

Recaps - Northwest MLS (RESIDENTIAL + CONDO)													SEPTEMBER 2025		
County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Sep 2025	New Sep 2024	Ttl Active Sep 2025	Ttl Active Sep 2024	% Change, Ttl Active	Pending Sep 2025	Pending Sep 2024	% Change, Pending	Closed Sep 2025	Closed Sep 2024	% Change, Closed	Median \$, Sep 2025	Median \$, Sep 2024	% Change, Median Price	Months of Inventory
King	3,725	3,432	6,146	4,953	24.09%	2,487	2,449	1.55%	1,952	1,833	6.49%	\$850,000	\$859,995	-1.16%	3.15
Snohomish	1,203	1,158	2,058	1,452	41.74%	987	1,001	-1.40%	846	898	-5.79%	\$722,525	\$760,000	-4.93%	2.43
Pierce	1,240	1,127	2,689	2,140	25.65%	1,131	1,128	0.27%	947	913	3.72%	\$560,000	\$555,000	0.90%	2.84
Kitsap	390	405	764	655	16.64%	380	381	-0.26%	343	339	1.18%	\$580,000	\$544,000	6.62%	2.23
Mason	139	134	387	307	26.06%	125	130	-3.85%	106	97	9.28%	\$439,999	\$414,500	6.15%	3.65
Skagit	184	168	441	348	26.72%	173	141	22.70%	122	147	-17.01%	\$559,499	\$560,000	-0.09%	3.61
Grays Harbor	149	151	660	524	25.95%	141	117	20.51%	93	97	-4.12%	\$345,000	\$375,000	-8.00%	7.10
Lewis	109	109	433	371	16.71%	122	95	28.42%	111	66	68.18%	\$420,000	\$445,000	-5.62%	3.90
Cowlitz	131	107	326	262	24.43%	114	112	1.79%	113	77	46.75%	\$420,000	\$443,500	-5.30%	2.88
Grant	115	124	476	364	30.77%	90	88	2.27%	92	75	22.67%	\$354,450	\$340,000	4.25%	5.17
Thurston	378	316	856	578	48.10%	354	346	2.31%	321	289	11.07%	\$530,000	\$510,000	3.92%	2.67
San Juan	30	30	211	172	22.67%	22	29	-24.14%	21	19	10.53%	\$1,050,000	\$829,000	26.66%	10.05
Island	174	142	459	315	45.71%	138	143	-3.50%	138	99	39.39%	\$642,500	\$605,000	6.20%	3.33
Kittitas	91	100	425	395	7.59%	89	83	7.23%	78	79	-1.27%	\$495,000	\$465,000	6.45%	5.45
Jefferson	56	53	199	147	35.37%	57	51	11.76%	44	42	4.76%	\$652,500	\$604,500	7.94%	4.52
Okanogan	67	37	279	203	37.44%	37	49	-24.49%	40	27	48.15%	\$359,500	\$379,000	-5.15%	6.98
Whatcom	374	304	1,011	736	37.36%	271	270	0.37%	282	282	0.00%	\$595,000	\$610,950	-2.61%	3.59
Clark	96	92	290	242	19.83%	118	85	38.82%	96	65	47.69%	\$552,750	\$530,000	4.29%	3.02
Pacific	48	43	302	236	27.97%	48	60	-20.00%	51	51	0.00%	\$330,000	\$337,000	-2.08%	5.92
Ferry	5	8	42	26	61.54%	7	4	75.00%	4	4	0.00%	\$335,000	\$209,500	59.90%	10.50
Clallam	112	117	328	245	33.88%	119	119	0.00%	97	78	24.36%	\$494,950	\$512,500	-3.42%	3.38
Chelan	132	98	474	398	19.10%	112	94	19.15%	90	89	1.12%	\$614,500	\$625,000	-1.68%	5.27
Douglas	61	63	153	151	1.32%	60	51	17.65%	42	33	27.27%	\$541,900	\$525,000	3.22%	3.64
Adams	14	13	53	50	6.00%	14	11	27.27%	15	6	150.00%	\$340,000	\$270,000	25.93%	3.53
Walla Walla	68	54	222	158	40.51%	61	67	-8.96%	46	61	-24.59%	\$443,750	\$420,000	5.65%	4.83
Columbia	7	7	35	25	40.00%	5	4	25.00%	9	3	200.00%	\$290,000	\$325,000	-10.77%	3.89
Wahkiakum	7	5	26	30	-13.33%	8	5	60.00%	14	6	133.33%	\$441,500	\$535,000	-17.48%	1.86
Others	88	111	307	265	15.85%	65	52	25.00%	57	53	7.55%	\$368,000	\$415,000	-11.33%	5.39
