

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

OCTOBER 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
King	2,953	2,831	5,719	4,552	25.64%	2,228	2,488	-10.45%	2,144	2,303	-6.90%	\$887,300	\$865,000	2.58%	2.67
Snohomish	1,106	1,051	2,010	1,414	42.15%	921	990	-6.97%	840	927	-9.39%	\$739,500	\$753,000	-1.79%	2.39
Pierce	1,151	1,085	2,588	2,015	28.44%	1,080	1,149	-6.01%	890	978	-9.00%	\$560,000	\$569,987	-1.75%	2.91
Kitsap	301	418	673	653	3.06%	341	393	-13.23%	326	328	-0.61%	\$599,500	\$550,497	8.90%	2.06
Mason	102	130	349	316	10.44%	101	102	-0.98%	96	118	-18.64%	\$426,000	\$419,925	1.45%	3.64
Skagit	173	160	427	328	30.18%	129	139	-7.19%	136	139	-2.16%	\$616,000	\$575,000	7.13%	3.14
Grays Harbor	143	121	618	475	30.11%	119	142	-16.20%	114	79	44.30%	\$340,500	\$355,000	-4.08%	5.42
Lewis	121	111	405	362	11.88%	104	90	15.56%	92	89	3.37%	\$424,990	\$430,000	-1.17%	4.40
Cowlitz	108	129	306	272	12.50%	123	121	1.65%	103	110	-6.36%	\$415,000	\$417,500	-0.60%	2.97
Grant	115	98	439	357	22.97%	98	71	38.03%	92	74	24.32%	\$354,307	\$341,782	3.66%	4.77
Thurston	390	372	855	574	48.95%	358	373	-4.02%	330	325	1.54%	\$519,500	\$505,000	2.87%	2.59
San Juan	29	26	170	134	26.87%	27	29	-6.90%	22	23	-4.35%	\$764,750	\$825,000	-7.30%	7.73
Island	120	121	380	293	29.69%	154	111	38.74%	111	121	-8.26%	\$600,000	\$625,000	-4.00%	3.42
Kittitas	94	113	388	362	7.18%	79	77	2.60%	87	69	26.09%	\$539,950	\$590,000	-8.48%	4.46
Jefferson	51	47	191	139	37.41%	35	41	-14.63%	45	50	-10.00%	\$709,000	\$577,000	22.88%	4.24
Okanogan	43	47	248	185	34.05%	31	56	-44.64%	32	43	-25.58%	\$382,500	\$350,000	9.29%	7.75
Whatcom	347	314	944	707	33.52%	260	271	-4.06%	236	230	2.61%	\$615,000	\$577,500	6.49%	4.00
Clark	113	104	277	229	20.96%	104	98	6.12%	96	67	43.28%	\$500,000	\$580,000	-13.79%	2.89
Pacific	56	46	278	222	25.23%	46	46	0.00%	35	46	-23.91%	\$315,000	\$330,625	-4.73%	7.94
Ferry	7	5	38	28	35.71%	3	2	50.00%	3	4	-25.00%	\$219,900	\$112,500	95.47%	12.67
Clallam	122	88	299	218	37.16%	125	98	27.55%	115	96	19.79%	\$500,000	\$505,000	-0.99%	2.60
Chelan	94	109	423	348	21.55%	71	101	-29.70%	98	75	30.67%	\$566,250	\$615,500	-8.00%	4.32
Douglas	55	49	149	126	18.25%	54	63	-14.29%	59	52	13.46%	\$525,000	\$529,500	-0.85%	2.53
Adams	15	12	55	47	17.02%	7	13	-46.15%	10	12	-16.67%	\$317,740	\$373,412	-14.91%	5.50
Walla Walla	63	55	197	148	33.11%	66	58	13.79%	52	60	-13.33%	\$440,179	\$420,000	4.80%	3.79
Columbia	10	5	29	25	16.00%	13	7	85.71%	2	4	-50.00%	\$242,498	\$403,000	-39.83%	14.50
Wahkiakum	9	1	27	26	3.85%	0	6	-100.00%	7	7	0.00%	\$334,000	\$601,500	-44.47%	3.86
