

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

MARCH 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Mar 2025	New Mar 2024	Ttl Active Mar 2025	Ttl Active Mar 2024	% Change, Ttl Active	Pending Mar 2025	Pending Mar 2024	% Change, Pending	Closed Mar 2025	Closed Mar 2024	% Change, Closed	Median \$, Mar 2025	Median \$, Mar 2024	% Change, Median Price	Months of Inventory
King	3,408	2,954	3,700	2,316	59.76%	2,662	2,559	4.03%	1,991	1,882	5.79%	\$855,000	\$850,000	0.59%	1.86
Snohomish	1,234	1,114	1,082	591	83.08%	1,059	1,090	-2.84%	779	736	5.84%	\$755,000	\$730,000	3.42%	1.39
Pierce	1,209	1,102	1,427	1,111	28.44%	1,205	1,123	7.30%	857	798	7.39%	\$555,000	\$535,000	3.74%	1.67
Kitsap	387	386	451	411	9.73%	383	378	1.32%	243	292	-16.78%	\$550,000	\$535,000	2.80%	1.86
Mason	134	122	195	180	8.33%	119	98	21.43%	77	73	5.48%	\$410,000	\$384,000	6.77%	2.53
Skagit	179	157	223	186	19.89%	159	130	22.31%	115	85	35.29%	\$620,000	\$555,000	11.71%	1.94
Grays Harbor	188	151	429	303	41.58%	134	106	26.42%	82	101	-18.81%	\$335,100	\$354,500	-5.47%	5.23
Lewis	123	122	280	223	25.56%	123	110	11.82%	70	62	12.90%	\$417,500	\$441,975	-5.54%	4.00
Cowlitz	124	107	229	151	51.66%	129	115	12.17%	91	75	21.33%	\$409,900	\$368,000	11.39%	2.52
Grant	141	135	338	235	43.83%	103	107	-3.74%	74	77	-3.90%	\$375,499	\$325,000	15.54%	4.57
Thurston	393	339	468	384	21.88%	371	358	3.63%	246	255	-3.53%	\$535,000	\$527,000	1.52%	1.90
San Juan	58	34	115	83	38.55%	24	19	26.32%	12	13	-7.69%	\$870,000	\$750,000	16.00%	9.58
Island	206	145	265	201	31.84%	153	113	35.40%	94	79	18.99%	\$530,000	\$510,000	3.92%	2.82
Kittitas	138	127	264	178	48.31%	85	72	18.06%	52	53	-1.89%	\$469,450	\$550,000	-14.65%	5.08
Jefferson	63	39	102	75	36.00%	42	34	23.53%	35	26	34.62%	\$650,000	\$691,500	-6.00%	2.91
Okanogan	45	66	131	127	3.15%	24	44	-45.45%	16	21	-23.81%	\$400,000	\$367,000	8.99%	8.19
Whatcom	402	284	605	371	63.07%	294	273	7.69%	201	208	-3.37%	\$600,000	\$620,000	-3.23%	3.01
Clark	117	91	175	97	80.41%	105	79	32.91%	63	47	34.04%	\$512,000	\$540,000	-5.19%	2.78
Pacific	79	78	196	151	29.80%	43	44	-2.27%	36	30	20.00%	\$344,500	\$347,500	-0.86%	5.44
Ferry	5	5	27	23	17.39%	0	3	-100.00%	2	4	-50.00%	\$268,725	\$365,000	-26.38%	13.50
Clallam	109	112	162	114	42.11%	91	100	-9.00%	58	75	-22.67%	\$472,500	\$489,000	-3.37%	2.79
Chelan	145	126	239	190	25.79%	85	61	39.34%	65	52	25.00%	\$489,900	\$597,000	-17.94%	3.68
Douglas	67	52	95	77	23.38%	46	45	2.22%	45	27	66.67%	\$476,950	\$469,000	1.70%	2.11
Adams	11	23	32	34	-5.88%	9	16	-43.75%	14	10	40.00%	\$358,999	\$356,650	0.66%	2.29
Walla Walla	81	78	126	111	13.51%	63	78	-19.23%	37	32	15.63%	\$400,000	\$383,565	4.28%	3.41
Columbia	3	5	19	18	5.56%	5	6	-16.67%	4	6	-33.33%	\$220,000	\$274,000	-19.71%	4.75
Others	112	74	265	159	66.67%	77	57	35.09%	47	46	2.17%	\$425,000	\$372,568	14.07%	5.64
<b>Total</b>	<b>9,161</b>	<b>8,028</b>	<b>11,640</b>	<b>8,100</b>	<b>43.70%</b>	<b>7,593</b>	<b>7,218</b>	<b>5.20%</b>	<b>5,406</b>	<b>5,165</b>	<b>4.67%</b>	<b>\$649,999</b>	<b>\$633,717</b>	<b>2.57%</b>	<b>2.15</b>