Total	9,193	8,508	20,052	15,748	27.33%	7,335	7,165	2.37%	6,170	5,828	5.87%	\$630,700	\$635,000	-0.68%	3.25

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)												SEPTEMBER 2025			
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Sep 2025	New Sep 2024	Ttl Active Sep 2025	Ttl Active Sep 2024	% Change, Ttl Active	Pending Sep 2025	Pending Sep 2024	% Change, Pending	Closed Sep 2025	Closed Sep 2024	% Change, Closed	Median \$, Sep 2025	Median \$, Sep 2024	% Change, Median Price	Months of Inventory
King	2,788	2,536	4,103	3,251	26.21%	1,940	1,927	0.67%	1,488	1,443	3.12%	\$957,000	\$950,000	0.74%	2.76
Snohomish	976	954	1,634	1,178	38.71%	839	848	-1.06%	700	787	-11.05%	\$750,000	\$775,000	-3.23%	2.33
Pierce	1,149	1,043	2,469	1,936	27.53%	1,049	1,052	-0.29%	885	858	3.15%	\$573,940	\$566,750	1.27%	2.79
Kitsap	367	381	717	602	19.10%	358	361	-0.83%	324	322	0.62%	\$589,975	\$548,950	7.47%	2.21
Mason	137	134	385	304	26.64%	124	130	-4.62%	105	96	9.38%	\$439,999	\$412,250	6.73%	3.67
Skagit	169	161	400	334	19.76%	163	133	22.56%	110	135	-18.52%	\$571,250	\$598,200	-4.51%	3.64
Grays Harbor	142	147	607	485	25.15%	132	111	18.92%	88	95	-7.37%	\$350,000	\$375,000	-6.67%	6.90
Lewis	109	109	432	371	16.44%	121	95	27.37%	110	66	66.67%	\$421,250	\$445,000	-5.34%	3.93
Cowlitz	126	106	311	255	21.96%	114	110	3.64%	113	74	52.70%	\$420,000	\$448,000	-6.25%	2.75
Grant	114	123	460	357	28.85%	90	87	3.45%	88	73	20.55%	\$356,950	\$340,000	4.99%	5.23
Thurston	354	306	816	548	48.91%	337	336	0.30%	312	279	11.83%	\$536,950	\$515,000	4.26%	2.62
San Juan	27	28	192	161	19.25%	21	26	-19.23%	19	17	11.76%	\$1,150,000	\$895,000	28.49%	10.11
Island	169	133	434	297	46.13%	124	135	-8.15%	127	97	30.93%	\$650,000	\$609,950	6.57%	3.42
Kittitas	90	93	401	355	12.96%	87	78	11.54%	75	75	0.00%	\$505,000	\$465,000	8.60%	5.35
Jefferson	52	48	176	130	35.38%	53	47	12.77%	41	40	2.50%	\$690,000	\$622,500	10.84%	4.29
Okanogan	67	37	274	195	40.51%	36	49	-26.53%	40	27	48.15%	\$359,500	\$379,000	-5.15%	6.85
Whatcom	323	256	852	609	39.90%	244	228	7.02%	245	233	5.15%	\$604,000	\$632,000	-4.43%	3.48
Clark	90	85	270	216	25.00%	105	83	26.51%	89	62	43.55%	\$581,000	\$540,000	7.59%	3.03
Pacific	46	38	272	210	29.52%	47	53	-11.32%	46	50	-8.00%	\$330,000	\$343,500	-3.93%	5.91
Ferry	5	8	42	26	61.54%	7	4	75.00%	4	4	0.00%	\$335,000	\$209,500	59.90%	10.50
Clallam	107	112	307	237	29.54%	112	115	-2.61%	95	75	26.67%	\$499,000	\$524,950	-4.94%	3.23
Chelan	112	88	407	343	18.66%	98	90	8.89%	83	85	-2.35%	\$620,000	\$650,000	-4.62%	4.90
Douglas	55	58	141	142	-0.70%	59	46	28.26%	40	33	21.21%	\$550,950	\$525,000	4.94%	3.53
Adams	14	13	53	49	8.16%	14	11	27.27%	15	6	150.00%	\$340,000	\$270,000	25.93%	3.53
Walla Walla	66	53	215	152	41.45%	61	63	-3.17%	44	58	-24.14%	\$443,750	\$422,500	5.03%	4.89
Columbia	7	7	35	25	40.00%	5	4	25.00%	9	3	200.00%	\$290,000	\$325,000	-10.77%	3.89
