

Recaps - Northwest MLS (RESIDENTIAL + CONDO)												NOVEMBER 2025			
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Nov 2025	New Nov 2024	Ttl Active Nov 2025	Ttl Active Nov 2024	% Change, Ttl Active	Pending Nov 2025	Pending Nov 2024	% Change, Pending	Closed Nov 2025	Closed Nov 2024	% Change, Closed	Median \$, Nov 2025	Median \$, Nov 2024	% Change, Median Price	Months of Inventory
King	1,573	1,472	4,541	3,565	27.38%	1,742	1,792	-2.79%	1,613	1,862	-13.37%	\$830,000	\$837,350	-0.88%	2.82
Snohomish	597	660	1,584	1,118	41.68%	779	836	-6.82%	696	815	-14.60%	\$719,000	\$760,000	-5.39%	2.28
Pierce	721	793	2,181	1,767	23.43%	952	923	3.14%	765	839	-8.82%	\$558,000	\$557,671	0.06%	2.85
Kitsap	240	241	586	564	3.90%	300	306	-1.96%	262	328	-20.12%	\$592,247	\$555,000	6.71%	2.24
Mason	62	87	286	279	2.51%	86	98	-12.24%	70	82	-14.63%	\$375,000	\$432,500	-13.29%	4.09
Skagit	87	120	334	282	18.44%	130	135	-3.70%	86	112	-23.21%	\$590,000	\$596,000	-1.01%	3.88
Grays Harbor	119	83	566	440	28.64%	100	86	16.28%	80	91	-12.09%	\$349,450	\$354,000	-1.29%	7.08
Lewis	77	82	346	340	1.76%	112	81	38.27%	78	63	23.81%	\$452,500	\$448,000	1.00%	4.44
Cowlitz	84	84	271	266	1.88%	103	78	32.05%	82	82	0.00%	\$395,000	\$409,125	-3.45%	3.30
Grant	101	85	383	332	15.36%	97	76	27.63%	72	69	4.35%	\$364,995	\$383,000	-4.70%	5.32
Thurston	215	212	736	502	46.61%	283	266	6.39%	243	252	-3.57%	\$525,000	\$522,500	0.48%	3.03
San Juan	18	16	138	111	24.32%	20	13	53.85%	21	22	-4.55%	\$1,025,000	\$857,500	19.53%	6.57
Island	77	98	321	272	18.01%	84	86	-2.33%	106	83	27.71%	\$642,500	\$664,000	-3.24%	3.03
Kittitas	55	57	321	306	4.90%	62	69	-10.14%	55	64	-14.06%	\$440,000	\$510,500	-13.81%	5.84
Jefferson	37	28	173	117	47.86%	31	43	-27.91%	30	35	-14.29%	\$669,000	\$525,100	27.40%	5.77
Okanogan	32	22	206	154	33.77%	33	27	22.22%	23	35	-34.29%	\$450,000	\$335,000	34.33%	8.96
Whatcom	197	229	800	660	21.21%	228	196	16.33%	193	193	0.00%	\$595,000	\$610,000	-2.46%	4.15
Clark	73	82	229	220	4.09%	91	81	12.35%	68	78	-12.82%	\$502,500	\$525,000	-4.29%	3.37
Pacific	17	29	225	189	19.05%	34	42	-19.05%	35	39	-10.26%	\$283,400	\$353,000	-19.72%	6.43
Ferry	3	2	37	24	54.17%	2	3	-33.33%	4	3	33.33%	\$379,750	\$209,900	80.92%	9.25
Clallam	66	73	259	191	35.60%	91	82	10.98%	76	80	-5.00%	\$475,000	\$505,000	-5.94%	3.41
Chelan	62	52	332	290	14.48%	78	67	16.42%	55	75	-26.67%	\$610,000	\$644,000	-5.28%	6.04
Douglas	32	39	124	108	14.81%	35	37	-5.41%	37	29	27.59%	\$510,000	\$565,000	-9.73%	3.35
Adams	15	10	56	48	16.67%	13	5	160.00%	7	10	-30.00%	\$320,000	\$309,150	3.51%	8.00