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)

MARCH 2025

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	New Mar 2025	New Mar 2024	Ttl Active Mar 2025	Ttl Active Mar 2024	% Change, Ttl Active	Pending Mar 2025	Pending Mar 2024	% Change, Pending	Closed Mar 2025	Closed Mar 2024	% Change, Closed	Median \$, Mar 2025	Median \$, Mar 2024	% Change, Median Price	Months of Inventory
King	2,498	2,166	2,222	1,483	49.83%	2,040	1,927	5.86%	1,462	1,425	2.60%	\$977,500	\$945,500	3.38%	1.52
Snohomish	1,027	912	864	484	78.51%	888	878	1.14%	639	613	4.24%	\$790,000	\$760,000	3.95%	1.35
Pierce	1,092	1,007	1,248	981	27.22%	1,118	1,033	8.23%	802	736	8.97%	\$565,000	\$550,000	2.73%	1.56
Kitsap	362	368	407	383	6.27%	358	362	-1.10%	227	278	-18.35%	\$559,950	\$535,350	4.60%	1.79
Mason	133	119	194	178	8.99%	118	96	22.92%	77	73	5.48%	\$410,000	\$384,000	6.77%	2.52
Skagit	163	150	196	175	12.00%	145	127	14.17%	111	81	37.04%	\$622,900	\$575,000	8.33%	1.77
Grays Harbor	177	140	389	283	37.46%	131	100	31.00%	82	99	-17.17%	\$335,100	\$354,500	-5.47%	4.74
Lewis	123	121	279	223	25.11%	123	109	12.84%	70	62	12.90%	\$417,500	\$441,975	-5.54%	3.99
Cowlitz	121	106	221	146	51.37%	125	112	11.61%	90	72	25.00%	\$411,850	\$368,950	11.63%	2.46
Grant	138	132	331	231	43.29%	99	105	-5.71%	74	74	0.00%	\$375,499	\$326,462	15.02%	4.47
Thurston	364	324	424	359	18.11%	359	341	5.28%	237	239	-0.84%	\$550,000	\$535,000	2.80%	1.79
San Juan	54	29	99	73	35.62%	20	15	33.33%	10	13	-23.08%	\$870,000	\$750,000	16.00%	9.90
Island	198	135	243	192	26.56%	143	104	37.50%	81	74	9.46%	\$567,000	\$527,500	7.49%	3.00
Kittitas	131	112	238	156	52.56%	84	68	23.53%	48	49	-2.04%	\$469,450	\$579,000	-18.92%	4.96
Jefferson	54	34	90	68	32.35%	38	33	15.15%	33	24	37.50%	\$652,500	\$739,995	-11.82%	2.73
Okanogan	45	65	131	120	9.17%	24	44	-45.45%	16	21	-23.81%	\$400,000	\$367,000	8.99%	8.19
Whatcom	337	241	470	315	49.21%	244	230	6.09%	168	172	-2.33%	\$632,500	\$675,000	-6.30%	2.80
Clark	108	81	155	85	82.35%	91	74	22.97%	58	41	41.46%	\$522,500	\$562,500	-7.11%	2.67
Pacific	72	68	173	134	29.10%	41	37	10.81%	32	29	10.34%	\$360,500	\$336,000	7.29%	5.41
Ferry	5	5	27	23	17.39%	0	3	-100.00%	2	4	-50.00%	\$268,725	\$365,000	-26.38%	13.50
Clallam	103	106	152	112	35.71%	86	90	-4.44%	56	70	-20.00%	\$480,000	\$490,500	-2.14%	2.71
Chelan	127	110	196	162	20.99%	80	58	37.93%	58	47	23.40%	\$499,950	\$635,000	-21.27%	3.38
Douglas	64	45	89	74	20.27%	45	38	18.42%	44	25	76.00%	\$480,925	\$469,000	2.54%	2.02
Adams	11	23	32	34	-5.88%	9	16	-43.75%	14	10	40.00%	\$358,999	\$356,650	0.66%	2.29
Walla Walla	79	73	122	102	19.61%	62	74	-16.22%	35	31	12.90%	\$406,465	\$366,000	11.06%	3.49
Columbia	3	5	19	18	5.56%	5	6	-16.67%	4	6	-33.33%	\$220,000	\$274,000	-19.71%	4.75
Others	109	72	260	157	65.61%	77	54	42.59%	46	45	2.22%	\$422,500	\$375,000	12.67%	5.65
<b>Total</b>	<b>7,698</b>	<b>6,749</b>	<b>9,271</b>	<b>6,751</b>	<b>37.33%</b>	<b>6,553</b>	<b>6,134</b>	<b>6.83%</b>	<b>4,576</b>	<b>4,413</b>	<b>3.69%</b>	<b>\$665,900</b>	<b>\$654,900</b>	<b>1.68%</b>	<b>2.03</b>

