>13,921</b>	<b>11,401</b>	
<b>% chg.</b>			<b>22.10%</b>

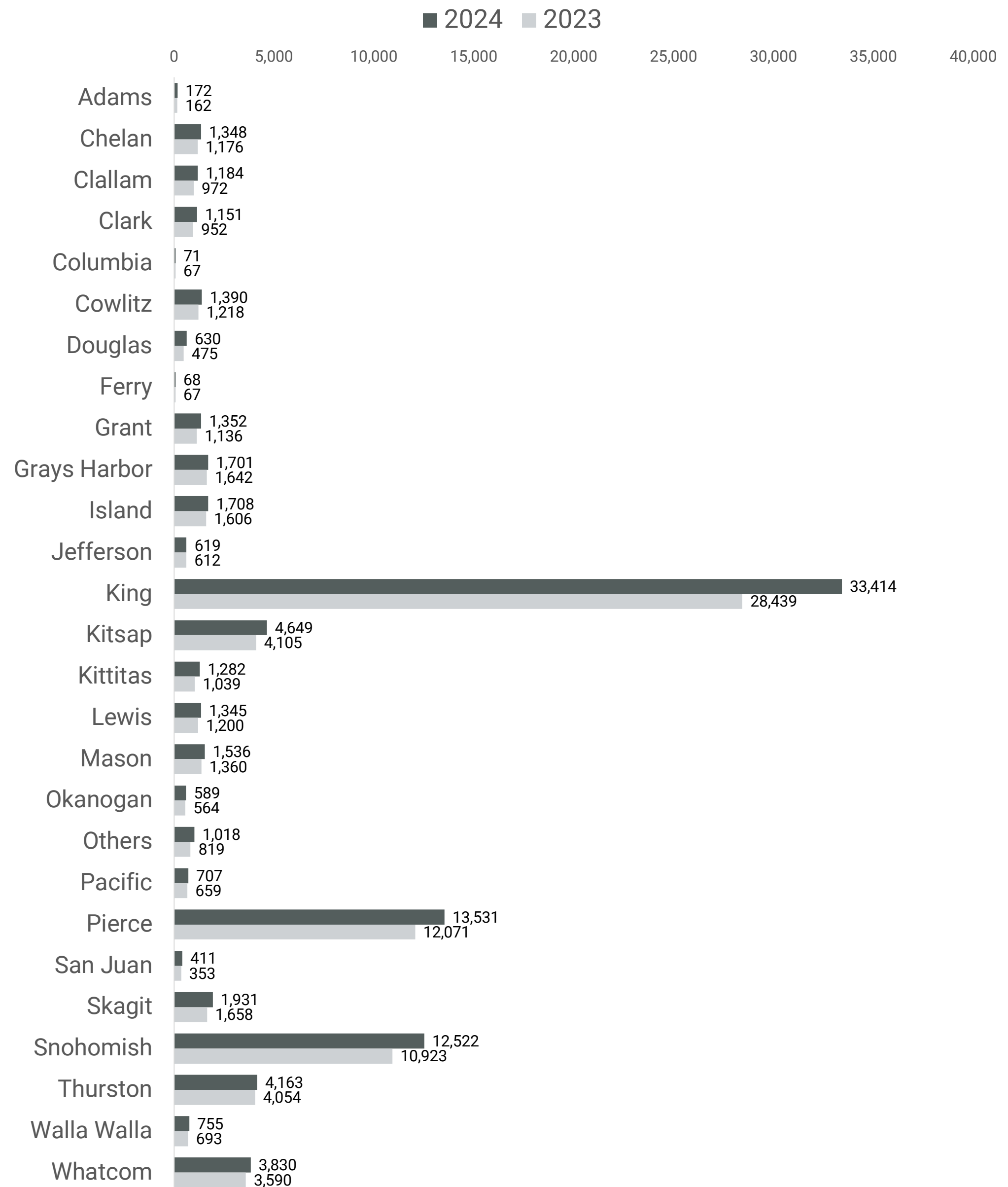


# Residential Homes and Condominiums

## New Listings by County

A comparison of new listings added in each county this year vs. last year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
Adams	172	162	6.17%
Chelan	1,348	1,176	14.63%
Clallam	1,184	972	21.81%
Clark	1,151	952	20.90%
Columbia	71	67	5.97%
Cowlitz	1,390	1,218	14.12%
Douglas	630	475	32.63%
Ferry	68	67	1.49%
Grant	1,352	1,136	19.01%
Grays Harbor	1,701	1,642	3.59%
Island	1,708	1,606	6.35%
Jefferson	619	612	1.14%
King	33,414	28,439	17.49%
Kitsap	4,649	4,105	13.25%
Kittitas	1,282	1,039	23.39%
Lewis	1,345	1,200	12.08%
Mason	1,536	1,360	12.94%
Okanogan	589	564	4.43%
Others	1,018	819	24.30%
Pacific	707	659	7.28%
Pierce	13,531	12,071	12.10%
San Juan	411	353	16.43%
Skagit	1,931	1,658	16.47%
Snohomish	12,522	10,923	14.64%
Thurston	4,163	4,054	2.69%
Walla Walla	755	693	8.95%
Whatcom	3,830	3,590	6.69%
<b>Total</b>	<b>93,077</b>	<b>81,612</b>	
<b>% chg.</b>			<b>14.05%</b>

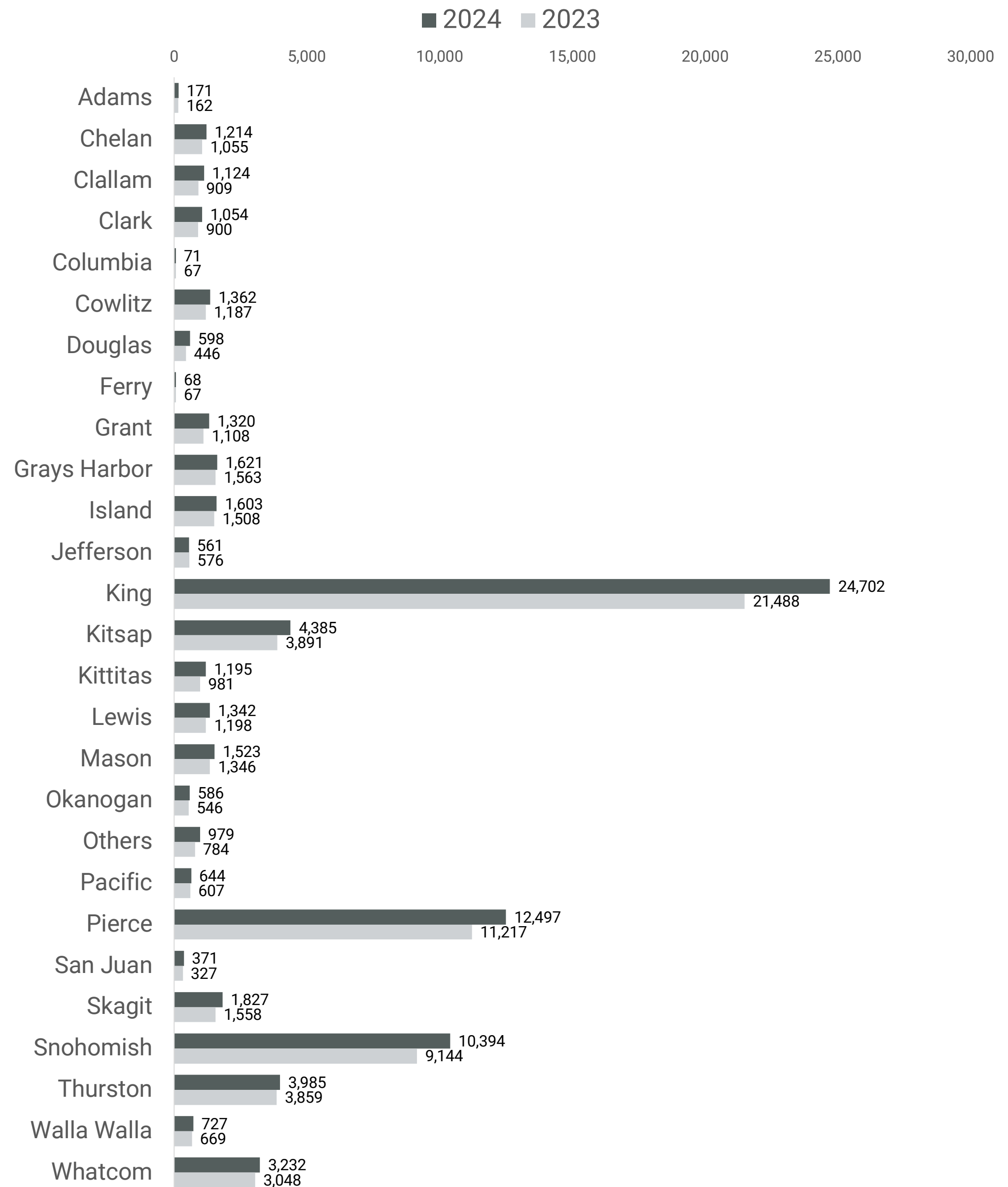


# Residential Homes Only

## New Listings by County

A comparison of new listings added in each county this year vs. last year, for residential homes only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
Adams	171	162	5.56%
Chelan	1,214	1,055	15.07%
Clallam	1,124	909	23.65%
Clark	1,054	900	17.11%
Columbia	71	67	5.97%
Cowlitz	1,362	1,187	14.74%
Douglas	598	446	34.08%
Ferry	68	67	1.49%
Grant	1,320	1,108	19.13%
Grays Harbor	1,621	1,563	3.71%
Island	1,603	1,508	6.30%
Jefferson	561	576	-2.60%
King	24,702	21,488	14.96%
Kitsap	4,385	3,891	12.70%
Kittitas	1,195	981	21.81%
Lewis	1,342	1,198	12.02%
Mason	1,523	1,346	13.15%
Okanogan	586	546	7.33%
Others	979	784	24.87%
Pacific	644	607	6.10%
Pierce	12,497	11,217	11.41%
San Juan	371	327	13.46%
Skagit	1,827	1,558	17.27%
Snohomish	10,394	9,144	13.67%
Thurston	3,985	3,859	3.27%
Walla Walla	727	669	8.67%
Whatcom	3,232	3,048	6.04%
<b>Total</b>	<b>79,156</b>	<b>70,211</b>	
<b>% chg.</b>			<b>12.74%</b>

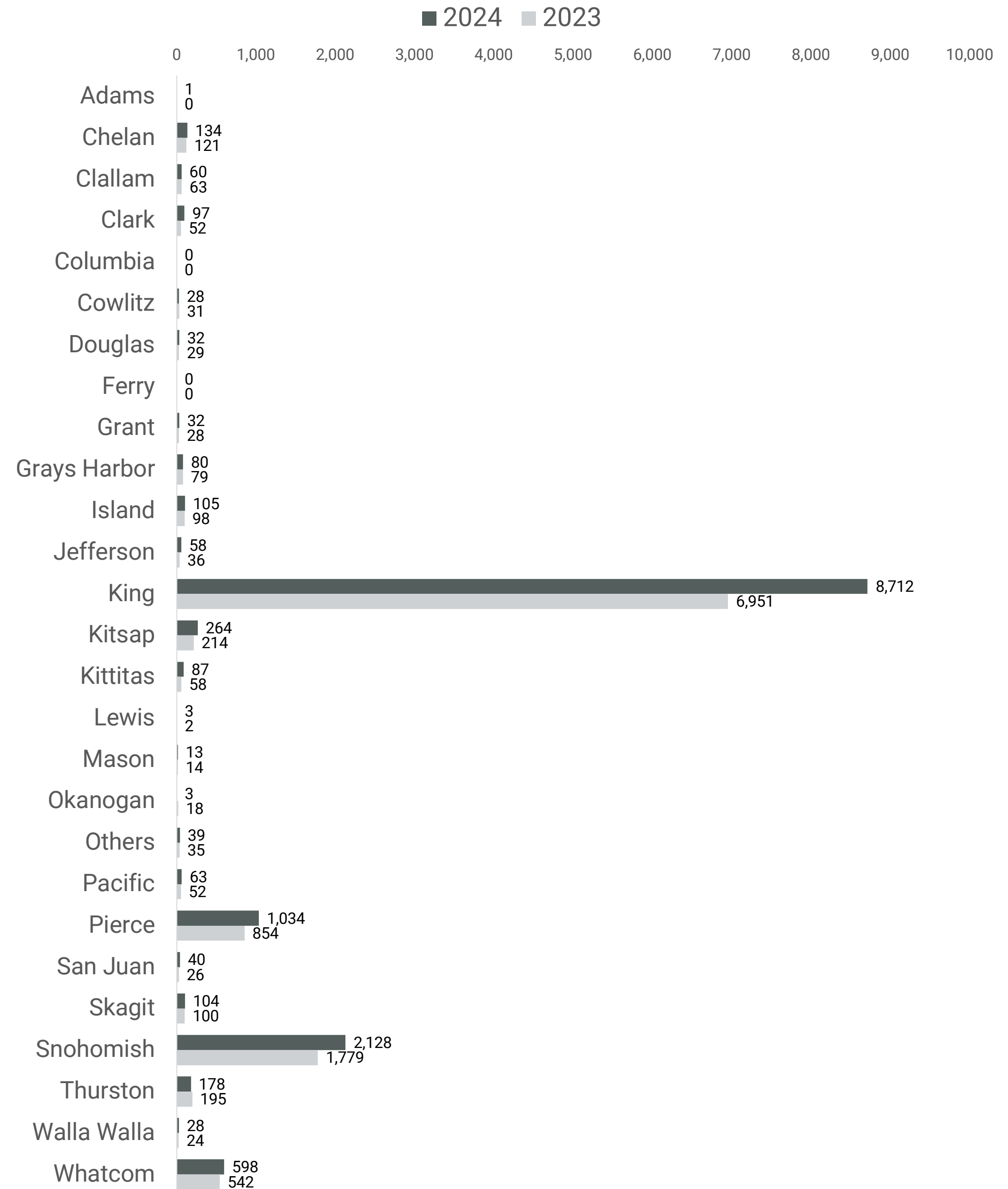


# Condominiums Only

## New Listings by County

A comparison of new listings added in each county this year vs. last year, for condominiums only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
Adams	1	0	0.00%
Chelan	134	121	10.74%
Clallam	60	63	-4.76%
Clark	97	52	86.54%
Columbia	0	0	0.00%
Cowlitz	28	31	-9.68%
Douglas	32	29	10.34%
Ferry	0	0	0.00%
Grant	32	28	14.29%
Grays Harbor	80	79	1.27%
Island	105	98	7.14%
Jefferson	58	36	61.11%
King	8,712	6,951	25.33%
Kitsap	264	214	23.36%
Kittitas	87	58	50.00%
Lewis	3	2	50.00%
Mason	13	14	-7.14%
Okanogan	3	18	-83.33%
Others	39	35	11.43%
Pacific	63	52	21.15%
Pierce	1,034	854	21.08%
San Juan	40	26	53.85%
Skagit	104	100	4.00%
Snohomish	2,128	1,779	19.62%
Thurston	178	195	-8.72%
Walla Walla	28	24	16.67%
Whatcom	598	542	10.33%
<b>Total</b>	<b>13,921</b>	<b>11,401</b>	
<b>% chg.</b>			<b>22.10%</b>



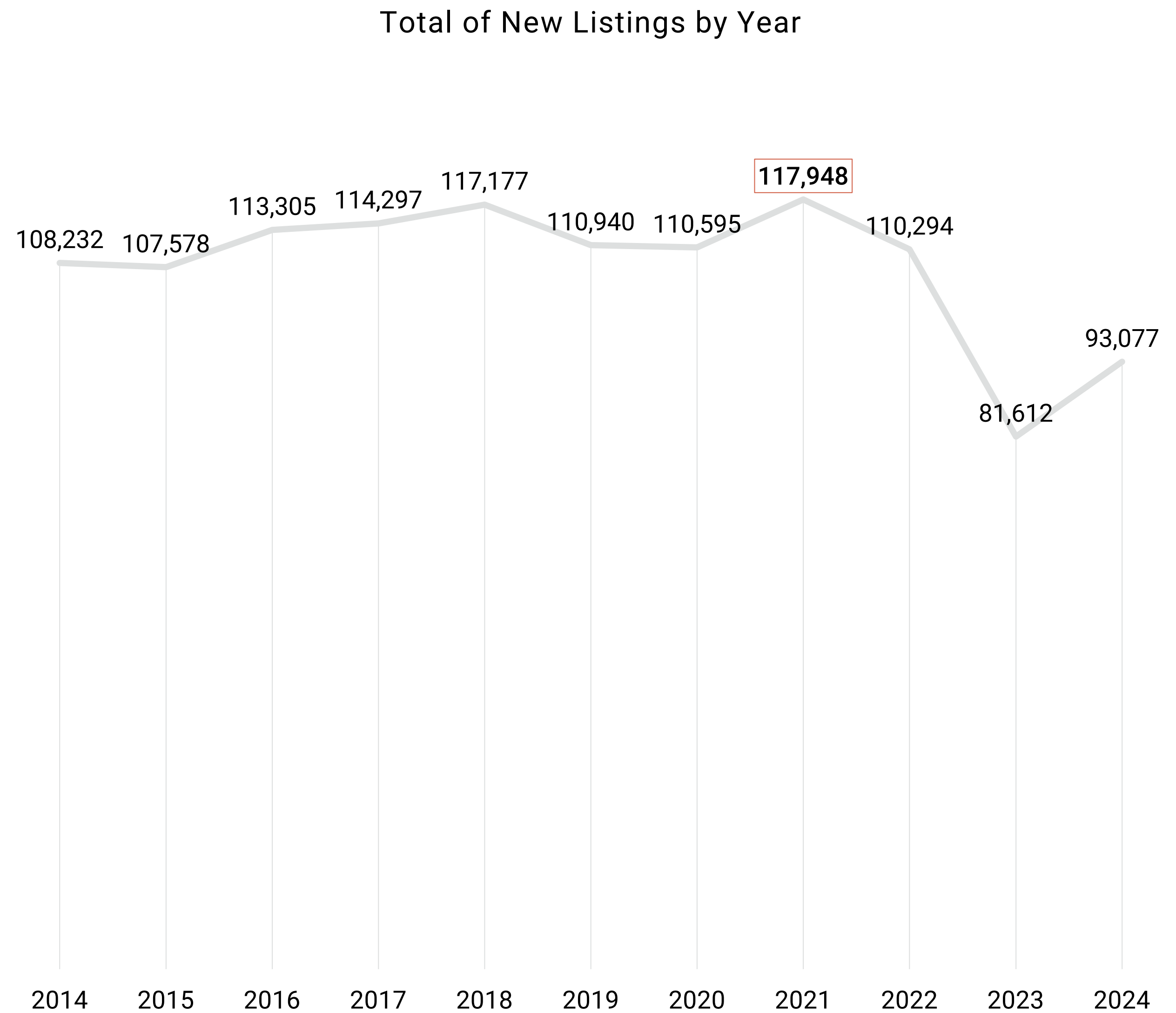


# All Counties: Residential Homes and Condominiums

## New Listings by Year

A comparison of new listings added each year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2014	108,232	9,019
2015	107,578	8,965
2016	113,305	9,442
2017	114,297	9,525
2018	117,177	9,765
2019	110,940	9,245
2020	110,595	9,216
2021	117,948	9,829
2022	110,294	9,191
2023	81,612	6,801
2024	93,077	7,756

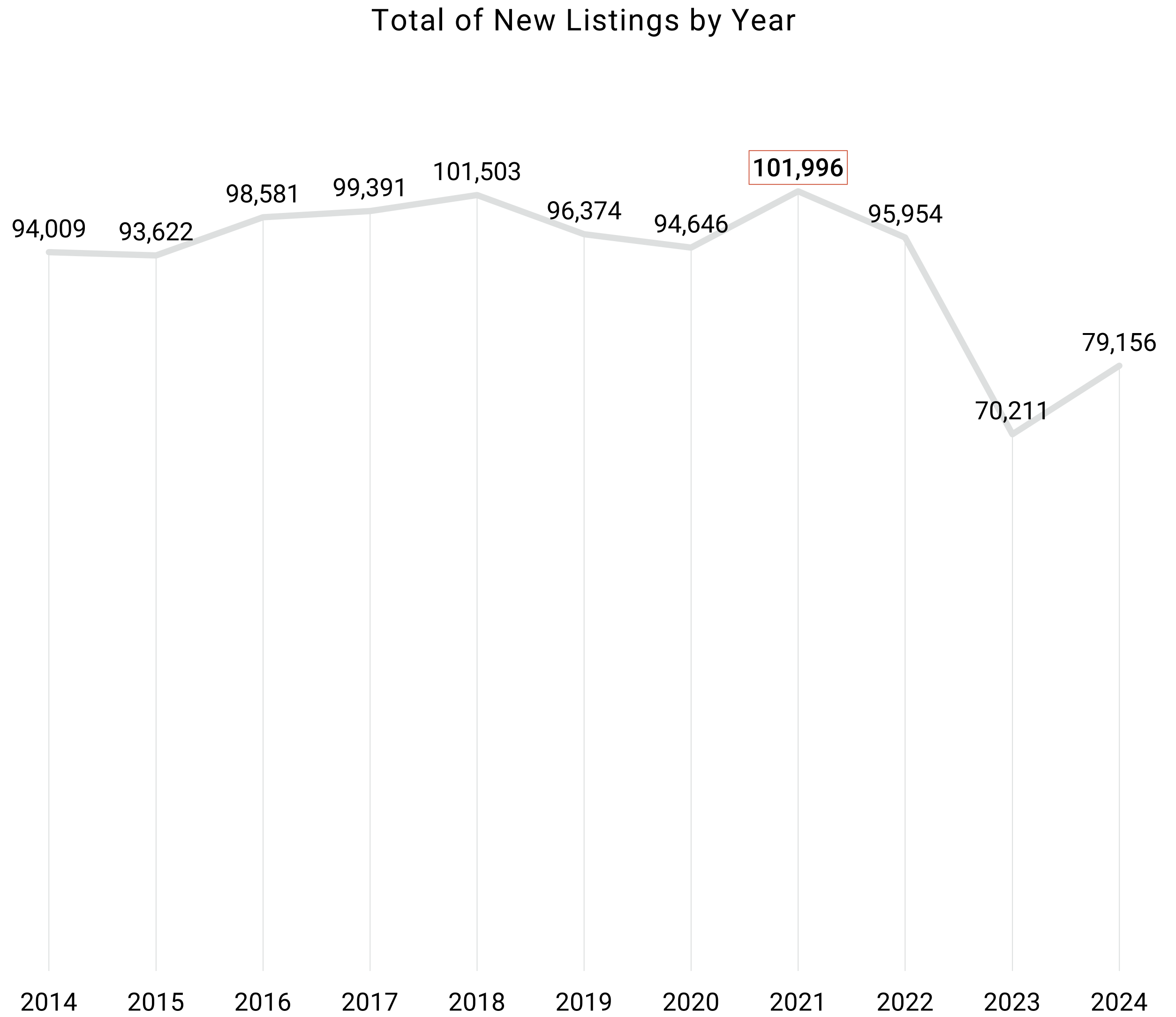


# All Counties: Residential Homes Only

## New Listings by Year

A comparison of new listings added each year, for residential homes only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2014	94,009	7,834
2015	93,622	7,802
2016	98,581	8,215
2017	99,391	8,283
2018	101,503	8,459
2019	96,374	8,031
2020	94,646	7,887
2021	101,996	8,500
2022	95,954	7,996
2023	70,211	5,851
2024	79,156	6,596

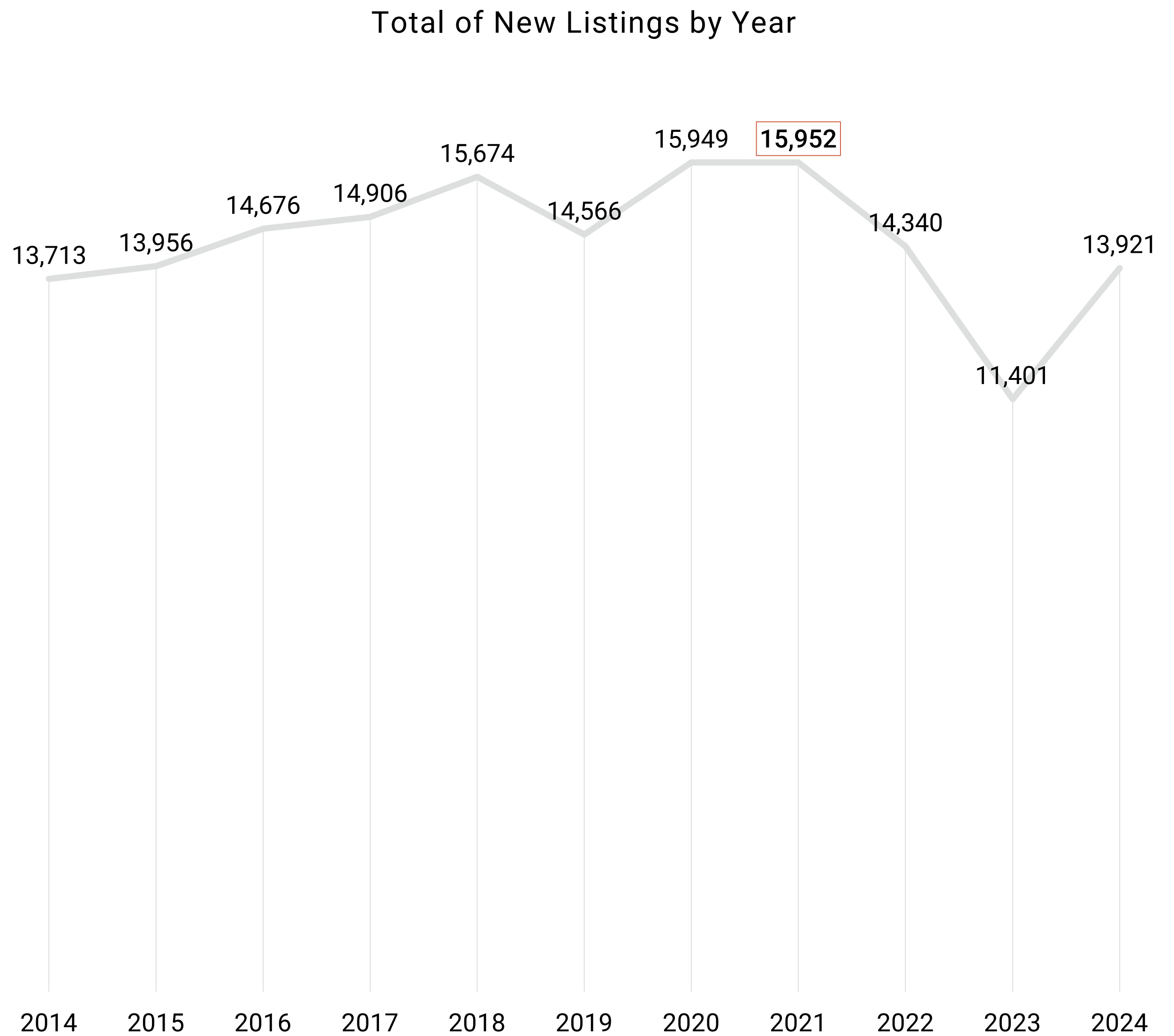


# All Counties: Condominiums Only

## New Listings by Year

A comparison of new listings added each year, for condominiums only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2014	13,713	1,143
2015	13,956	1,163
2016	14,676	1,223
2017	14,906	1,242
2018	15,674	1,306
2019	14,566	1,214
2020	15,949	1,329
2021	15,952	1,329
2022	14,340	1,195
2023	11,401	950
2024	13,921	1,160

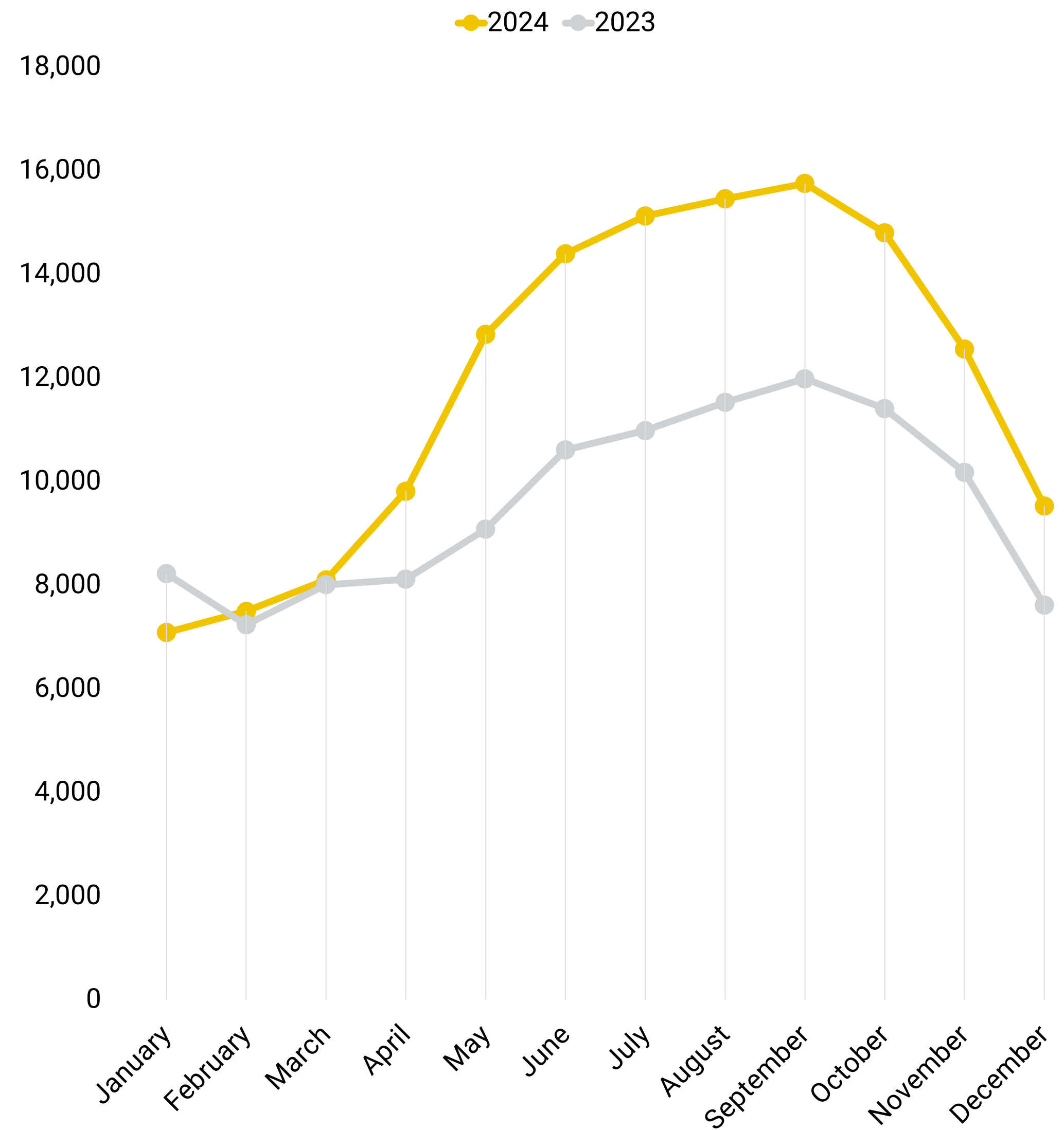


# All Counties: Residential Homes and Condominiums

## Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2024	2023	% chg.
January	7,084	8,220	-13.82%
February	7,495	7,234	3.61%
March	8,100	8,007	1.16%
April	9,813	8,114	20.94%
May	12,837	9,079	41.39%
June	14,393	10,607	35.69%
July	15,122	10,982	37.70%
August	15,453	11,525	34.08%
September	15,748	11,983	31.42%
October	14,795	11,403	29.75%
November	12,558	10,177	23.40%
December	9,524	7,617	25.04%
<b>Total</b>	<b>142,922</b>	<b>114,948</b>	
<b>% chg.</b>			<b>24.34%</b>



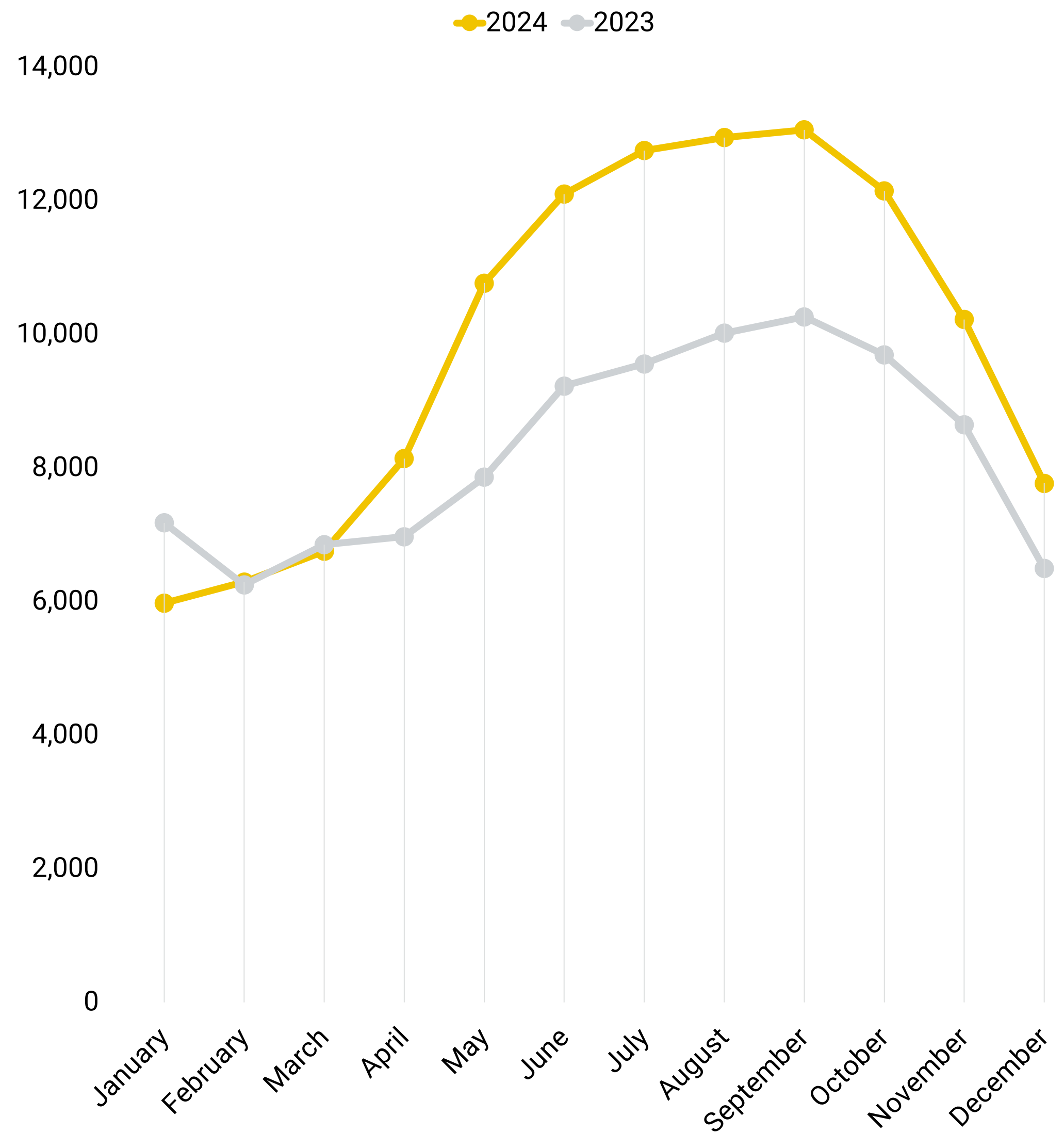


# All Counties: Residential Homes Only

## Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2024	2023	% chg.
January	5,975	7,179	-16.77%
February	6,291	6,248	0.69%
March	6,751	6,851	-1.46%
April	8,141	6,970	16.80%
May	10,766	7,862	36.94%
June	12,096	9,225	31.12%
July	12,751	9,556	33.43%
August	12,946	10,015	29.27%
September	13,059	10,261	27.27%
October	12,147	9,691	25.34%
November	10,221	8,643	18.26%
December	7,769	6,493	19.65%
<b>Total</b>	<b>118,913</b>	<b>98,994</b>	
<b>% chg.</b>			<b>20.12%</b>

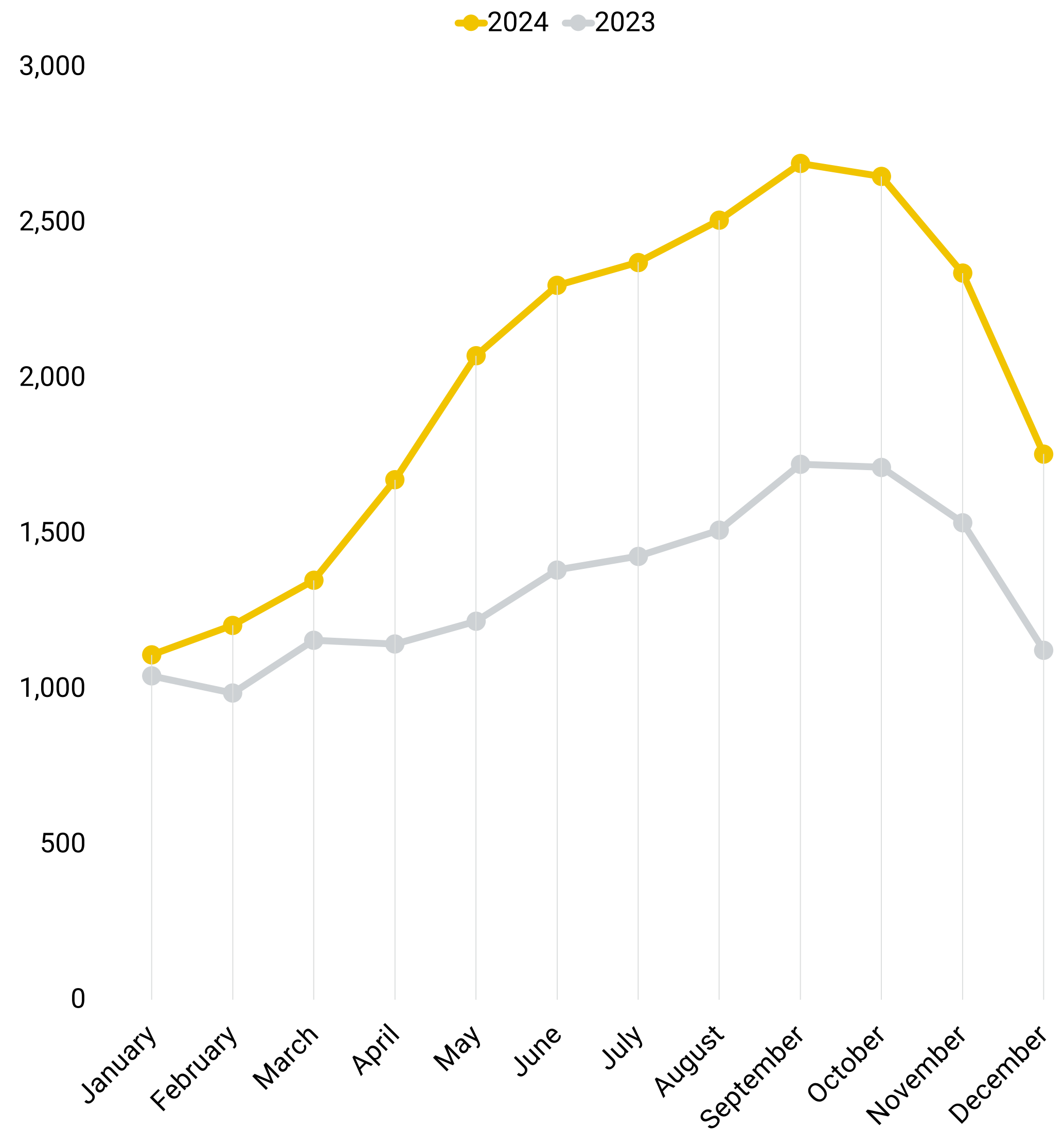


# All Counties: Condominiums Only

## Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

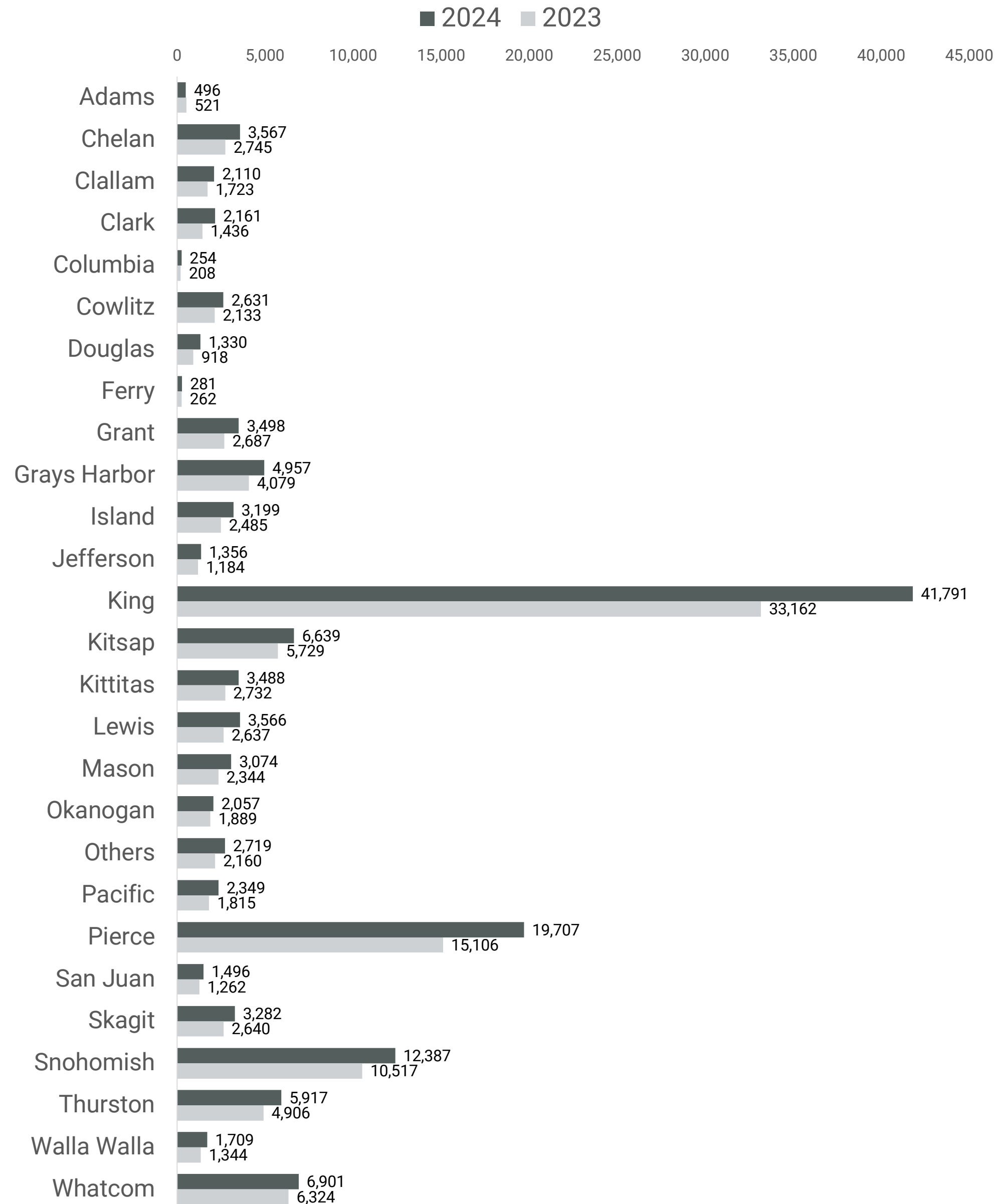
	2024	2023	% chg.
January	1,109	1,041	6.53%
February	1,204	986	22.11%
March	1,349	1,156	16.70%
April	1,672	1,144	46.15%
May	2,071	1,217	70.17%
June	2,297	1,382	66.21%
July	2,371	1,426	66.27%
August	2,507	1,510	66.03%
September	2,689	1,722	56.16%
October	2,648	1,712	54.67%
November	2,337	1,534	52.35%
December	1,755	1,124	56.14%
<b>Total</b>	<b>24,009</b>	<b>15,954</b>	
<b>% chg.</b>			<b>50.49%</b>