Walla Walla	45	41	190	137	38.69%	45	33	36.36%	52	43	20.93%	\$388,000	\$400,000	-3.00%	3.65
Columbia	5	5	24	22	9.09%	7	7	0.00%	5	6	-16.67%	\$295,000	\$262,000	12.60%	4.80
Wahkiakum	4	1	25	21	19.05%	5	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Outarea	63	65	283	233	21.46%	57	48	18.75%	56	56	0.00%	\$355,500	\$372,500	-4.56%	5.05
Total	4,677	4,768	15,557	12,558	23.88%	5,600	5,516	1.52%	4,870	5,446	-10.58%	\$630,000	\$645,000	-2.33%	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	New Nov 2025	New Nov 2024	Ttl Active Nov 2025	Ttl Active Nov 2024	% Change, Ttl Active	Pending Nov 2025	Pending Nov 2024	% Change, Pending	Closed Nov 2025	Closed Nov 2024	% Change, Closed	Median \$, Nov 2025	Median \$, Nov 2024	% Change, Median Price	Months of Inventory
King	1,111	1,027	2,912	2,157	35.00%	1,330	1,343	-0.97%	1,262	1,447	-12.79%	\$915,000	\$925,000	-1.08%	2.31
Snohomish	485	538	1,236	887	39.35%	643	682	-5.72%	573	682	-15.98%	\$750,000	\$784,975	-4.46%	2.16
Pierce	669	729	1,990	1,573	26.51%	875	872	0.34%	709	788	-10.03%	\$569,950	\$565,000	0.88%	2.81
Kitsap	229	227	546	514	6.23%	291	291	0.00%	253	310	-18.39%	\$599,000	\$557,000	7.54%	2.16
Mason	60	87	281	276	1.81%	86	98	-12.24%	70	82	-14.63%	\$375,000	\$432,500	-13.29%	4.01
Skagit	84	112	298	262	13.74%	121	131	-7.63%	84	110	-23.64%	\$594,400	\$599,475	-0.85%	3.55
Grays Harbor	115	81	523	406	28.82%	97	85	14.12%	77	87	-11.49%	\$349,900	\$354,000	-1.16%	6.79
Lewis	77	82	346	340	1.76%	112	81	38.27%	78	63	23.81%	\$452,500	\$448,000	1.00%	4.44
Cowlitz	82	83	257	260	-1.15%	103	77	33.77%	81	78	3.85%	\$400,000	\$409,950	-2.43%	3.17
Grant	99	78	370	321	15.26%	95	76	25.00%	72	69	4.35%	\$364,995	\$383,000	-4.70%	5.14
Thurston	208	200	684	470	45.53%	278	259	7.34%	234	241	-2.90%	\$529,450	\$525,000	0.85%	2.92
San Juan	15	13	122	96	27.08%	17	11	54.55%	19	22	-13.64%	\$1,100,000	\$857,500	28.28%	6.42
Island	74	94	302	250	20.80%	78	83	-6.02%	101	81	24.69%	\$650,000	\$664,000	-2.11%	2.99
Kittitas	51	54	300	269	11.52%	60	67	-10.45%	53	61	-13.11%	\$464,900	\$511,000	-9.02%	5.66
Jefferson	33	25	157	102	53.92%	27	38	-28.95%	27	28	-3.57%	\$720,000	\$665,750	8.15%	5.81
Okanogan	31	22	200	146	36.99%	33	27	22.22%	23	35	-34.29%	\$450,000	\$335,000	34.33%	8.70
Whatcom	162	178	671	520	29.04%	196	163	20.25%	163	172	-5.23%	\$606,246	\$622,000	-2.53%	4.12
Clark	70	77	208	198	5.05%	89	76	17.11%	64	67	-4.48%	\$509,275	\$552,000	-7.74%	3.25
Pacific	14	24	202	168	20.24%	34	38	-10.53%	35	33	6.06%	\$283,400	\$355,000	-20.17%	5.77
Ferry	3	2	37	24	54.17%	2	3	-33.33%	4	3	33.33%	\$379,750	\$209,900	80.92%	9.25
