

Recaps - Northwest MLS (RESIDENTIAL + CONDO)															AUGUST 2025	
	LISTINGS					PENDING SALES			CLOSED SALES							
County	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory	
King	2,822	3,020	5,925	4,515	31.23%	2,294	2,309	-0.65%	2,073	2,173	-4.60%	\$875,000	\$860,000	1.74%	2.86	
Snohomish	1,125	1,165	2,064	1,375	50.11%	1,014	1,101	-7.90%	867	975	-11.08%	\$755,000	\$762,500	-0.98%	2.38	
Pierce	1,328	1,341	2,682	2,157	24.34%	1,308	1,206	8.46%	1,040	1,036	0.39%	\$580,000	\$570,950	1.59%	2.58	
Kitsap	400	412	782	657	19.03%	411	407	0.98%	368	408	-9.80%	\$595,000	\$556,000	7.01%	2.13	
Mason	124	172	399	349	14.33%	128	142	-9.86%	93	108	-13.89%	\$440,000	\$449,475	-2.11%	4.29	
Skagit	212	201	466	339	37.46%	157	180	-12.78%	130	152	-14.47%	\$592,500	\$598,250	-0.96%	3.58	
Grays Harbor	178	175	710	523	35.76%	138	129	6.98%	98	103	-4.85%	\$323,500	\$369,900	-12.54%	7.24	
Lewis	132	153	463	371	24.80%	118	95	24.21%	91	84	8.33%	\$435,000	\$412,500	5.45%	5.09	
Cowlitz	132	144	333	272	22.43%	128	121	5.79%	88	110	-20.00%	\$425,000	\$412,500	3.03%	3.78	
Grant	148	128	492	363	35.54%	113	95	18.95%	97	87	11.49%	\$367,900	\$350,000	5.11%	5.07	
Thurston	402	391	867	624	38.94%	417	410	1.71%	341	368	-7.34%	\$519,950	\$525,000	-0.96%	2.54	
San Juan	49	41	220	184	19.57%	28	26	7.69%	30	30	0.00%	\$1,050,000	\$905,000	16.02%	7.33	
Island	200	162	476	344	38.37%	158	145	8.97%	137	127	7.87%	\$660,000	\$635,000	3.94%	3.47	
Kittitas	129	125	450	399	12.78%	101	91	10.99%	58	86	-32.56%	\$532,475	\$541,500	-1.67%	7.76	
Jefferson	82	74	221	150	47.33%	67	66	1.52%	48	57	-15.79%	\$620,000	\$730,000	-15.07%	4.60	
Okanogan	63	49	263	227	15.86%	40	42	-4.76%	36	31	16.13%	\$352,500	\$410,000	-14.02%	7.31	
Whatcom	432	437	1,037	770	34.68%	323	370	-12.70%	261	289	-9.69%	\$594,950	\$640,000	-7.04%	3.97	
Clark	140	117	342	242	41.32%	116	89	30.34%	85	86	-1.16%	\$515,000	\$540,000	-4.63%	4.02	
Pacific	81	76	313	259	20.85%	75	70	7.14%	48	48	0.00%	\$354,250	\$332,500	6.54%	6.52	
Ferry	9	11	44	27	62.96%	3	8	-62.50%	3	8	-62.50%	\$250,000	\$282,500	-11.50%	14.67	
Clallam	138	128	351	240	46.25%	132	107	23.36%	107	92	16.30%	\$500,000	\$512,500	-2.44%	3.28	
Chelan	155	160	486	420	15.71%	123	104	18.27%	87	86	1.16%	\$555,000	\$592,000	-6.25%	5.59	
Douglas	58	64	161	142	13.38%	55	50	10.00%	41	39	5.13%	\$505,000	\$525,000	-3.81%	3.93	
Adams	16	16	54	51	5.88%	16	8	100.00%	10	14	-28.57%	\$377,627	\$307,475	22.82%	5.40	
Walla Walla	71	69	228	177	28.81%	66	67	-1.49%	41	69	-40.58%	\$431,283	\$430,000	0.30%	5.56	
Columbia	8	7	35	24	45.83%	7	7	0.00%	8	5	60.00%	\$319,000	\$351,900	-9.35%	4.38	
Wahkiakum	4	9	29	33	-12.12%	13	7	85.71%	6	4	50.00%	\$566,000	\$503,000	12.52%	4.83	