# Residential Homes and Condominiums Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2024	2023	% chg.
Adams	496	521	-4.80%
Chelan	3,567	2,745	29.95%
Clallam	2,110	1,723	22.46%
Clark	2,161	1,436	50.49%
Columbia	254	208	22.12%
Cowlitz	2,631	2,133	23.35%
Douglas	1,330	918	44.88%
Ferry	281	262	7.25%
Grant	3,498	2,687	30.18%
Grays Harbor	4,957	4,079	21.52%
Island	3,199	2,485	28.73%
Jefferson	1,356	1,184	14.53%
King	41,791	33,162	26.02%
Kitsap	6,639	5,729	15.88%
Kittitas	3,488	2,732	27.67%
Lewis	3,566	2,637	35.23%
Mason	3,074	2,344	31.14%
Okanogan	2,057	1,889	8.89%
Others	2,719	2,160	25.88%
Pacific	2,349	1,815	29.42%
Pierce	19,707	15,106	30.46%
San Juan	1,496	1,262	18.54%
Skagit	3,282	2,640	24.32%
Snohomish	12,387	10,517	17.78%
Thurston	5,917	4,906	20.61%
Walla Walla	1,709	1,344	27.16%
Whatcom	6,901	6,324	9.12%
<b>Total</b>	<b>142,922</b>	<b>114,948</b>	
<b>% chg.</b>			<b>24.34%</b>

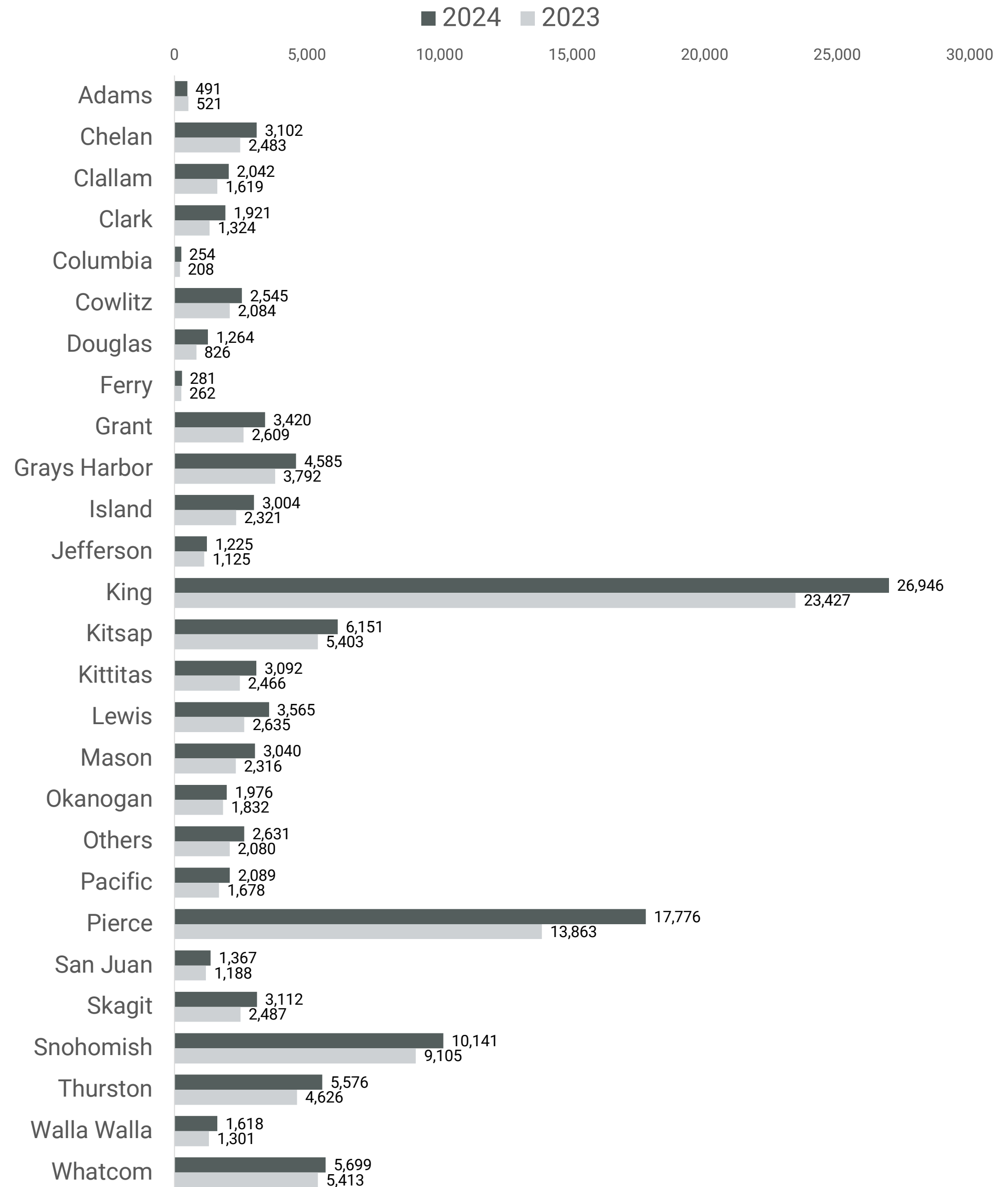


# Residential Homes Only

## Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2024	2023	% chg.
Adams	491	521	-5.76%
Chelan	3,102	2,483	24.93%
Clallam	2,042	1,619	26.13%
Clark	1,921	1,324	45.09%
Columbia	254	208	22.12%
Cowlitz	2,545	2,084	22.12%
Douglas	1,264	826	53.03%
Ferry	281	262	7.25%
Grant	3,420	2,609	31.08%
Grays Harbor	4,585	3,792	20.91%
Island	3,004	2,321	29.43%
Jefferson	1,225	1,125	8.89%
King	26,946	23,427	15.02%
Kitsap	6,151	5,403	13.84%
Kittitas	3,092	2,466	25.39%
Lewis	3,565	2,635	35.29%
Mason	3,040	2,316	31.26%
Okanogan	1,976	1,832	7.86%
Others	2,631	2,080	26.49%
Pacific	2,089	1,678	24.49%
Pierce	17,776	13,863	28.23%
San Juan	1,367	1,188	15.07%
Skagit	3,112	2,487	25.13%
Snohomish	10,141	9,105	11.38%
Thurston	5,576	4,626	20.54%
Walla Walla	1,618	1,301	24.37%
Whatcom	5,699	5,413	5.28%
<b>Total</b>	<b>118,913</b>	<b>98,994</b>	
<b>% chg.</b>			<b>20.12%</b>



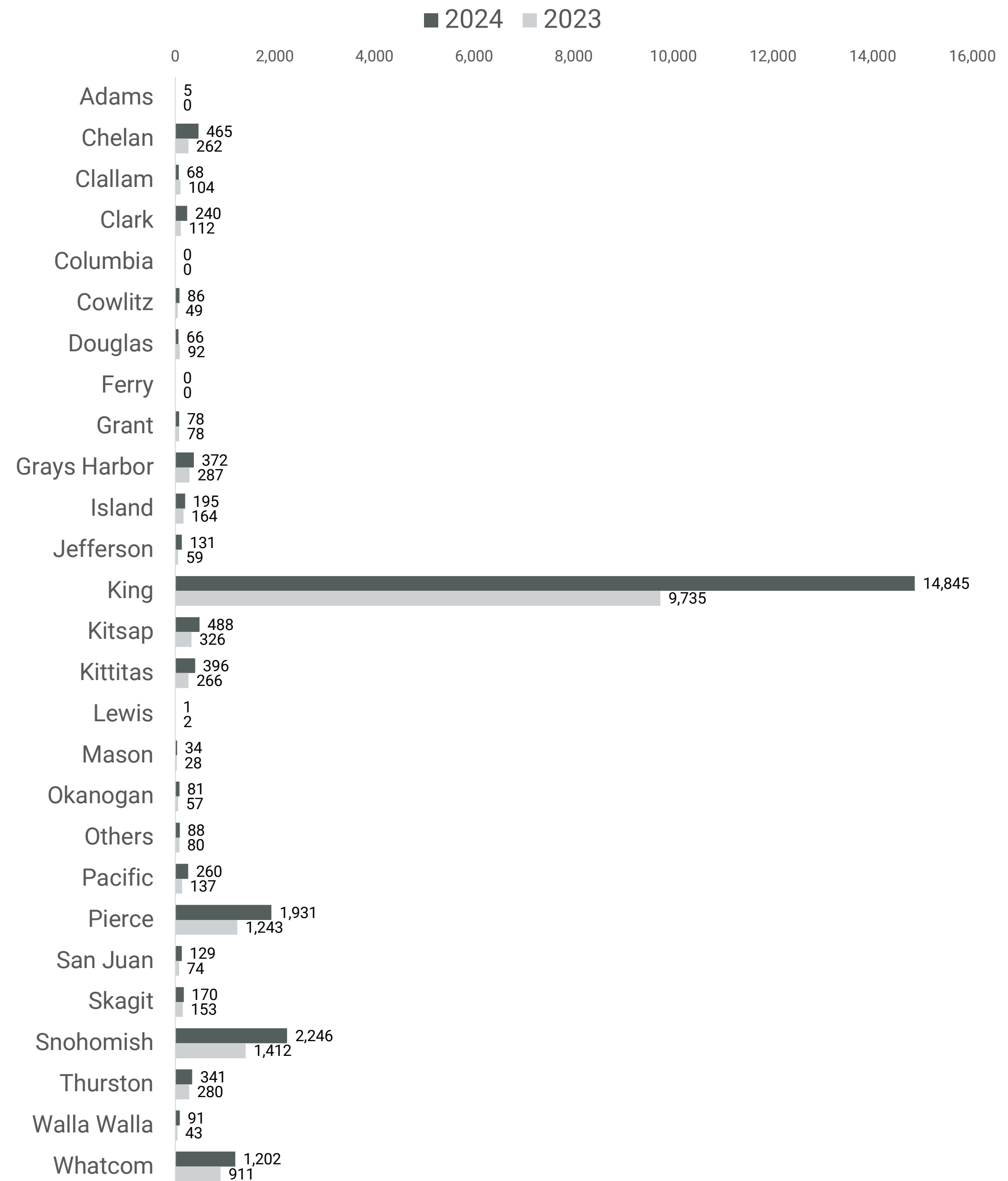


# Condominiums Homes Only

## Active Listings by County

A comparison of active listings in each county this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2024	2023	% chg.
Adams	5	0	0.00%
Chelan	465	262	77.48%
Clallam	68	104	-34.62%
Clark	240	112	114.29%
Columbia	0	0	0.00%
Cowlitz	86	49	75.51%
Douglas	66	92	-28.26%
Ferry	0	0	0.00%
Grant	78	78	0.00%
Grays Harbor	372	287	29.62%
Island	195	164	18.90%
Jefferson	131	59	122.03%
King	14,845	9,735	52.49%
Kitsap	488	326	49.69%
Kittitas	396	266	48.87%
Lewis	1	2	-50.00%
Mason	34	28	21.43%
Okanogan	81	57	42.11%
Others	88	80	10.00%
Pacific	260	137	89.78%
Pierce	1,931	1,243	55.35%
San Juan	129	74	74.32%
Skagit	170	153	11.11%
Snohomish	2,246	1,412	59.07%
Thurston	341	280	21.79%
Walla Walla	91	43	111.63%
Whatcom	1,202	911	31.94%
<b>Total</b>	<b>24,009</b>	<b>15,954</b>	
<b>% chg.</b>			<b>50.49%</b>



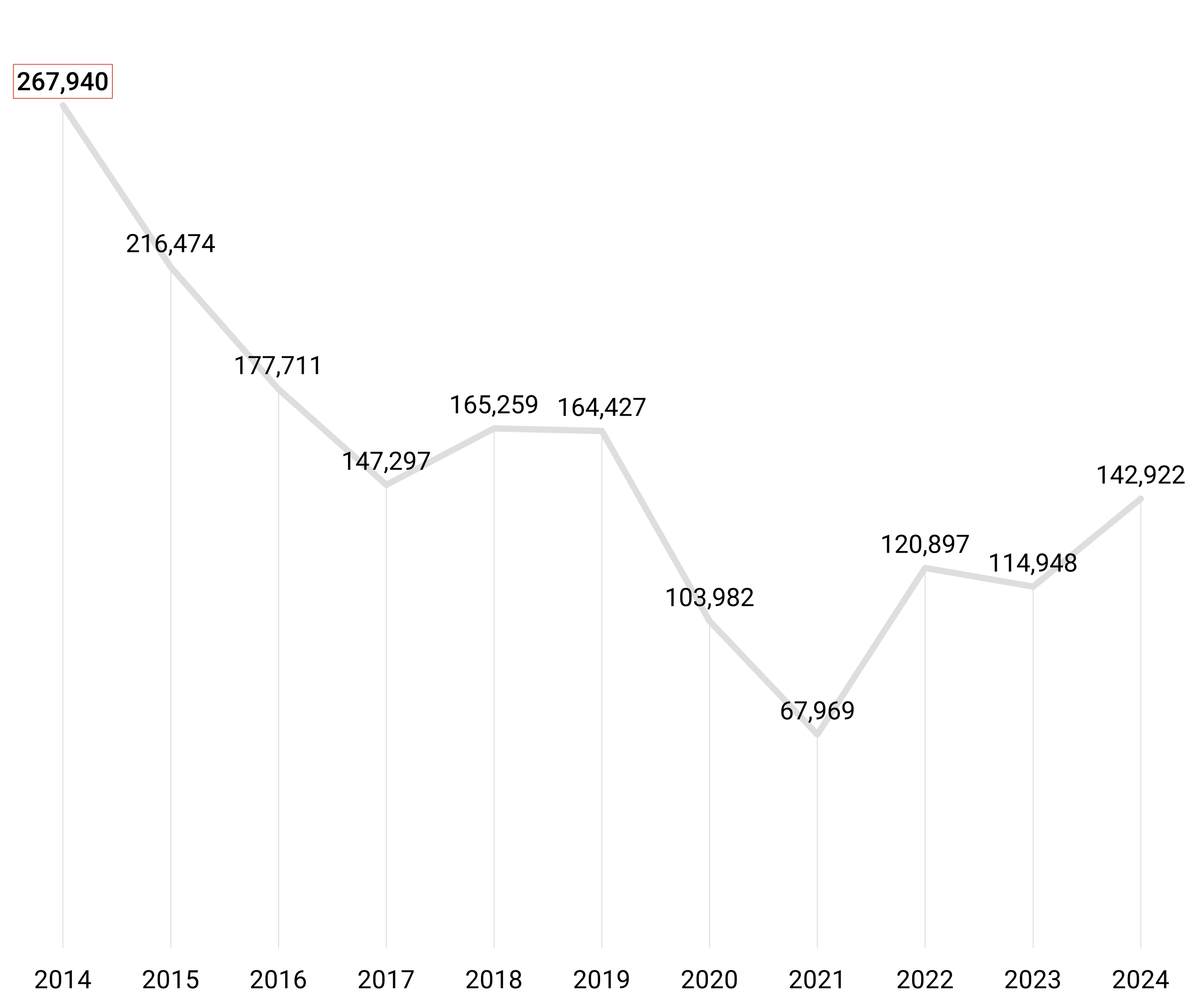
# All Counties: Residential Homes and Condominiums

## Active Listings by Year

A comparison of active listings each year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	Total	Avg./Mo.
2014	267,940	22,328
2015	216,474	18,040
2016	177,711	14,809
2017	147,297	12,275
2018	165,259	13,772
2019	164,427	13,702
2020	103,982	8,665
2021	67,969	5,664
2022	120,897	10,075
2023	114,948	9,579
2024	142,922	11,910

Total of Active Listings by Year



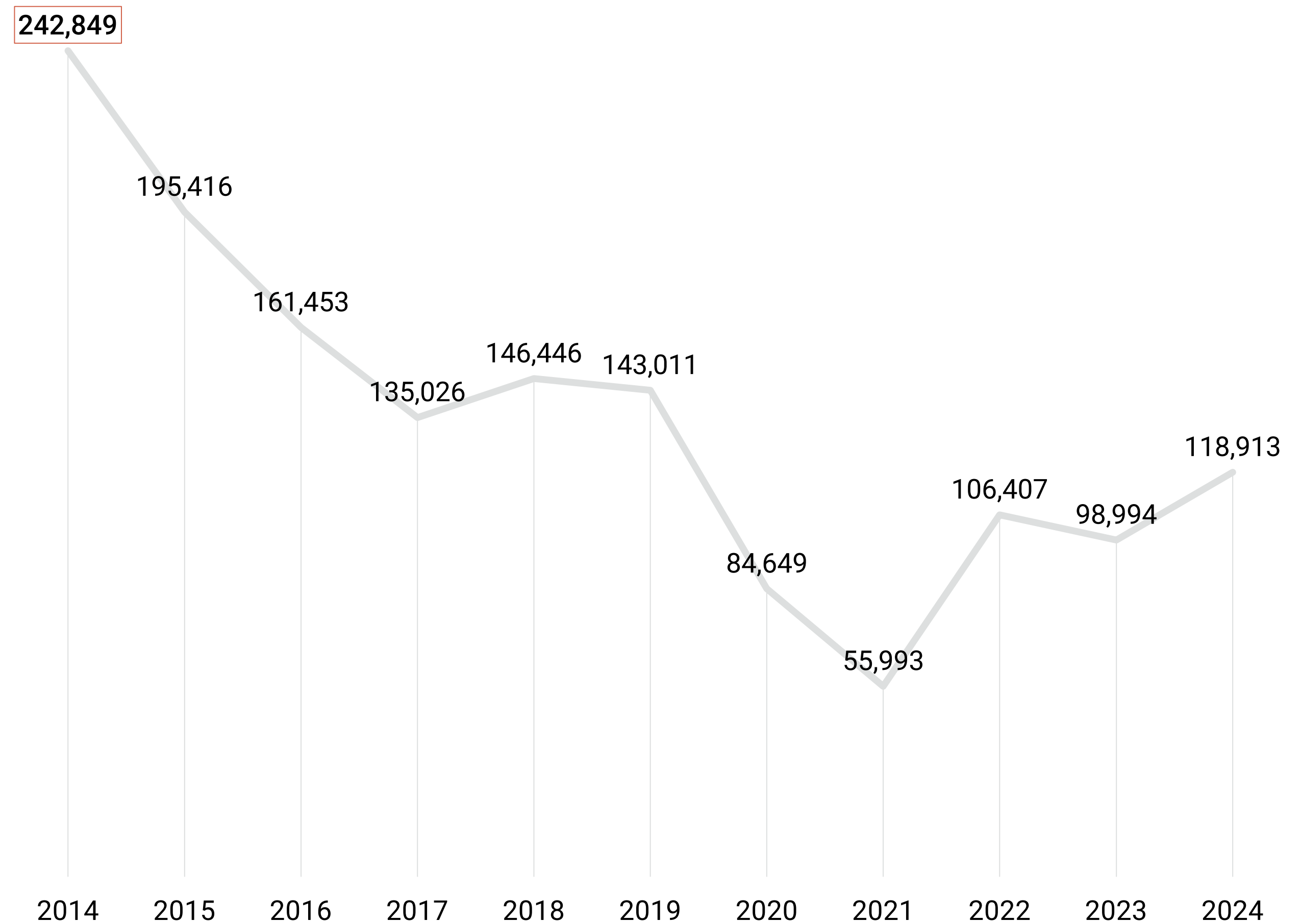
# All Counties: Residential Homes Only

## Active Listings by Year

A comparison of active listings each year, for residential homes only.  
Active Listings: Inventory on market.

	Total	Avg./Mo.
2014	242,849	20,237
2015	195,416	16,285
2016	161,453	13,454
2017	135,026	11,252
2018	146,446	12,204
2019	143,011	11,918
2020	84,649	7,054
2021	55,993	4,666
2022	106,407	8,867
2023	98,994	8,250
2024	118,913	9,909

Total of Active Listings by Year



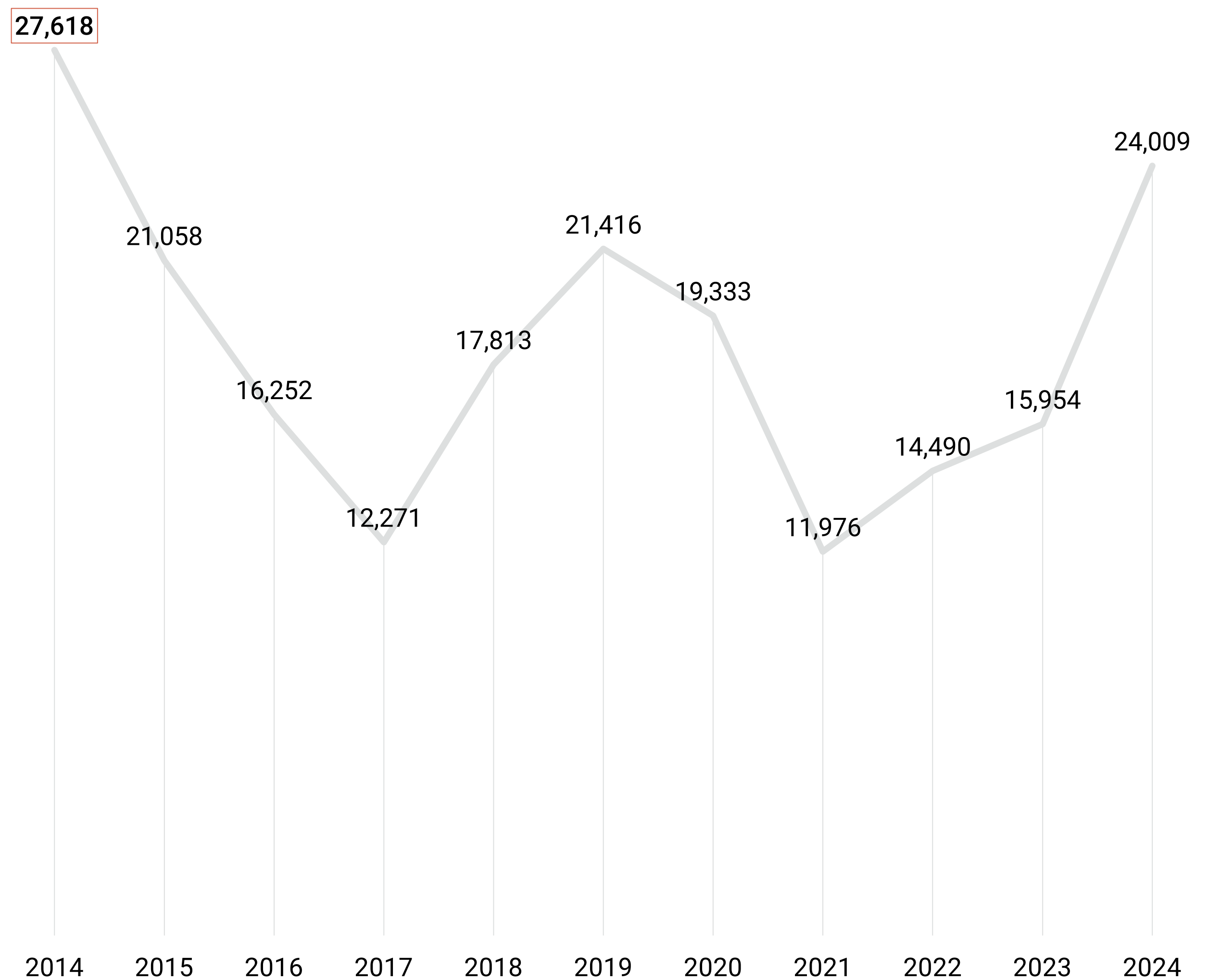
# All Counties: Condominiums Only

## Active Listings by Year

A comparison of active listings each year, for condominiums only.  
Active Listings: Inventory on market.

	Total	Avg./Mo.
2014	27,618	2,302
2015	21,058	1,755
2016	16,252	1,354
2017	12,271	1,023
2018	17,813	1,484
2019	21,416	1,785
2020	19,333	1,611
2021	11,976	998
2022	14,490	1,208
2023	15,954	1,330
2024	24,009	2,001

Total of Active Listings by Year





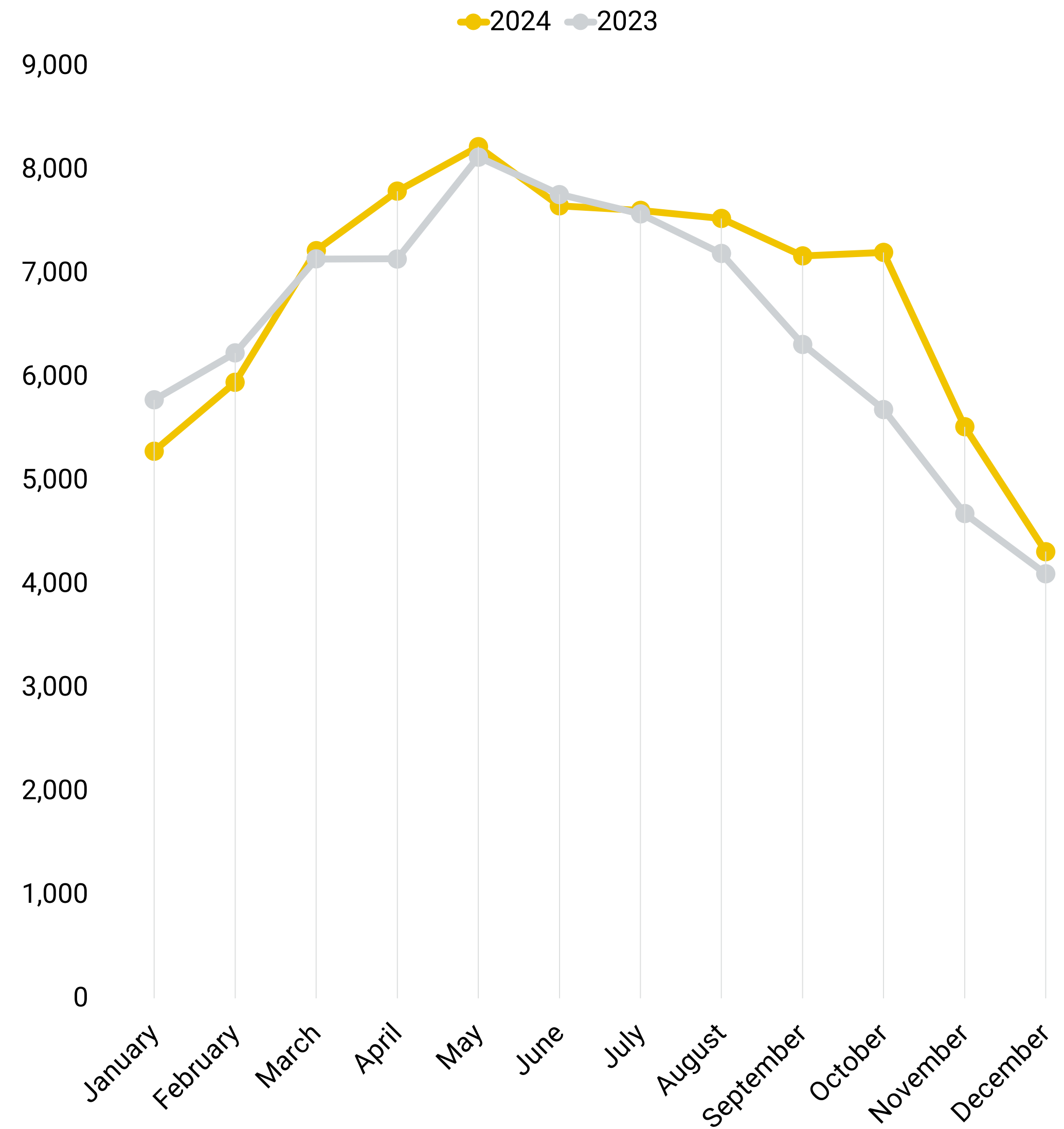
# All Counties: Residential Homes and Condominiums

## Pending Sales by Month

A comparison of the number of pending sales in all counties this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	2024	2023	% chg.
January	5,282	5,776	-8.55%
February	5,945	6,230	-4.57%
March	7,218	7,136	1.15%
April	7,792	7,137	9.18%
May	8,220	8,120	1.23%
June	7,650	7,759	-1.40%
July	7,606	7,570	0.48%
August	7,527	7,189	4.70%
September	7,165	6,312	13.51%
October	7,199	5,684	26.65%
November	5,516	4,678	17.91%
December	4,312	4,098	5.22%
<b>Total</b>	<b>81,432</b>	<b>77,689</b>	
<b>% chg.</b>			<b>4.82%</b>



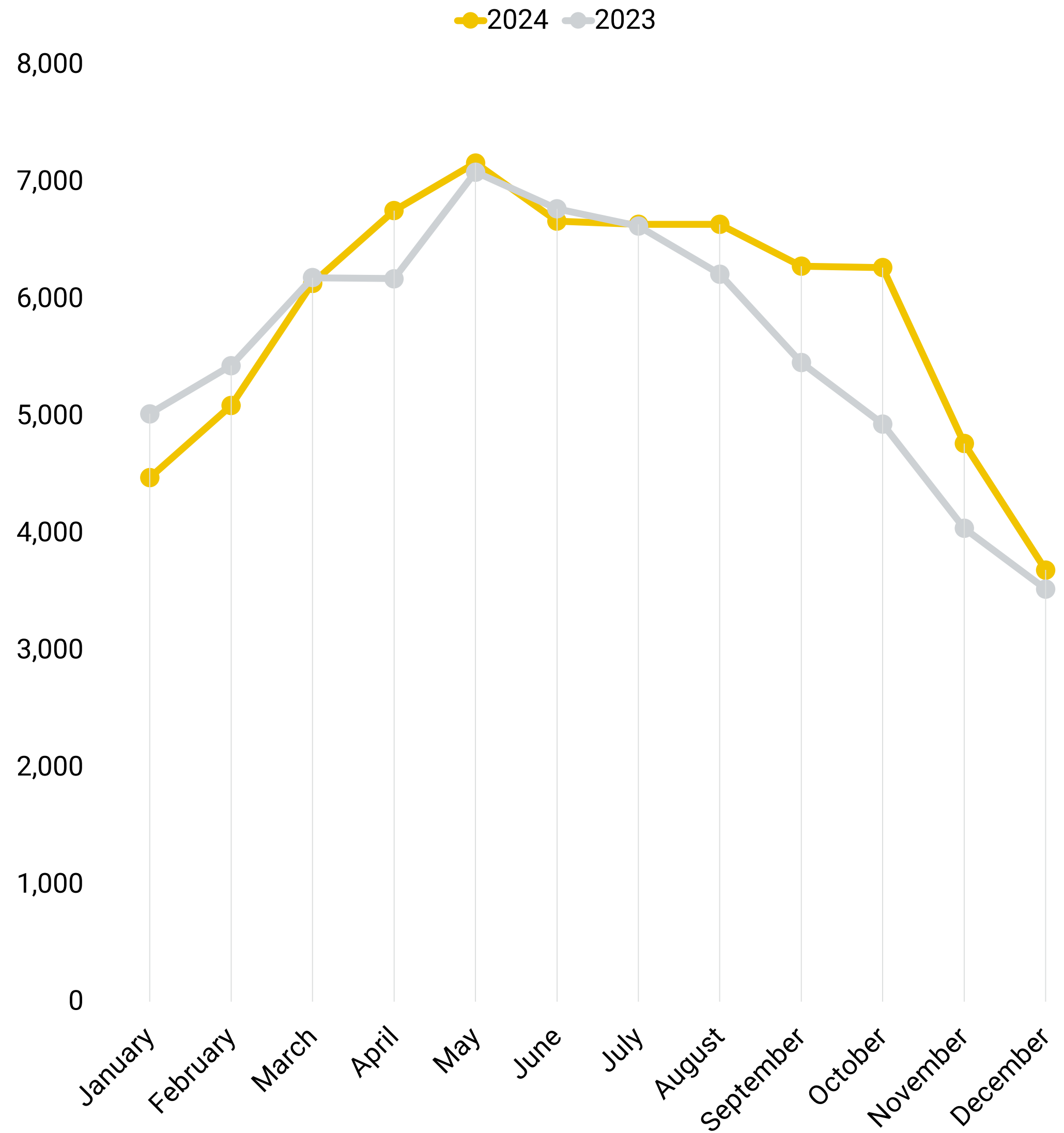
# All Counties: Residential Homes Only

## Pending Sales by Month

A comparison of the number of pending sales in all counties this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	2024	2023	% chg.
January	4,474	5,019	-10.86%
February	5,089	5,431	-6.30%
March	6,134	6,181	-0.76%
April	6,755	6,173	9.43%
May	7,161	7,083	1.10%
June	6,664	6,769	-1.55%
July	6,636	6,621	0.23%
August	6,637	6,212	6.84%
September	6,279	5,456	15.08%
October	6,267	4,932	27.07%
November	4,765	4,042	17.89%
December	3,686	3,523	4.63%
<b>Total</b>	<b>70,547</b>	<b>67,442</b>	
<b>% chg.</b>			<b>4.60%</b>



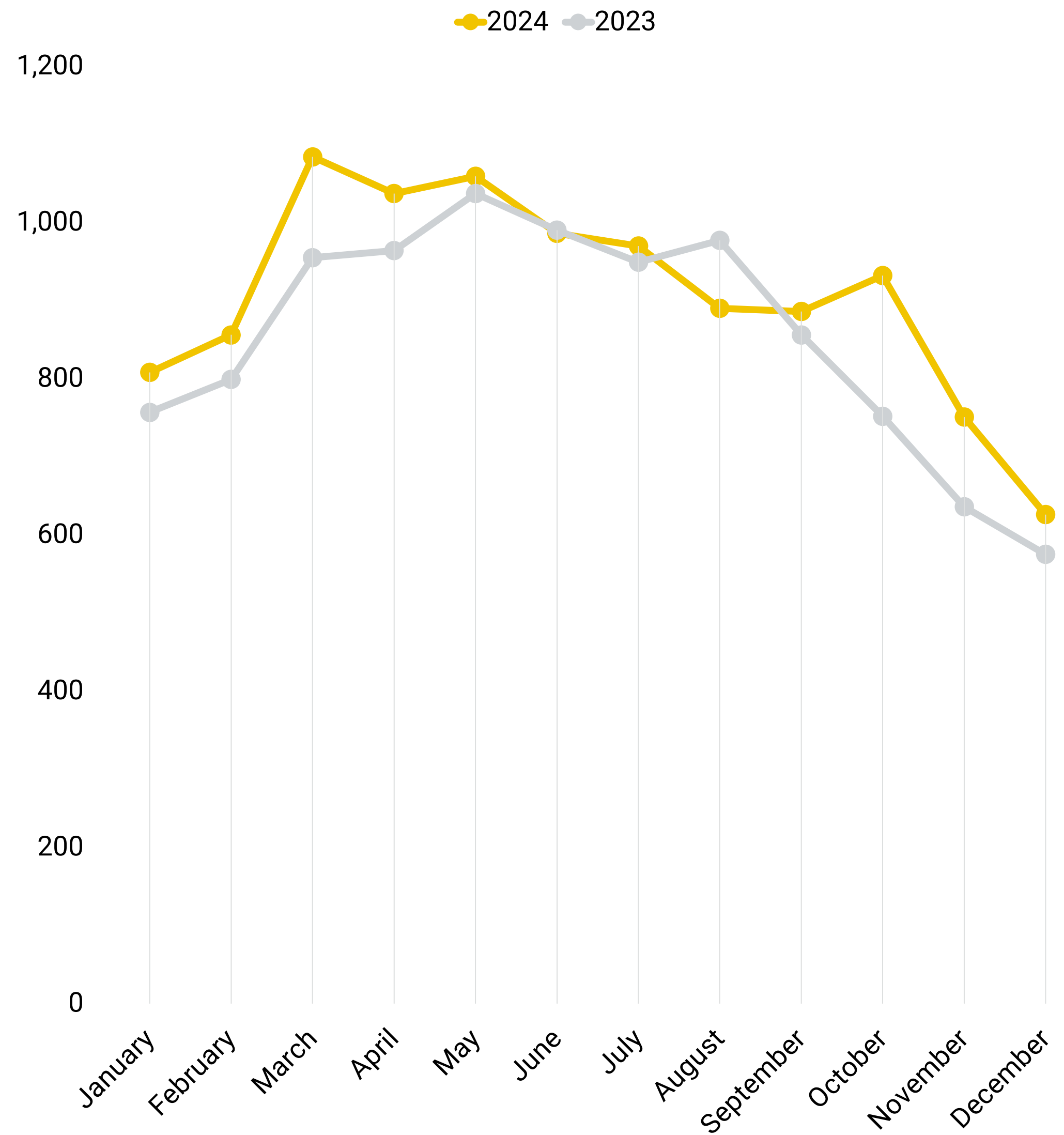
# All Counties: Condominiums Only

## Pending Sales by Month

A comparison of the number of pending sales in all counties this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

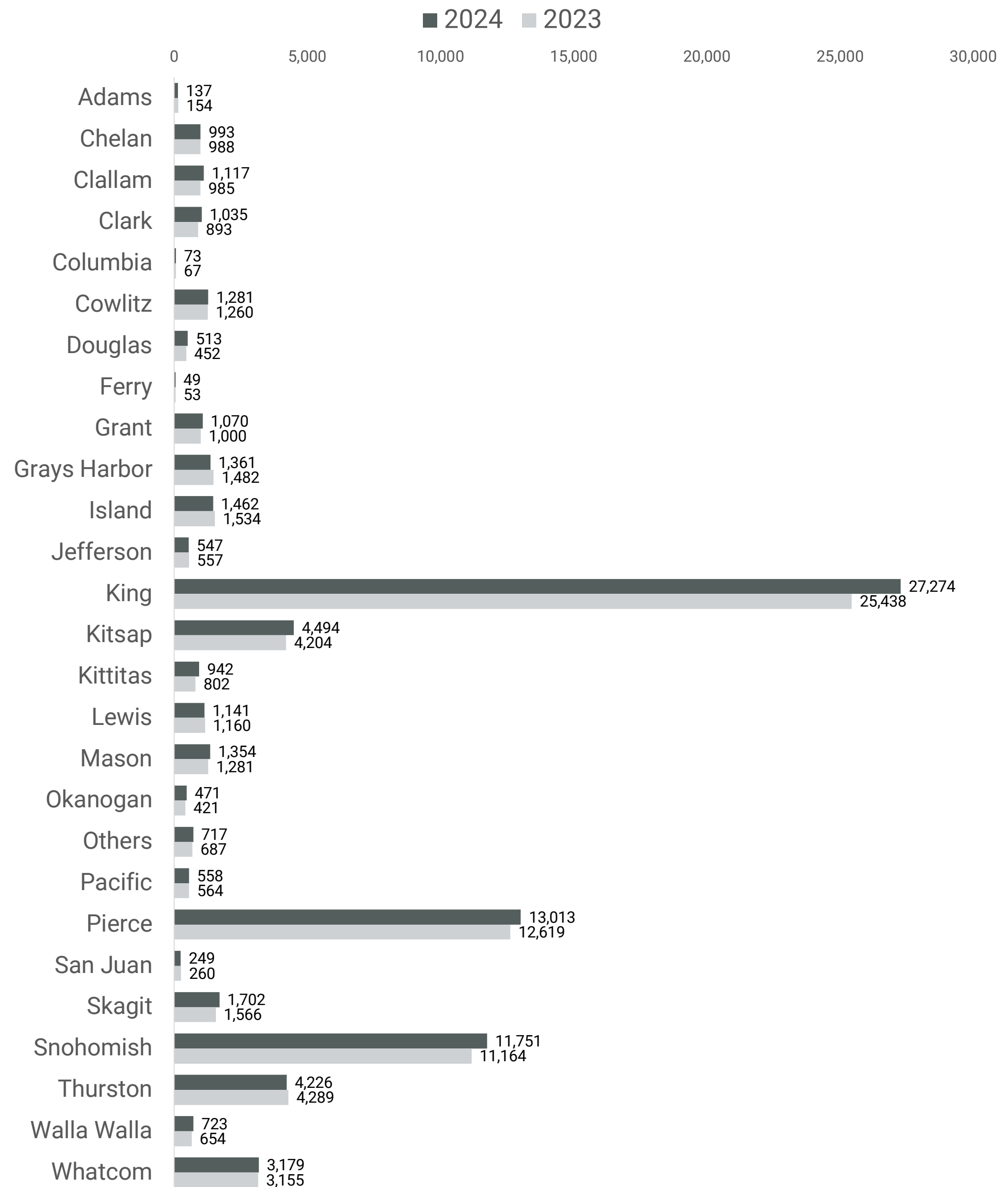
	2024	2023	% chg.
January	808	757	6.74%
February	856	799	7.13%
March	1,084	955	13.51%
April	1,037	964	7.57%
May	1,059	1,037	2.12%
June	986	990	-0.40%
July	970	949	2.21%
August	890	977	-8.90%
September	886	856	3.50%
October	932	752	23.94%
November	751	636	18.08%
December	626	575	8.87%
<b>Total</b>	<b>10,885</b>	<b>10,247</b>	
<b>% chg.</b>			<b>6.23%</b>



# Residential Homes and Condominiums Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes & condominiums.

	2024	2023	% chg.
Adams	137	154	-11.04%
Chelan	993	988	0.51%
Clallam	1,117	985	13.40%
Clark	1,035	893	15.90%
Columbia	73	67	8.96%
Cowlitz	1,281	1,260	1.67%
Douglas	513	452	13.50%
Ferry	49	53	-7.55%
Grant	1,070	1,000	7.00%
Grays Harbor	1,361	1,482	-8.16%
Island	1,462	1,534	-4.69%
Jefferson	547	557	-1.80%
King	27,274	25,438	7.22%
Kitsap	4,494	4,204	6.90%
Kittitas	942	802	17.46%
Lewis	1,141	1,160	-1.64%
Mason	1,354	1,281	5.70%
Okanogan	471	421	11.88%
Others	717	687	4.37%
Pacific	558	564	-1.06%
Pierce	13,013	12,619	3.12%
San Juan	249	260	-4.23%
Skagit	1,702	1,566	8.68%
Snohomish	11,751	11,164	5.26%
Thurston	4,226	4,289	-1.47%
Walla Walla	723	654	10.55%
Whatcom	3,179	3,155	0.76%
<b>Total</b>	<b>81,432</b>	<b>77,689</b>	
<b>% chg.</b>			<b>4.82%</b>



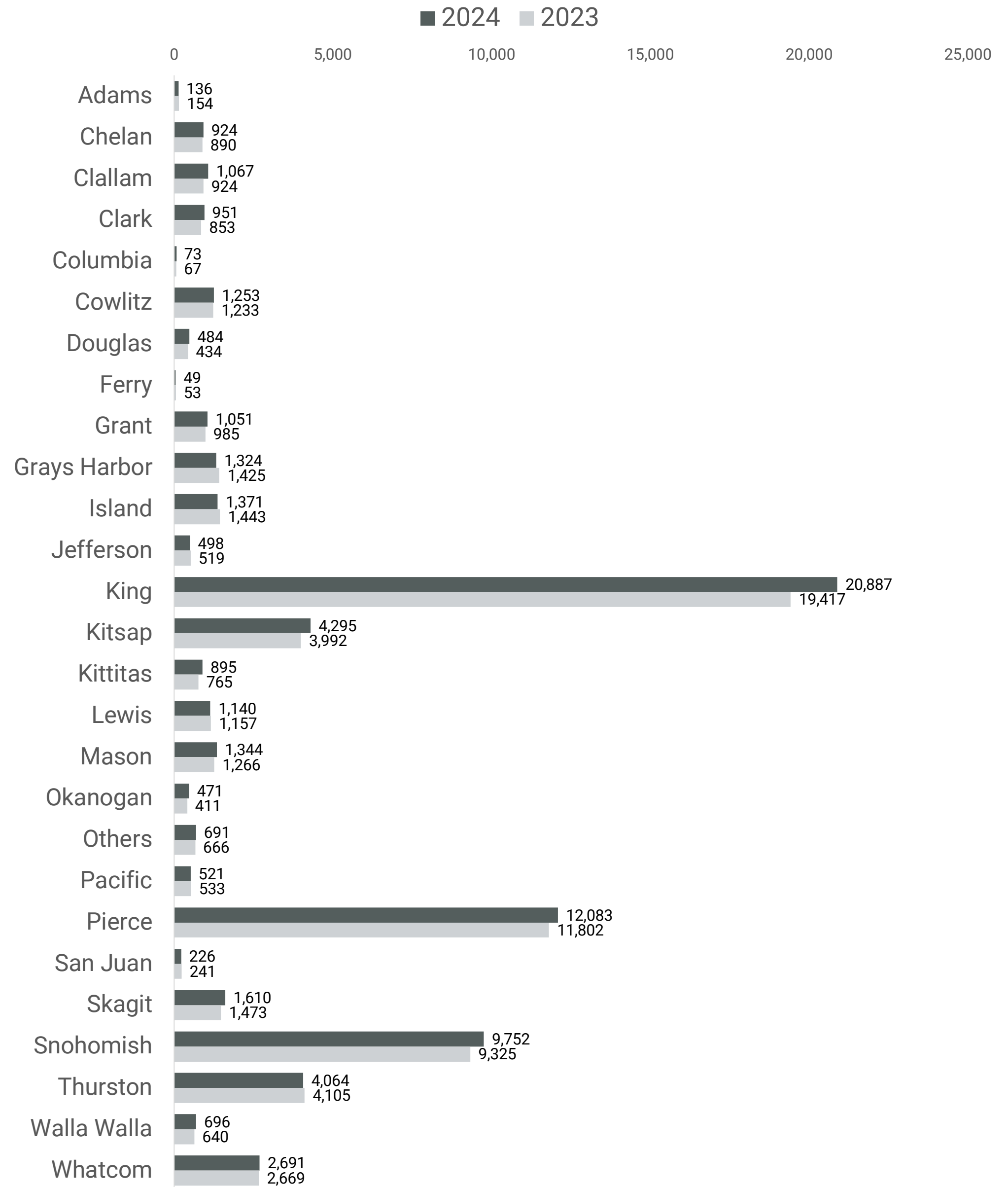


# Residential Homes Only

## Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes only.