Others	100	78	309	240	28.75%	62	64	-3.13%	49	50	-2.00%	\$495,000	\$450,000	10.00%	6.31
Total	7,991	7,726	18,791	14,795	27.01%	6,739	7,199	-6.39%	6,222	6,479	-3.97%	\$640,000	\$650,000	-1.54%	3.02

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 Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
King	2,186	2,027	3,821	2,870	33.14%	1,729	1,939	-10.83%	1,665	1,815	-8.26%	\$997,000	\$960,000	3.85%	2.29
Snohomish	891	874	1,588	1,139	39.42%	764	830	-7.95%	713	781	-8.71%	\$770,000	\$810,000	-4.94%	2.23
Pierce	1,063	999	2,361	1,818	29.87%	1,011	1,072	-5.69%	835	908	-8.04%	\$570,000	\$580,000	-1.72%	2.83
Kitsap	282	393	629	597	5.36%	329	376	-12.50%	312	316	-1.27%	\$600,000	\$551,500	8.79%	2.02
Mason	100	128	346	312	10.90%	101	102	-0.98%	96	118	-18.64%	\$426,000	\$419,925	1.45%	3.60
Skagit	160	148	382	310	23.23%	123	132	-6.82%	129	134	-3.73%	\$620,000	\$575,500	7.73%	2.96
Grays Harbor	141	115	570	436	30.73%	114	139	-17.99%	107	74	44.59%	\$345,000	\$358,950	-3.89%	5.33
Lewis	121	111	405	362	11.88%	104	90	15.56%	92	89	3.37%	\$424,990	\$430,000	-1.17%	4.40
Cowlitz	106	123	293	265	10.57%	120	115	4.35%	101	107	-5.61%	\$419,000	\$420,000	-0.24%	2.90
Grant	113	96	424	349	21.49%	98	70	40.00%	90	73	23.29%	\$351,250	\$340,000	3.31%	4.71
Thurston	369	355	805	548	46.90%	352	355	-0.85%	317	318	-0.31%	\$523,000	\$510,000	2.55%	2.54
San Juan	26	18	153	122	25.41%	25	27	-7.41%	22	19	15.79%	\$764,750	\$950,000	-19.50%	6.95
Island	113	112	358	271	32.10%	149	108	37.96%	100	109	-8.26%	\$642,500	\$639,000	0.55%	3.58
Kittitas	93	107	366	329	11.25%	78	72	8.33%	86	66	30.30%	\$539,475	\$602,000	-10.39%	4.26
Jefferson	48	43	170	125	36.00%	32	35	-8.57%	42	47	-10.64%	\$722,500	\$599,000	20.62%	4.05
Okanogan	43	47	243	177	37.29%	31	56	-44.64%	31	43	-27.91%	\$375,000	\$350,000	7.14%	7.84
Whatcom	294	267	799	582	37.29%	218	231	-5.63%	208	198	5.05%	\$632,500	\$608,500	3.94%	3.84
Clark	106	94	256	204	25.49%	99	87	13.79%	86	64	34.38%	\$524,000	\$598,000	-12.37%	2.98
Pacific	54	41	252	200	26.00%	44	41	7.32%	34	41	-17.07%	\$313,500	\$331,250	-5.36%	7.41
Ferry	7	5	38	28	35.71%	3	2	50.00%	3	4	-25.00%	\$219,900	\$112,500	95.47%	12.67
Clallam	118	84	279	211	32.23%	122	93	31.18%	109	93	17.20%	\$515,000	\$500,000	3.00%	2.56
Chelan	87	97	369	299	23.41%	64	94	-31.91%	86	71	21.13%	\$576,250	\$618,000	-6.76%	4.29
Douglas	50	47	135	119	13.45%	51	60	-15.00%	58	50	16.00%	\$524,000	\$540,000	-2.96%	2.33
Adams	15	12	55	46	19.57%	7	12	-41.67%	10	12	-16.67%	\$317,740	\$373,412	-14.91%	5.50
Walla Walla	61	54	191	142	34.51%	63	57	10.53%	52	60	-13.33%	\$440,179	\$420,000	4.80%	3.67
