

Recaps - Northwest MLS (RESIDENTIAL + CONDO)															JULY 2025
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Jul 2025	New Jul 2024	Ttl Active Jul 2025	Ttl Active Jul 2024	% Change, Ttl Active	Pending Jul 2025	Pending Jul 2024	% Change, Pending	Closed Jul 2025	Closed Jul 2024	% Change, Closed	Median \$, Jul 2025	Median \$, Jul 2024	% Change, Median Price	Months of Inventory
King	3,552	3,195	6,337	4,440	42.73%	2,506	2,459	1.91%	2,296	2,277	0.83%	\$875,000	\$880,000	-0.57%	2.76
Snohomish	1,342	1,185	2,136	1,391	53.56%	1,046	1,067	-1.97%	922	930	-0.86%	\$765,000	\$775,000	-1.29%	2.32
Pierce	1,482	1,341	2,709	2,097	29.18%	1,250	1,199	4.25%	1,041	1,006	3.48%	\$565,140	\$564,950	0.03%	2.60
Kitsap	475	462	835	682	22.43%	406	431	-5.80%	364	362	0.55%	\$580,000	\$541,997	7.01%	2.29
Mason	184	168	425	332	28.01%	121	134	-9.70%	104	108	-3.70%	\$425,500	\$453,500	-6.17%	4.09
Skagit	252	217	455	337	35.01%	152	186	-18.28%	154	159	-3.14%	\$629,500	\$560,000	12.41%	2.95
Grays Harbor	185	174	689	505	36.44%	131	122	7.38%	101	98	3.06%	\$355,000	\$360,000	-1.39%	6.82
Lewis	155	123	454	333	36.34%	146	110	32.73%	89	97	-8.25%	\$420,000	\$430,000	-2.33%	5.10
Cowlitz	148	155	335	256	30.86%	140	118	18.64%	110	93	18.28%	\$410,000	\$401,000	2.24%	3.05
Grant	186	169	500	346	44.51%	114	105	8.57%	117	90	30.00%	\$364,308	\$343,495	6.06%	4.27
Thurston	529	419	912	621	46.86%	428	387	10.59%	366	343	6.71%	\$535,000	\$535,000	0.00%	2.49
San Juan	46	61	211	174	21.26%	38	36	5.56%	32	16	100.00%	\$906,250	\$740,000	22.47%	6.59
Island	224	176	471	336	40.18%	177	155	14.19%	133	126	5.56%	\$620,000	\$602,500	2.90%	3.54
Kittitas	122	140	441	391	12.79%	82	90	-8.89%	81	92	-11.96%	\$503,435	\$479,475	5.00%	5.44
Jefferson	81	64	201	142	41.55%	60	64	-6.25%	40	51	-21.57%	\$660,000	\$615,000	7.32%	5.03
Okanogan	61	60	250	230	8.70%	50	41	21.95%	47	47	0.00%	\$400,000	\$390,000	2.56%	5.32
Whatcom	495	441	1,046	752	39.10%	305	313	-2.56%	307	267	14.98%	\$622,500	\$630,000	-1.19%	3.41
Clark	149	113	331	210	57.62%	92	103	-10.68%	82	77	6.49%	\$516,500	\$570,000	-9.39%	4.04
Pacific	102	81	321	263	22.05%	58	64	-9.38%	48	28	71.43%	\$367,500	\$290,000	26.72%	6.69
Ferry	6	4	40	25	60.00%	5	5	0.00%	5	3	66.67%	\$275,000	\$319,900	-14.04%	8.00
Clallam	170	109	341	223	52.91%	132	109	21.10%	121	82	47.56%	\$500,000	\$491,950	1.64%	2.82
Chelan	170	148	480	402	19.40%	115	100	15.00%	90	85	5.88%	\$545,000	\$585,800	-6.96%	5.33
Douglas	67	55	171	141	21.28%	57	46	23.91%	48	47	2.13%	\$493,200	\$511,600	-3.60%	3.56
Adams	18	15	58	46	26.09%	16	16	0.00%	7	4	75.00%	\$349,999	\$332,000	5.42%	8.29
Walla Walla	72	88	235	172	36.63%	53	78	-32.05%	79	65	21.54%	\$449,000	\$405,000	10.86%	2.97
Columbia	10	9	35	23	52.17%	10	3	233.33%	6	11	-45.45%	\$257,250	\$270,000	-4.72%	5.83