	2024	2023	% chg.
Adams	136	154	-11.69%
Chelan	924	890	3.82%
Clallam	1,067	924	15.48%
Clark	951	853	11.49%
Columbia	73	67	8.96%
Cowlitz	1,253	1,233	1.62%
Douglas	484	434	11.52%
Ferry	49	53	-7.55%
Grant	1,051	985	6.70%
Grays Harbor	1,324	1,425	-7.09%
Island	1,371	1,443	-4.99%
Jefferson	498	519	-4.05%
King	20,887	19,417	7.57%
Kitsap	4,295	3,992	7.59%
Kittitas	895	765	16.99%
Lewis	1,140	1,157	-1.47%
Mason	1,344	1,266	6.16%
Okanogan	471	411	14.60%
Others	691	666	3.75%
Pacific	521	533	-2.25%
Pierce	12,083	11,802	2.38%
San Juan	226	241	-6.22%
Skagit	1,610	1,473	9.30%
Snohomish	9,752	9,325	4.58%
Thurston	4,064	4,105	-1.00%
Walla Walla	696	640	8.75%
Whatcom	2,691	2,669	0.82%
<b>Total</b>	<b>70,547</b>	<b>67,442</b>	
<b>% chg.</b>			<b>4.60%</b>



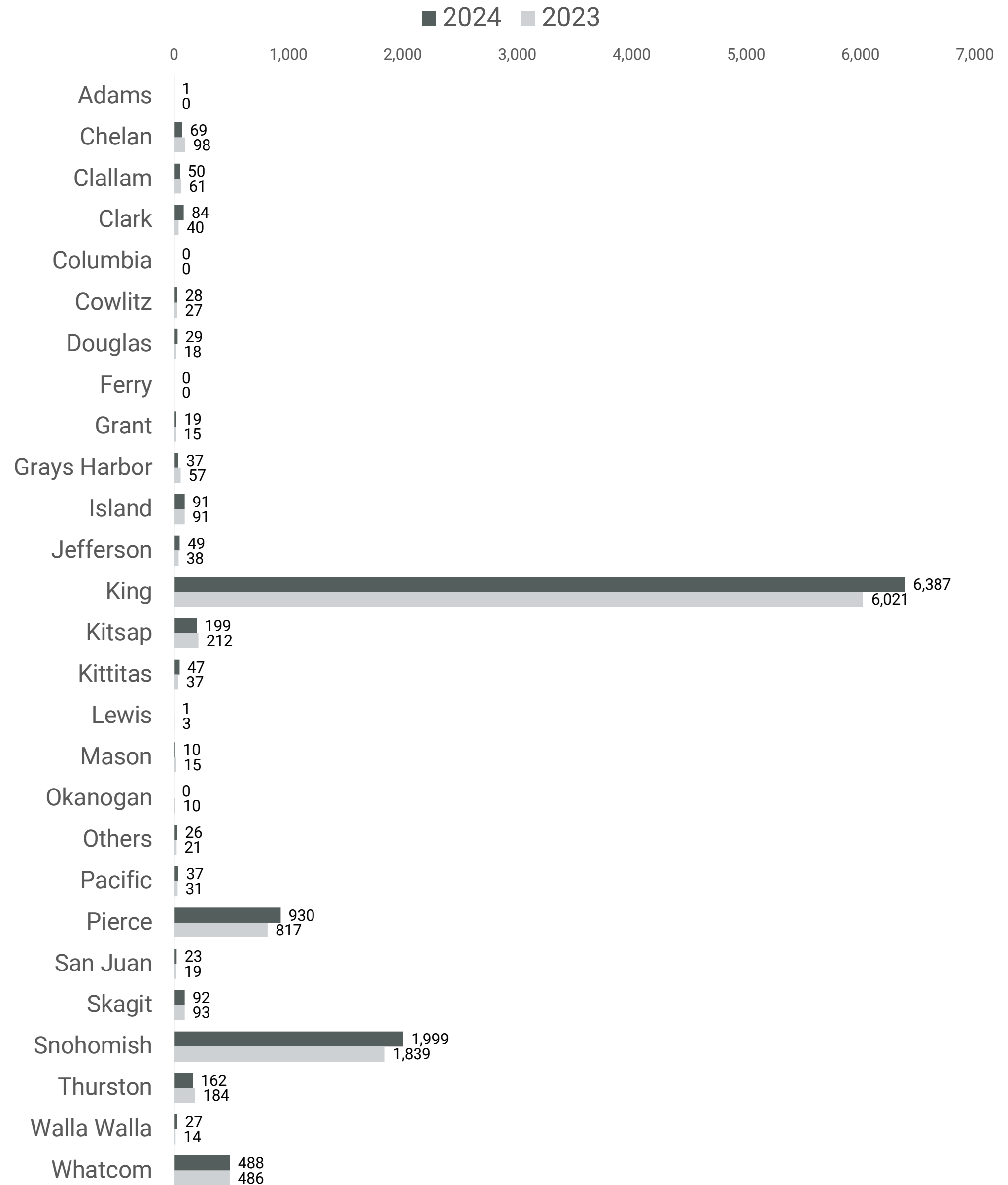


# Condominiums Only

## Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for condominiums only.

	2024	2023	% chg.
Adams	1	0	0.00%
Chelan	69	98	-29.59%
Clallam	50	61	-18.03%
Clark	84	40	110.00%
Columbia	0	0	0.00%
Cowlitz	28	27	3.70%
Douglas	29	18	61.11%
Ferry	0	0	0.00%
Grant	19	15	26.67%
Grays Harbor	37	57	-35.09%
Island	91	91	0.00%
Jefferson	49	38	28.95%
King	6,387	6,021	6.08%
Kitsap	199	212	-6.13%
Kittitas	47	37	27.03%
Lewis	1	3	-66.67%
Mason	10	15	-33.33%
Okanogan	0	10	-100.00%
Others	26	21	23.81%
Pacific	37	31	19.35%
Pierce	930	817	13.83%
San Juan	23	19	21.05%
Skagit	92	93	-1.08%
Snohomish	1,999	1,839	8.70%
Thurston	162	184	-11.96%
Walla Walla	27	14	92.86%
Whatcom	488	486	0.41%
<b>Total</b>	<b>10,885</b>	<b>10,247</b>	
<b>% chg.</b>			<b>6.23%</b>



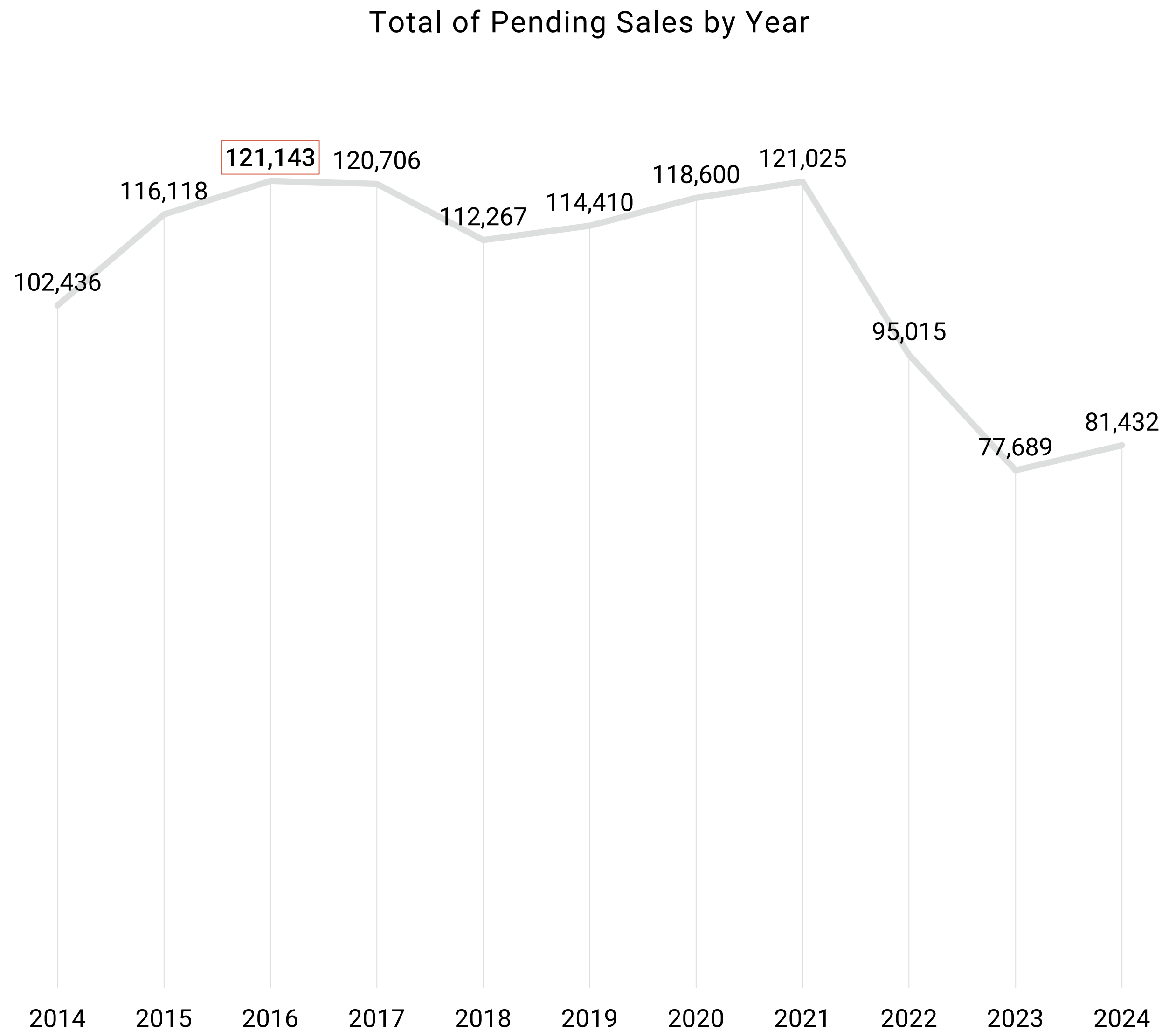
# All Counties: Residential Homes and Condominiums

## Pending Sales by Year

A comparison of the number of pending sales each year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	Total	Avg./Mo.
2014	102,436	8,536
2015	116,118	9,677
2016	121,143	10,095
2017	120,706	10,059
2018	112,267	9,356
2019	114,410	9,534
2020	118,600	9,883
2021	121,025	10,085
2022	95,015	7,918
2023	77,689	6,474
2024	81,432	6,786



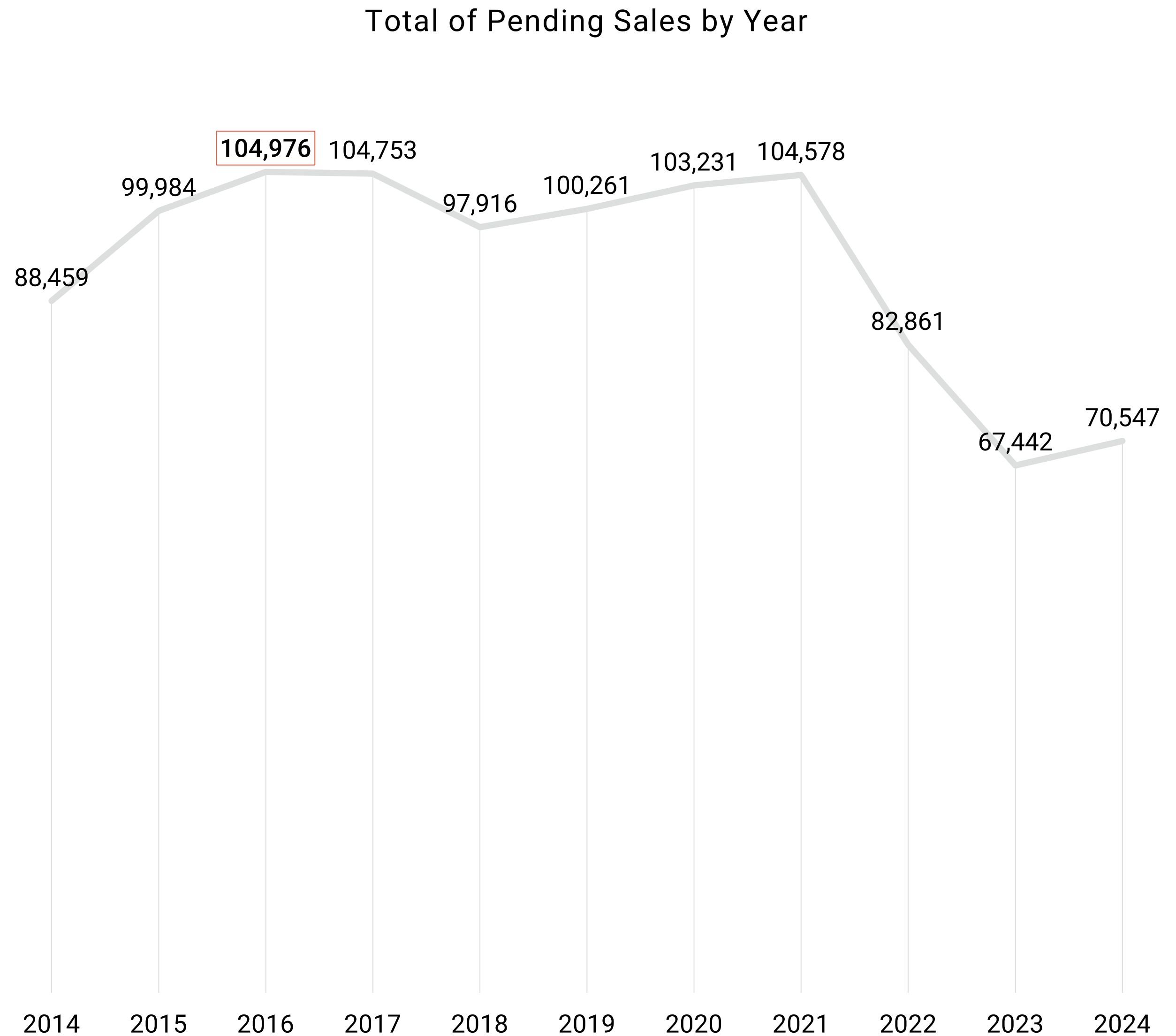
# All Counties: Residential Homes Only

## Pending Sales by Year

A comparison of the number of pending sales each year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	Total	Avg./Mo.
2014	88,459	7,372
2015	99,984	8,332
2016	104,976	8,748
2017	104,753	8,729
2018	97,916	8,160
2019	100,261	8,355
2020	103,231	8,603
2021	104,578	8,715
2022	82,861	6,905
2023	67,442	5,620
2024	70,547	5,879



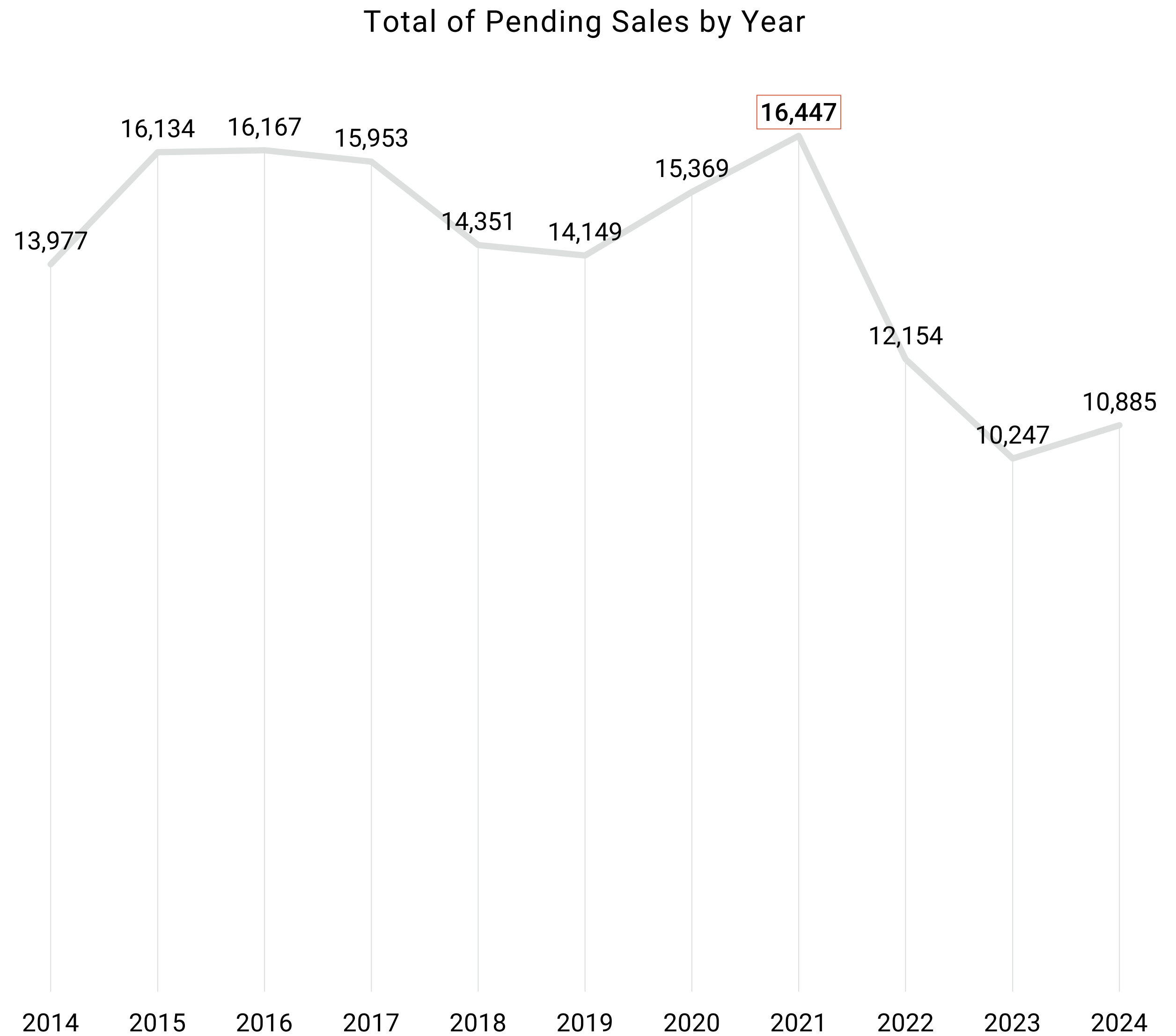
# All Counties: Condominiums Only

## Pending Sales by Year

A comparison of the number of pending sales each year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

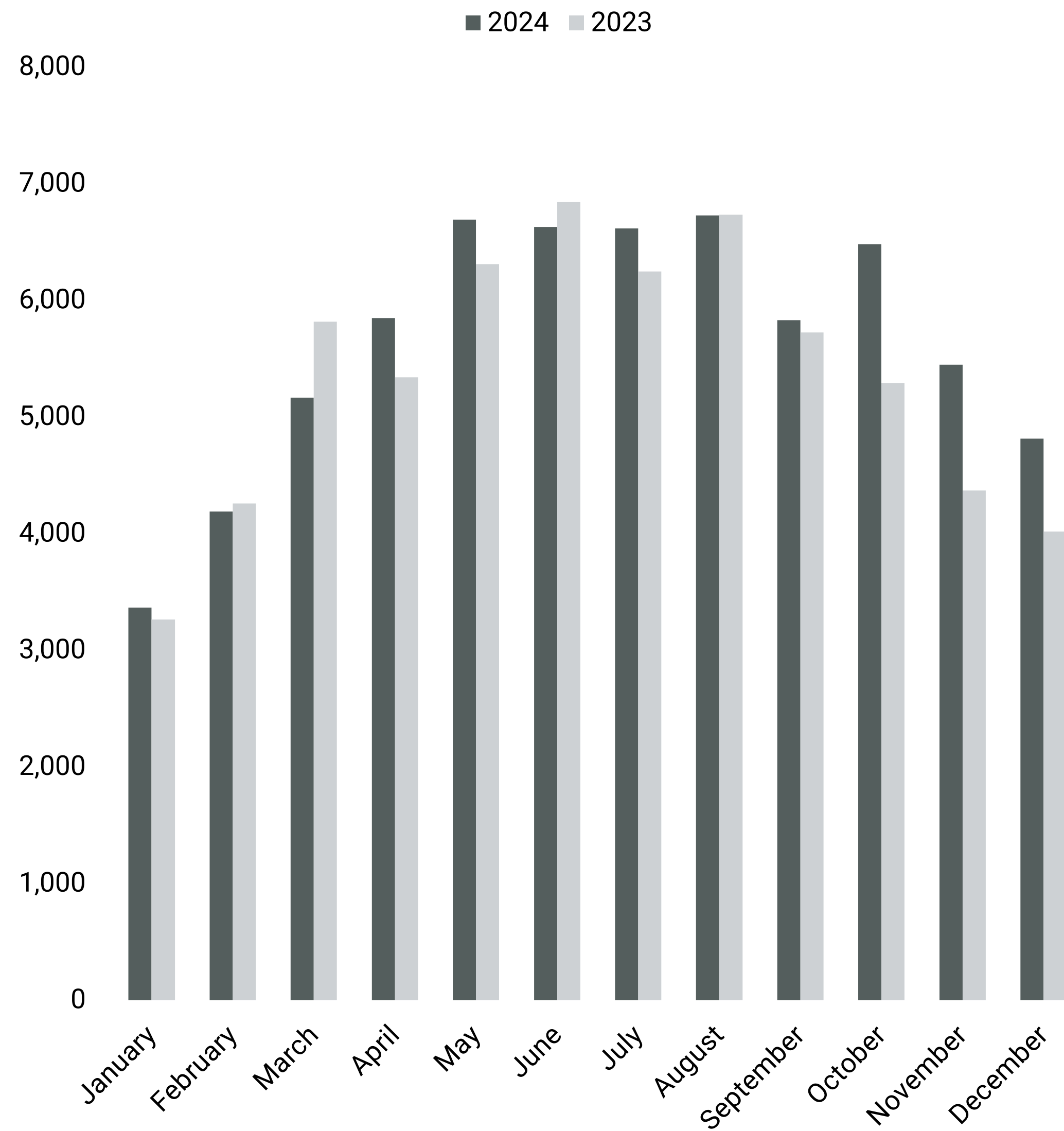
	Total	Avg./Mo.
2014	13,977	1,165
2015	16,134	1,345
2016	16,167	1,347
2017	15,953	1,329
2018	14,351	1,196
2019	14,149	1,179
2020	15,369	1,281
2021	16,447	1,371
2022	12,154	1,013
2023	10,247	854
2024	10,885	907



# All Counties: Residential Homes and Condominiums Closed Sales by Month

A comparison of closed sales units in all counties this year vs. last year, for residential homes & condominiums.

	2024	2023	% chg.
January	3,364	3,264	3.06%
February	4,189	4,258	-1.62%
March	5,165	5,817	-11.21%
April	5,847	5,338	9.54%
May	6,689	6,310	6.01%
June	6,627	6,842	-3.14%
July	6,615	6,247	5.89%
August	6,727	6,734	-0.10%
September	5,828	5,722	1.85%
October	6,479	5,291	22.45%
November	5,446	4,367	24.71%
December	4,812	4,018	19.76%
<b>Total</b>	<b>67,788</b>	<b>64,208</b>	
<b>% chg.</b>			<b>5.58%</b>



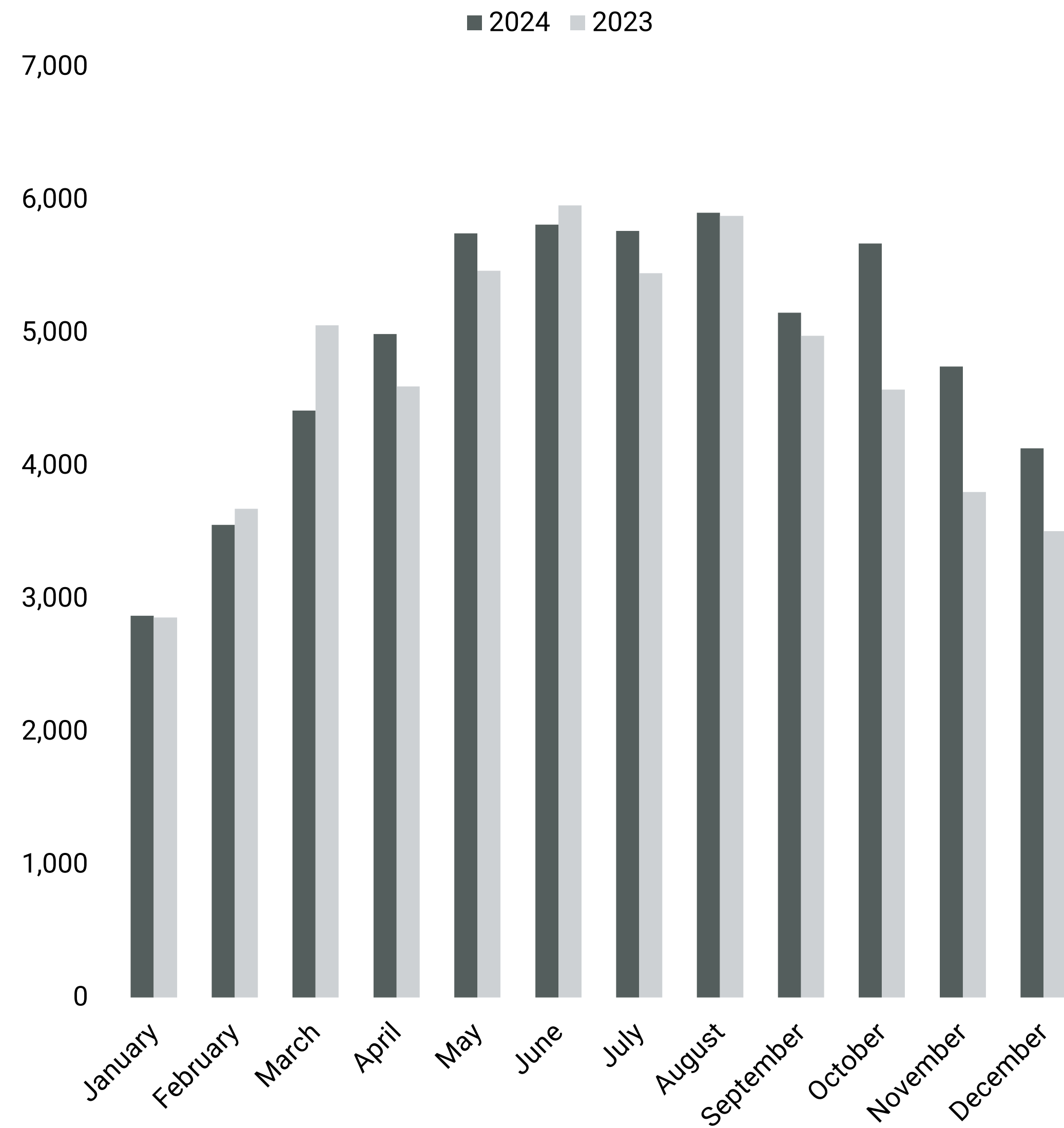


# All Counties: Residential Homes Only

## Closed Sales by Month

A comparison of closed sales units in all counties this year vs. last year, for residential homes only.

	2024	2023	% chg.
January	2,872	2,857	0.53%
February	3,553	3,675	-3.32%
March	4,413	5,054	-12.68%
April	4,989	4,596	8.55%
May	5,747	5,465	5.16%
June	5,812	5,956	-2.42%
July	5,765	5,448	5.82%
August	5,902	5,878	0.41%
September	5,151	4,975	3.54%
October	5,671	4,571	24.06%
November	4,745	3,801	24.84%
December	4,131	3,506	17.83%
<b>Total</b>	<b>58,751</b>	<b>55,782</b>	
<b>% chg.</b>			<b>5.32%</b>

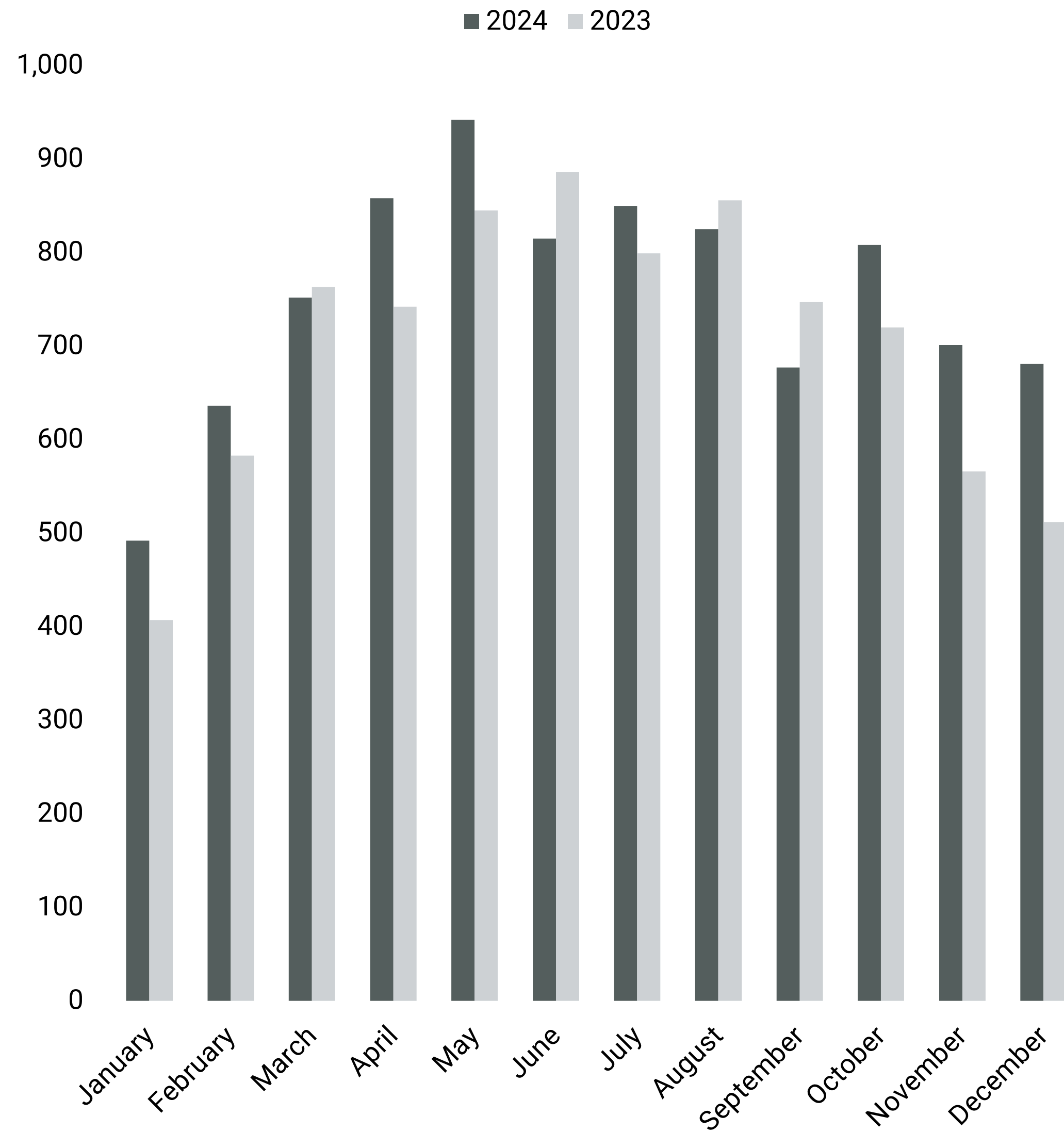


# All Counties: Condominiums Only

## Closed Sales by Month

A comparison of closed sales units in all counties this year vs. last year, for condominiums only.

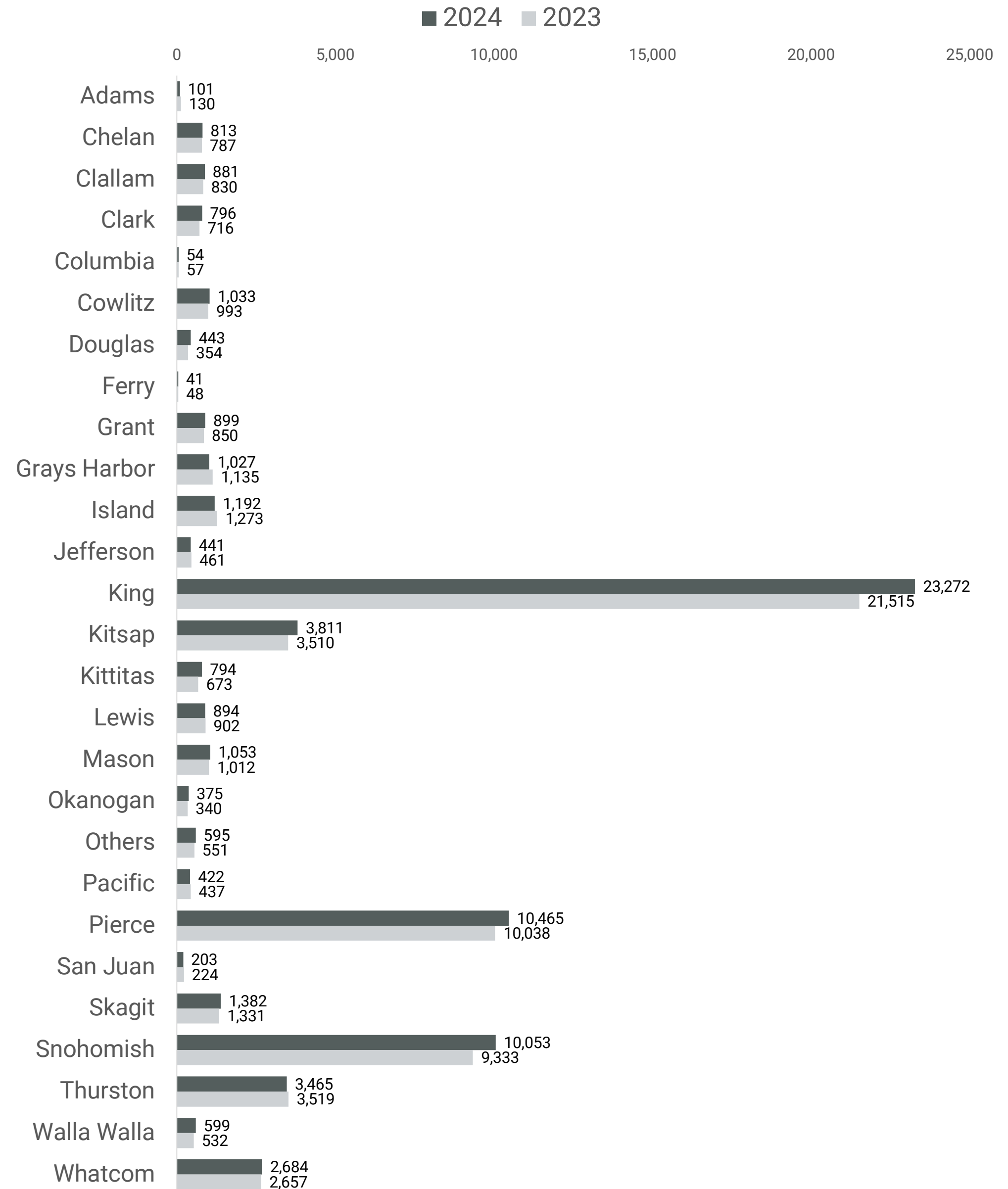
	2024	2023	% chg.
January	492	407	20.88%
February	636	583	9.09%
March	752	763	-1.44%
April	858	742	15.63%
May	942	845	11.48%
June	815	886	-8.01%
July	850	799	6.38%
August	825	856	-3.62%
September	677	747	-9.37%
October	808	720	12.22%
November	701	566	23.85%
December	681	512	33.01%
<b>Total</b>	<b>9,037</b>	<b>8,426</b>	
<b>% chg.</b>	<b>7.25%</b>		



# Residential Homes and Condominiums Closed Sales by County

A comparison of closed sales units in each county this year vs. last year, for residential homes & condominiums.

	2024	2023	% chg.
Adams	101	130	-22.31%
Chelan	813	787	3.30%
Clallam	881	830	6.14%
Clark	796	716	11.17%
Columbia	54	57	-5.26%
Cowlitz	1,033	993	4.03%
Douglas	443	354	25.14%
Ferry	41	48	-14.58%
Grant	899	850	5.76%
Grays Harbor	1,027	1,135	-9.52%
Island	1,192	1,273	-6.36%
Jefferson	441	461	-4.34%
King	23,272	21,515	8.17%
Kitsap	3,811	3,510	8.58%
Kittitas	794	673	17.98%
Lewis	894	902	-0.89%
Mason	1,053	1,012	4.05%
Okanogan	375	340	10.29%
Others	595	551	7.99%
Pacific	422	437	-3.43%
Pierce	10,465	10,038	4.25%
San Juan	203	224	-9.38%
Skagit	1,382	1,331	3.83%
Snohomish	10,053	9,333	7.71%
Thurston	3,465	3,519	-1.53%
Walla Walla	599	532	12.59%
Whatcom	2,684	2,657	1.02%
<b>Total</b>	<b>67,788</b>	<b>64,208</b>	
<b>% chg.</b>			<b>5.58%</b>

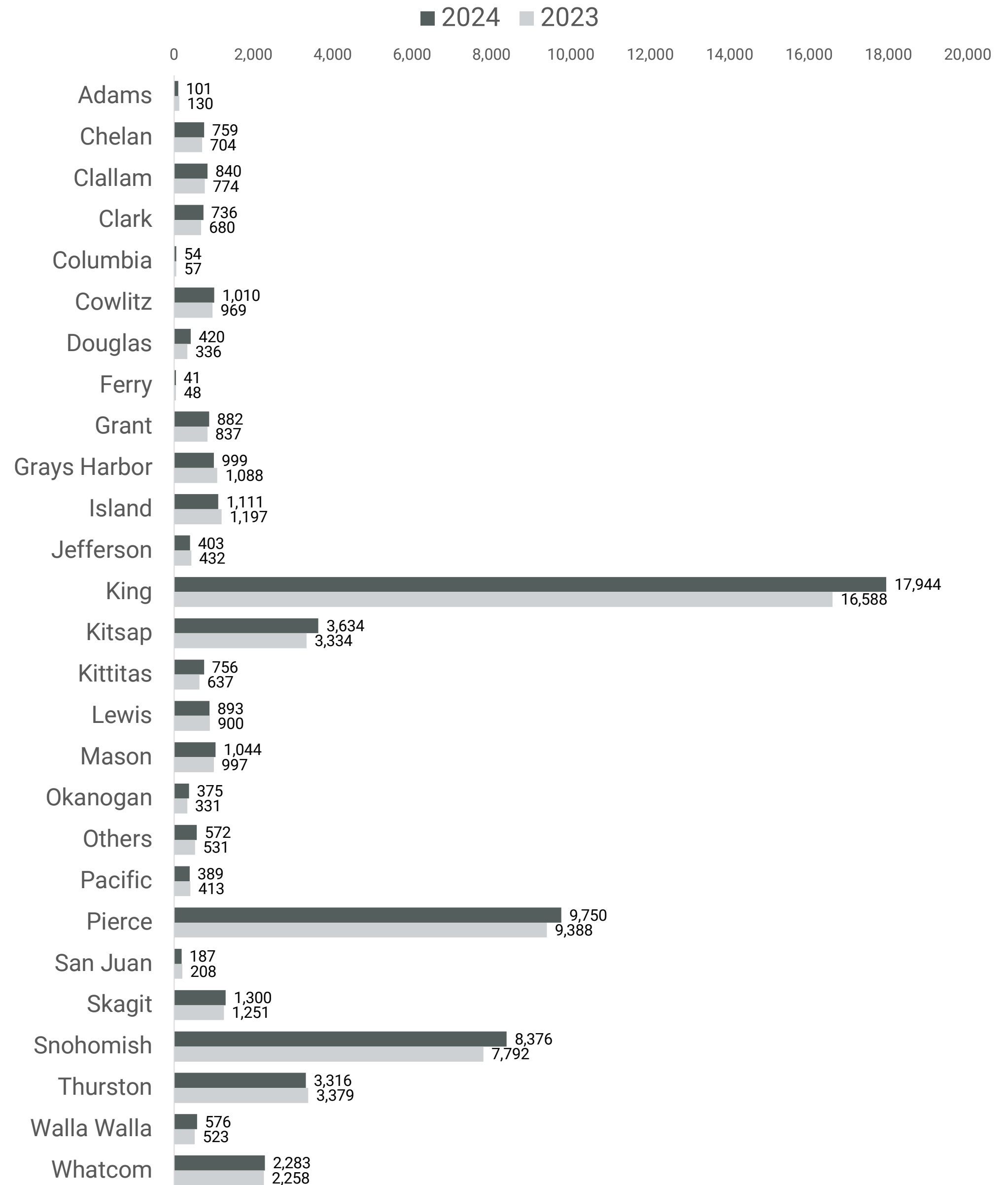


# Residential Homes Only

## Closed Sales by County

A comparison of closed sales units in each county this year vs. last year, for residential homes only.