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MARCH 2025

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	New Mar 2025	New Mar 2024	Ttl Active Mar 2025	Ttl Active Mar 2024	% Change, Ttl Active	Pending Mar 2025	Pending Mar 2024	% Change, Pending	Closed Mar 2025	Closed Mar 2024	% Change, Closed	Median \$, Mar 2025	Median \$, Mar 2024	% Change, Median Price	Months of Inventory
King	910	788	1,478	833	77.43%	622	632	-1.58%	529	457	15.75%	\$590,000	\$540,000	9.26%	2.79
Snohomish	207	202	218	107	103.74%	171	212	-19.34%	140	123	13.82%	\$529,994	\$515,000	2.91%	1.56
Pierce	117	95	179	130	37.69%	87	90	-3.33%	55	62	-11.29%	\$415,000	\$389,000	6.68%	3.25
Kitsap	25	18	44	28	57.14%	25	16	56.25%	16	14	14.29%	\$335,000	\$350,000	-4.29%	2.75
Mason	1	3	1	2	-50.00%	1	2	-50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Skagit	16	7	27	11	145.45%	14	3	366.67%	4	4	0.00%	\$394,025	\$377,500	4.38%	6.75
Grays Harbor	11	11	40	20	100.00%	3	6	-50.00%	0	2	-100.00%	\$0	\$260,000	-100.00%	0.00
Lewis	0	1	1	0	N/A	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	1	8	5	60.00%	4	3	33.33%	1	3	-66.67%	\$363,900	\$315,000	15.52%	8.00
Grant	3	3	7	4	75.00%	4	2	100.00%	0	3	-100.00%	\$0	\$249,000	-100.00%	0.00
Thurston	29	15	44	25	76.00%	12	17	-29.41%	9	16	-43.75%	\$365,000	\$349,950	4.30%	4.89
San Juan	4	5	16	10	60.00%	4	4	0.00%	2	0	N/A	\$613,750	\$0	N/A	8.00
Island	8	10	22	9	144.44%	10	9	11.11%	13	5	160.00%	\$340,000	\$406,500	-16.36%	1.69
Kittitas	7	15	26	22	18.18%	1	4	-75.00%	4	4	0.00%	\$457,250	\$403,750	13.25%	6.50
Jefferson	9	5	12	7	71.43%	4	1	300.00%	2	2	0.00%	\$446,000	\$474,500	-6.01%	6.00
Okanogan	0	1	0	7	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	65	43	135	56	141.07%	50	43	16.28%	33	36	-8.33%	\$364,000	\$395,000	-7.85%	4.09
Clark	9	10	20	12	66.67%	14	5	180.00%	5	6	-16.67%	\$325,000	\$378,750	-14.19%	4.00
Pacific	7	10	23	17	35.29%	2	7	-71.43%	4	1	300.00%	\$188,000	\$519,000	-63.78%	5.75
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	6	10	2	400.00%	5	10	-50.00%	2	5	-60.00%	\$385,000	\$372,077	3.47%	5.00
Chelan	18	16	43	28	53.57%	5	3	66.67%	7	5	40.00%	\$325,000	\$396,000	-17.93%	6.14
Douglas	3	7	6	3	100.00%	1	7	-85.71%	1	2	-50.00%	\$245,000	\$482,500	-49.22%	6.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	5	4	9	-55.56%	1	4	-75.00%	2	1	100.00%	\$205,000	\$620,000	-66.94%	2.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	2	5	2	150.00%	0	3	-100.00%	1	1	0.00%	\$510,000	\$310,000	64.52%	5.00
<b>Total</b>	<b>1,463</b>	<b>1,279</b>	<b>2,369</b>	<b>1,349</b>	<b>75.61%</b>	<b>1,040</b>	<b>1,084</b>	<b>-4.06%</b>	<b>830</b>	<b>752</b>	<b>10.37%</b>	<b>\$519,750</b>	<b>\$495,000</b>	<b>5.00%</b>	<b>2.85</b>