Wahkiakum	10	9	42	33	27.27%	7	3	133.33%	8	1	700.00%	\$561,950	\$850,000	-33.89%	5.25
Others	125	100	320	219	46.12%	67	62	8.06%	69	50	38.00%	\$400,000	\$417,500	-4.19%	4.64
Total	10,418	9,281	20,781	15,122	37.42%	7,764	7,606	2.08%	6,867	6,615	3.81%	\$650,000	\$650,000	0.00%	3.03

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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County	New Jul 2025	New Jul 2024	Ttl Active Jul 2025	Ttl Active Jul 2024	% Change, Ttl Active	Pending Jul 2025	Pending Jul 2024	% Change, Pending	Closed Jul 2025	Closed Jul 2024	% Change, Closed	Median \$, Jul 2025	Median \$, Jul 2024	% Change, Median Price	Months of Inventory
King	2,666	2,425	4,274	2,982	43.33%	1,943	1,904	2.05%	1,778	1,799	-1.17%	\$1,000,000	\$999,000	0.10%	2.40
Snohomish	1,106	990	1,731	1,168	48.20%	880	884	-0.45%	780	771	1.17%	\$805,000	\$818,419	-1.64%	2.22
Pierce	1,377	1,235	2,457	1,900	29.32%	1,162	1,115	4.22%	971	927	4.75%	\$579,950	\$575,000	0.86%	2.53
Kitsap	443	430	775	632	22.63%	386	411	-6.08%	345	344	0.29%	\$599,000	\$545,000	9.91%	2.25
Mason	183	167	423	328	28.96%	121	131	-7.63%	103	106	-2.83%	\$426,000	\$453,500	-6.06%	4.11
Skagit	236	203	422	324	30.25%	145	170	-14.71%	147	145	1.38%	\$639,000	\$585,000	9.23%	2.87
Grays Harbor	169	167	631	463	36.29%	127	120	5.83%	98	98	0.00%	\$355,500	\$360,000	-1.25%	6.44
Lewis	155	122	452	333	35.74%	146	110	32.73%	88	97	-9.28%	\$422,500	\$430,000	-1.74%	5.14
Cowlitz	145	151	323	246	31.30%	139	117	18.80%	109	91	19.78%	\$410,000	\$410,000	0.00%	2.96
Grant	183	165	481	340	41.47%	111	102	8.82%	114	86	32.56%	\$364,124	\$350,000	4.04%	4.22
Thurston	511	405	872	588	48.30%	415	372	11.56%	349	334	4.49%	\$545,000	\$539,750	0.97%	2.50
San Juan	42	58	193	163	18.40%	34	34	0.00%	30	14	114.29%	\$946,250	\$890,000	6.32%	6.43
Island	212	170	431	319	35.11%	172	148	16.22%	124	116	6.90%	\$650,000	\$626,500	3.75%	3.48
Kittitas	120	135	409	351	16.52%	79	83	-4.82%	80	85	-5.88%	\$501,717	\$490,995	2.18%	5.11
Jefferson	74	61	176	130	35.38%	57	60	-5.00%	36	45	-20.00%	\$681,250	\$650,000	4.81%	4.89
Okanogan	61	58	247	222	11.26%	50	41	21.95%	46	47	-2.13%	\$402,500	\$390,000	3.21%	5.37
Whatcom	418	375	864	630	37.14%	271	269	0.74%	263	226	16.37%	\$640,000	\$650,000	-1.54%	3.29
Clark	139	103	300	187	60.43%	88	96	-8.33%	77	74	4.05%	\$529,900	\$571,000	-7.20%	3.90
Pacific	96	75	293	235	24.68%	50	61	-18.03%	43	23	86.96%	\$370,000	\$329,000	12.46%	6.81
Ferry	6	4	40	25	60.00%	5	5	0.00%	5	3	66.67%	\$275,000	\$319,900	-14.04%	8.00
Clallam	164	104	326	217	50.23%	129	105	22.86%	118	79	49.37%	\$500,000	\$495,000	1.01%	2.76
Chelan	154	131	420	352	19.32%	104	93	11.83%	82	82	0.00%	\$574,932	\$587,850	-2.20%	5.12
Douglas	66	53	164	135	21.48%	54	45	20.00%	47	45	4.44%	\$486,500	\$514,000	-5.35%	3.49
Adams	18	15	58	46	26.09%	16	16	0.00%	7	4	75.00%	\$349,999	\$332,000	5.42%	8.29