	2024	2023	% chg.
Adams	101	130	-22.31%
Chelan	759	704	7.81%
Clallam	840	774	8.53%
Clark	736	680	8.24%
Columbia	54	57	-5.26%
Cowlitz	1,010	969	4.23%
Douglas	420	336	25.00%
Ferry	41	48	-14.58%
Grant	882	837	5.38%
Grays Harbor	999	1,088	-8.18%
Island	1,111	1,197	-7.18%
Jefferson	403	432	-6.71%
King	17,944	16,588	8.17%
Kitsap	3,634	3,334	9.00%
Kittitas	756	637	18.68%
Lewis	893	900	-0.78%
Mason	1,044	997	4.71%
Okanogan	375	331	13.29%
Others	572	531	7.72%
Pacific	389	413	-5.81%
Pierce	9,750	9,388	3.86%
San Juan	187	208	-10.10%
Skagit	1,300	1,251	3.92%
Snohomish	8,376	7,792	7.49%
Thurston	3,316	3,379	-1.86%
Walla Walla	576	523	10.13%
Whatcom	2,283	2,258	1.11%
<b>Total</b>	<b>58,751</b>	<b>55,782</b>	
<b>% chg.</b>			<b>5.32%</b>

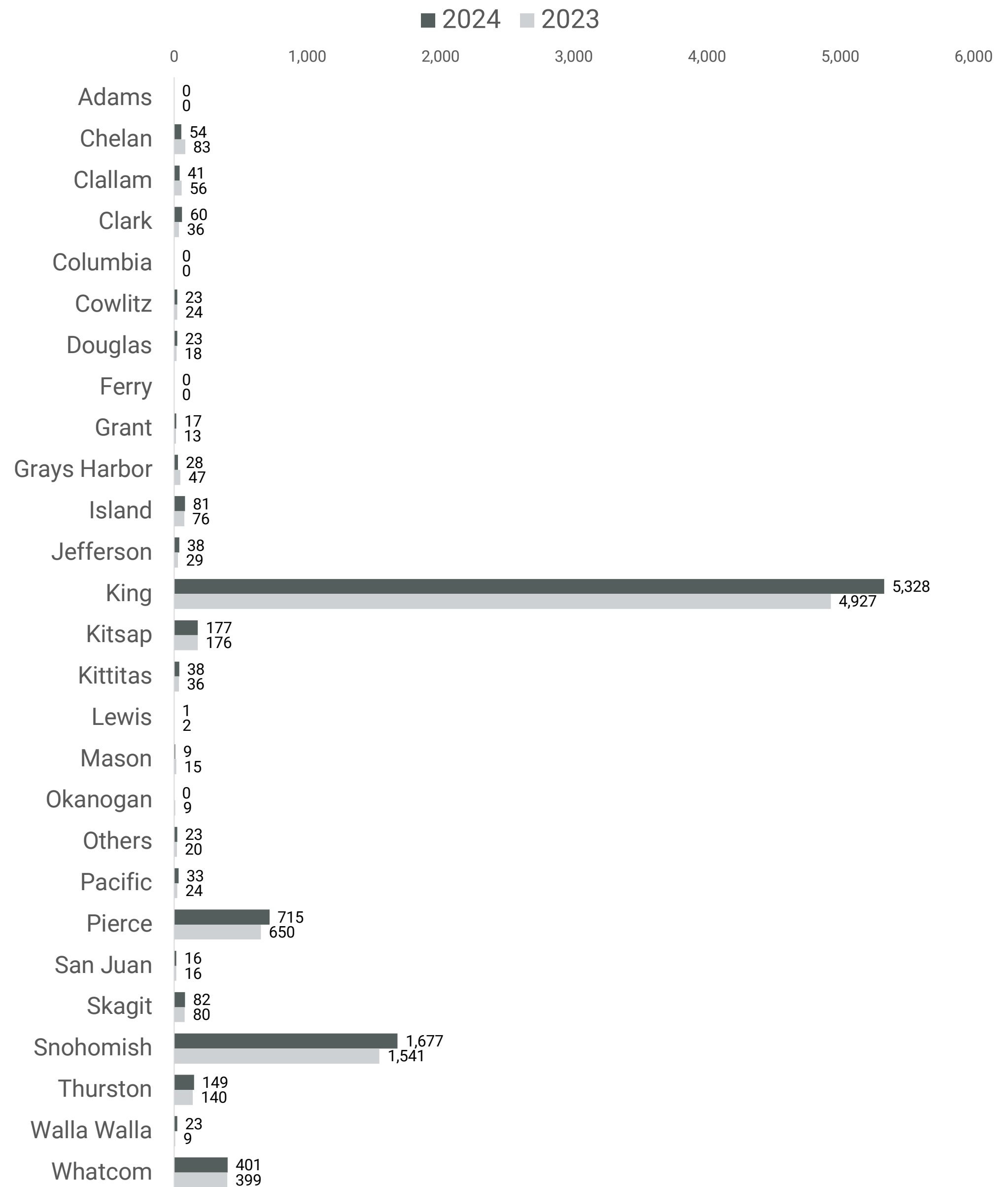


# Condominiums Only

## Closed Sales by County

A comparison of closed sales units in each county this year vs. last year, for condominiums only.

	2024	2023	% chg.
Adams	0	0	0.00%
Chelan	54	83	-34.94%
Clallam	41	56	-26.79%
Clark	60	36	66.67%
Columbia	0	0	0.00%
Cowlitz	23	24	-4.17%
Douglas	23	18	27.78%
Ferry	0	0	0.00%
Grant	17	13	30.77%
Grays Harbor	28	47	-40.43%
Island	81	76	6.58%
Jefferson	38	29	31.03%
King	5,328	4,927	8.14%
Kitsap	177	176	0.57%
Kittitas	38	36	5.56%
Lewis	1	2	-50.00%
Mason	9	15	-40.00%
Okanogan	0	9	-100.00%
Others	23	20	15.00%
Pacific	33	24	37.50%
Pierce	715	650	10.00%
San Juan	16	16	0.00%
Skagit	82	80	2.50%
Snohomish	1,677	1,541	8.83%
Thurston	149	140	6.43%
Walla Walla	23	9	155.56%
Whatcom	401	399	0.50%
<b>Total</b>	<b>9,037</b>	<b>8,426</b>	
<b>% chg.</b>			<b>7.25%</b>



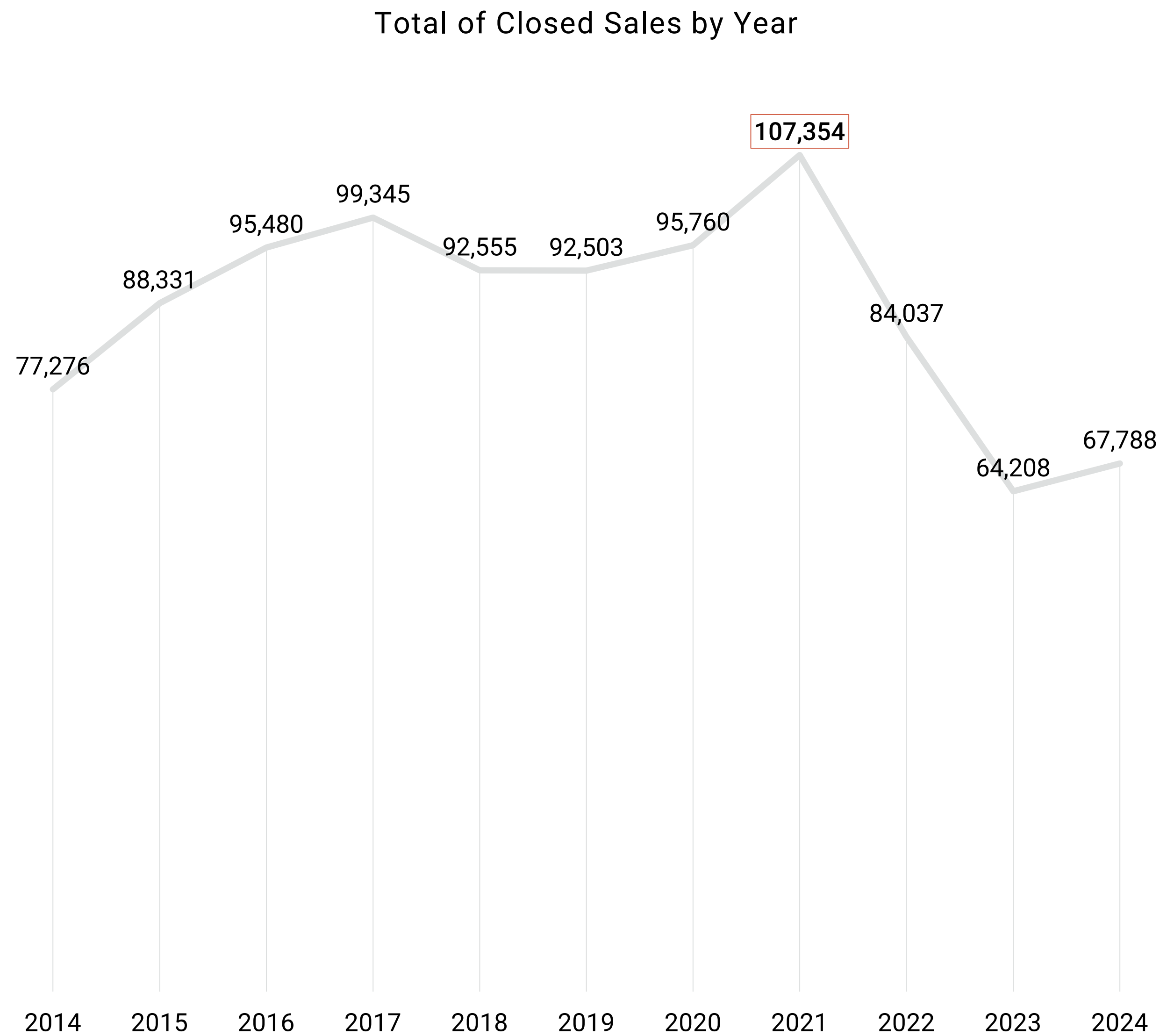


# All Counties: Residential Homes and Condominiums

## Closed Sales by Year

A comparison of closed sales units each year, for residential homes & condominiums.

	Total	Avg./Mo.
2014	77,276	6,440
2015	88,331	7,361
2016	95,480	7,957
2017	99,345	8,279
2018	92,555	7,713
2019	92,503	7,709
2020	95,760	7,980
2021	107,354	8,946
2022	84,037	7,003
2023	64,208	5,351
2024	67,788	5,649

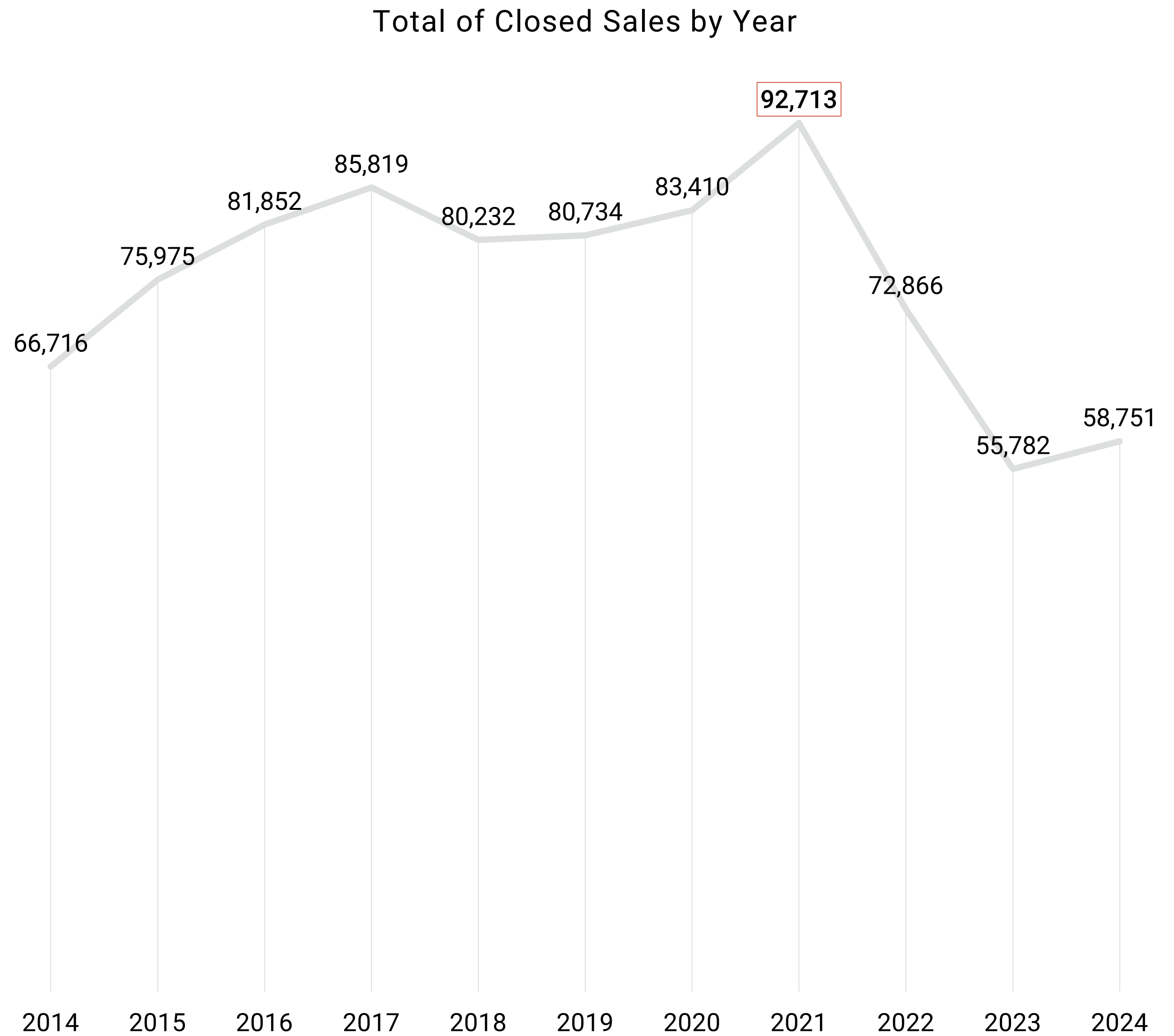


# All Counties: Residential Homes Only

## Closed Sales by Year

A comparison of closed sales units each year, for residential homes only.

	Total	Avg./Mo.
2014	66,716	5,560
2015	75,975	6,331
2016	81,852	6,821
2017	85,819	7,152
2018	80,232	6,686
2019	80,734	6,728
2020	83,410	6,951
2021	92,713	7,726
2022	72,866	6,072
2023	55,782	4,649
2024	58,751	4,896

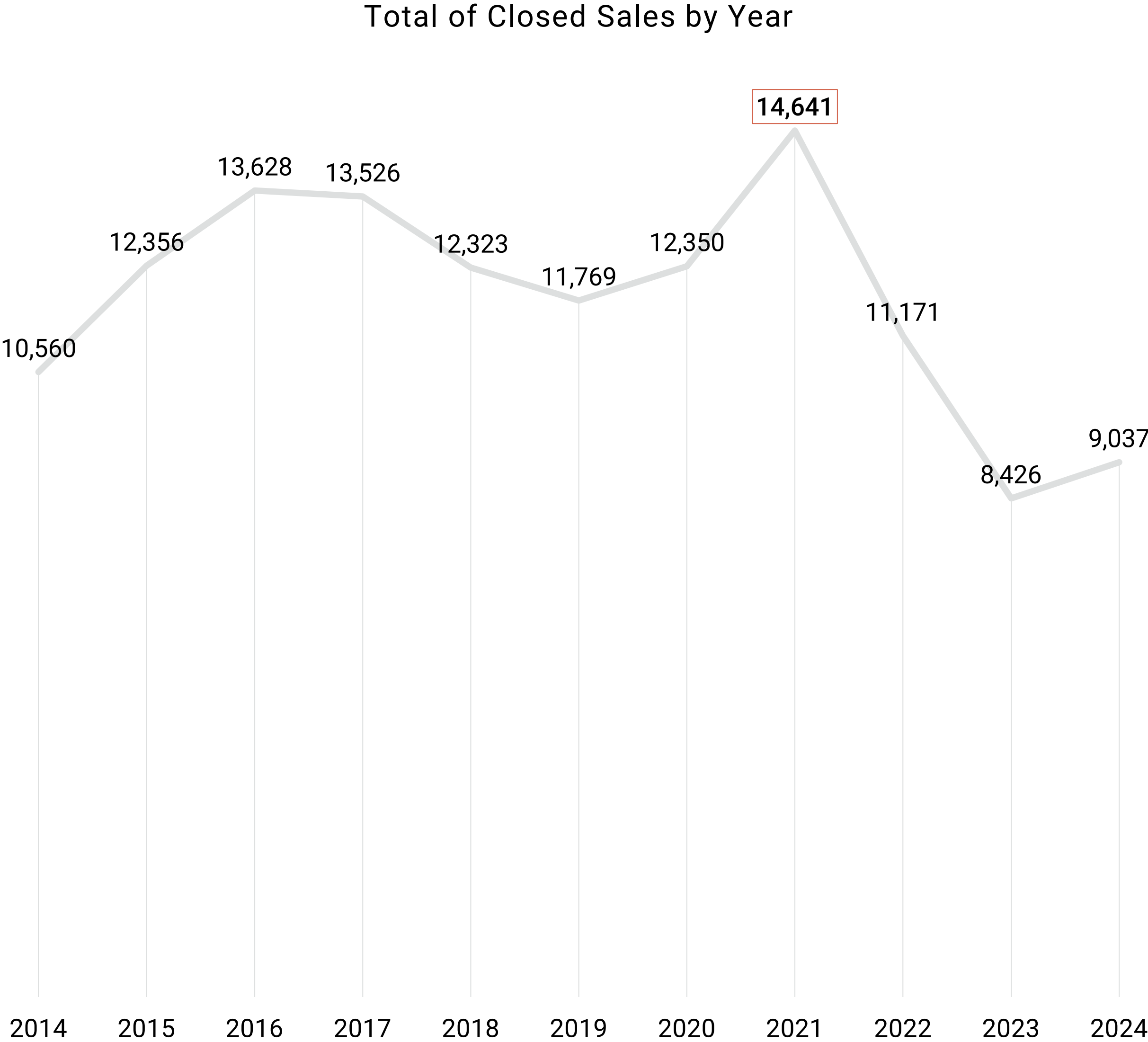


# All Counties: Condominiums Only

## Closed Sales by Year

A comparison of closed sales units each year, for condominiums only.

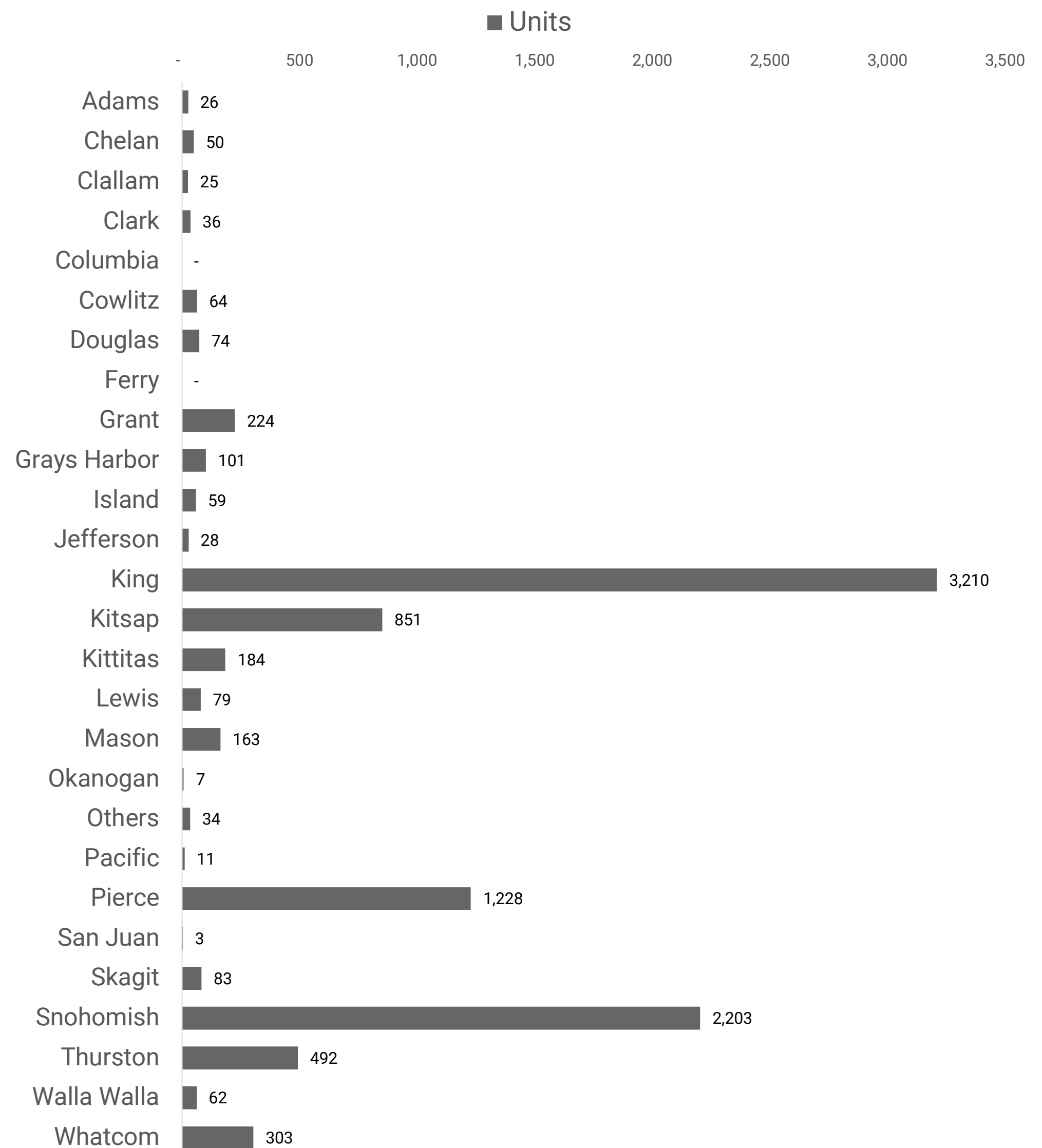
	Total	Avg./Mo.
2014	10,560	880
2015	12,356	1,030
2016	13,628	1,136
2017	13,526	1,127
2018	12,323	1,027
2019	11,769	981
2020	12,350	1,029
2021	14,641	1,220
2022	11,171	931
2023	8,426	702
2024	9,037	753



## All Counties: Residential Homes and Condominiums

# New Construction Closed Sales: Units Sold, Average & Median Prices

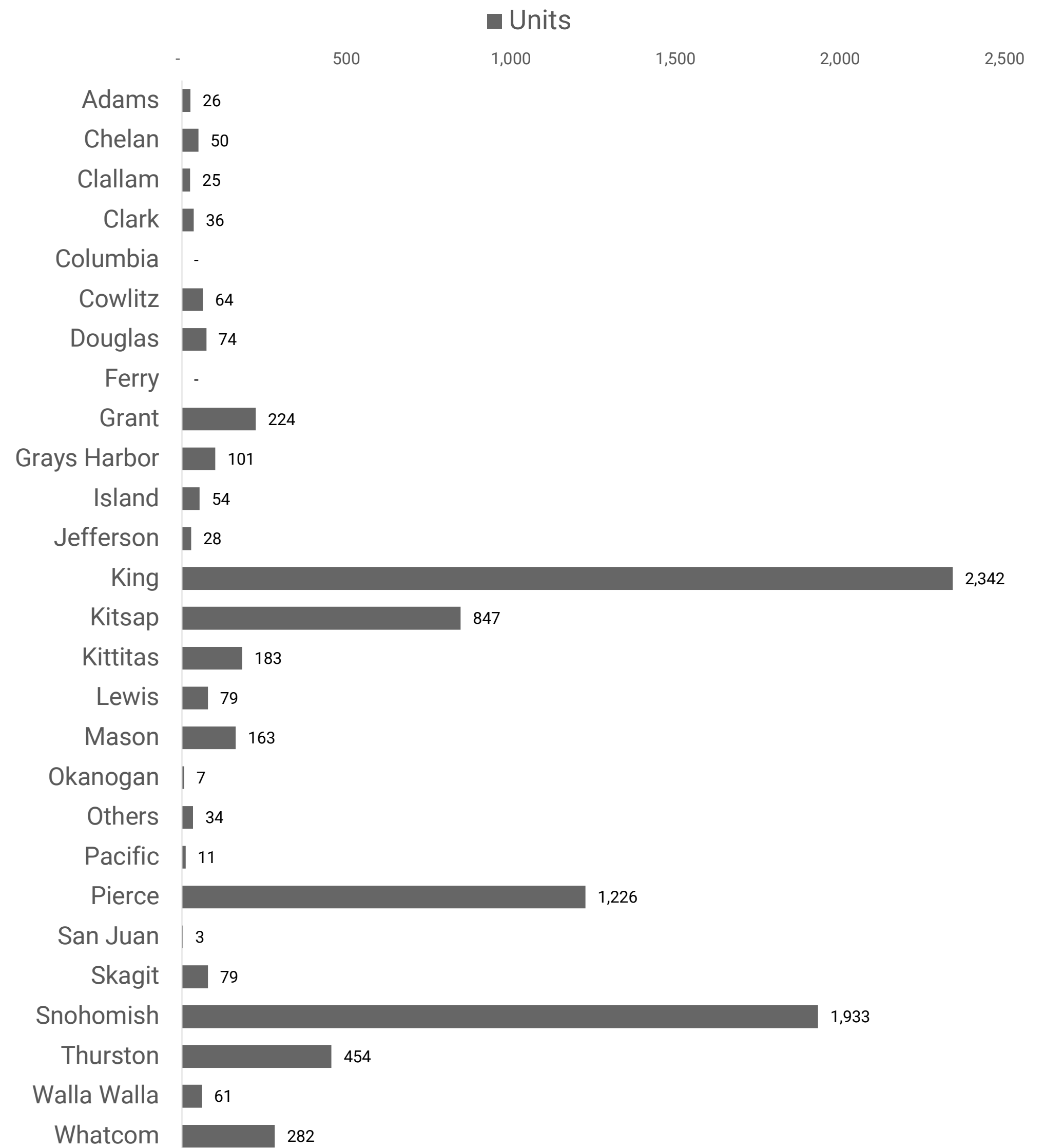
	Units	Average	Median
Adams	26	\$ 407,432	\$ 380,450
Chelan	50	\$ 715,889	\$ 649,945
Clallam	25	\$ 544,384	\$ 539,750
Clark	36	\$ 692,822	\$ 621,650
Columbia	-	\$ -	\$ -
Cowlitz	64	\$ 483,757	\$ 448,395
Douglas	74	\$ 593,649	\$ 475,200
Ferry	-	\$ -	\$ -
Grant	224	\$ 388,270	\$ 341,355
Grays Harbor	101	\$ 471,493	\$ 400,000
Island	59	\$ 699,301	\$ 646,450
Jefferson	28	\$ 702,555	\$ 694,131
King	3,210	\$ 1,249,755	\$ 920,450
Kitsap	851	\$ 629,980	\$ 579,950
Kittitas	184	\$ 708,451	\$ 492,995
Lewis	79	\$ 459,998	\$ 455,000
Mason	163	\$ 442,470	\$ 444,950
Okanogan	7	\$ 541,143	\$ 605,000
Others	34	\$ 475,251	\$ 372,568
Pacific	11	\$ 509,766	\$ 465,000
Pierce	1,228	\$ 707,195	\$ 650,000
San Juan	3	\$ 1,426,666	\$ 1,285,000
Skagit	83	\$ 720,590	\$ 615,000
Snohomish	2,203	\$ 933,666	\$ 830,320
Thurston	492	\$ 591,657	\$ 576,458
Walla Walla	62	\$ 456,257	\$ 427,259
Whatcom	303	\$ 716,665	\$ 689,000
<b>Total</b>	<b>9,600</b>	<b>\$ 905,570</b>	<b>\$ 739,950</b>



All Counties: Residential Homes Only

# New Construction Closed Sales: Units Sold, Average & Median Prices

	Units	Average	Median
Adams	26	\$ 407,432	\$ 380,450
Chelan	50	\$ 715,889	\$ 649,945
Clallam	25	\$ 544,384	\$ 539,750
Clark	36	\$ 692,822	\$ 621,650
Columbia	-	\$ -	\$ -
Cowlitz	64	\$ 483,757	\$ 448,395
Douglas	74	\$ 593,649	\$ 475,200
Ferry	-	\$ -	\$ -
Grant	224	\$ 388,270	\$ 341,355
Grays Harbor	101	\$ 471,493	\$ 400,000
Island	54	\$ 711,542	\$ 648,200
Jefferson	28	\$ 702,555	\$ 694,131
King	2,342	\$ 1,342,369	\$ 950,000
Kitsap	847	\$ 628,208	\$ 576,995
Kittitas	183	\$ 708,552	\$ 490,995
Lewis	79	\$ 459,998	\$ 455,000
Mason	163	\$ 442,470	\$ 444,950
Okanogan	7	\$ 541,143	\$ 605,000
Others	34	\$ 475,251	\$ 372,568
Pacific	11	\$ 509,766	\$ 465,000
Pierce	1,226	\$ 707,190	\$ 650,000
San Juan	3	\$ 1,426,666	\$ 1,285,000
Skagit	79	\$ 735,748	\$ 631,952
Snohomish	1,933	\$ 931,465	\$ 824,950
Thurston	454	\$ 609,116	\$ 581,223
Walla Walla	61	\$ 457,589	\$ 428,525
Whatcom	282	\$ 718,310	\$ 690,950
<b>Total</b>	<b>8,386</b>	<b>\$ 897,815</b>	<b>\$ 724,990</b>

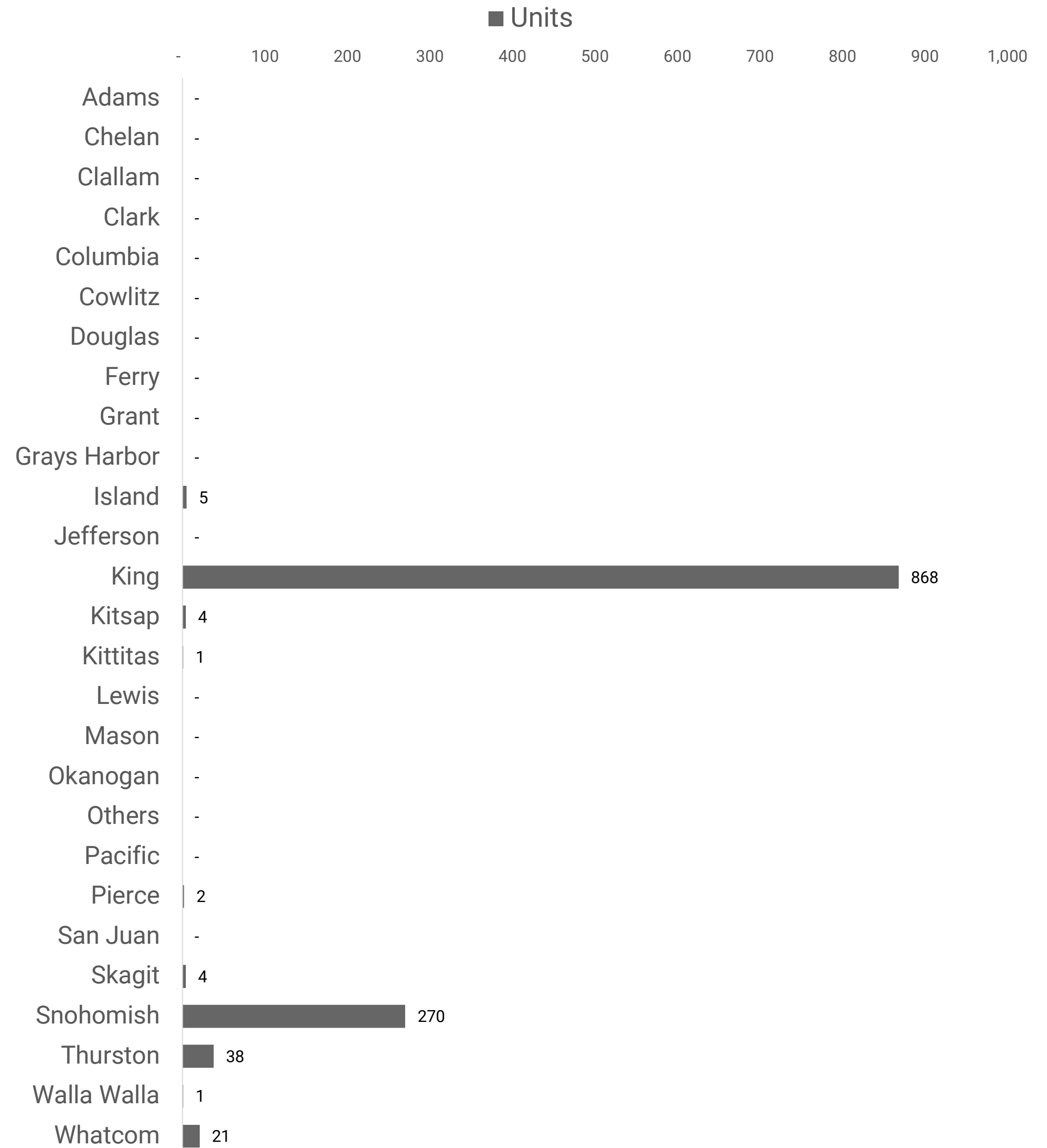




All Counties: Condominiums Only

# New Construction Closed Sales: Units Sold, Average & Median Prices

	Units	Average	Median
Adams	-	\$ -	\$ -
Chelan	-	\$ -	\$ -
Clallam	-	\$ -	\$ -
Clark	-	\$ -	\$ -
Columbia	-	\$ -	\$ -
Cowlitz	-	\$ -	\$ -
Douglas	-	\$ -	\$ -
Ferry	-	\$ -	\$ -
Grant	-	\$ -	\$ -
Grays Harbor	-	\$ -	\$ -
Island	5	\$ 567,100	\$ 510,000
Jefferson	-	\$ -	\$ -
King	868	\$ 999,868	\$ 839,375
Kitsap	4	\$ 1,005,247	\$ 895,000
Kittitas	1	\$ 690,000	\$ 690,000
Lewis	-	\$ -	\$ -
Mason	-	\$ -	\$ -
Okanogan	-	\$ -	\$ -
Others	-	\$ -	\$ -
Pacific	-	\$ -	\$ -
Pierce	2	\$ 710,000	\$ 710,000
San Juan	-	\$ -	\$ -
Skagit	4	\$ 421,250	\$ 410,000
Snohomish	270	\$ 949,418	\$ 893,872
Thurston	38	\$ 383,067	\$ 399,950
Walla Walla	1	\$ 375,000	\$ 375,000
Whatcom	21	\$ 694,579	\$ 629,000
<b>Total</b>	<b>1,214</b>	<b>\$ 959,141</b>	<b>\$ 837,995</b>

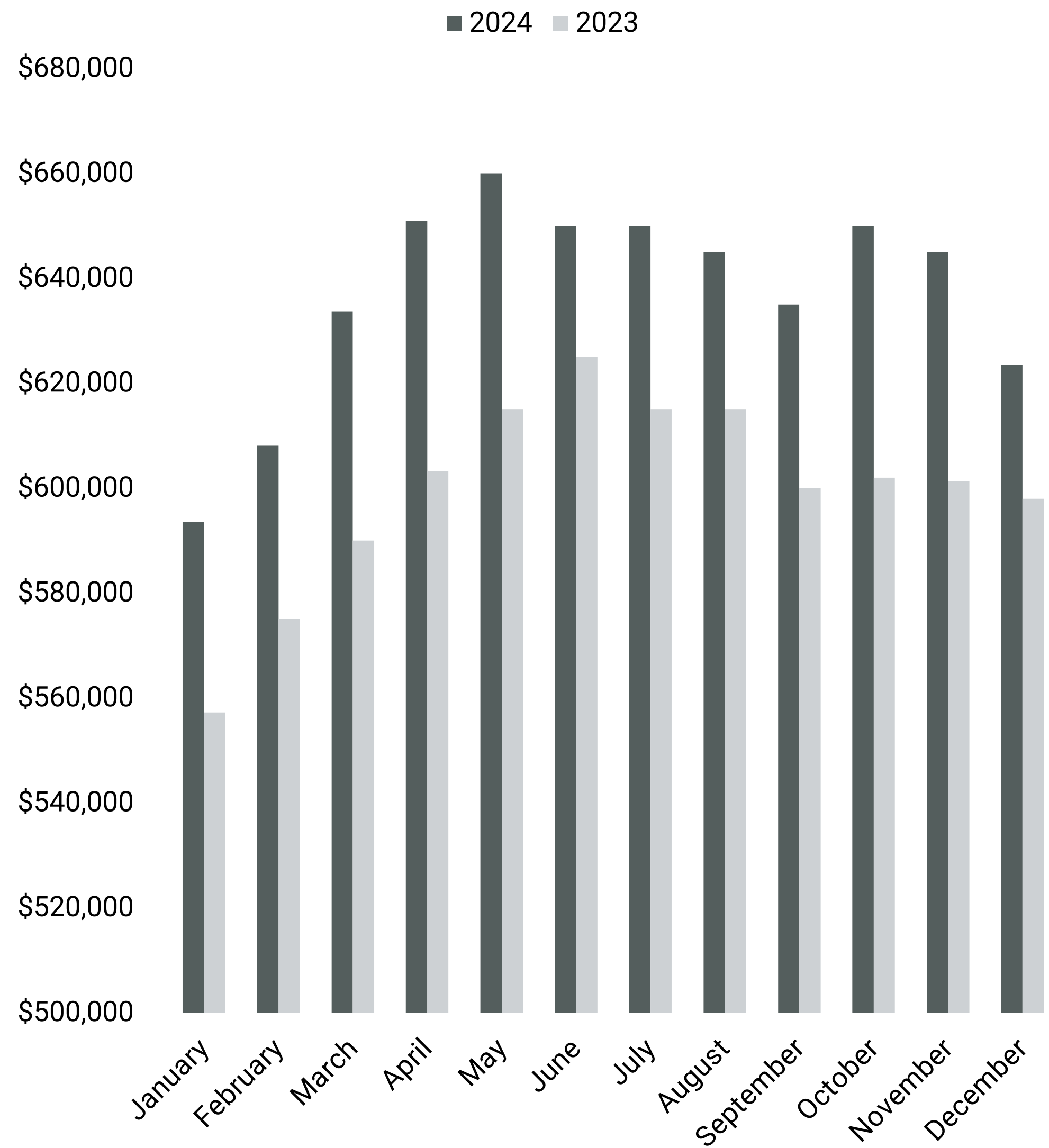


# All Counties: Residential Homes and Condominiums

## Median Sales Price by Month

A comparison of median sales prices in all counties this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 593,500	\$ 557,250	6.51%
February	\$ 608,111	\$ 575,000	5.76%
March	\$ 633,717	\$ 590,000	7.41%
April	\$ 651,000	\$ 603,250	7.92%
May	\$ 660,000	\$ 615,000	7.32%
June	\$ 650,000	\$ 625,000	4.00%
July	\$ 650,000	\$ 615,000	5.69%
August	\$ 645,000	\$ 615,000	4.88%
September	\$ 635,000	\$ 600,000	5.83%
October	\$ 650,000	\$ 602,000	7.97%
November	\$ 645,000	\$ 601,342	7.26%
December	\$ 623,500	\$ 597,975	4.27%
<b>Total</b>	<b>\$ 640,000</b>	<b>\$ 600,000</b>	
<b>% chg.</b>			<b>6.67%</b>

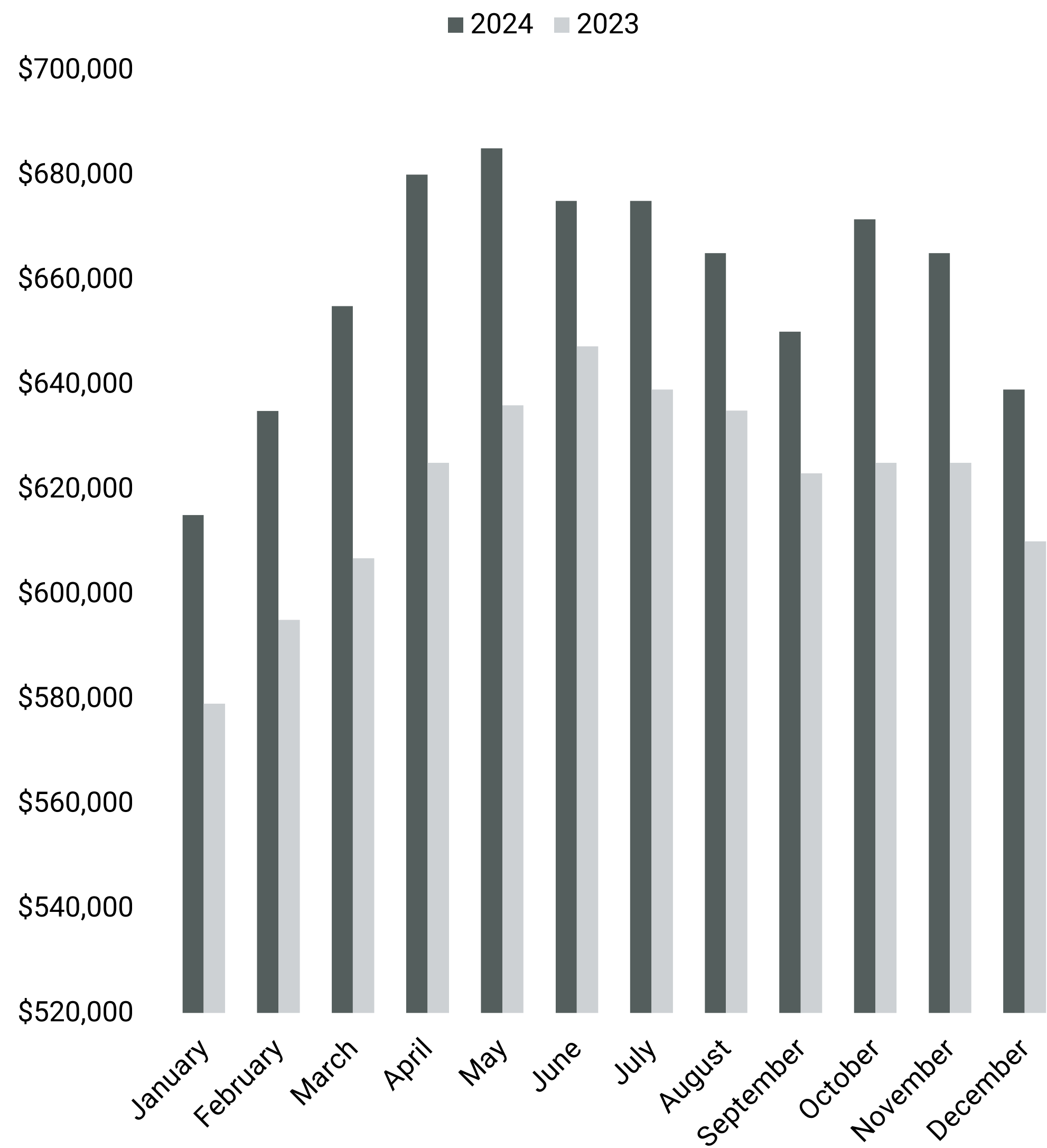


# All Counties: Residential Homes Only

## Median Sales Price by Month

A comparison of median sales prices in all counties this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 615,000	\$ 579,000	6.22%
February	\$ 634,900	\$ 595,000	6.71%
March	\$ 654,900	\$ 606,750	7.94%
April	\$ 680,000	\$ 625,000	8.80%
May	\$ 685,000	\$ 636,000	7.70%
June	\$ 674,995	\$ 647,224	4.29%
July	\$ 675,000	\$ 639,000	5.63%
August	\$ 665,000	\$ 635,000	4.72%
September	\$ 650,000	\$ 623,000	4.33%
October	\$ 671,500	\$ 625,000	7.44%
November	\$ 665,000	\$ 625,000	6.40%
December	\$ 639,000	\$ 610,000	4.75%
<b>Total</b>	<b>\$ 660,000</b>	<b>\$ 625,000</b>	
<b>% chg.</b>			<b>5.60%</b>

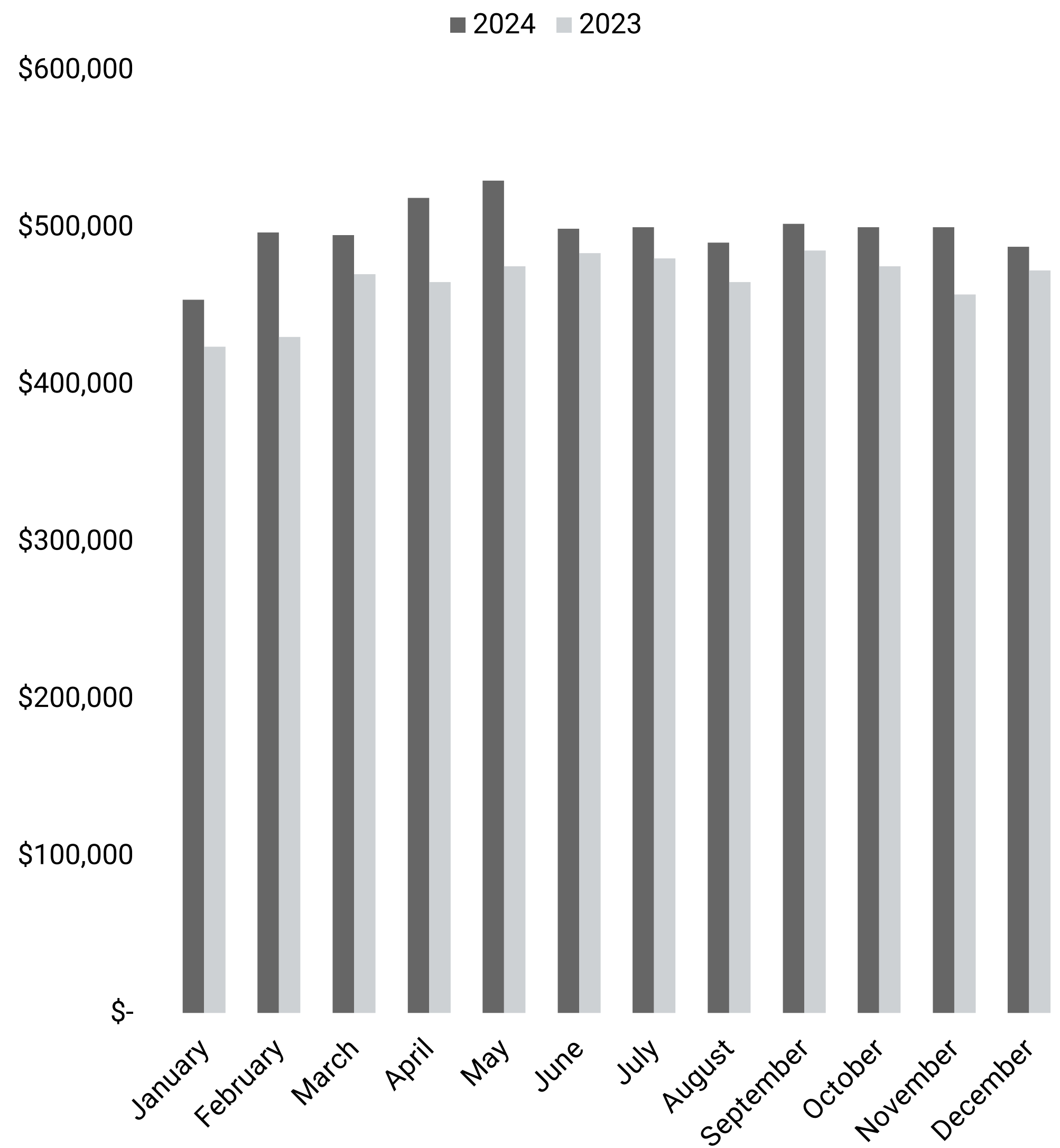


## All Counties: Condominiums Only

# Median Sales Price by Month

A comparison of median sales prices in all counties this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 453,750	\$ 424,000	7.02%
February	\$ 496,500	\$ 430,000	15.47%
March	\$ 495,000	\$ 470,000	5.32%
April	\$ 518,537	\$ 465,000	11.51%
May	\$ 529,475	\$ 475,000	11.47%
June	\$ 499,000	\$ 483,500	3.21%
July	\$ 500,000	\$ 480,000	4.17%
August	\$ 490,000	\$ 465,000	5.38%
September	\$ 502,000	\$ 485,000	3.51%
October	\$ 500,000	\$ 474,944	5.28%
November	\$ 500,000	\$ 457,000	9.41%
December	\$ 487,500	\$ 472,500	3.17%
<b>Total</b>	<b>\$ 499,950</b>	<b>\$ 465,000</b>	
<b>% chg.</b>	<b>7.52%</b>		

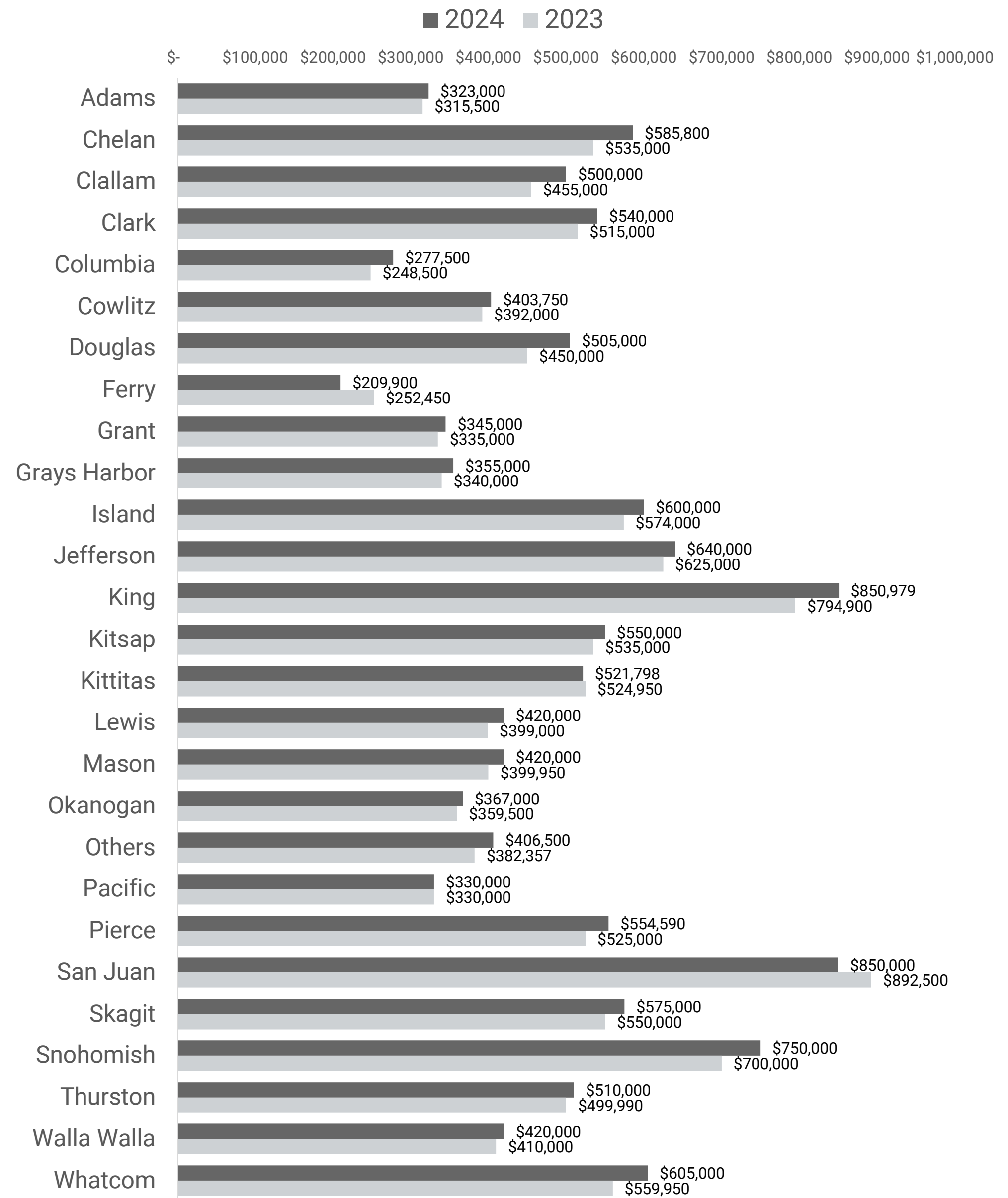




# Residential Homes and Condominiums Median Sales Price by County

A comparison of median sales prices in each county this year vs. last year, for residential homes & condominiums.  
The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median.