Others	92	94	326	219	48.86%	64	75	-14.67%	49	52	-5.77%	\$420,000	\$385,000	9.09%	6.65	
Total	8,730	8,941	20,219	15,453	30.84%	7,613	7,527	1.14%	6,341	6,727	-5.74%	\$650,000	\$645,000	0.78%	3.19	

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	LISTINGS					PENDING SALES			CLOSED SALES						
	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
King	2,088	2,242	3,939	2,976	32.36%	1,765	1,790	-1.40%	1,597	1,688	-5.39%	\$990,000	\$955,000	3.66%	2.47
Snohomish	952	993	1,684	1,143	47.33%	845	957	-11.70%	733	825	-11.15%	\$790,000	\$780,000	1.28%	2.30
Pierce	1,246	1,233	2,454	1,944	26.23%	1,211	1,114	8.71%	970	965	0.52%	\$587,000	\$580,000	1.21%	2.53
Kitsap	389	384	736	603	22.06%	391	390	0.26%	353	393	-10.18%	\$599,900	\$563,000	6.55%	2.08
Mason	123	172	397	346	14.74%	128	141	-9.22%	93	107	-13.08%	\$440,000	\$449,000	-2.00%	4.27
Skagit	197	191	428	323	32.51%	150	172	-12.79%	126	140	-10.00%	\$596,250	\$605,000	-1.45%	3.40
Grays Harbor	169	163	650	479	35.70%	133	124	7.26%	94	101	-6.93%	\$325,500	\$369,900	-12.00%	6.91
Lewis	132	153	461	371	24.26%	118	95	24.21%	91	84	8.33%	\$435,000	\$412,500	5.45%	5.07
Cowlitz	131	142	322	264	21.97%	127	117	8.55%	88	109	-19.27%	\$425,000	\$415,000	2.41%	3.66
Grant	145	124	474	354	33.90%	109	93	17.20%	96	87	10.34%	\$367,900	\$350,000	5.11%	4.94
Thurston	386	379	826	596	38.59%	403	399	1.00%	330	358	-7.82%	\$520,250	\$529,999	-1.84%	2.50
San Juan	48	35	204	171	19.30%	25	24	4.17%	28	28	0.00%	\$1,134,000	\$1,032,499	9.83%	7.29
Island	191	153	442	324	36.42%	145	139	4.32%	134	121	10.74%	\$662,500	\$660,000	0.38%	3.30
Kittitas	125	118	420	358	17.32%	98	88	11.36%	55	81	-32.10%	\$550,000	\$565,035	-2.66%	7.64
Jefferson	75	68	192	133	44.36%	62	61	1.64%	46	52	-11.54%	\$637,500	\$731,875	-12.89%	4.17
Okanogan	60	49	257	219	17.35%	40	42	-4.76%	36	31	16.13%	\$352,500	\$410,000	-14.02%	7.14
Whatcom	384	376	866	638	35.74%	284	322	-11.80%	230	251	-8.37%	\$602,500	\$679,000	-11.27%	3.77
Clark	131	112	312	220	41.82%	106	81	30.86%	78	77	1.30%	\$535,000	\$559,900	-4.45%	4.00
Pacific	73	71	283	227	24.67%	69	70	-1.43%	41	48	-14.58%	\$353,500	\$332,500	6.32%	6.90
Ferry	9	11	44	27	62.96%	3	8	-62.50%	3	8	-62.50%	\$250,000	\$282,500	-11.50%	14.67
Clallam	129	121	328	232	41.38%	129	103	25.24%	105	88	19.32%	\$505,000	\$512,500	-1.46%	3.12
Chelan	139	145	421	370	13.78%	116	96	20.83%	78	80	-2.50%	\$562,250	\$617,500	-8.95%	5.40
Douglas	57	63	154	135	14.07%	54	50	8.00%	40	38	5.26%	\$510,000	\$525,000	-2.86%	3.85
Adams	16	15	54	50	8.00%	16	8	100.00%	10	14	-28.57%	\$377,627	\$307,475	22.82%	5.40
Walla Walla	69	67	223	168	32.74%	62	65	-4.62%	40	67	-40.30%	\$433,141	\$430,000	0.73%	5.58