Walla Walla	65	85	226	162	39.51%	53	78	-32.05%	79	63	25.40%	\$449,000	\$410,000	9.51%	2.86
Columbia	10	9	35	23	52.17%	10	3	233.33%	6	11	-45.45%	\$257,250	\$270,000	-4.72%	5.83
Wahkiakum	10	9	40	33	21.21%	7	3	133.33%	8	1	700.00%	\$561,950	\$850,000	-33.89%	5.00
Others	122	99	314	217	44.70%	66	60	10.00%	67	49	36.73%	\$400,000	\$425,000	-5.88%	4.69
Total	8,951	8,004	17,377	12,751	36.28%	6,820	6,636	2.77%	6,000	5,765	4.08%	\$675,000	\$675,000	0.00%	2.90

Recaps - Northwest MLS (CONDO ONLY)															JULY 2025
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King	886	770	2,063	1,458	41.50%	563	555	1.44%	518	478	8.37%	\$530,000	\$530,000	0.00%	3.98
Snohomish	236	195	405	223	81.61%	166	183	-9.29%	142	159	-10.69%	\$529,975	\$560,000	-5.36%	2.85
Pierce	105	106	252	197	27.92%	88	84	4.76%	70	79	-11.39%	\$404,500	\$411,050	-1.59%	3.60
Kitsap	32	32	60	50	20.00%	20	20	0.00%	19	18	5.56%	\$323,000	\$332,500	-2.86%	3.16
Mason	1	1	2	4	-50.00%	0	3	-100.00%	1	2	-50.00%	\$390,000	\$426,250	-8.50%	2.00
Skagit	16	14	33	13	153.85%	7	16	-56.25%	7	14	-50.00%	\$420,000	\$424,350	-1.03%	4.71
Grays Harbor	16	7	58	42	38.10%	4	2	100.00%	3	0	N/A	\$35,000	\$0	N/A	19.33
Lewis	0	1	2	0	N/A	0	0	N/A	1	0	N/A	\$380,000	\$0	N/A	2.00
Cowlitz	3	4	12	10	20.00%	1	1	0.00%	1	2	-50.00%	\$381,000	\$289,900	31.42%	12.00
Grant	3	4	19	6	216.67%	3	3	0.00%	3	4	-25.00%	\$370,000	\$270,000	37.04%	6.33
Thurston	18	14	40	33	21.21%	13	15	-13.33%	17	9	88.89%	\$314,000	\$370,000	-15.14%	2.35
San Juan	4	3	18	11	63.64%	4	2	100.00%	2	2	0.00%	\$209,250	\$393,750	-46.86%	9.00
Island	12	6	40	17	135.29%	5	7	-28.57%	9	10	-10.00%	\$355,000	\$394,450	-10.00%	4.44
Kittitas	2	5	32	40	-20.00%	3	7	-57.14%	1	7	-85.71%	\$599,950	\$425,000	41.16%	32.00
Jefferson	7	3	25	12	108.33%	3	4	-25.00%	4	6	-33.33%	\$602,000	\$600,000	0.33%	6.25
Okanogan	0	2	3	8	-62.50%	0	0	N/A	1	0	N/A	\$380,000	\$0	N/A	3.00
Whatcom	77	66	182	122	49.18%	34	44	-22.73%	44	41	7.32%	\$447,450	\$459,000	-2.52%	4.14
Clark	10	10	31	23	34.78%	4	7	-42.86%	5	3	66.67%	\$324,900	\$395,000	-17.75%	6.20
Pacific	6	6	28	28	0.00%	8	3	166.67%	5	5	0.00%	\$249,000	\$239,000	4.18%	5.60
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	5	15	6	150.00%	3	4	-25.00%	3	3	0.00%	\$559,000	\$390,000	43.33%	5.00
Chelan	16	17	60	50	20.00%	11	7	57.14%	8	3	166.67%	\$371,450	\$454,000	-18.18%	7.50
Douglas	1	2	7	6	16.67%	3	1	200.00%	1	2	-50.00%	\$638,900	\$356,500	79.21%	7.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	7	3	9	10	-10.00%	0	0	N/A	0	2	-100.00%	\$0	\$312,500	-100.00%	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	0	2	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	1	6	2	200.00%	1	2	-50.00%	2	1	100.00%	\$447,500	\$210,000	113.10%	3.00
Total	1,467	1,277	3,404	2,371	43.57%	944	970	-2.68%	867	850	2.00%	\$475,000	\$500,000	-5.00%	3.93