	2024	2023	% chg.
Adams	\$ 323,000	\$ 315,500	2.38%
Chelan	\$ 585,800	\$ 535,000	9.50%
Clallam	\$ 500,000	\$ 455,000	9.89%
Clark	\$ 540,000	\$ 515,000	4.85%
Columbia	\$ 277,500	\$ 248,500	11.67%
Cowlitz	\$ 403,750	\$ 392,000	3.00%
Douglas	\$ 505,000	\$ 450,000	12.22%
Ferry	\$ 209,900	\$ 252,450	-16.85%
Grant	\$ 345,000	\$ 335,000	2.99%
Grays Harbor	\$ 355,000	\$ 340,000	4.41%
Island	\$ 600,000	\$ 574,000	4.53%
Jefferson	\$ 640,000	\$ 625,000	2.40%
King	\$ 850,979	\$ 794,900	7.05%
Kitsap	\$ 550,000	\$ 535,000	2.80%
Kittitas	\$ 521,798	\$ 524,950	-0.60%
Lewis	\$ 420,000	\$ 399,000	5.26%
Mason	\$ 420,000	\$ 399,950	5.01%
Okanogan	\$ 367,000	\$ 359,500	2.09%
Others	\$ 406,500	\$ 382,357	6.31%
Pacific	\$ 330,000	\$ 330,000	0.00%
Pierce	\$ 554,590	\$ 525,000	5.64%
San Juan	\$ 850,000	\$ 892,500	-4.76%
Skagit	\$ 575,000	\$ 550,000	4.55%
Snohomish	\$ 750,000	\$ 700,000	7.14%
Thurston	\$ 510,000	\$ 499,990	2.00%
Walla Walla	\$ 420,000	\$ 410,000	2.44%
Whatcom	\$ 605,000	\$ 559,950	8.05%
<b>Total</b>	<b>\$ 640,000</b>	<b>\$ 600,000</b>	
<b>% chg.</b>			<b>6.67%</b>



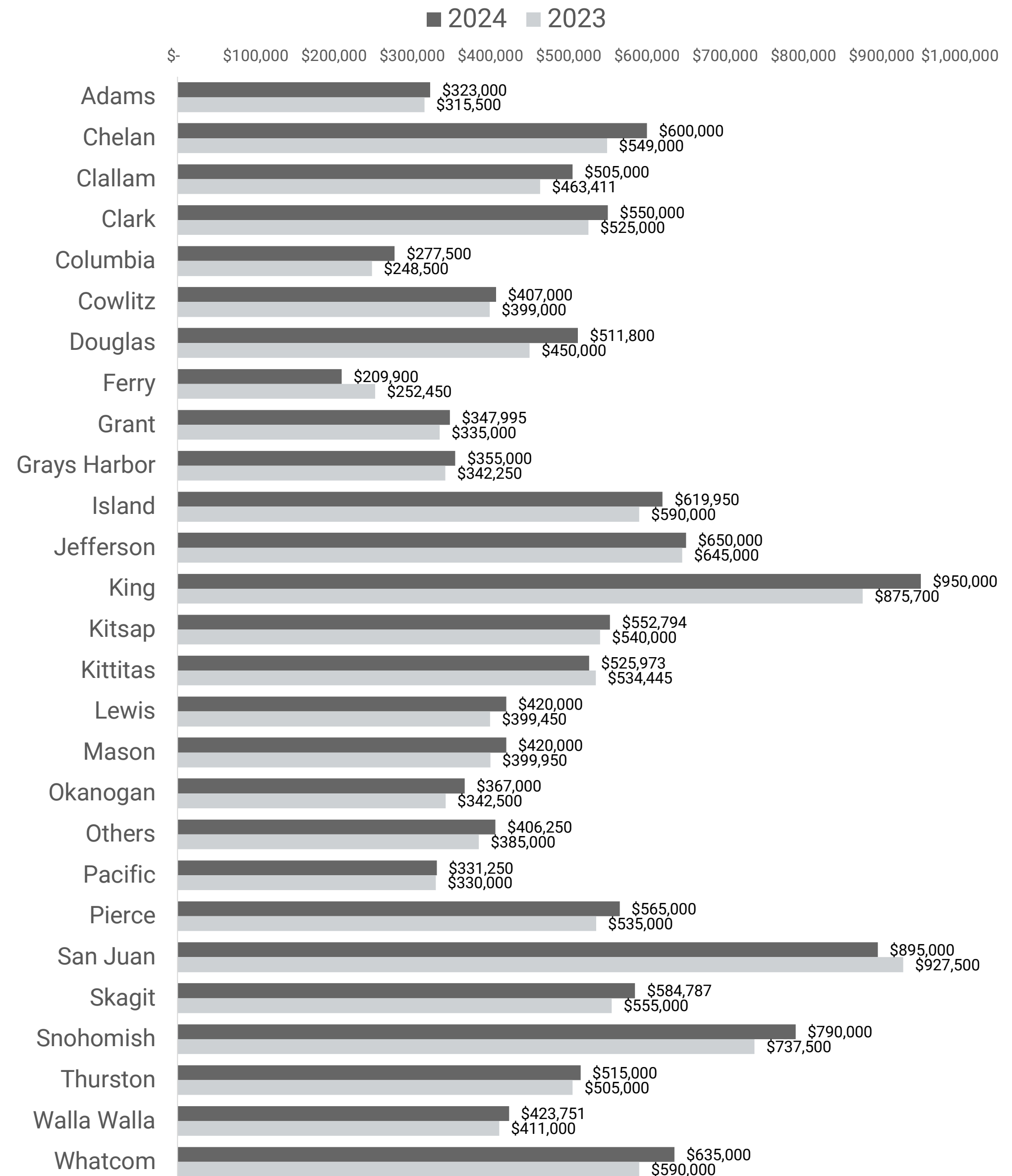


# Residential Homes Only

## Median Sales Price by County

A comparison of median sales prices in each county this year vs. last year, for residential homes only.  
The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median.

	2024	2023	% chg.
Adams	\$ 323,000	\$ 315,500	2.38%
Chelan	\$ 600,000	\$ 549,000	9.29%
Clallam	\$ 505,000	\$ 463,411	8.97%
Clark	\$ 550,000	\$ 525,000	4.76%
Columbia	\$ 277,500	\$ 248,500	11.67%
Cowlitz	\$ 407,000	\$ 399,000	2.01%
Douglas	\$ 511,800	\$ 450,000	13.73%
Ferry	\$ 209,900	\$ 252,450	-16.85%
Grant	\$ 347,995	\$ 335,000	3.88%
Grays Harbor	\$ 355,000	\$ 342,250	3.73%
Island	\$ 619,950	\$ 590,000	5.08%
Jefferson	\$ 650,000	\$ 645,000	0.78%
King	\$ 950,000	\$ 875,700	8.48%
Kitsap	\$ 552,794	\$ 540,000	2.37%
Kittitas	\$ 525,973	\$ 534,445	-1.59%
Lewis	\$ 420,000	\$ 399,450	5.14%
Mason	\$ 420,000	\$ 399,950	5.01%
Okanogan	\$ 367,000	\$ 342,500	7.15%
Others	\$ 406,250	\$ 385,000	5.52%
Pacific	\$ 331,250	\$ 330,000	0.38%
Pierce	\$ 565,000	\$ 535,000	5.61%
San Juan	\$ 895,000	\$ 927,500	-3.50%
Skagit	\$ 584,787	\$ 555,000	5.37%
Snohomish	\$ 790,000	\$ 737,500	7.12%
Thurston	\$ 515,000	\$ 505,000	1.98%
Walla Walla	\$ 423,751	\$ 411,000	3.10%
Whatcom	\$ 635,000	\$ 590,000	7.63%
<b>Total</b>	<b>\$ 660,000</b>	<b>\$ 625,000</b>	
<b>% chg.</b>			<b>5.60%</b>

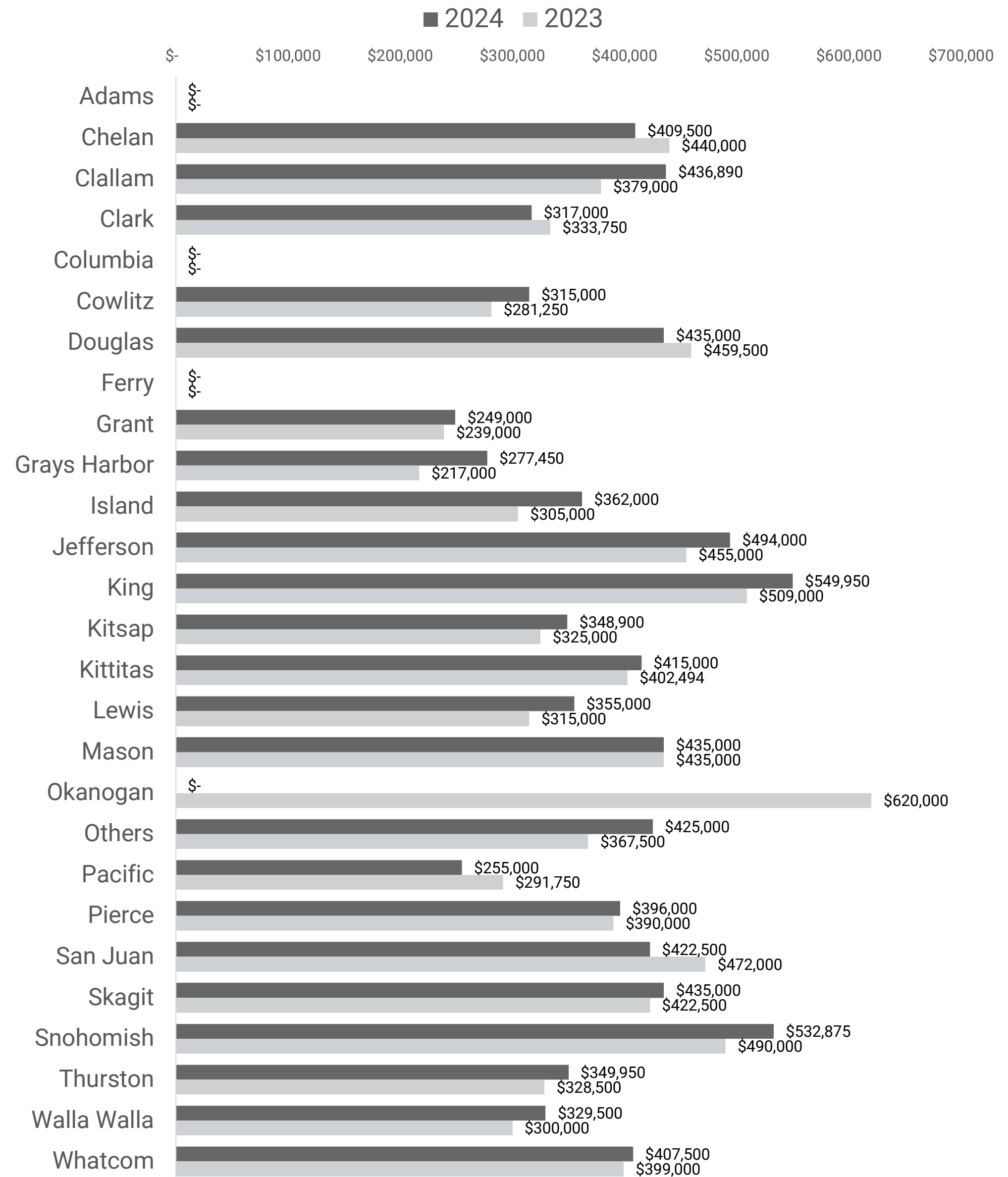


# Condominiums Only

## Median Sales Price by County

A comparison of median sales prices in each county this year vs. last year, for condominiums only.  
The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median.

	2024	2023	% chg.
Adams	\$ -	\$ -	0.00%
Chelan	\$ 409,500	\$ 440,000	-6.93%
Clallam	\$ 436,890	\$ 379,000	15.27%
Clark	\$ 317,000	\$ 333,750	-5.02%
Columbia	\$ -	\$ -	0.00%
Cowlitz	\$ 315,000	\$ 281,250	12.00%
Douglas	\$ 435,000	\$ 459,500	-5.33%
Ferry	\$ -	\$ -	0.00%
Grant	\$ 249,000	\$ 239,000	4.18%
Grays Harbor	\$ 277,450	\$ 217,000	27.86%
Island	\$ 362,000	\$ 305,000	18.69%
Jefferson	\$ 494,000	\$ 455,000	8.57%
King	\$ 549,950	\$ 509,000	8.05%
Kitsap	\$ 348,900	\$ 325,000	7.35%
Kittitas	\$ 415,000	\$ 402,494	3.11%
Lewis	\$ 355,000	\$ 315,000	12.70%
Mason	\$ 435,000	\$ 435,000	0.00%
Okanogan	\$ -	\$ 620,000	-100.00%
Others	\$ 425,000	\$ 367,500	15.65%
Pacific	\$ 255,000	\$ 291,750	-12.60%
Pierce	\$ 396,000	\$ 390,000	1.54%
San Juan	\$ 422,500	\$ 472,000	-10.49%
Skagit	\$ 435,000	\$ 422,500	2.96%
Snohomish	\$ 532,875	\$ 490,000	8.75%
Thurston	\$ 349,950	\$ 328,500	6.53%
Walla Walla	\$ 329,500	\$ 300,000	9.83%
Whatcom	\$ 407,500	\$ 399,000	2.13%
<b>Total</b>	<b>\$ 499,950</b>	<b>\$ 465,000</b>	
<b>% chg.</b>			<b>7.52%</b>



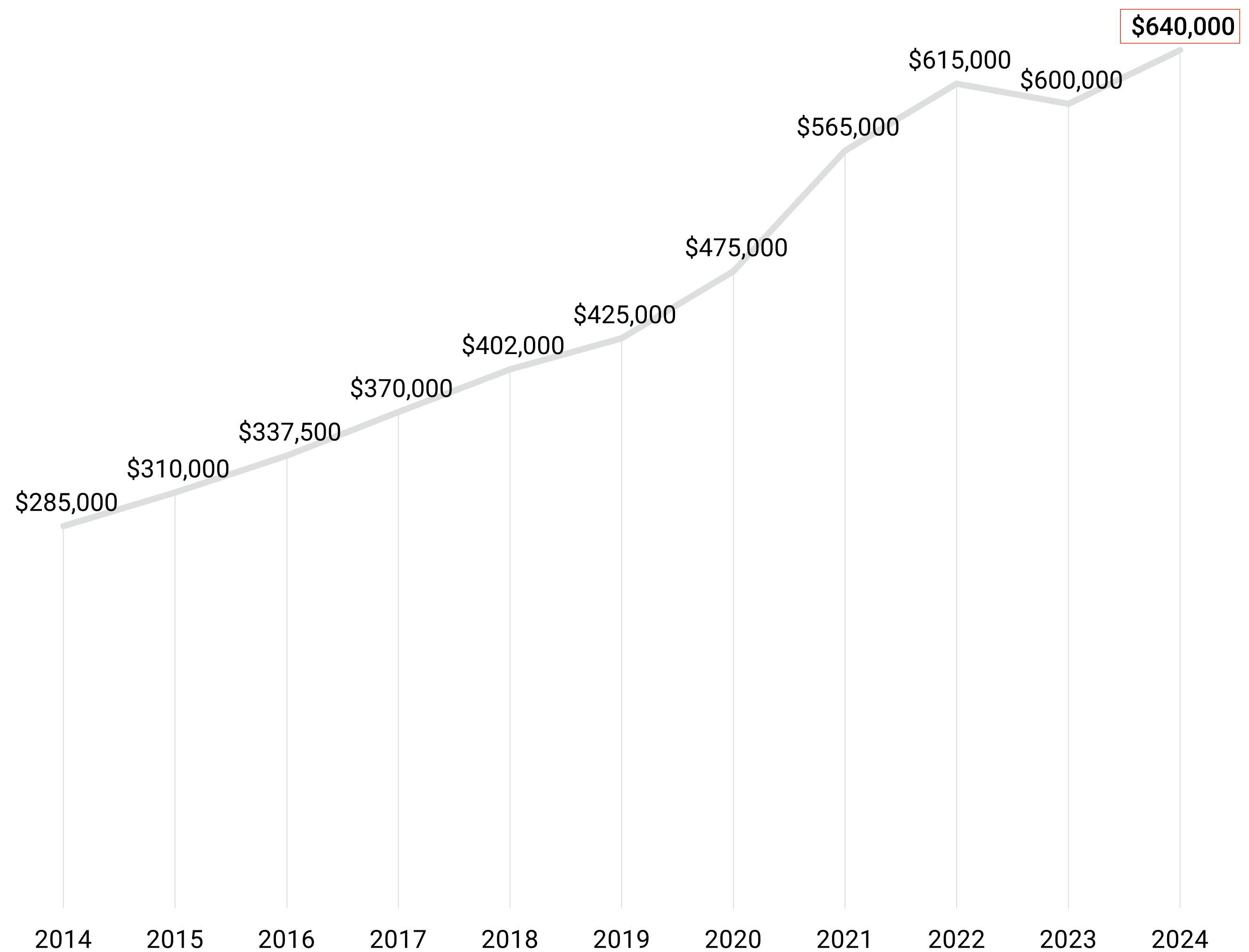
# All Counties: Residential Homes and Condominiums

## Median Sales Price by Year

A comparison of median sales prices each year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	Total
2014	\$ 285,000
2015	\$ 310,000
2016	\$ 337,500
2017	\$ 370,000
2018	\$ 402,000
2019	\$ 425,000
2020	\$ 475,000
2021	\$ 565,000
2022	\$ 615,000
2023	\$ 600,000
2024	\$ 640,000

Median Price of Closed Sales by Year



# All Counties: Residential Homes Only

## Median Sales Price by Year

A comparison of median sales prices each year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	Total
2014	\$ 295,000
2015	\$ 320,000
2016	\$ 348,000
2017	\$ 380,000
2018	\$ 410,000
2019	\$ 435,000
2020	\$ 490,000
2021	\$ 590,000
2022	\$ 638,000
2023	\$ 625,000
2024	\$ 660,000





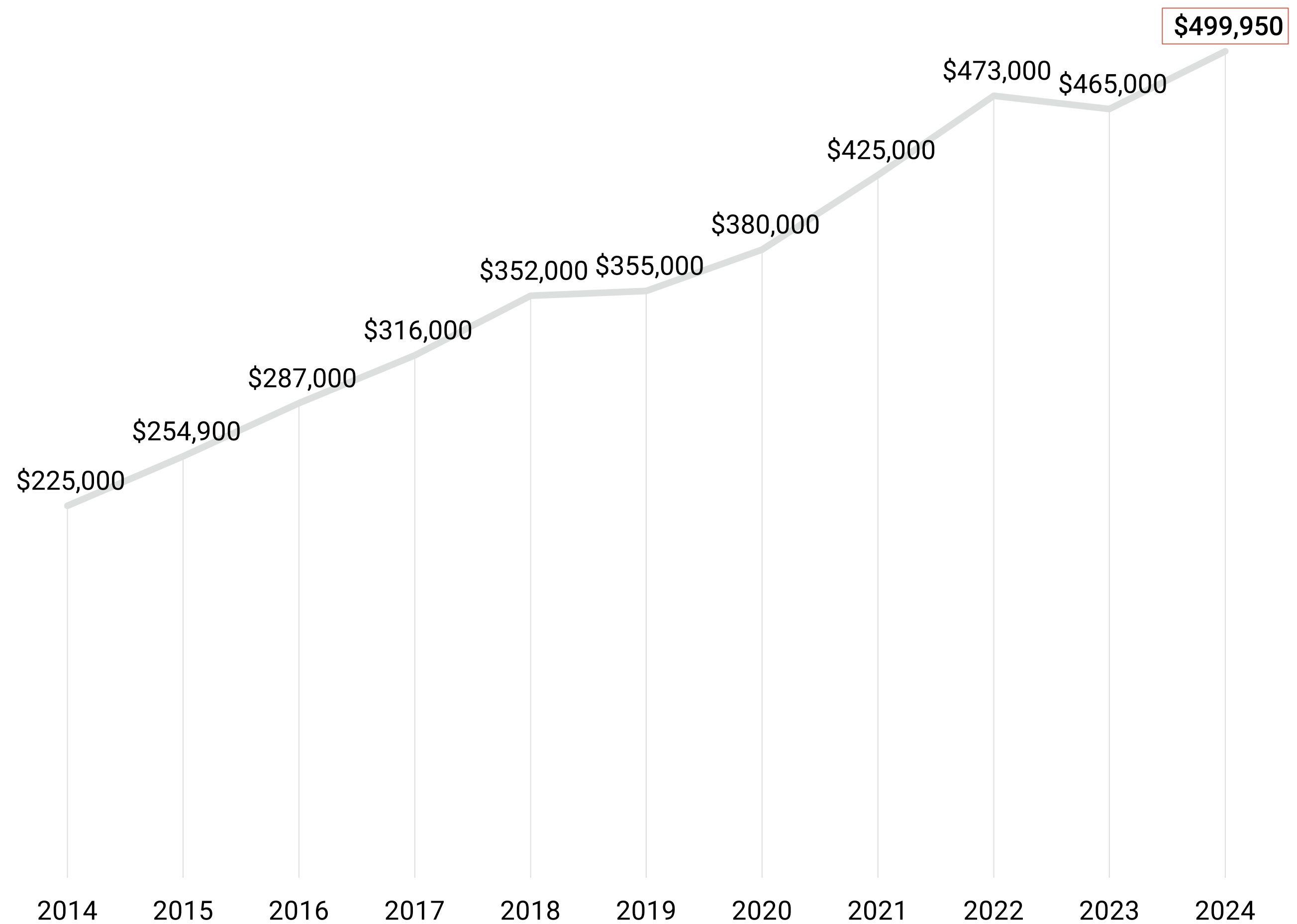
# All Counties: Condominiums Only

## Median Sales Price by Year

A comparison of median sales prices each year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	Total
2014	\$ 225,000
2015	\$ 254,900
2016	\$ 287,000
2017	\$ 316,000
2018	\$ 352,000
2019	\$ 355,000
2020	\$ 380,000
2021	\$ 425,000
2022	\$ 473,000
2023	\$ 465,000
2024	\$ 499,950

Median Price of Closed Sales by Year





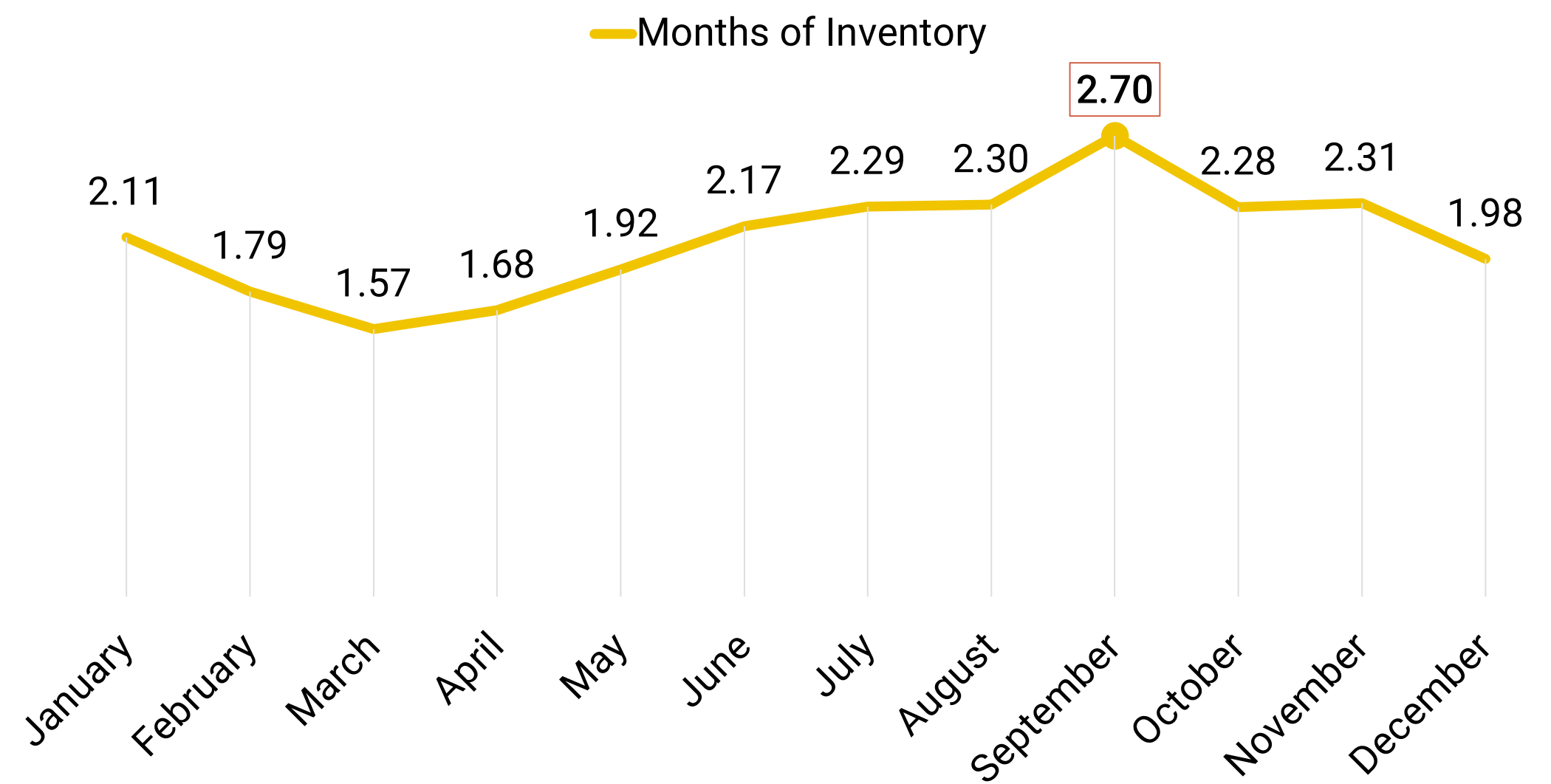
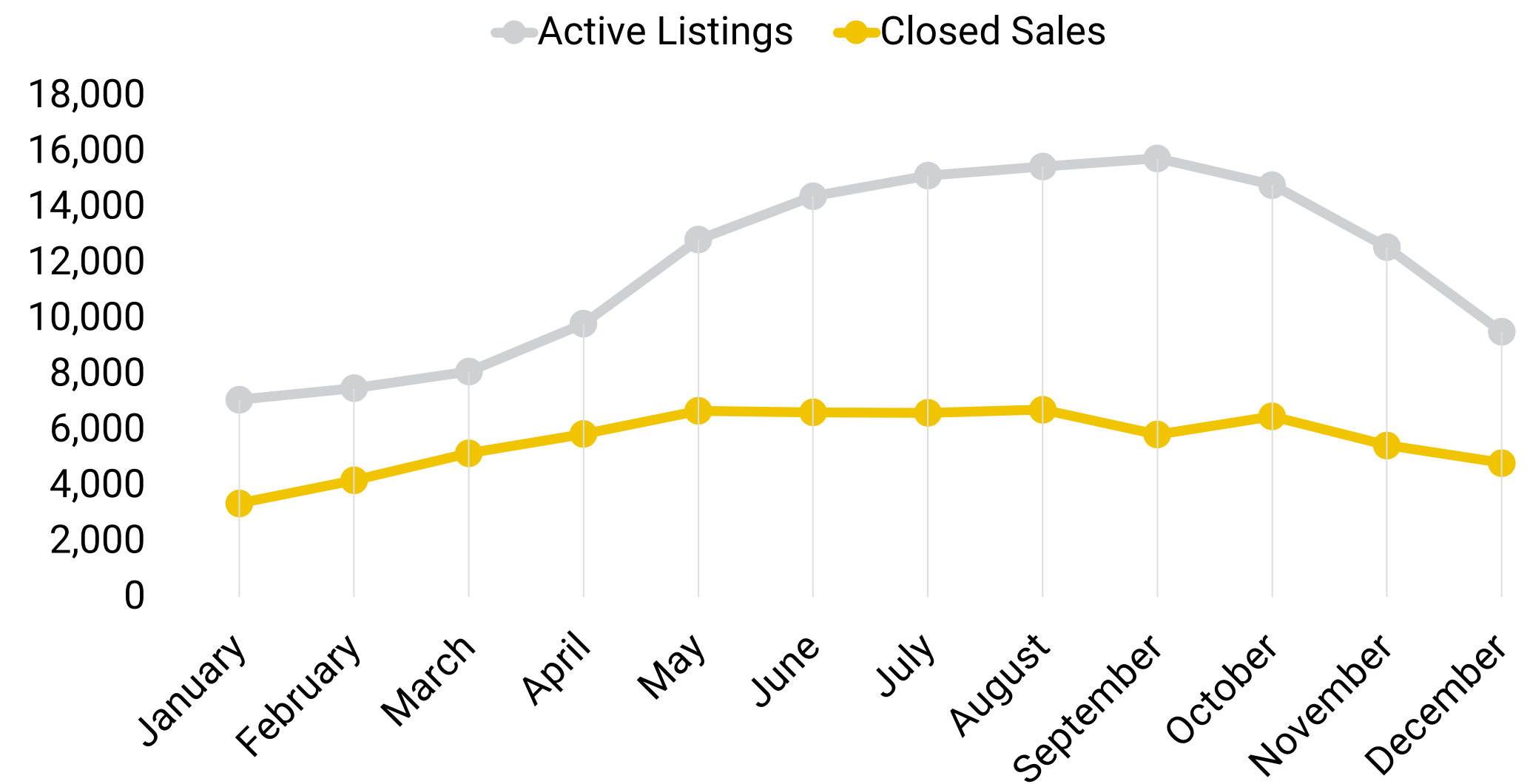
# All Counties: Residential Homes and Condominiums

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, for residential homes & condominiums.

Months of Inventory: Ratio of active listings to closed sales (derived by dividing the total number of active listings by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	7,084	3,364	2.11
February	7,495	4,189	1.79
March	8,100	5,165	1.57
April	9,813	5,847	1.68
May	12,837	6,689	1.92
June	14,393	6,627	2.17
July	15,122	6,615	2.29
August	15,453	6,727	2.30
September	15,748	5,828	2.70
October	14,795	6,479	2.28
November	12,558	5,446	2.31
December	9,524	4,812	1.98



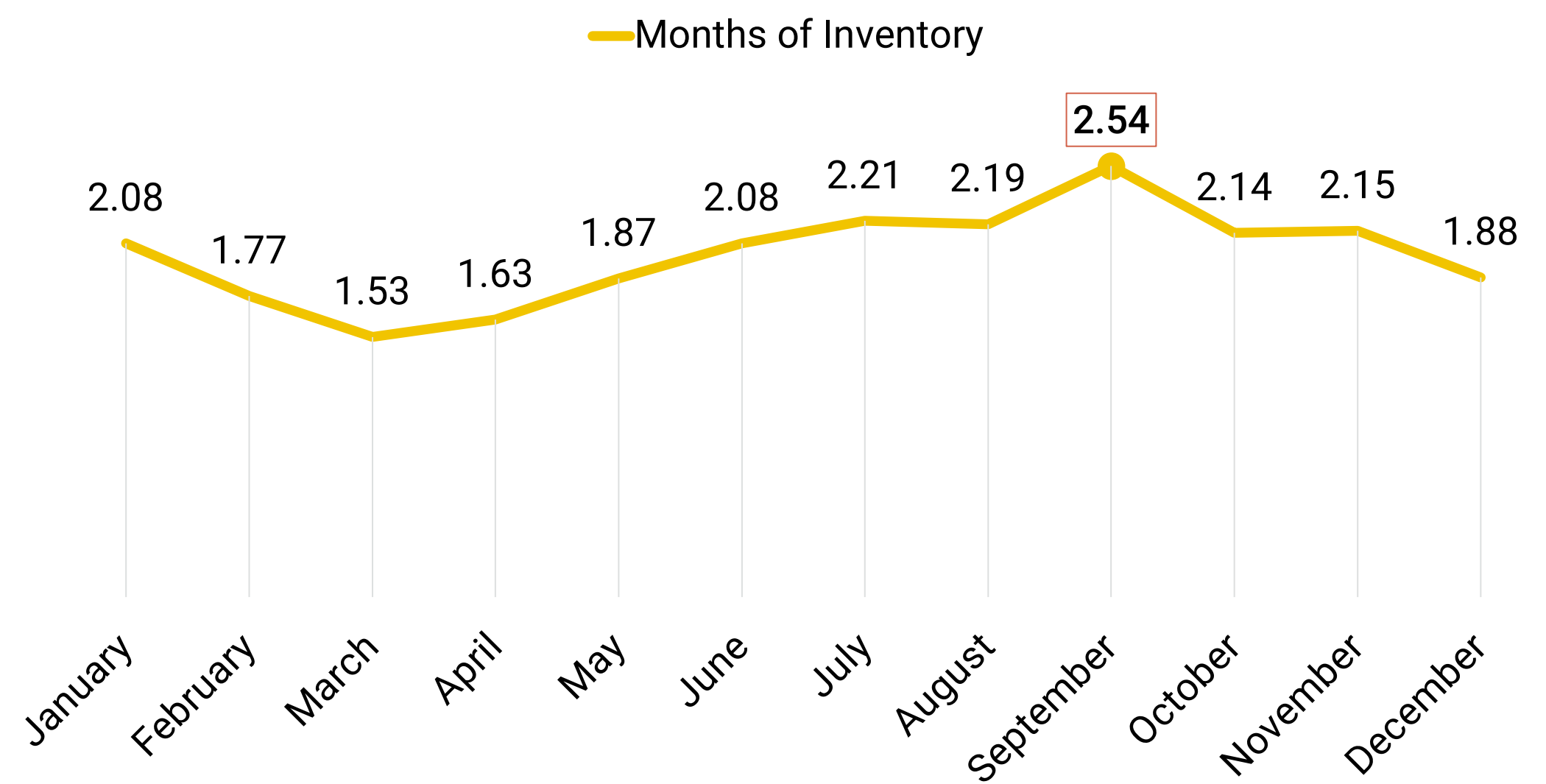
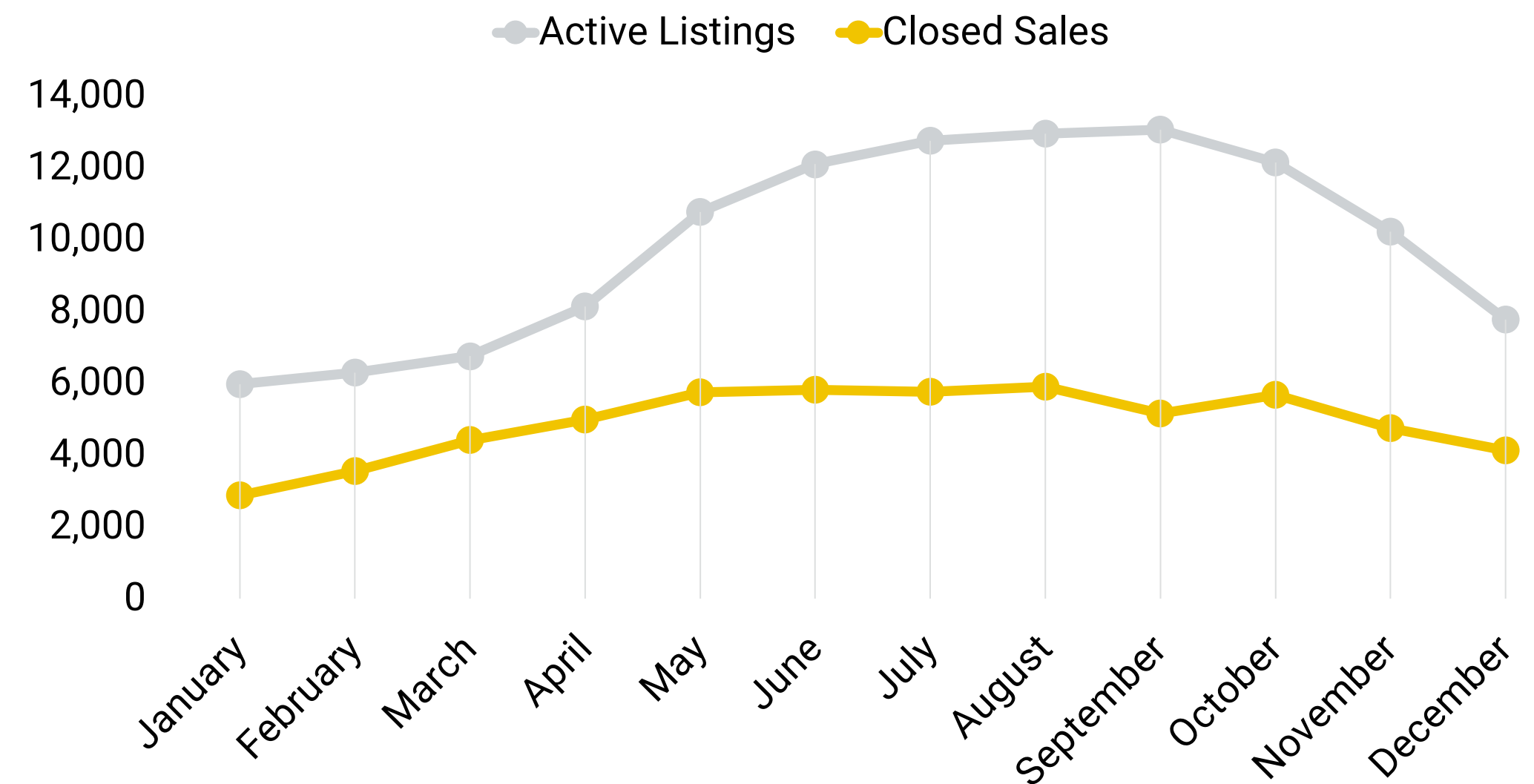
# All Counties: Residential Homes Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, for residential homes only.