Wahkiakum	7	5	26	30	-13.33%	8	5	60.00%	12	6	100.00%	\$499,500	\$535,000	-6.64%	2.17
Others	85	108	302	261	15.71%	61	52	17.31%	56	52	7.69%	\$376,750	\$415,000	-9.22%	5.39
Total	7,753	7,170	16,733	13,059	28.13%	6,409	6,279	2.07%	5,363	5,151	4.12%	\$650,000	\$650,000	0.00%	3.12

Recaps - Northwest MLS (CONDO ONLY)												SEPTEMBER 2025			
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County	New Sep 2025	New Sep 2024	Ttl Active Sep 2025	Ttl Active Sep 2024	% Change, Ttl Active	Pending Sep 2025	Pending Sep 2024	% Change, Pending	Closed Sep 2025	Closed Sep 2024	% Change, Closed	Median \$, Sep 2025	Median \$, Sep 2024	% Change, Median Price	Months of Inventory
King	937	896	2,043	1,702	20.04%	547	522	4.79%	464	390	18.97%	\$527,500	\$558,725	-5.59%	4.40
Snohomish	227	204	424	274	54.74%	148	153	-3.27%	146	111	31.53%	\$482,500	\$530,000	-8.96%	2.90
Pierce	91	84	220	204	7.84%	82	76	7.89%	62	55	12.73%	\$417,500	\$375,000	11.33%	3.55
Kitsap	23	24	47	53	-11.32%	22	20	10.00%	19	17	11.76%	\$314,000	\$308,000	1.95%	2.47
Mason	2	0	2	3	-33.33%	1	0	N/A	1	1	0.00%	\$445,000	\$519,500	-14.34%	2.00
Skagit	15	7	41	14	192.86%	10	8	25.00%	12	12	0.00%	\$487,000	\$439,000	10.93%	3.42
Grays Harbor	7	4	53	39	35.90%	9	6	50.00%	5	2	150.00%	\$22,000	\$260,000	-91.54%	10.60
Lewis	0	0	1	0	N/A	1	0	N/A	1	0	N/A	\$289,999	\$0	N/A	1.00
Cowlitz	5	1	15	7	114.29%	0	2	-100.00%	0	3	-100.00%	\$0	\$315,000	-100.00%	0.00
Grant	1	1	16	7	128.57%	0	1	-100.00%	4	2	100.00%	\$229,500	\$329,500	-30.35%	4.00
Thurston	24	10	40	30	33.33%	17	10	70.00%	9	10	-10.00%	\$285,000	\$309,500	-7.92%	4.44
San Juan	3	2	19	11	72.73%	1	3	-66.67%	2	2	0.00%	\$281,000	\$459,500	-38.85%	9.50
Island	5	9	25	18	38.89%	14	8	75.00%	11	2	450.00%	\$349,000	\$480,000	-27.29%	2.27
Kittitas	1	7	24	40	-40.00%	2	5	-60.00%	3	4	-25.00%	\$385,000	\$471,500	-18.35%	8.00
Jefferson	4	5	23	17	35.29%	4	4	0.00%	3	2	50.00%	\$615,000	\$458,250	34.21%	7.67
Okanogan	0	0	5	8	-37.50%	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	51	48	159	127	25.20%	27	42	-35.71%	37	49	-24.49%	\$365,000	\$425,000	-14.12%	4.30
Clark	6	7	20	26	-23.08%	13	2	550.00%	7	3	133.33%	\$285,000	\$250,000	14.00%	2.86
Pacific	2	5	30	26	15.38%	1	7	-85.71%	5	1	400.00%	\$285,000	\$150,000	90.00%	6.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	5	5	21	8	162.50%	7	4	75.00%	2	3	-33.33%	\$364,975	\$429,000	-14.92%	10.50
Chelan	20	10	67	55	21.82%	14	4	250.00%	7	4	75.00%	\$368,000	\$434,000	-15.21%	9.57
Douglas	6	5	12	9	33.33%	1	5	-80.00%	2	0	N/A	\$503,500	\$0	N/A	6.00
Adams	0	0	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	1	7	6	16.67%	0	4	-100.00%	2	3	-33.33%	\$499,000	\$400,000	24.75%	3.50
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	0	0	N/A	2	0	N/A	\$277,450	\$0	N/A	0.00
Others	3	3	5	4	25.00%	4	0	N/A	1	1	0.00%	\$279,000	\$1,100,000	-74.64%	5.00
Total	1,440	1,338	3,319	2,689	23.43%	926	886	4.51%	807	677	19.20%	\$477,500	\$502,000	-4.88%	4.11