Columbia	10	5	29	25	16.00%	13	7	85.71%	2	4	-50.00%	\$242,498	\$403,000	-39.83%	14.50
Wahkiakum	9	1	27	26	3.85%	0	6	-100.00%	7	7	0.00%	\$334,000	\$601,500	-44.47%	3.86
Others	99	75	305	235	29.79%	61	59	3.39%	47	50	-6.00%	\$495,000	\$450,000	10.00%	6.49
Total	6,765	6,478	15,649	12,147	28.83%	5,905	6,267	-5.78%	5,440	5,671	-4.07%	\$660,000	\$671,500	-1.71%	2.88

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King	767	804	1,898	1,682	12.84%	499	549	-9.11%	479	488	-1.84%	\$550,000	\$562,500	-2.22%	3.96
Snohomish	215	177	422	275	53.45%	157	160	-1.88%	127	146	-13.01%	\$525,000	\$509,500	3.04%	3.32
Pierce	88	86	227	197	15.23%	69	77	-10.39%	55	70	-21.43%	\$395,000	\$385,000	2.60%	4.13
Kitsap	19	25	44	56	-21.43%	12	17	-29.41%	14	12	16.67%	\$489,000	\$355,200	37.67%	3.14
Mason	2	2	3	4	-25.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Skagit	13	12	45	18	150.00%	6	7	-14.29%	7	5	40.00%	\$457,500	\$550,000	-16.82%	6.43
Grays Harbor	2	6	48	39	23.08%	5	3	66.67%	7	5	40.00%	\$108,000	\$310,000	-65.16%	6.86
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	2	6	13	7	85.71%	3	6	-50.00%	2	3	-33.33%	\$250,000	\$348,000	-28.16%	6.50
Grant	2	2	15	8	87.50%	0	1	-100.00%	2	1	100.00%	\$557,000	\$640,000	-12.97%	7.50
Thurston	21	17	50	26	92.31%	6	18	-66.67%	13	7	85.71%	\$370,000	\$315,000	17.46%	3.85
San Juan	3	8	17	12	41.67%	2	2	0.00%	0	4	-100.00%	\$0	\$299,750	-100.00%	0.00
Island	7	9	22	22	0.00%	5	3	66.67%	11	12	-8.33%	\$324,900	\$362,500	-10.37%	2.00
Kittitas	1	6	22	33	-33.33%	1	5	-80.00%	1	3	-66.67%	\$555,000	\$415,000	33.73%	22.00
Jefferson	3	4	21	14	50.00%	3	6	-50.00%	3	3	0.00%	\$555,000	\$415,000	33.73%	7.00
Okanogan	0	0	5	8	-37.50%	0	0	N/A	1	0	N/A	\$549,950	\$0	N/A	5.00
Whatcom	53	47	145	125	16.00%	42	40	5.00%	28	32	-12.50%	\$499,513	\$417,500	19.64%	5.18
Clark	7	10	21	25	-16.00%	5	11	-54.55%	10	3	233.33%	\$361,500	\$310,000	16.61%	2.10
Pacific	2	5	26	22	18.18%	2	5	-60.00%	1	5	-80.00%	\$405,000	\$255,000	58.82%	26.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	4	4	20	7	185.71%	3	5	-40.00%	6	3	100.00%	\$308,475	\$545,000	-43.40%	3.33
Chelan	7	12	54	49	10.20%	7	7	0.00%	12	4	200.00%	\$502,500	\$456,950	9.97%	4.50
Douglas	5	2	14	7	100.00%	3	3	0.00%	1	2	-50.00%	\$629,950	\$356,500	76.70%	14.00
Adams	0	0	0	1	-100.00%	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	1	6	6	0.00%	3	1	200.00%	0	0	N/A	\$0	\$0	N/A	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	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	1	3	4	5	-20.00%	1	5	-80.00%	2	0	N/A	\$394,975	\$0	N/A	2.00
Total	1,226	1,248	3,142	2,648	18.66%	834	932	-10.52%	782	808	-3.22%	\$499,975	\$500,000	-0.01%	4.02