Months of Inventory: Ratio of active listings to closed sales (derived by dividing the total number of active listings by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	5,975	2,872	2.08
February	6,291	3,553	1.77
March	6,751	4,413	1.53
April	8,141	4,989	1.63
May	10,766	5,747	1.87
June	12,096	5,812	2.08
July	12,751	5,765	2.21
August	12,946	5,902	2.19
September	13,059	5,151	2.54
October	12,147	5,671	2.14
November	10,221	4,745	2.15
December	7,769	4,131	1.88



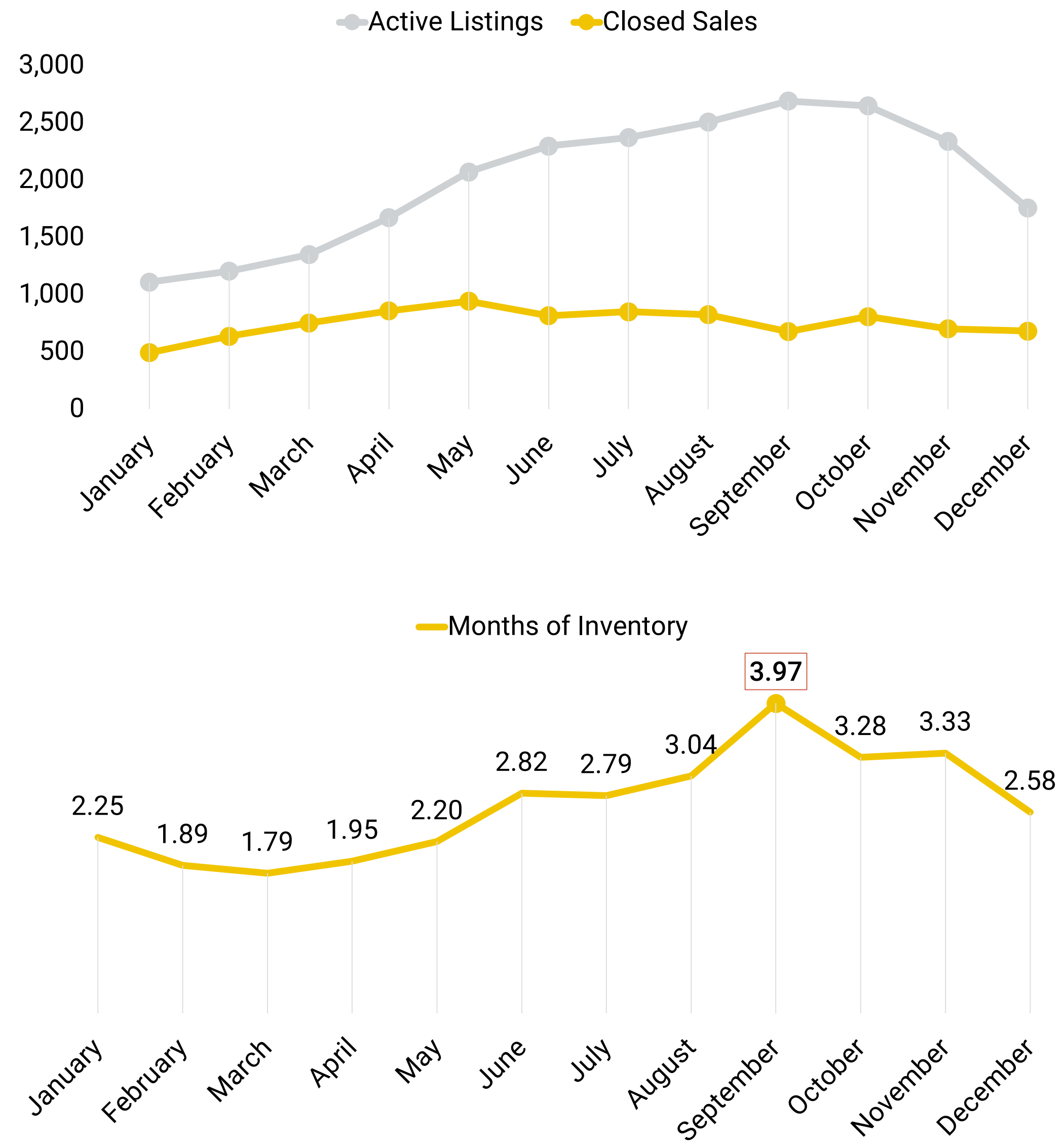
# All Counties: Condominiums Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, for condominiums only.

Months of Inventory: Ratio of active listings to closed sales (derived by dividing the total number of active listings by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,109	492	2.25
February	1,204	636	1.89
March	1,349	752	1.79
April	1,672	858	1.95
May	2,071	942	2.20
June	2,297	815	2.82
July	2,371	850	2.79
August	2,507	825	3.04
September	2,689	677	3.97
October	2,648	808	3.28
November	2,337	701	3.33
December	1,755	681	2.58

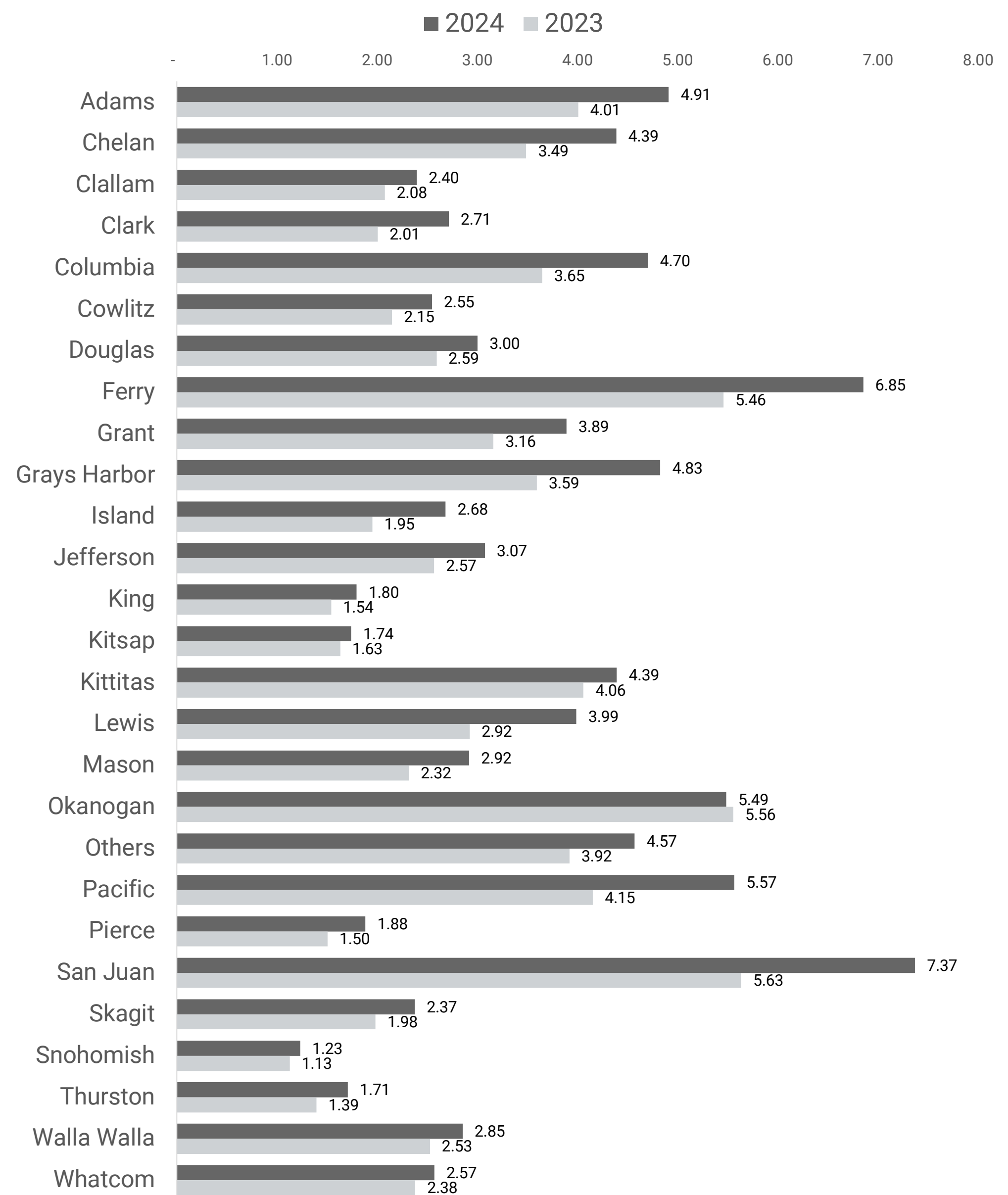


# Residential Homes and Condominiums

## Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, for residential homes & condominiums. Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	2024	2023	% chg.
Adams	4.91	4.01	22.54%
Chelan	4.39	3.49	25.79%
Clallam	2.40	2.08	15.37%
Clark	2.71	2.01	35.36%
Columbia	4.70	3.65	28.90%
Cowlitz	2.55	2.15	18.57%
Douglas	3.00	2.59	15.77%
Ferry	6.85	5.46	25.56%
Grant	3.89	3.16	23.09%
Grays Harbor	4.83	3.59	34.30%
Island	2.68	1.95	37.48%
Jefferson	3.07	2.57	19.72%
King	1.80	1.54	16.51%
Kitsap	1.74	1.63	6.73%
Kittitas	4.39	4.06	8.22%
Lewis	3.99	2.92	36.44%
Mason	2.92	2.32	26.04%
Okanogan	5.49	5.56	-1.27%
Others	4.57	3.92	16.57%
Pacific	5.57	4.15	34.02%
Pierce	1.88	1.50	25.14%
San Juan	7.37	5.63	30.80%
Skagit	2.37	1.98	19.73%
Snohomish	1.23	1.13	9.35%
Thurston	1.71	1.39	22.49%
Walla Walla	2.85	2.53	12.93%
Whatcom	2.57	2.38	8.03%



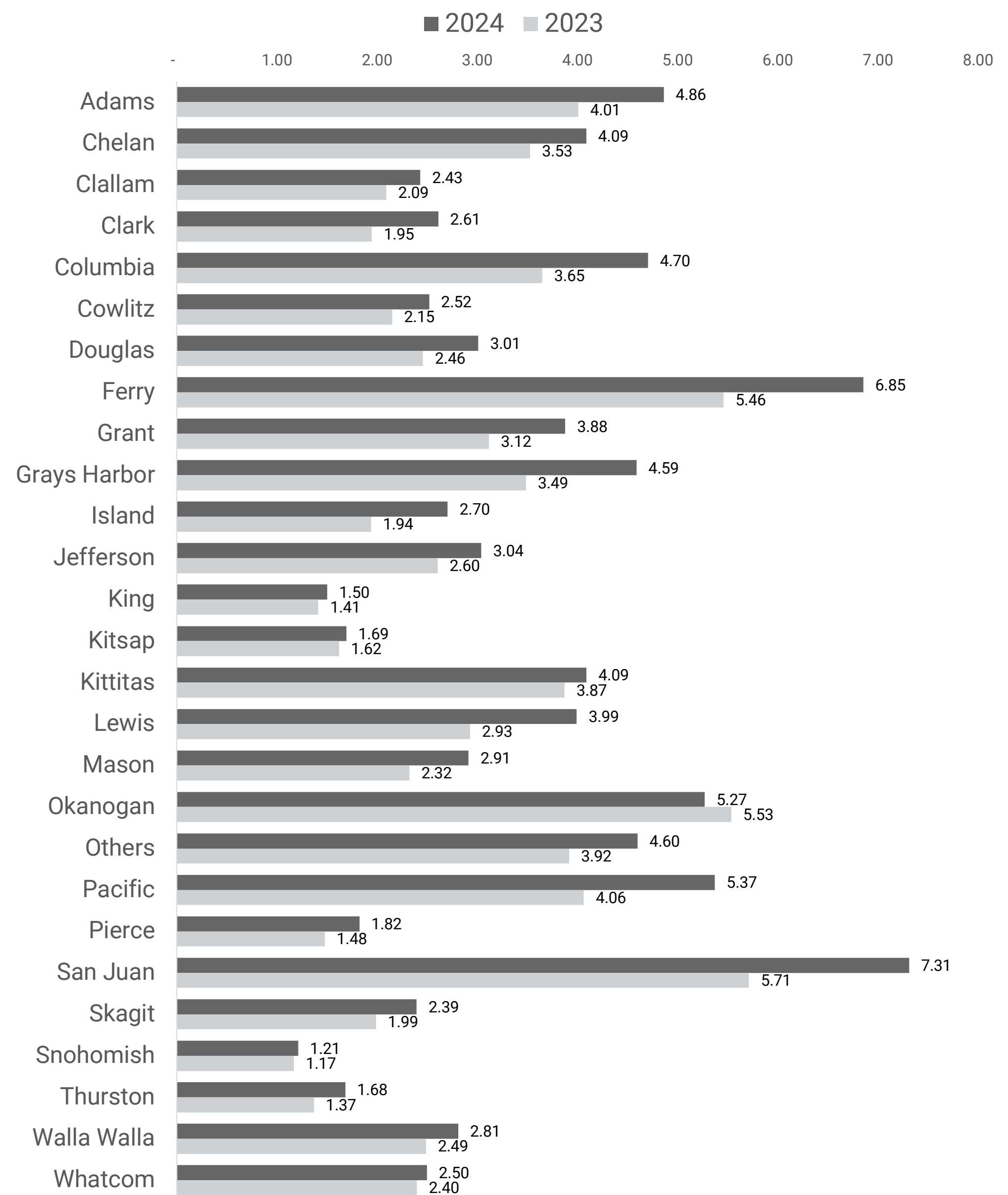


# Residential Homes Only

## Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, for residential homes only. Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	2024	2023	% chg.
Adams	4.86	4.01	21.30%
Chelan	4.09	3.53	15.88%
Clallam	2.43	2.09	16.22%
Clark	2.61	1.95	34.05%
Columbia	4.70	3.65	28.90%
Cowlitz	2.52	2.15	17.16%
Douglas	3.01	2.46	22.42%
Ferry	6.85	5.46	25.56%
Grant	3.88	3.12	24.40%
Grays Harbor	4.59	3.49	31.68%
Island	2.70	1.94	39.45%
Jefferson	3.04	2.60	16.72%
King	1.50	1.41	6.33%
Kitsap	1.69	1.62	4.45%
Kittitas	4.09	3.87	5.65%
Lewis	3.99	2.93	36.35%
Mason	2.91	2.32	25.35%
Okanogan	5.27	5.53	-4.80%
Others	4.60	3.92	17.42%
Pacific	5.37	4.06	32.17%
Pierce	1.82	1.48	23.47%
San Juan	7.31	5.71	27.99%
Skagit	2.39	1.99	20.41%
Snohomish	1.21	1.17	3.61%
Thurston	1.68	1.37	22.83%
Walla Walla	2.81	2.49	12.92%
Whatcom	2.50	2.40	4.13%



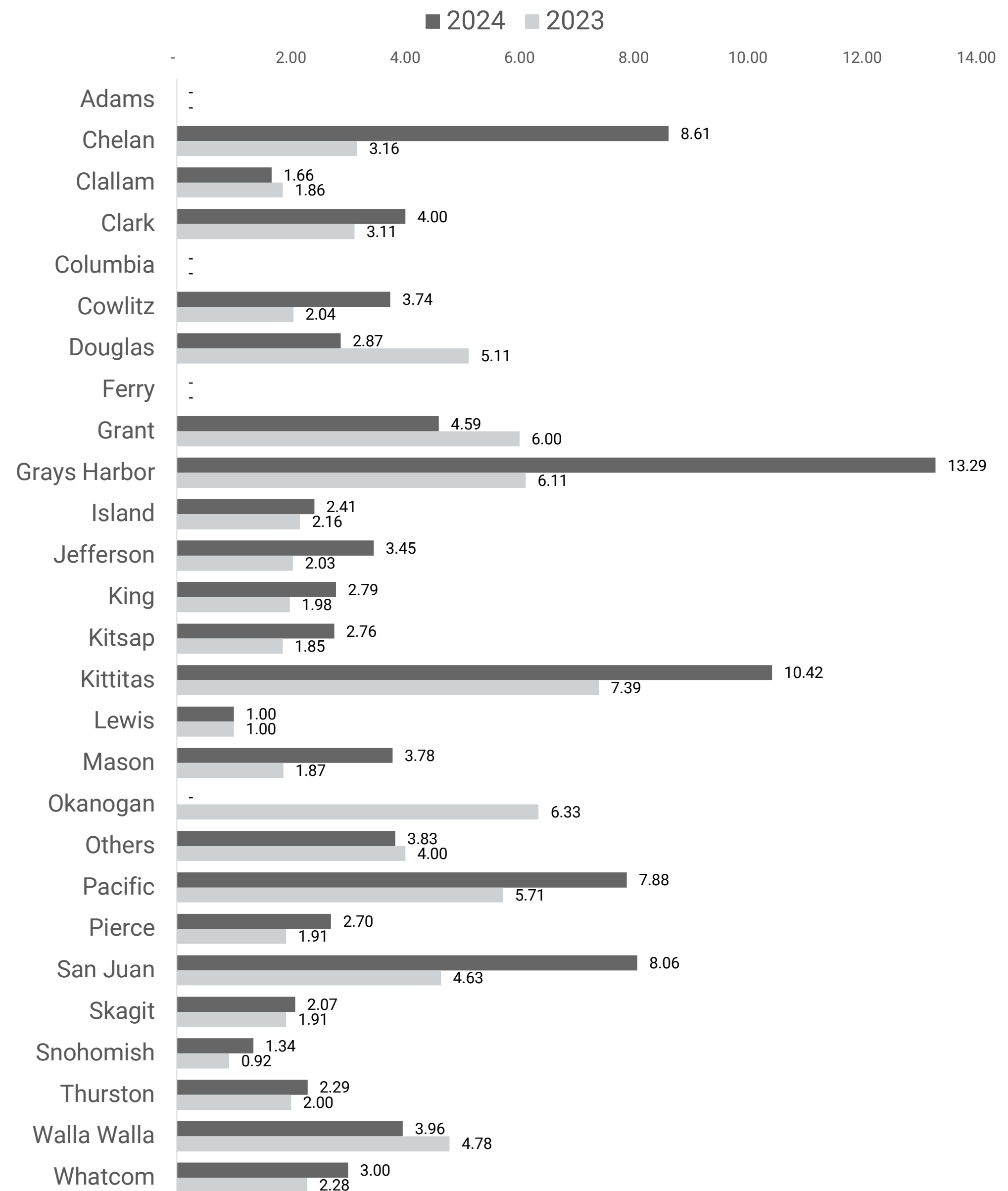


# Condominiums Only

## Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, for condominiums only. Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	2024	2023	% chg.
Adams	-	-	0.00%
Chelan	8.61	3.16	172.79%
Clallam	1.66	1.86	-10.69%
Clark	4.00	3.11	28.57%
Columbia	-	-	0.00%
Cowlitz	3.74	2.04	83.14%
Douglas	2.87	5.11	-43.86%
Ferry	-	-	0.00%
Grant	4.59	6.00	-23.53%
Grays Harbor	13.29	6.11	117.57%
Island	2.41	2.16	11.56%
Jefferson	3.45	2.03	69.45%
King	2.79	1.98	41.01%
Kitsap	2.76	1.85	48.85%
Kittitas	10.42	7.39	41.04%
Lewis	1.00	1.00	0.00%
Mason	3.78	1.87	102.38%
Okanogan	-	6.33	-100.00%
Others	3.83	4.00	-4.35%
Pacific	7.88	5.71	38.02%
Pierce	2.70	1.91	41.23%
San Juan	8.06	4.63	74.32%
Skagit	2.07	1.91	8.40%
Snohomish	1.34	0.92	46.17%
Thurston	2.29	2.00	14.43%
Walla Walla	3.96	4.78	-17.19%
Whatcom	3.00	2.28	31.28%



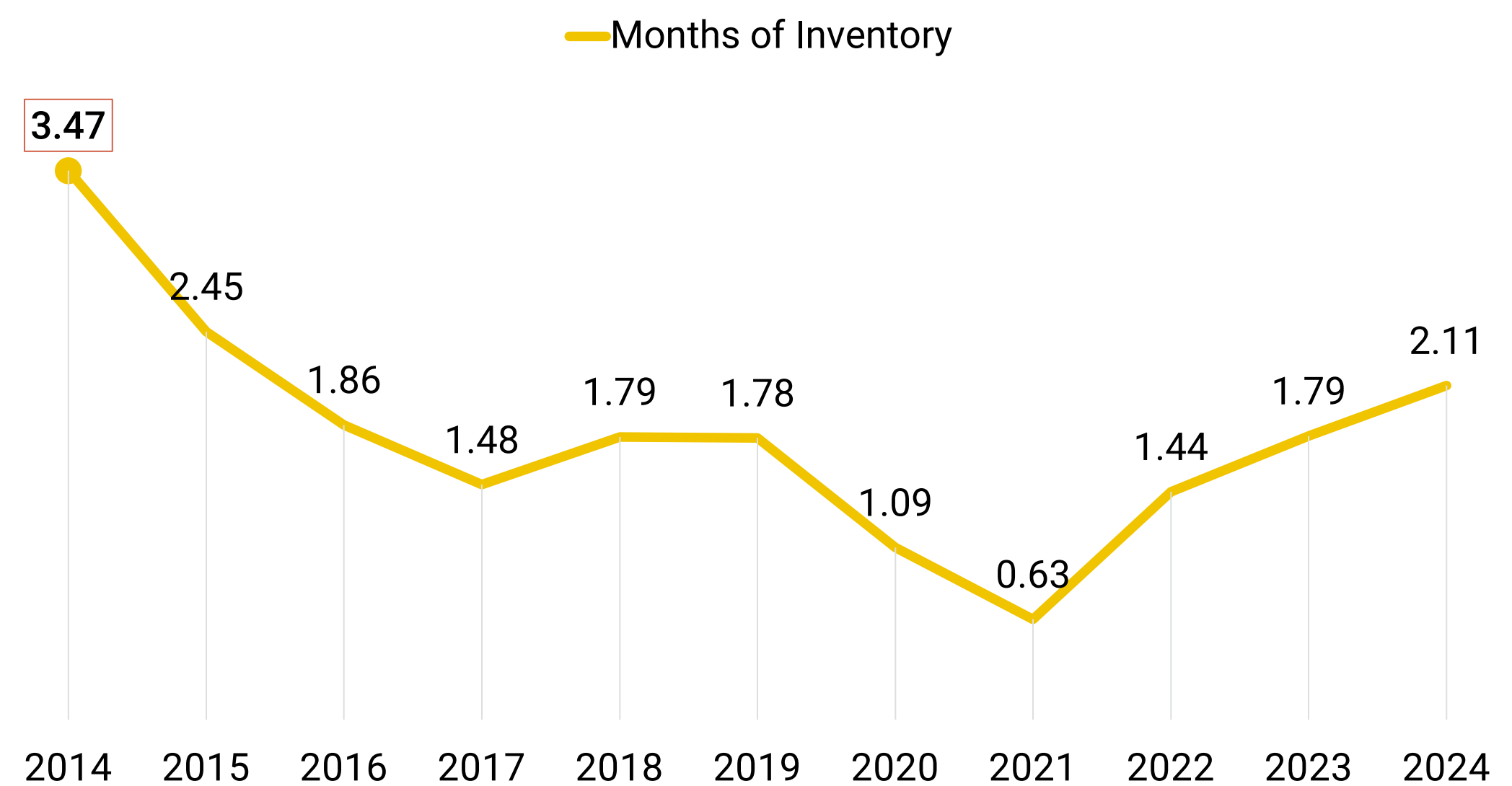
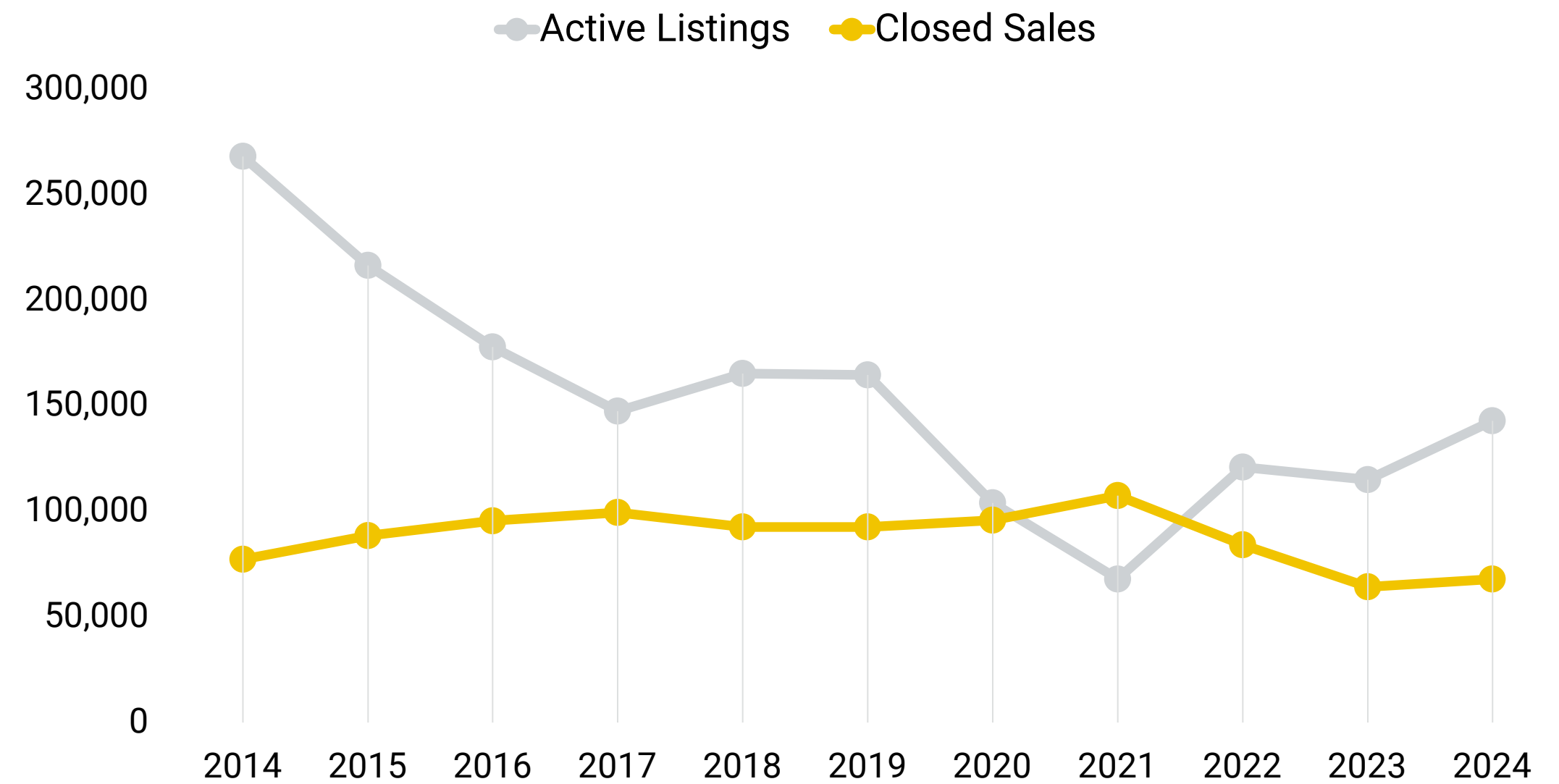
# All Counties: Residential Homes and Condominiums

## Months of Inventory by Year

A comparison of the months of inventory each year, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
2014	267,940	77,276	3.47
2015	216,474	88,331	2.45
2016	177,711	95,480	1.86
2017	147,297	99,345	1.48
2018	165,259	92,555	1.79
2019	164,427	92,503	1.78
2020	103,982	95,760	1.09
2021	67,969	107,354	0.63
2022	120,897	84,037	1.44
2023	114,948	64,208	1.79
2024	142,922	67,788	2.11



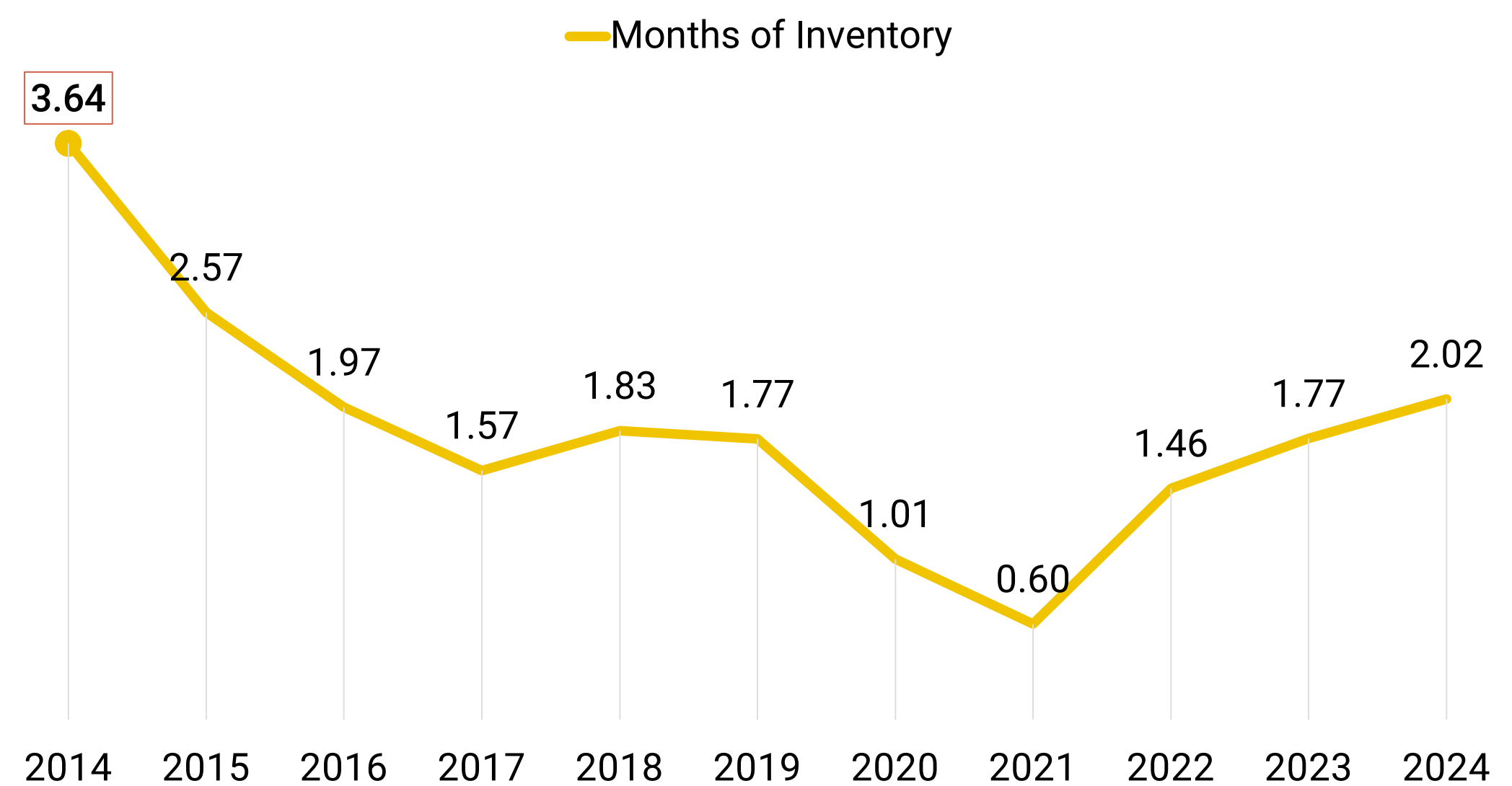
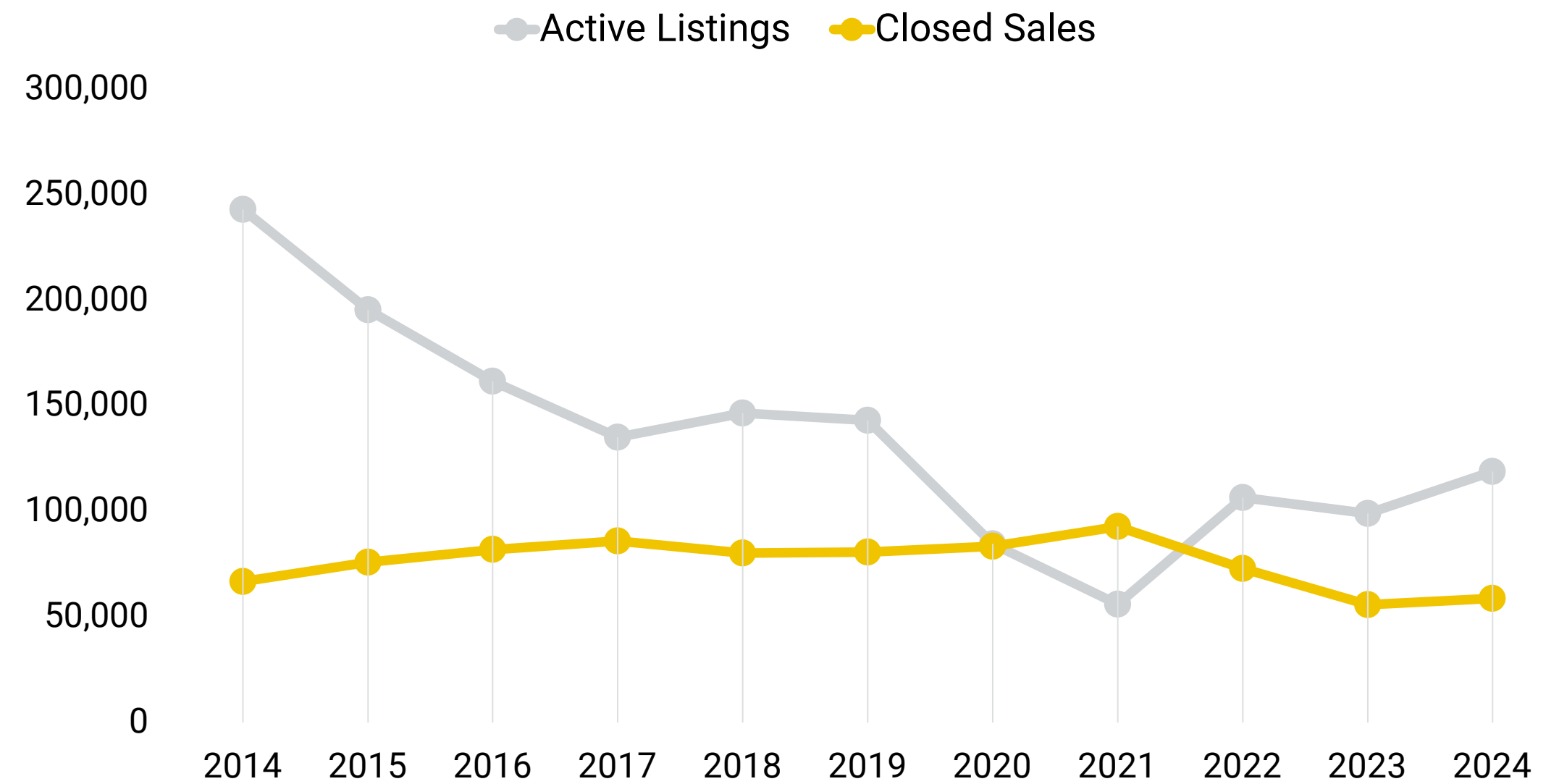
# All Counties: Residential Homes Only

## Months of Inventory by Year

A comparison of the months of inventory each year, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
2014	242,849	66,716	3.64
2015	195,416	75,975	2.57
2016	161,453	81,852	1.97
2017	135,026	85,819	1.57
2018	146,446	80,232	1.83
2019	143,011	80,734	1.77
2020	84,649	83,410	1.01
2021	55,993	92,713	0.60
2022	106,407	72,866	1.46
2023	98,994	55,782	1.77
2024	118,913	58,751	2.02



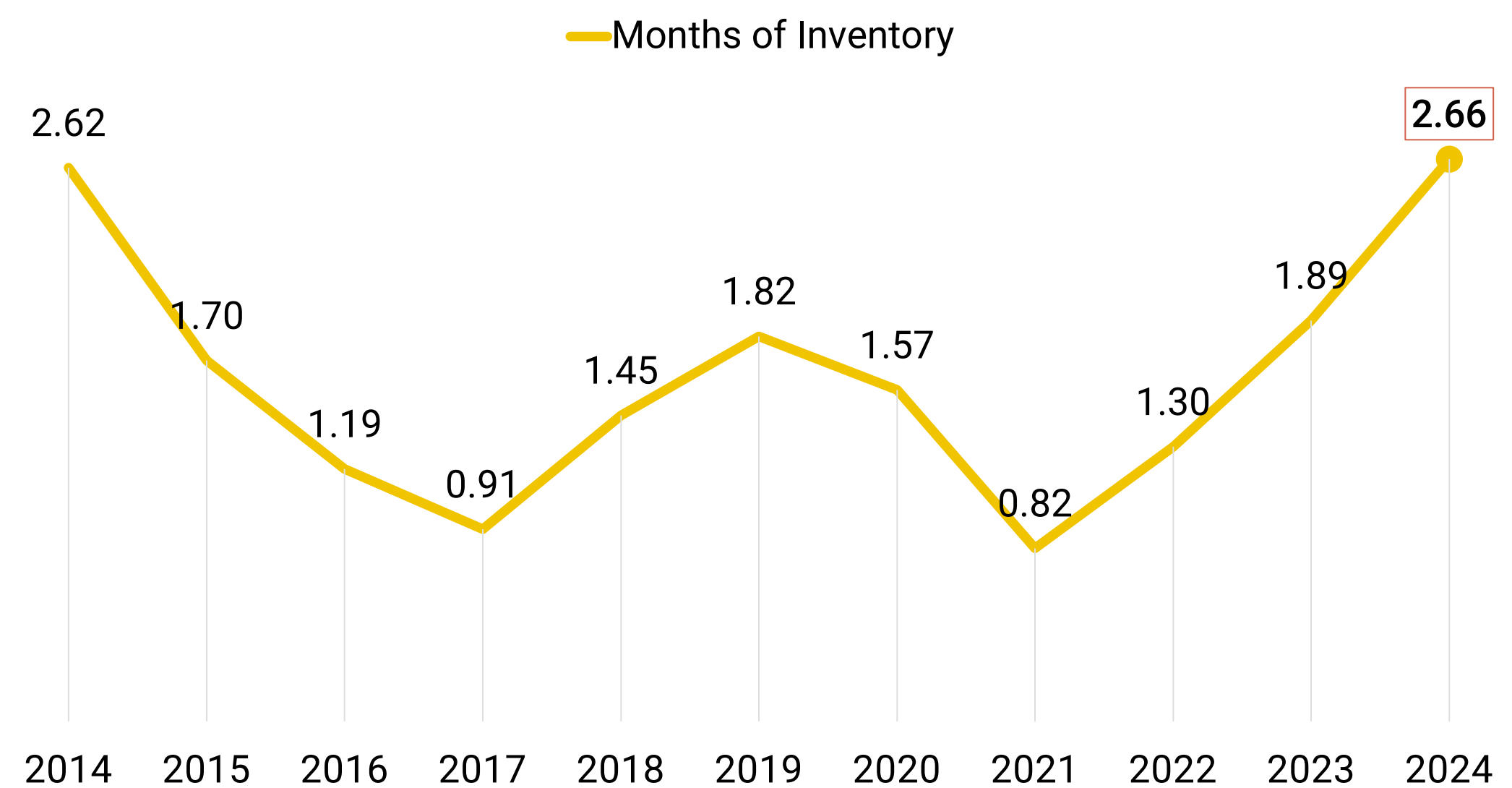
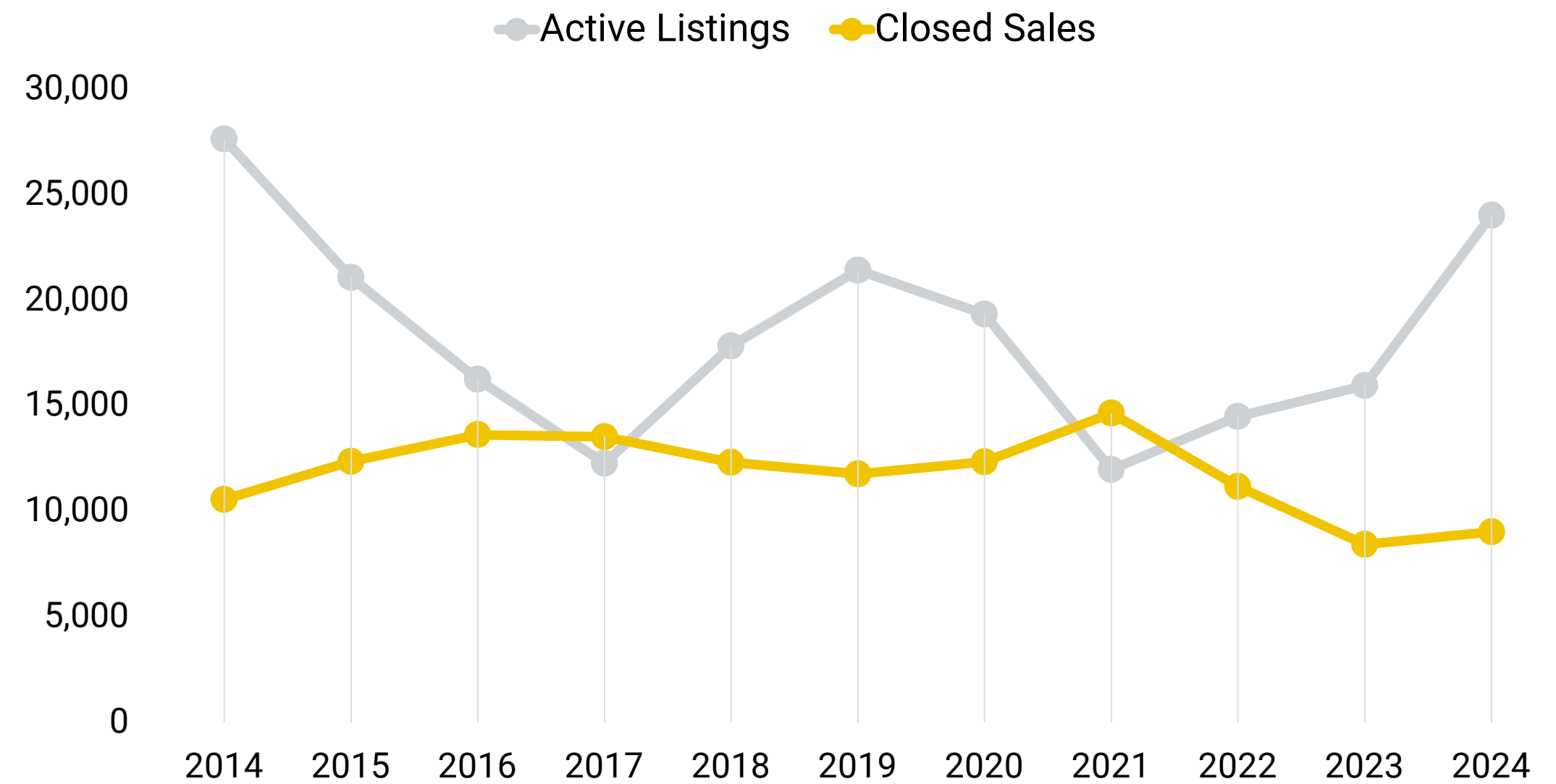
# All Counties: Condominiums Only

## Months of Inventory by Year

A comparison of the months of inventory each year, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
2014	27,618	10,560	2.62
2015	21,058	12,356	1.70
2016	16,252	13,628	1.19
2017	12,271	13,526	0.91
2018	17,813	12,323	1.45
2019	21,416	11,769	1.82
2020	19,333	12,350	1.57
2021	11,976	14,641	0.82
2022	14,490	11,171	1.30
2023	15,954	8,426	1.89
2024	24,009	9,037	2.66

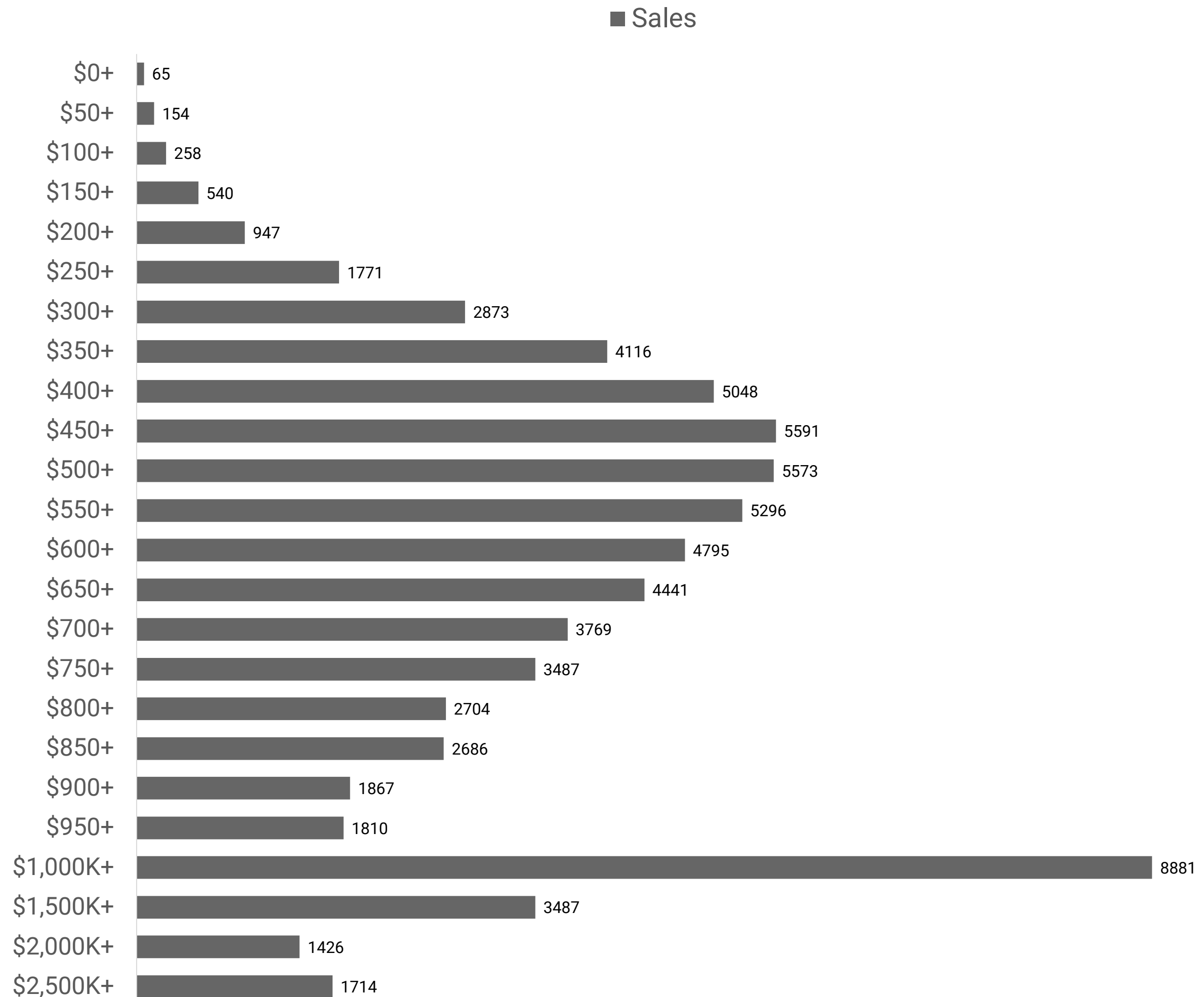


# All Counties: Residential Homes and Condominiums

## Sales by Price Range

A comparison of the sales by price range, for residential homes and condominiums.