Columbia	8	7	35	24	45.83%	7	7	0.00%	8	5	60.00%	\$319,000	\$351,900	-9.35%	4.38
Wahkiakum	4	9	29	33	-12.12%	11	7	57.14%	6	4	50.00%	\$566,000	\$503,000	12.52%	4.83
Others	89	94	317	218	45.41%	64	74	-13.51%	48	52	-7.69%	\$420,000	\$385,000	9.09%	6.60
Total	7,565	7,690	16,952	12,946	30.94%	6,671	6,637	0.51%	5,557	5,902	-5.85%	\$665,000	\$665,000	0.00%	3.05

Recaps - Northwest MLS (CONDO ONLY)															AUGUST 2025
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King	734	778	1,986	1,539	29.04%	529	519	1.93%	476	485	-1.86%	\$549,000	\$525,000	4.57%	4.17
Snohomish	173	172	380	232	63.79%	169	144	17.36%	134	150	-10.67%	\$500,000	\$589,975	-15.25%	2.84
Pierce	82	108	228	213	7.04%	97	92	5.43%	70	71	-1.41%	\$482,500	\$425,000	13.53%	3.26
Kitsap	11	28	46	54	-14.81%	20	17	17.65%	15	15	0.00%	\$459,000	\$325,000	41.23%	3.07
Mason	1	0	2	3	-33.33%	0	1	-100.00%	0	1	-100.00%	\$0	\$555,000	-100.00%	0.00
Skagit	15	10	38	16	137.50%	7	8	-12.50%	4	12	-66.67%	\$574,250	\$529,000	8.55%	9.50
Grays Harbor	9	12	60	44	36.36%	5	5	0.00%	4	2	100.00%	\$199,950	\$375,000	-46.68%	15.00
Lewis	0	0	2	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	2	11	8	37.50%	1	4	-75.00%	0	1	-100.00%	\$0	\$160,000	-100.00%	0.00
Grant	3	4	18	9	100.00%	4	2	100.00%	1	0	N/A	\$650,000	\$0	N/A	18.00
Thurston	16	12	41	28	46.43%	14	11	27.27%	11	10	10.00%	\$320,000	\$332,475	-3.75%	3.73
San Juan	1	6	16	13	23.08%	3	2	50.00%	2	2	0.00%	\$361,250	\$492,500	-26.65%	8.00
Island	9	9	34	20	70.00%	13	6	116.67%	3	6	-50.00%	\$423,000	\$288,500	46.62%	11.33
Kittitas	4	7	30	41	-26.83%	3	3	0.00%	3	5	-40.00%	\$369,000	\$410,000	-10.00%	10.00
Jefferson	7	6	29	17	70.59%	5	5	0.00%	2	5	-60.00%	\$469,500	\$639,950	-26.63%	14.50
Okanogan	3	0	6	8	-25.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	48	61	171	132	29.55%	39	48	-18.75%	31	38	-18.42%	\$382,500	\$373,761	2.34%	5.52
Clark	9	5	30	22	36.36%	10	8	25.00%	7	9	-22.22%	\$439,900	\$395,000	11.37%	4.29
Pacific	8	5	30	32	-6.25%	6	0	N/A	7	0	N/A	\$370,000	\$0	N/A	4.29
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	9	7	23	8	187.50%	3	4	-25.00%	2	4	-50.00%	\$395,000	\$475,000	-16.84%	11.50
Chelan	16	15	65	50	30.00%	7	8	-12.50%	9	6	50.00%	\$408,850	\$409,500	-0.16%	7.22
Douglas	1	1	7	7	0.00%	1	0	N/A	1	1	0.00%	\$235,000	\$277,900	-15.44%	7.00
Adams	0	1	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	2	5	9	-44.44%	4	2	100.00%	1	2	-50.00%	\$235,000	\$399,575	-41.19%	5.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	0	0	0	N/A	2	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	0	9	1	800.00%	0	1	-100.00%	1	0	N/A	\$180,000	\$0	N/A	9.00
Total	1,165	1,251	3,267	2,507	30.32%	942	890	5.84%	784	825	-4.97%	\$500,000	\$490,000	2.04%	4.17