Price Range	Sales
\$0+	65
\$50+	154
\$100+	258
\$150+	540
\$200+	947
\$250+	1771
\$300+	2873
\$350+	4116
\$400+	5048
\$450+	5591
\$500+	5573
\$550+	5296
\$600+	4795
\$650+	4441
\$700+	3769
\$750+	3487
\$800+	2704
\$850+	2686
\$900+	1867
\$950+	1810
\$1,000K+	8881
\$1,500K+	3487
\$2,000K+	1426
\$2,500K+	1714



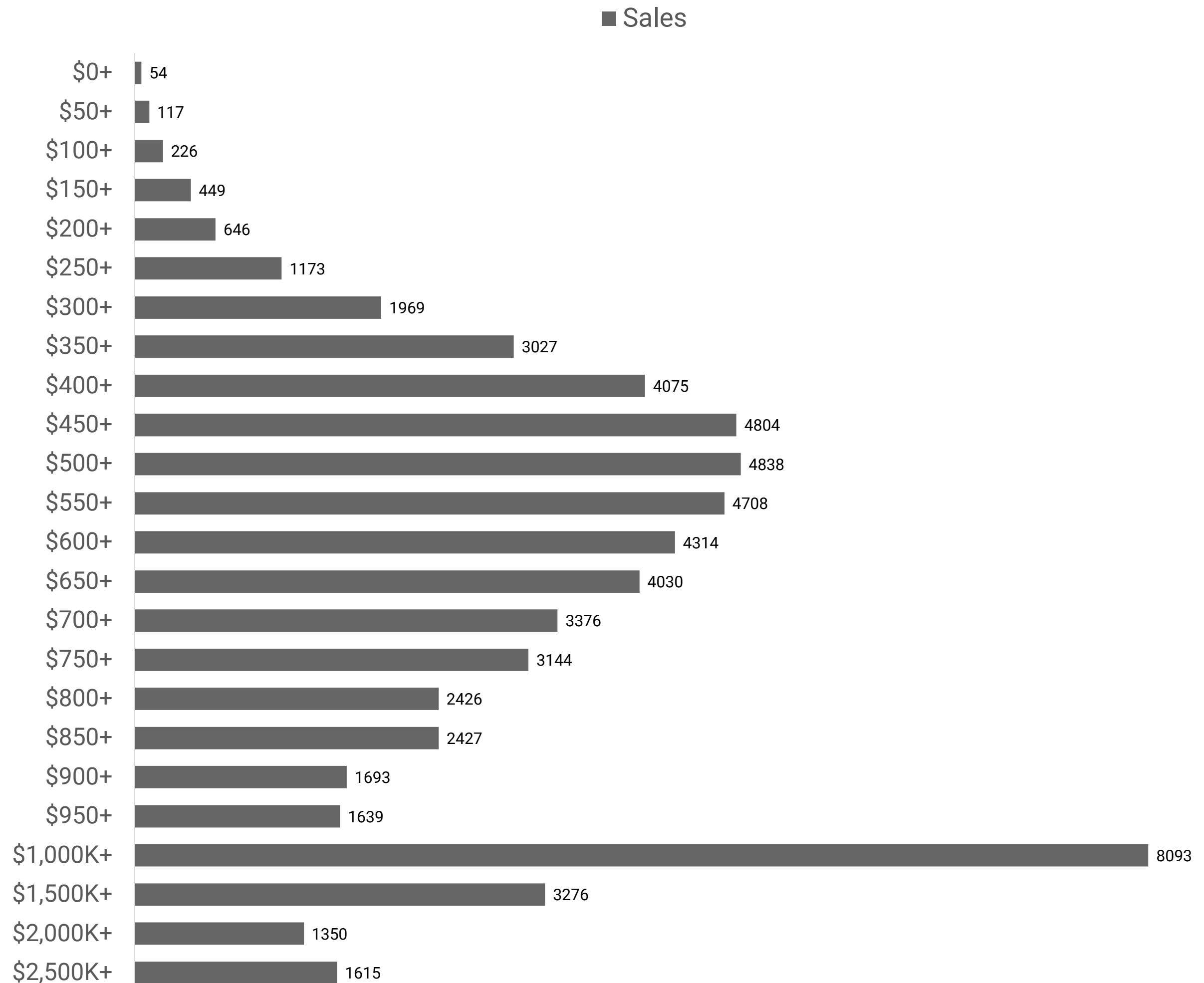


# All Counties: Residential Homes Only

## Sales by Price Range

A comparison of the sales by price range, for residential homes only.

Price Range	Sales
\$0+	54
\$50+	117
\$100+	226
\$150+	449
\$200+	646
\$250+	1173
\$300+	1969
\$350+	3027
\$400+	4075
\$450+	4804
\$500+	4838
\$550+	4708
\$600+	4314
\$650+	4030
\$700+	3376
\$750+	3144
\$800+	2426
\$850+	2427
\$900+	1693
\$950+	1639
\$1,000K+	8093
\$1,500K+	3276
\$2,000K+	1350
\$2,500K+	1615

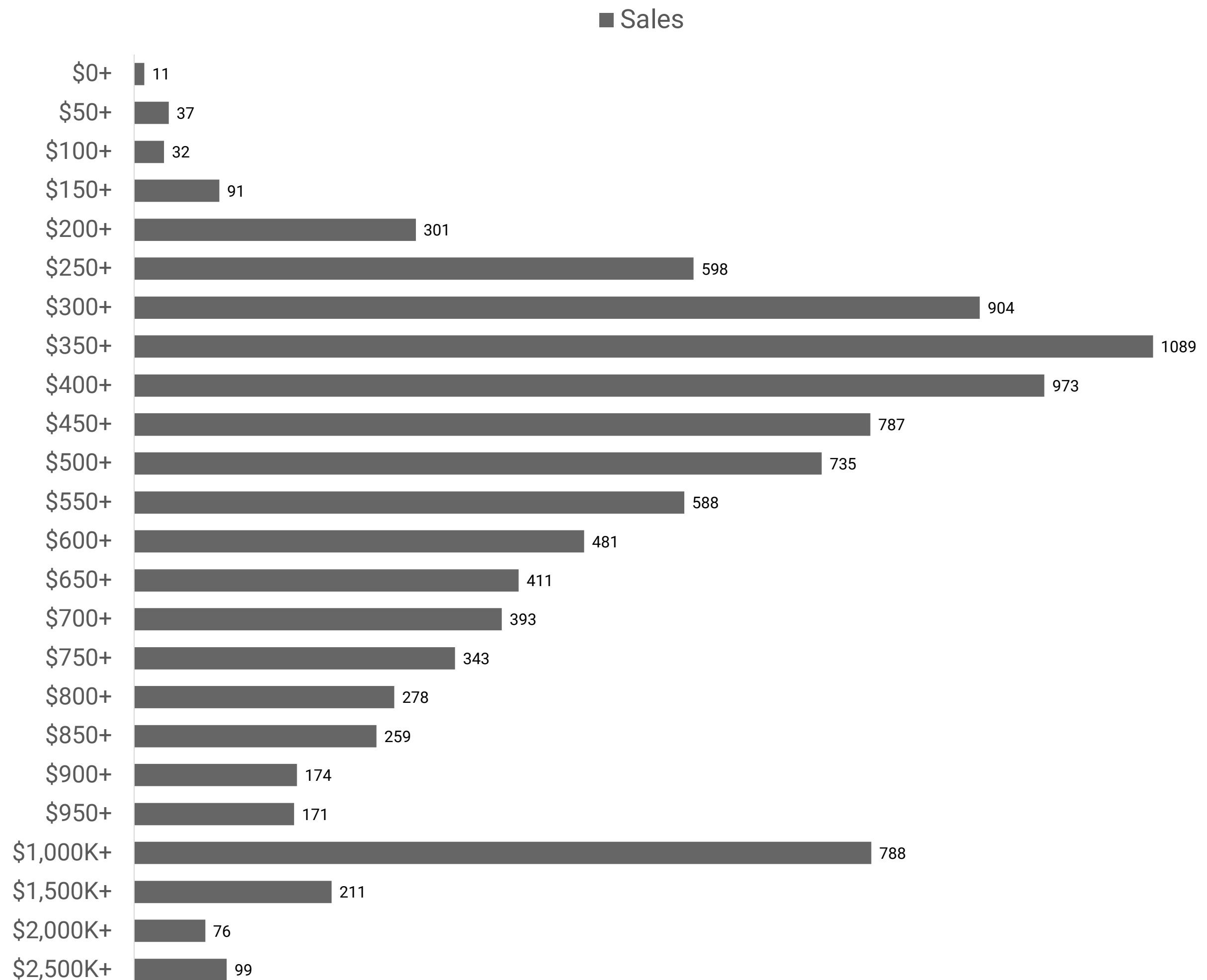


# All Counties: Condominiums Only

## Sales by Price Range

A comparison of the sales by price range, for condominiums only.

Price Range	Sales
\$0+	11
\$50+	37
\$100+	32
\$150+	91
\$200+	301
\$250+	598
\$300+	904
\$350+	1089
\$400+	973
\$450+	787
\$500+	735
\$550+	588
\$600+	481
\$650+	411
\$700+	393
\$750+	343
\$800+	278
\$850+	259
\$900+	174
\$950+	171
\$1,000K+	788
\$1,500K+	211
\$2,000K+	76
\$2,500K+	99

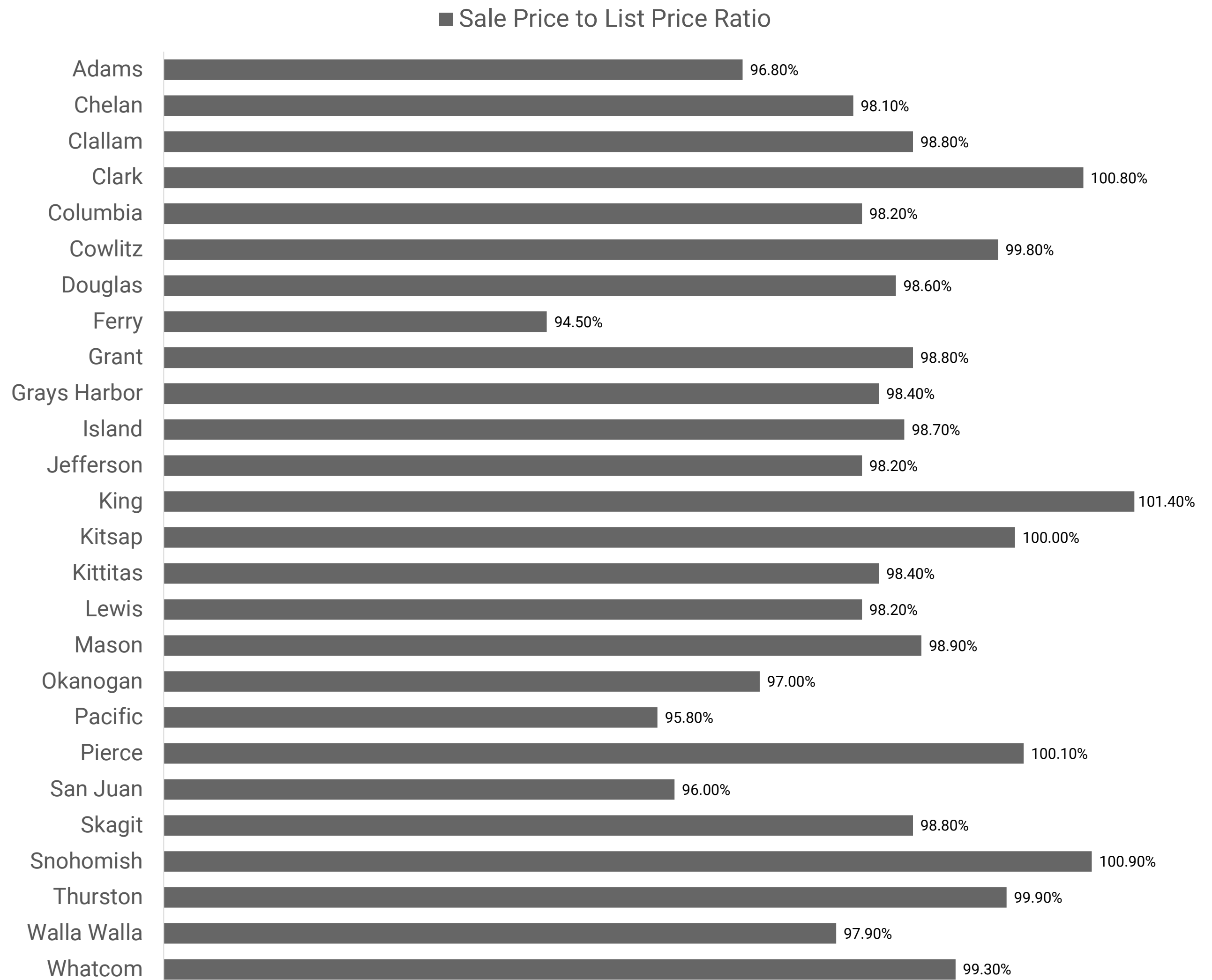


# Residential Homes Only

## Sale Price to List Price Ratio by County

A comparison of the average sale-to-list price ratio in each county, for residential homes only.  
This ratio measures the percentage of the list price that sellers are receiving as the sale price.

	Sale Price to List Price
Adams	96.80%
Chelan	98.10%
Clallam	98.80%
Clark	100.80%
Columbia	98.20%
Cowlitz	99.80%
Douglas	98.60%
Ferry	94.50%
Grant	98.80%
Grays Harbor	98.40%
Island	98.70%
Jefferson	98.20%
King	101.40%
Kitsap	100.00%
Kittitas	98.40%
Lewis	98.20%
Mason	98.90%
Okanogan	97.00%
Pacific	95.80%
Pierce	100.10%
San Juan	96.00%
Skagit	98.80%
Snohomish	100.90%
Thurston	99.90%
Walla Walla	97.90%
Whatcom	99.30%

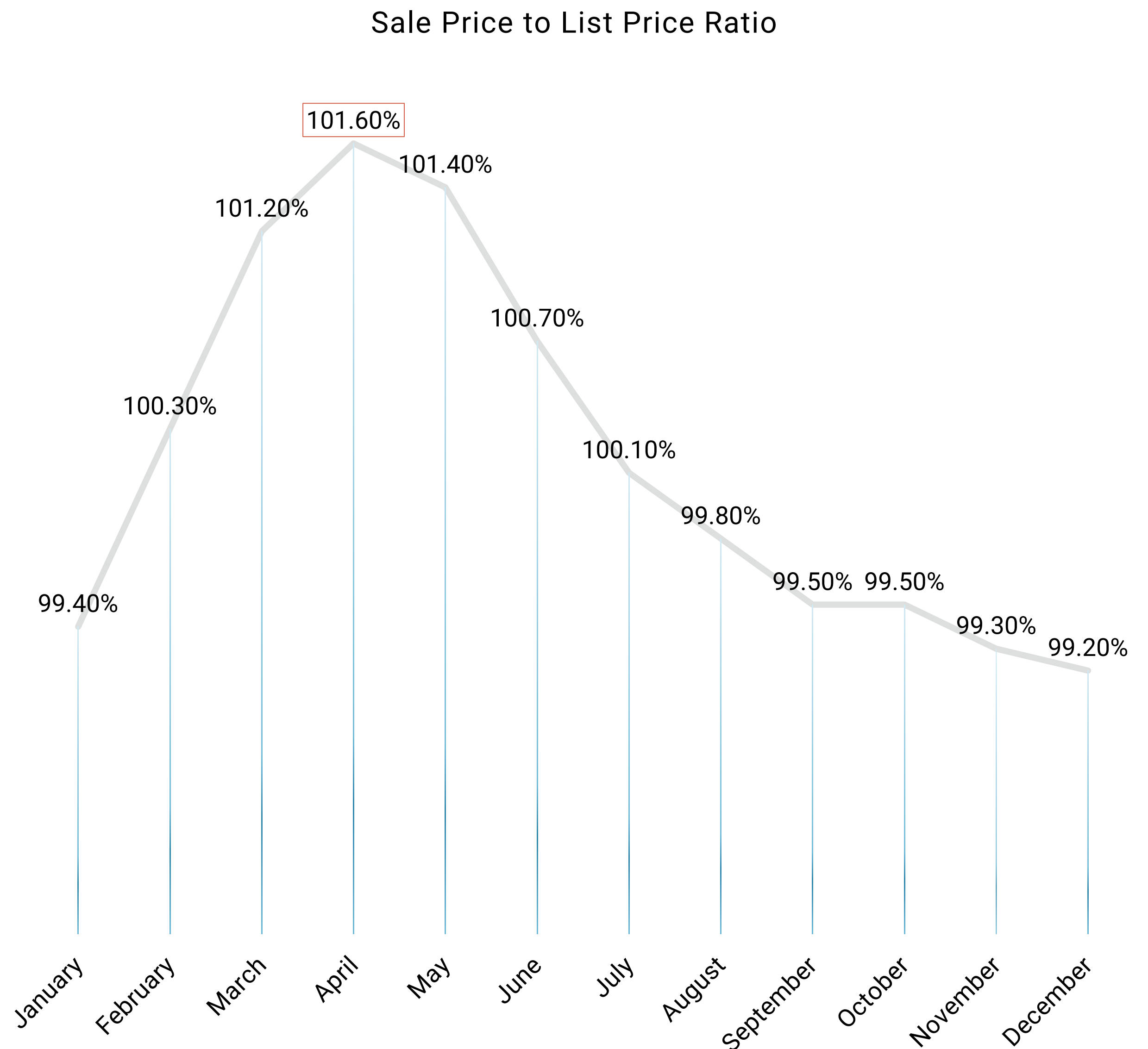


# All Counties: Residential Homes Only

## Sale Price to List Price Ratio by Month

A comparison of the average sale-to-list price ratio by month, for residential homes only. This ratio measures the percentage of the list price that sellers are receiving as the sale price.

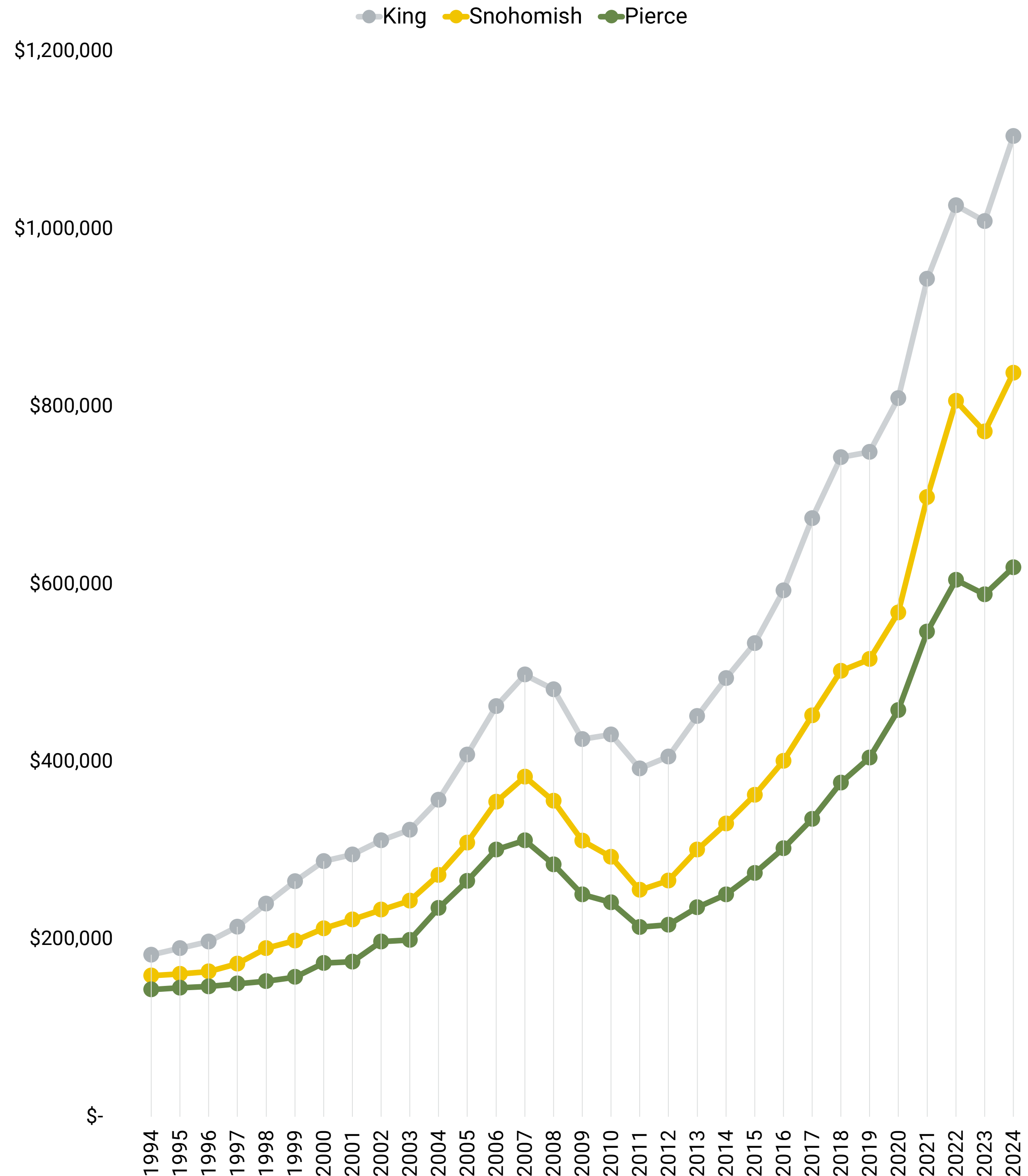
	Sale Price to List Price Ratio
January	99.40%
February	100.30%
March	101.20%
April	101.60%
May	101.40%
June	100.70%
July	100.10%
August	99.80%
September	99.50%
October	99.50%
November	99.30%
December	99.20%
<b>2024</b>	<b>100.20%</b>



# King, Snohomish, Pierce: Residential and Condominiums Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1994	\$ 182,351	\$ 158,910	\$ 143,216
1995	\$ 189,980	\$ 160,936	\$ 145,106
1996	\$ 197,372	\$ 163,613	\$ 146,836
1997	\$ 213,821	\$ 172,517	\$ 149,895
1998	\$ 239,839	\$ 189,818	\$ 152,553
1999	\$ 265,111	\$ 198,249	\$ 157,330
2000	\$ 287,851	\$ 212,097	\$ 173,036
2001	\$ 295,240	\$ 222,077	\$ 174,536
2002	\$ 311,285	\$ 233,082	\$ 197,317
2003	\$ 323,004	\$ 243,408	\$ 198,948
2004	\$ 356,954	\$ 272,221	\$ 234,936
2005	\$ 407,718	\$ 308,664	\$ 265,687
2006	\$ 462,547	\$ 354,631	\$ 300,861
2007	\$ 497,855	\$ 383,004	\$ 311,339
2008	\$ 481,242	\$ 355,628	\$ 284,277
2009	\$ 425,319	\$ 311,018	\$ 250,232
2010	\$ 430,409	\$ 292,556	\$ 241,429
2011	\$ 392,185	\$ 255,364	\$ 213,466
2012	\$ 405,610	\$ 265,920	\$ 216,286
2013	\$ 451,312	\$ 300,760	\$ 235,770
2014	\$ 494,055	\$ 330,138	\$ 250,477
2015	\$ 533,297	\$ 362,542	\$ 274,578
2016	\$ 592,600	\$ 400,588	\$ 302,184
2017	\$ 673,983	\$ 451,989	\$ 335,413
2018	\$ 742,693	\$ 502,026	\$ 376,152
2019	\$ 748,764	\$ 515,315	\$ 404,313
2020	\$ 809,055	\$ 567,789	\$ 457,796
2021	\$ 943,739	\$ 697,892	\$ 546,318
2022	\$ 1,026,431	\$ 806,253	\$ 604,679
2023	\$ 1,008,565	\$ 771,536	\$ 588,327
2024	\$ 1,104,469	\$ 837,973	\$ 618,769
\$ chg. vs Last Year	\$ 95,904	\$ 66,436	\$ 30,442
% chg. vs Last Year	9.5%	8.6%	5.2%



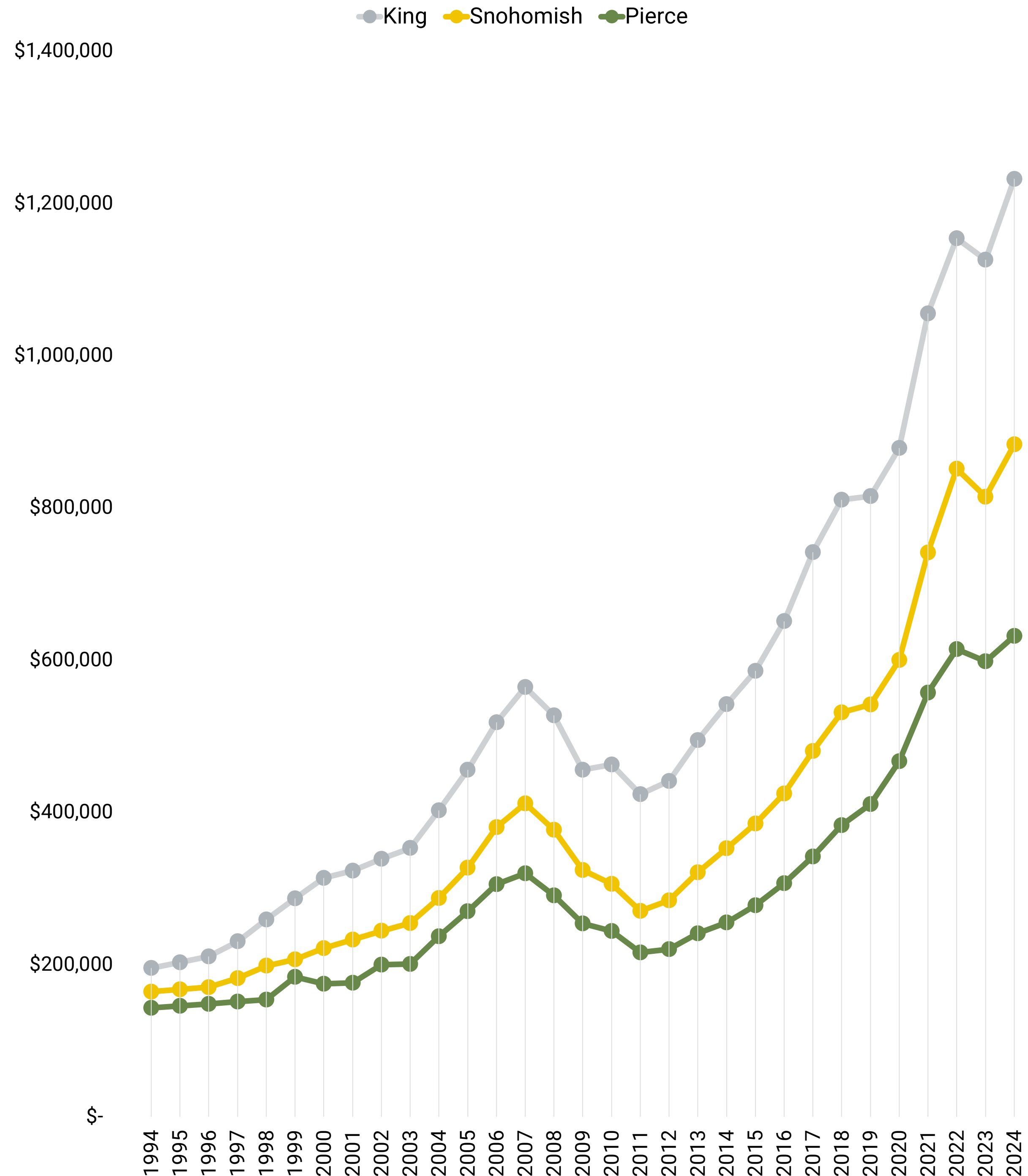


# King, Snohomish, Pierce: Residential Homes Only

## Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1994	\$ 195,296	\$ 164,431	\$ 143,047
1995	\$ 202,639	\$ 167,253	\$ 145,626
1996	\$ 210,673	\$ 170,257	\$ 148,211
1997	\$ 230,345	\$ 182,003	\$ 151,129
1998	\$ 259,237	\$ 198,288	\$ 153,906
1999	\$ 287,075	\$ 206,756	\$ 183,668
2000	\$ 313,623	\$ 221,287	\$ 174,840
2001	\$ 323,183	\$ 232,842	\$ 175,972
2002	\$ 338,969	\$ 244,192	\$ 199,645
2003	\$ 352,956	\$ 254,382	\$ 200,523
2004	\$ 402,556	\$ 287,437	\$ 237,215
2005	\$ 455,774	\$ 327,259	\$ 269,840
2006	\$ 518,095	\$ 380,294	\$ 305,635
2007	\$ 564,468	\$ 411,694	\$ 319,626
2008	\$ 527,322	\$ 376,821	\$ 290,939
2009	\$ 455,950	\$ 324,293	\$ 253,770
2010	\$ 462,809	\$ 305,792	\$ 243,793
2011	\$ 423,951	\$ 270,503	\$ 216,018
2012	\$ 441,059	\$ 284,228	\$ 220,193
2013	\$ 494,950	\$ 321,283	\$ 240,907
2014	\$ 542,225	\$ 352,728	\$ 255,329
2015	\$ 585,981	\$ 385,181	\$ 277,814
2016	\$ 651,013	\$ 424,711	\$ 306,743
2017	\$ 741,649	\$ 480,638	\$ 341,759
2018	\$ 810,682	\$ 531,217	\$ 383,098
2019	\$ 815,266	\$ 541,588	\$ 410,816
2020	\$ 878,677	\$ 600,258	\$ 467,057
2021	\$ 1,055,632	\$ 741,424	\$ 557,086
2022	\$ 1,154,021	\$ 851,568	\$ 614,259
2023	\$ 1,125,911	\$ 814,563	\$ 598,558
2024	\$ 1,232,384	\$ 883,312	\$ 631,654
\$ chg. vs Last Year	\$ 106,473	\$ 68,749	\$ 33,095
% chg. vs Last Year	9.5%	8.4%	5.5%

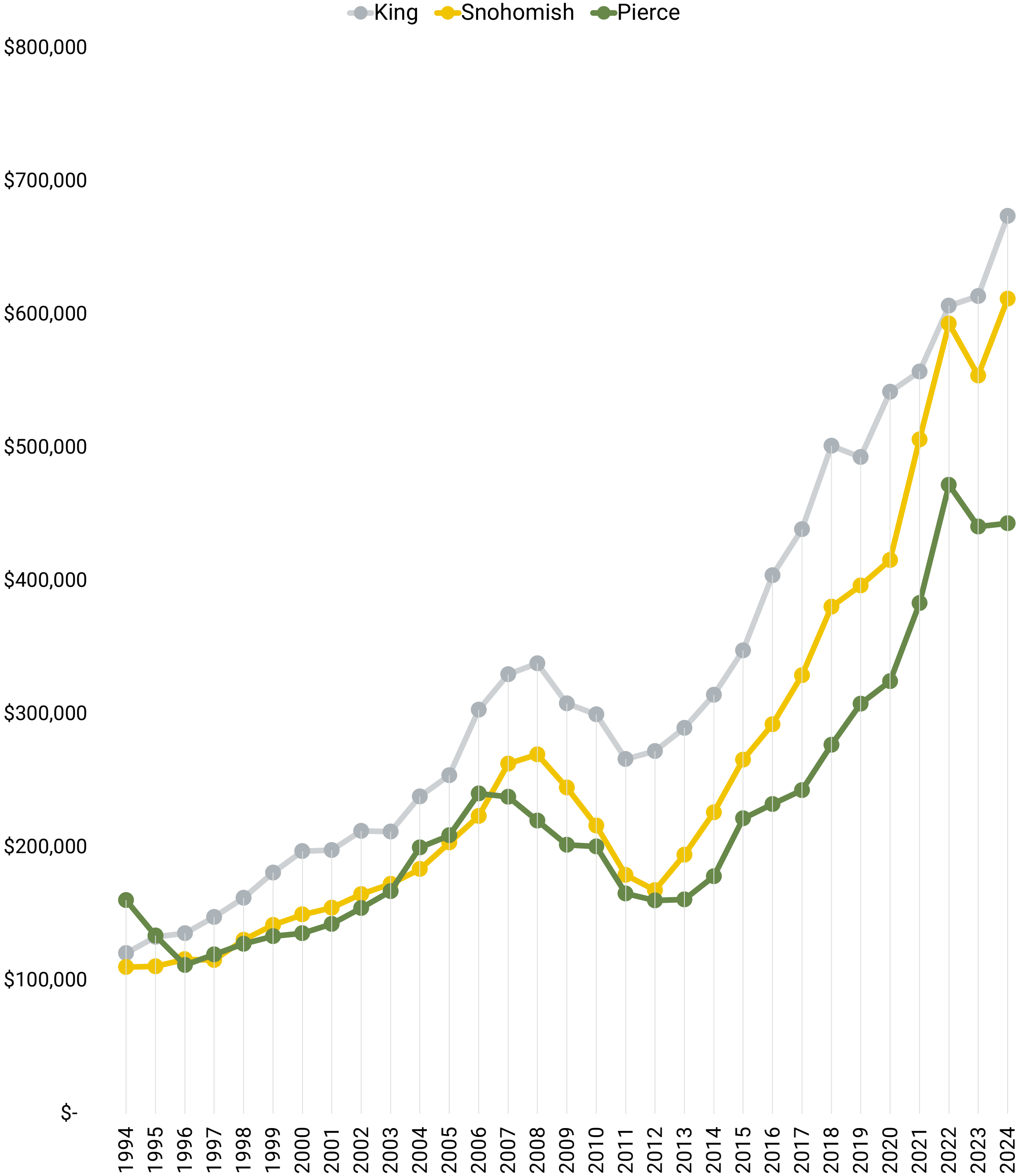


# King, Snohomish, Pierce: Condominiums Only

## Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1994	\$ 120,402	\$ 109,983	\$ 160,120
1995	\$ 132,612	\$ 110,559	\$ 133,701
1996	\$ 135,391	\$ 115,821	\$ 111,465
1997	\$ 147,630	\$ 115,174	\$ 119,549
1998	\$ 161,864	\$ 130,411	\$ 127,446
1999	\$ 180,786	\$ 141,552	\$ 133,024
2000	\$ 196,959	\$ 149,406	\$ 135,265
2001	\$ 197,821	\$ 154,449	\$ 142,303
2002	\$ 212,220	\$ 164,773	\$ 154,294
2003	\$ 211,776	\$ 172,399	\$ 166,821
2004	\$ 238,028	\$ 183,463	\$ 199,640
2005	\$ 253,987	\$ 203,346	\$ 208,808
2006	\$ 303,079	\$ 223,285	\$ 240,276
2007	\$ 329,627	\$ 262,719	\$ 237,670
2008	\$ 337,938	\$ 269,668	\$ 219,773
2009	\$ 307,826	\$ 244,751	\$ 201,608
2010	\$ 299,580	\$ 216,111	\$ 200,396
2011	\$ 266,106	\$ 179,212	\$ 165,160
2012	\$ 272,001	\$ 167,679	\$ 159,879
2013	\$ 289,542	\$ 194,358	\$ 160,717
2014	\$ 314,333	\$ 226,141	\$ 178,103
2015	\$ 347,597	\$ 265,688	\$ 221,488
2016	\$ 404,081	\$ 292,200	\$ 232,273
2017	\$ 438,559	\$ 329,024	\$ 242,640
2018	\$ 501,192	\$ 380,337	\$ 276,682
2019	\$ 492,858	\$ 396,296	\$ 307,564
2020	\$ 541,775	\$ 415,516	\$ 324,575
2021	\$ 556,780	\$ 506,036	\$ 383,020
2022	\$ 606,251	\$ 592,850	\$ 471,903
2023	\$ 613,488	\$ 553,974	\$ 440,559
2024	\$ 673,668	\$ 611,518	\$ 443,079
\$ chg. vs Last Year	\$ 60,180	\$ 57,544	\$ 2,520
% chg. vs Last Year	9.8%	10.4%	0.6%

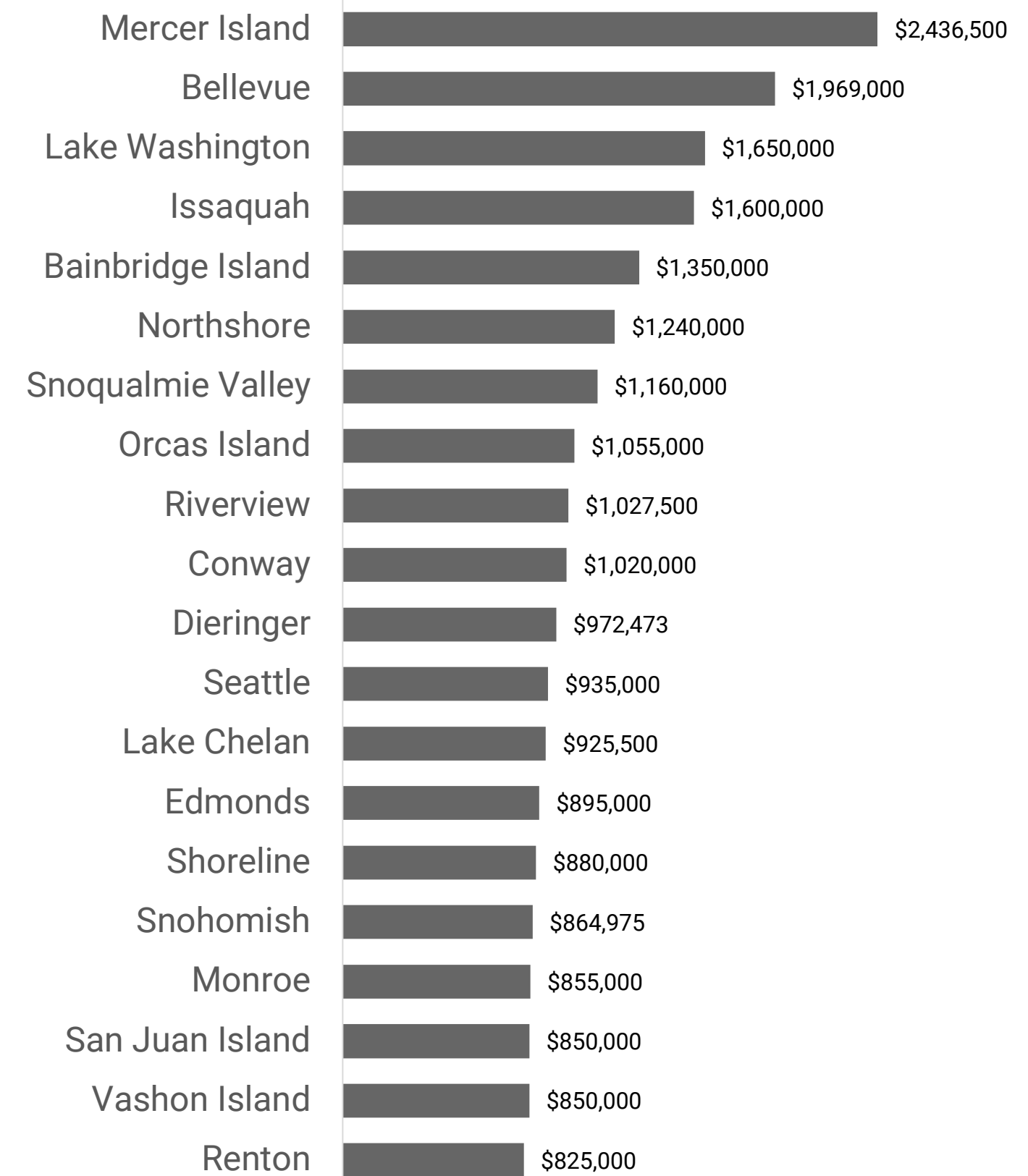


# Residential Homes Only

## Highest Home Prices by School District

20 highest priced, based on closed sales for residential homes only in each school district.

County	District	Median
King	Mercer Island	\$ 2,436,500
King	Bellevue	\$ 1,969,000
King	Lake Washington	\$ 1,650,000
King	Issaquah	\$ 1,600,000
Kitsap	Bainbridge Island	\$ 1,350,000
King/Snohomish	Northshore	\$ 1,240,000
King	Snoqualmie Valley	\$ 1,160,000
San Juan	Orcas Island	\$ 1,055,000
King	Riverview	\$ 1,027,500
Skagit	Conway	\$ 1,020,000
Pierce	Dieringer	\$ 972,473
King	Seattle	\$ 935,000
Chelan	Lake Chelan	\$ 925,500
Snohomish	Edmonds	\$ 895,000
King	Shoreline	\$ 880,000
Snohomish	Snohomish	\$ 864,975
Snohomish	Monroe	\$ 855,000
San Juan	San Juan Island	\$ 850,000
King	Vashon Island	\$ 850,000
King	Renton	\$ 825,000



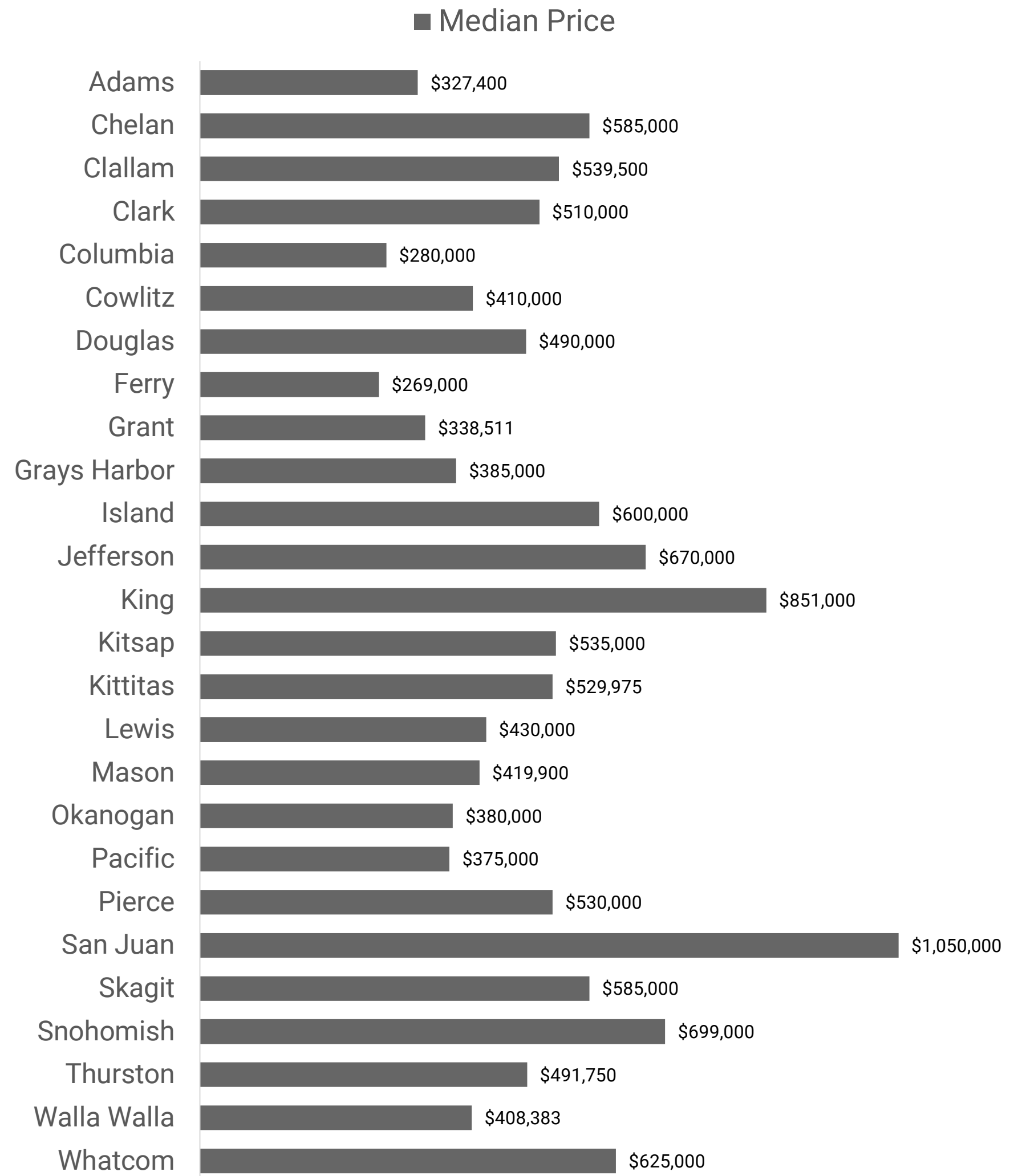


# All Counties: Residential Homes Only

## 3 Bedroom Closed Sales by County

A comparison of 3 bedroom closed sales units and median price in each county, for residential homes only.

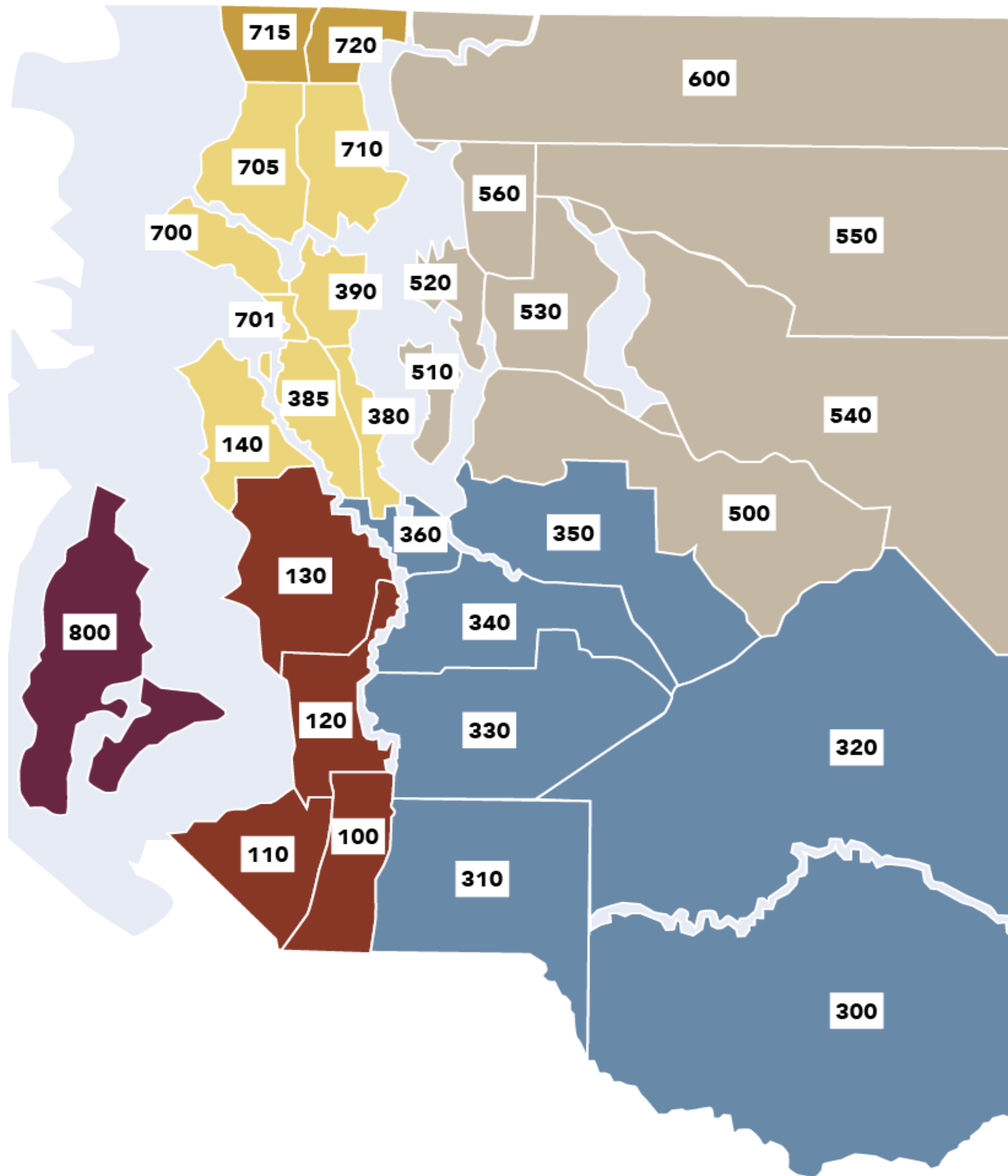
	Median Price	# Units
Adams	\$ 327,400	63
Chelan	\$ 585,000	401
Clallam	\$ 539,500	502
Clark	\$ 510,000	383
Columbia	\$ 280,000	23
Cowlitz	\$ 410,000	577
Douglas	\$ 490,000	277
Ferry	\$ 269,000	11
Grant	\$ 338,511	522
Grays Harbor	\$ 385,000	519
Island	\$ 600,000	591
Jefferson	\$ 670,000	195
King	\$ 851,000	7,501
Kitsap	\$ 535,000	1,960
Kittitas	\$ 529,975	324
Lewis	\$ 430,000	535
Mason	\$ 419,900	573
Okanogan	\$ 380,000	165
Pacific	\$ 375,000	181
Pierce	\$ 530,000	5,128
San Juan	\$ 1,050,000	73
Skagit	\$ 585,000	767
Snohomish	\$ 699,000	3,719
Thurston	\$ 491,750	1,890
Walla Walla	\$ 408,383	301
Whatcom	\$ 625,000	1,232



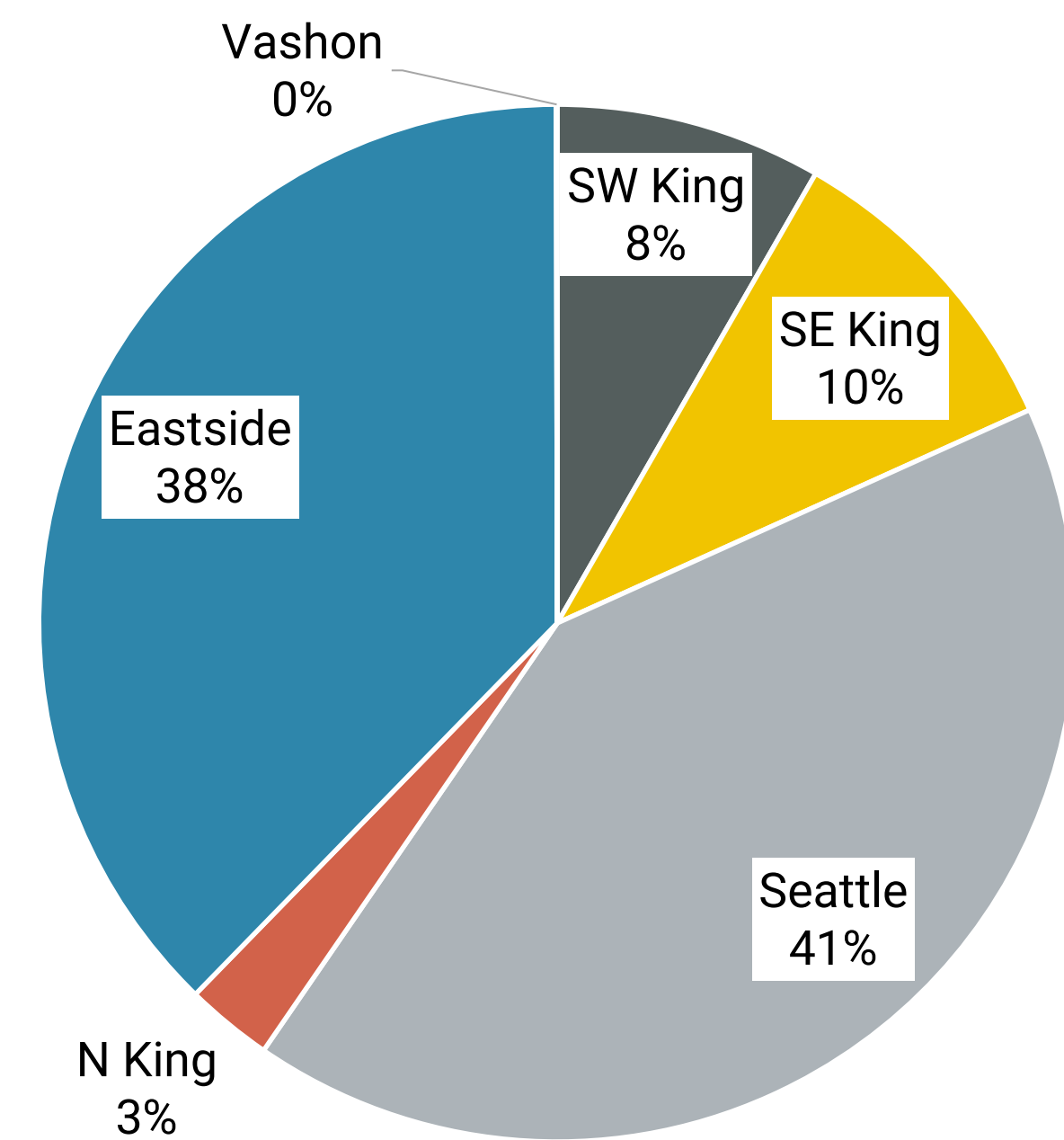
# King County: Condominiums Only

## Snapshot Summary: Median, Closed Sales, Average & Volume

Numbers include all sales, including off-market sales reported by NWMLS brokers.



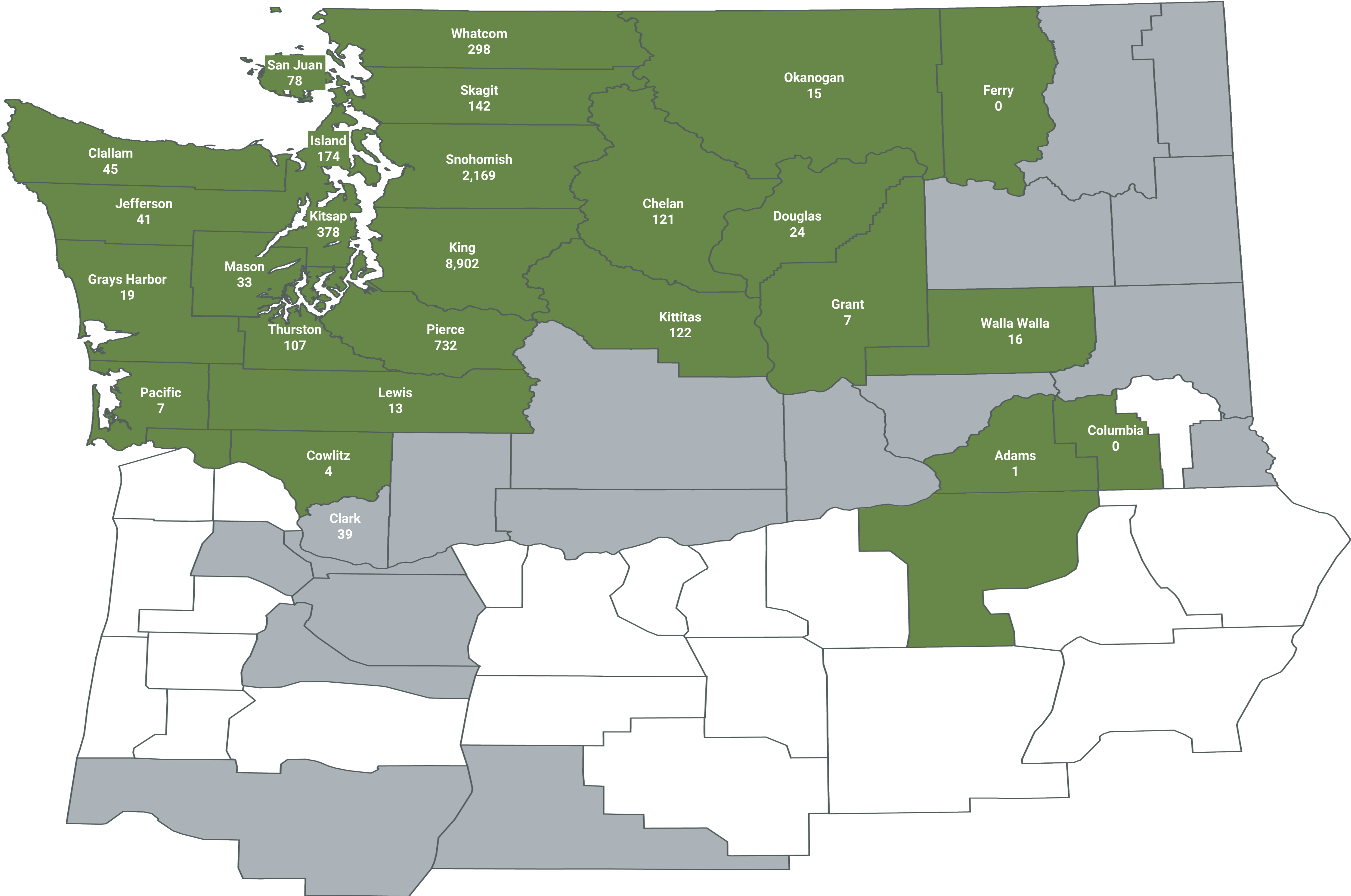
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	462	\$ 330,000	\$ 371,778	\$ 171,761,436
SE King	300,310,320,330 340,350,360	553	\$ 398,000	\$ 408,306	\$ 225,793,218
Seattle	140,380,385,390 700,701,705,710	2,298	\$ 575,000	\$ 684,613	\$ 1,573,240,674
N King	715,720	151	\$ 547,500	\$ 602,475	\$ 90,973,725
Eastside	500,510,520,530 540,550,560,600	2,094	\$ 695,000	\$ 884,089	\$ 1,851,282,366
Vashon	800	2	\$ 391,000	\$ 391,000	\$ 782,000
<b>Total</b>		<b>5,560</b>	<b>\$ 549,950</b>	<b>\$ 703,927</b>	<b>\$ 3,913,833,419</b>





All Counties: Residential Homes Only  
**Snapshot: High End Property Sales**

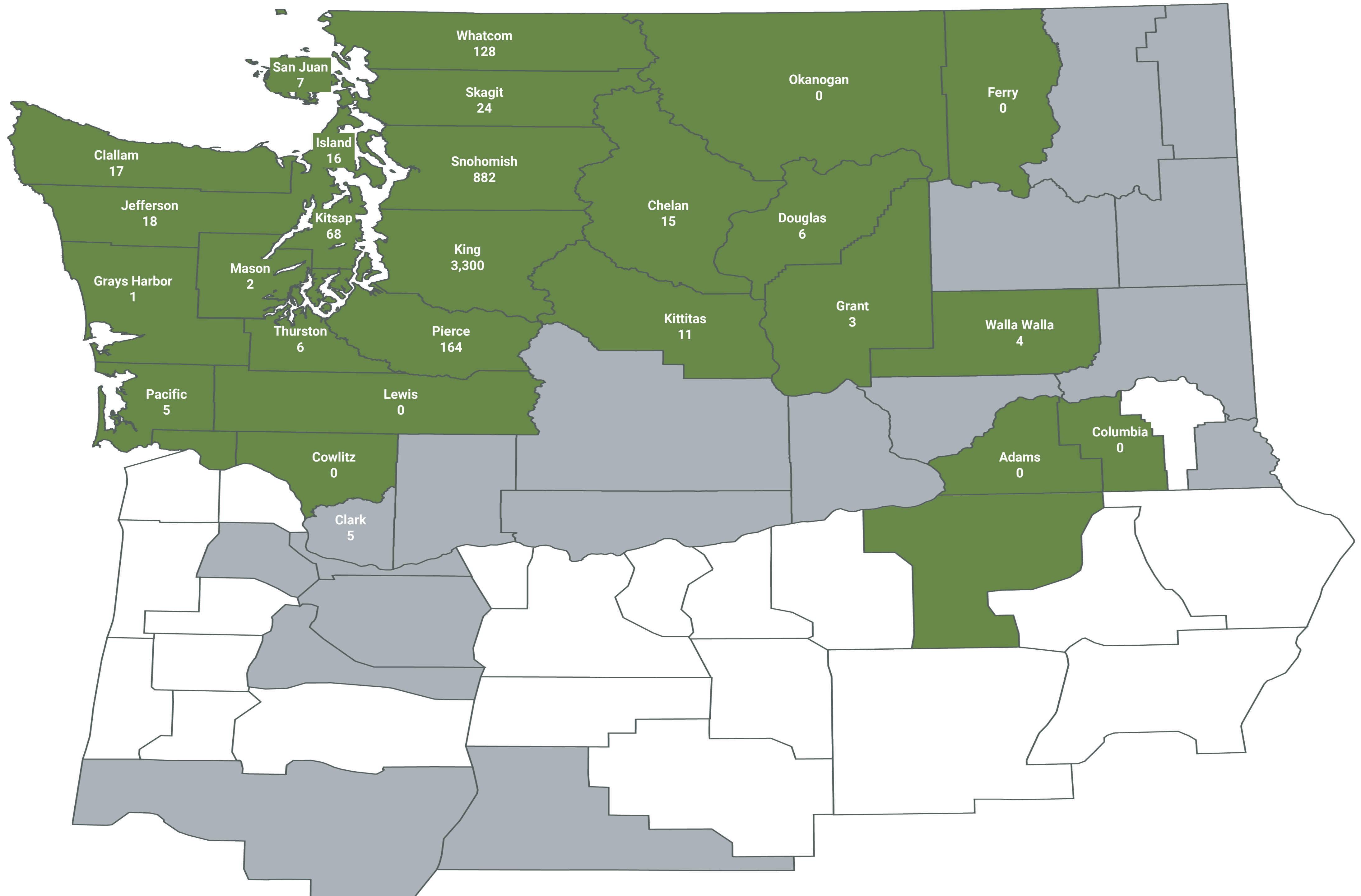
Property sales priced at \$1 million or higher (Total = 13,513)



# All Counties: Condominiums Only

## Snapshot: High End Property Sales

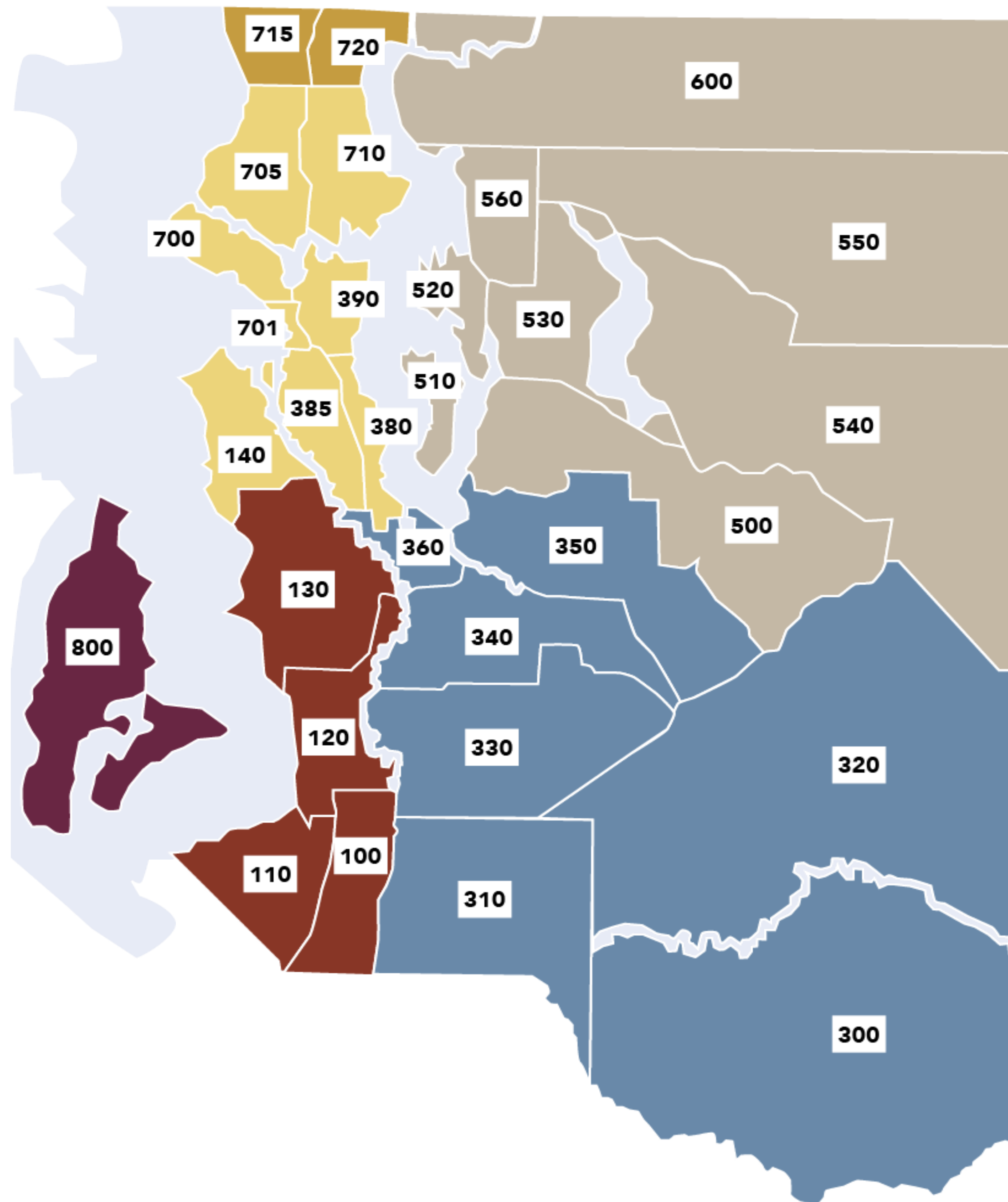
Property sales priced at \$500,000 or higher (Total = 4,685)



# King County Map Areas: Residential Homes Only

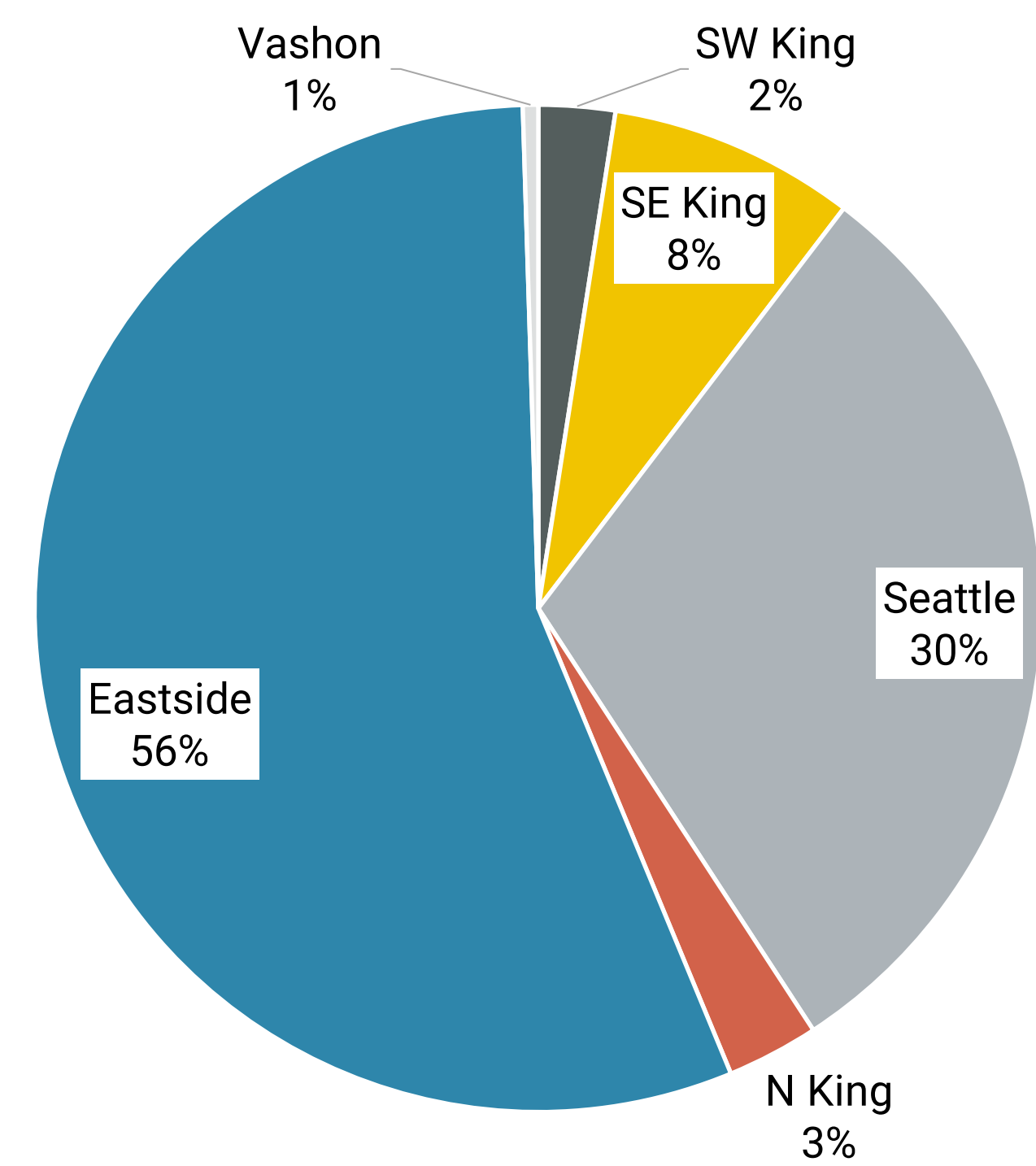
## Snapshot: High End Property Sales

Property sales priced at \$1 million or higher



% Chg vs last year  
**27.4%**

County	Area	Total Sales
SW King	100,110,120,130	214
SE King	300,310,320,330 340,350,360	690
Seattle	140,380,385,390 700,701,705,710	2,650
N King	715,720	257
Eastside	500,510,520,530 540,550,560,600	4,856
Vashon	800	43
<b>Total</b>		<b>8,710</b>

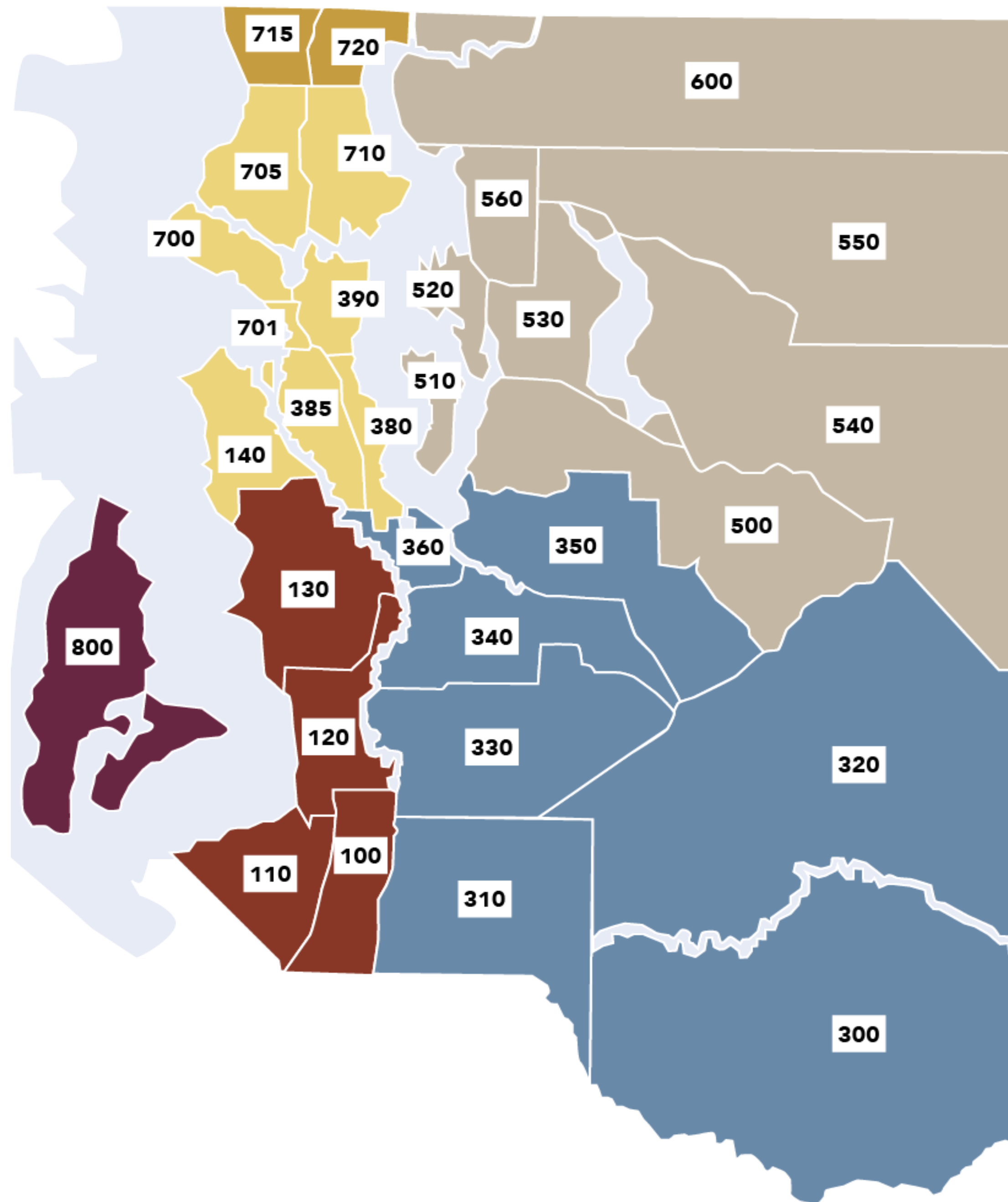




# King County Map Areas: Condominiums Only

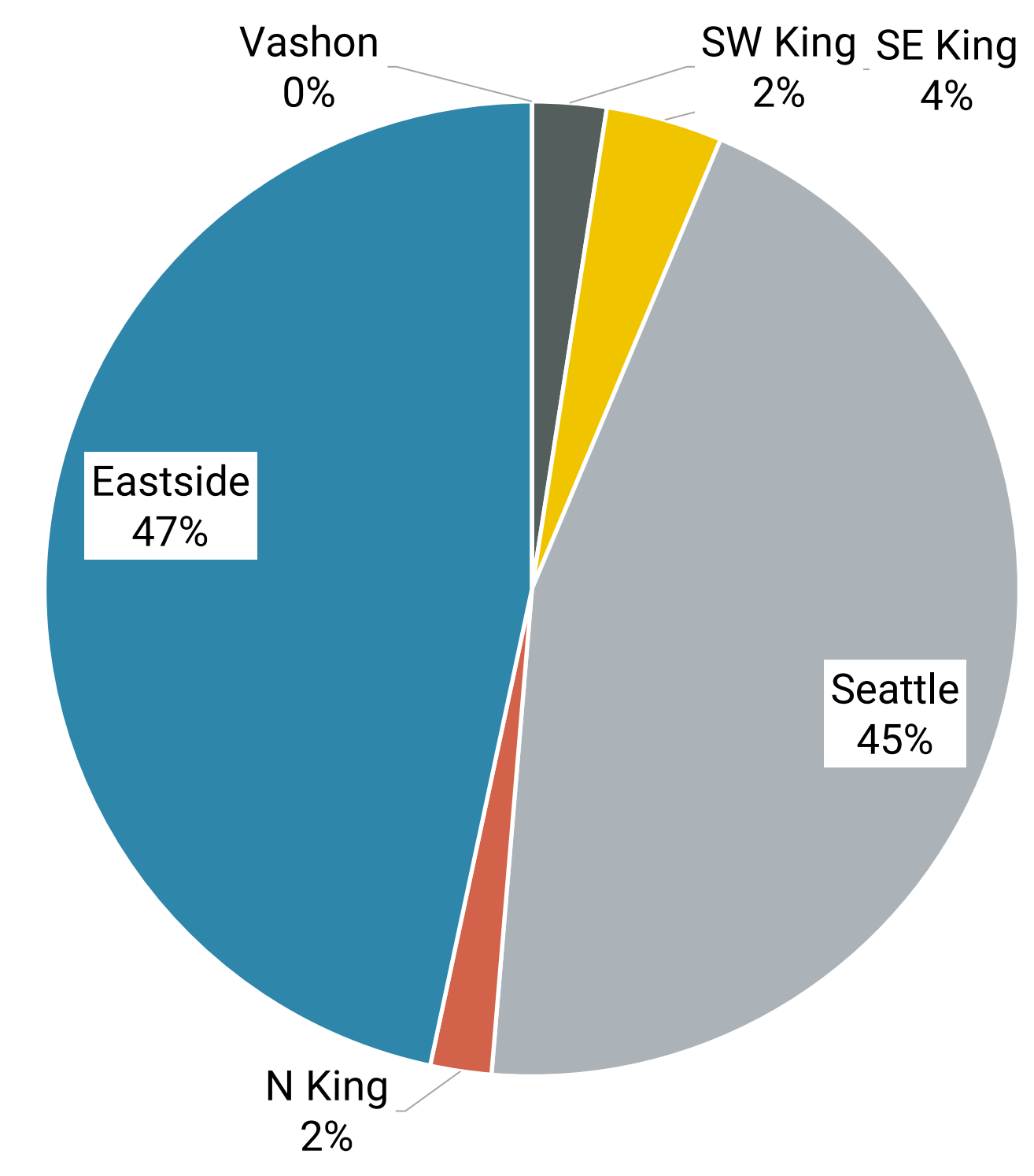
## Snapshot: High End Property Sales

Property sales priced at \$500,000 or higher



% Chg vs last year  
**22.5%**

County	Area	Total Sales
SW King	100,110,120,130	79
SE King	300,310,320,330 340,350,360	124
Seattle	140,380,385,390 700,701,705,710	1,444
N King	715,720	65
Eastside	500,510,520,530 540,550,560,600	1,497
Vashon	800	0
<b>Total</b>		<b>3,209</b>



# NWMLS INDEX OF AREAS

## ADAMS COUNTY

381 Adams

## CHELAN COUNTY

961 Lake Chelan  
963 Cashmere  
964 Entiat  
971 Wenatchee  
972 Leavenworth

## CLALLAM COUNTY

911 Miller Peninsula  
912 Southeast Clallam  
913 Northeast Sequim  
914 North Central Sequim  
915 Northwest Sequim  
916 Southeast Sequim  
917 Southwest Sequim  
918 East of Port Angeles N  
919 East of Port Angeles S  
920 Northeast Port Angeles  
921 Central East Port Angeles  
922 Central West Port Angeles  
923 Northwest Port Angeles  
924 Southeast Port Angeles  
925 Southwest Port Angeles  
926 West of Port Angeles  
927 Northwest Clallam  
928 Southwest Clallam

## CLARK COUNTY

1026 East Orchard  
1031 Camp Bonneville  
1033 Camas/Washougal  
1042 Evergreen Highway  
1043 City Center West  
1045 Salmon Creek  
1046 Minnehaha  
1047 West Orchard  
1051 Ridgefield  
1061 Battle Ground  
1062 Brush Prairie/Hockinson  
1064 Vennersborg  
1070 LaCenter  
1071 North County

## COLUMBIA COUNTY

131 Columbia County

## COWLITZ COUNTY

401 West Kelso  
402 Highlands  
403 St. Helens  
404 Westside  
405 Olympic  
406 Columbia Heights  
407 Hillside  
408 Northlake/CVG  
409 Pacific Way  
410 Beacon Hill  
411 Robert Gray/Mint  
412 West County  
414 North County  
415 Ostrander  
416 North Kelso  
417 Kelso Hill  
418 South Kelso  
419 East County  
420 South County/Woodland

## DOUGLAS COUNTY

286 Northeast Douglas County  
962 Chelan/McNeil Canyon  
965 Mansfield  
968 Bridgeport  
969 Orondo  
970 East Wenatchee

## FERRY COUNTY

465 Ferry County

## GRANT COUNTY

289 East Grant County  
290 North Grant County  
291 North Central Grant County  
292 West Grant County  
293 South Grant County  
294 Central Grant County  
295 South Moses Lake  
296 Peninsula  
297 Central Moses Lake  
298 North Moses Lake  
299 West Moses Lake

## GRAYS HARBOR COUNTY

190 Taholah  
191 Pacific Beach  
192 Copalis Beach  
193 Copalis Crossing  
194 Ocean Shores  
195 Quinault  
196 Humptulips  
197 Hoquiam  
198 Aberdeen  
199 Satsop  
200 Elma  
201 McCleary  
202 Cosmopolis  
203 Montesano  
204 Oakville  
206 Westport  
208 Grayland  
214 Amanda Park  
215 Malone  
216 Neilton  
217 Aloha  
218 Moclips  
219 Central Park  
220 Ocosta

## ISLAND COUNTY

780 Camano Island  
811 South Whidbey Island  
812 Central Whidbey Island  
813 North Whidbey Island

## JEFFERSON COUNTY

480 Port Townsend  
481 Cape George  
482 South Port Townsend  
483 Marrowstone  
484 Kala Point  
485 Hadlock  
486 Gardiner  
487 Oak Bay  
488 Chimacum Valley  
489 Port Ludlow  
490 Shine  
491 Coyle  
492 Quilcene  
493 Brinnon  
494 West Jefferson County

## KING COUNTY

100 Jovita/West Hill  
110 Dash Point/Federal Way  
120 Des Moines/Redondo  
130 Burien/Normandy Park  
140 West Seattle  
300 Enumclaw  
310 Auburn  
320 Black Diamond/Maple Valley  
330 Kent  
340 Renton—Benson Hill  
350 Renton—Highlands  
360 Skyway Area  
380 Southeast Seattle  
385 SODO/Beacon Hill  
390 Central Seattle  
500 East Side—South of I-90  
510 Mercer Island  
520 Bellevue—West of 405  
530 Bellevue—East of 405  
540 East of Lake Sammamish  
550 Redmond/Carnation  
560 Kirkland/Bridle Trails  
600 Juanita/Woodinville  
610 Southeast Snohomish  
700 Queen Anne/Magnolia  
701 Belltown/Downtown  
705 Ballard/Greenlake  
710 North Seattle  
715 Richmond Beach/Shoreline  
720 Lake Forest Park  
800 Vashon Island

## KITSAP COUNTY

141 South Kitsap—West Hwy 16  
142 South Kitsap—East Hwy 16  
143 Port Orchard  
144 Retsil/Manchester  
145 Seabeck/Hilly  
146 Chico  
147 Silverdale  
148 West Bremerton  
149 East Bremerton  
150 East Central Kitsap  
161 Hansville  
162 Kingston  
163 Port Gamble  
164 Lofall



# NWMLS INDEX OF AREAS

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 166 Poulsbo  
 167 Suquamish  
 168 Indianola  
 170 Bainbridge Island

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 949 Lower Kittitas County

## LEWIS COUNTY

426 Centralia  
 428 Adna/Pe Ell  
 430 Chehalis  
 432 Napavine  
 434 Onalaska  
 436 Morton

## MASON COUNTY

171 Belfair/Hood Canal N  
 172 Mason Lake Region  
 173 South Shore Hood Canal  
 174 Harstine Island  
 175 Shelton  
 176 Agate  
 177 SW Mason County  
 178 NW Mason County  
 179 Arcadia/Kamilche  
 180 North Mason County

## OKANOGAN COUNTY

620 Okanogan County  
 960 Chelan/Antoine Creek  
 966 Methow Valley  
 967 Brewster/Pateros

## PACIFIC COUNTY

207 Bay Center  
 209 Tokeland  
 210 Raymond  
 211 South Bend  
 212 Menlo  
 213 Lebam  
 930 South Pacific County

## PIERCE COUNTY

1 Gig Harbor  
 2 Purdy  
 3 Rosedale  
 4 Key Peninsula South  
 5 Fox Island  
 6 Gig Harbor South  
 7 Artondale  
 8 Gig Harbor North  
 9 Key Peninsula North  
 12 Anderson Island  
 13-25 North Tacoma  
 26-30 Central Tacoma  
 31 Tacoma  
 32-35 University Place/Fircrest  
 36-40 Lakewood  
 41 Lakewood/Tillicum  
 42 Dupont  
 43 Steilacoom  
 44 Ketron Island  
 45-53 South Tacoma  
 54-62 Southeast Tacoma  
 63-69 Parkland  
 70 Fife  
 71 Milton  
 72 Edgewood  
 73-74 Sumner  
 78 Port of Tacoma  
 79-88 Puyallup  
 89 Graham/Fredrickson  
 94-95 Browns Point  
 99 Spanaway  
 109 Lake Tapps/Bonney Lake  
 111 Buckley  
 114 Orting  
 119 Roy/McKenna  
 121 Harts Lake  
 122 Graham  
 123 Tanwax Lake/Kapowsin Lake  
 124-125 Eatonville  
 126 Alder  
 127 Elbe  
 128 Ashford  
 129 Clear Lake  
 134 East Pierce County/  
 Mt. Rainier  
 135 Greenwater

## SAN JUAN COUNTY

899 Waldron Island  
 900 San Juan Island  
 901 Orcas/Obstruction/  
 Crane Islands  
 902 Lopez/Frost Islands  
 903 Decatur/Center/Blakely Islands  
 904 Stuart/Henry/Pearl/Johns  
 Islands  
 905 Other San Juan Islands  
 908 Shaw Island

## SKAGIT COUNTY

815 Anacortes  
 816 Guemes Island  
 817 Other Skagit County Islands  
 820 La Conner  
 825 Burlington  
 830 Sedro Woolley  
 835 Mount Vernon  
 840 Lyman/Hamilton  
 845 Concrete & Up River

## SNOHOMISH COUNTY

610 Southeast Snohomish County  
 730 Southwest Snohomish County  
 740 Everett/Mukilteo  
 750 East Snohomish County  
 760 Northeast Snohomish County  
 770 Northwest Snohomish County

## THURSTON COUNTY

441 Thurston Northwest  
 442 Black Hills  
 443 Tumwater  
 444 Olympia Westside  
 445 Boston Harbor  
 446 Thurston Northeast  
 447 Olympia North  
 448 Olympia South  
 449 East Olympia  
 450 Lacey  
 451 Hawks Prairie  
 452 Thurston Southeast  
 453 Yelm/Rainier  
 454 Thurston South  
 455 Rochester

## WAHKIAKUM COUNTY

413 Wahkiakum County

## WALLA WALLA COUNTY

931 North Walla Walla  
 932 SW Walla Walla  
 933 SE Walla Walla

## WHATCOM COUNTY

850 Sudden Valley  
 855 South Bay/Glenhaven  
 860 Bellingham  
 865 Meridian  
 870 Ferndale/Custer  
 871 Lummi Island/Eliza Island  
 880 Blaine/Birch Bay  
 881 Point Roberts  
 885 Lynden  
 890 Nooksack Valley  
 895 Mount Baker/Deming

## OUT OF AREA

96 Asotin County  
 136 Garfield County  
 244 Benton County  
 245 Franklin County  
 386 Lincoln County  
 475 Yakima County  
 501 Klickitat County  
 561 Spokane County  
 940 Stevens County  
 950 Skamania County  
 980 Pend Oreille County  
 990 Whitman County