Clallam	60	70	238	186	27.96%	87	80	8.75%	73	77	-5.19%	\$475,000	\$520,000	-8.65%	3.26
Chelan	62	46	290	247	17.41%	74	59	25.42%	50	72	-30.56%	\$624,500	\$667,000	-6.37%	5.80
Douglas	31	37	111	101	9.90%	32	34	-5.88%	35	27	29.63%	\$510,000	\$565,000	-9.73%	3.17
Adams	15	10	56	47	19.15%	13	5	160.00%	7	10	-30.00%	\$320,000	\$309,150	3.51%	8.00
Walla Walla	43	40	183	132	38.64%	44	31	41.94%	50	42	19.05%	\$404,000	\$400,000	1.00%	3.66
Columbia	5	5	24	22	9.09%	7	7	0.00%	5	6	-16.67%	\$295,000	\$262,000	12.60%	4.80
Wahkiakum	4	1	25	21	19.05%	5	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Outarea	59	63	276	226	22.12%	57	48	18.75%	55	52	5.77%	\$356,000	\$390,000	-8.72%	5.02
Total	3,951	4,005	12,845	10,221	25.67%	4,886	4,765	2.54%	4,257	4,745	-10.28%	\$650,000	\$665,000	-2.26%	3.02

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King	462	445	1,629	1,408	15.70%	412	449	-8.24%	351	415	-15.42%	\$507,880	\$565,467	-10.18%	4.64
Snohomish	112	122	348	231	50.65%	136	154	-11.69%	123	133	-7.52%	\$485,000	\$535,000	-9.35%	2.83
Pierce	52	64	191	194	-1.55%	77	51	50.98%	56	51	9.80%	\$392,475	\$390,000	0.63%	3.41
Kitsap	11	14	40	50	-20.00%	9	15	-40.00%	9	18	-50.00%	\$308,000	\$402,500	-23.48%	4.44
Mason	2	0	5	3	66.67%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Skagit	3	8	36	20	80.00%	9	4	125.00%	2	2	0.00%	\$438,750	\$410,000	7.01%	18.00
Grays Harbor	4	2	43	34	26.47%	3	1	200.00%	3	4	-25.00%	\$70,000	\$317,450	-77.95%	14.33
Lewis	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Cowlitz	2	1	14	6	133.33%	0	1	-100.00%	1	4	-75.00%	\$285,000	\$366,500	-22.24%	14.00
Grant	2	7	13	11	18.18%	2	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Thurston	7	12	52	32	62.50%	5	7	-28.57%	9	11	-18.18%	\$306,000	\$335,000	-8.66%	5.78
San Juan	3	3	16	15	6.67%	3	2	50.00%	2	0	0.00%	\$510,000	\$0	0.00%	8.00
Island	3	4	19	22	-13.64%	6	3	100.00%	5	2	150.00%	\$430,000	\$454,437	-5.38%	3.80
Kittitas	4	3	21	37	-43.24%	2	2	0.00%	2	3	-33.33%	\$350,000	\$315,000	11.11%	10.50
Jefferson	4	3	16	15	6.67%	4	5	-20.00%	3	7	-57.14%	\$452,500	\$410,000	10.37%	5.33
Okanogan	1	0	6	8	-25.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Whatcom	35	51	129	140	-7.86%	32	33	-3.03%	30	21	42.86%	\$471,000	\$395,000	19.24%	4.30
Clark	3	5	21	22	-4.55%	2	5	-60.00%	4	11	-63.64%	\$322,000	\$324,000	-0.62%	5.25
Pacific	3	5	23	21	9.52%	0	4	-100.00%	0	6	-100.00%	\$0	\$310,000	-100.00%	0.00
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Clallam	6	3	21	5	320.00%	4	2	100.00%	3	3	0.00%	\$420,000	\$371,500	13.06%	7.00
Chelan	0	6	42	43	-2.33%	4	8	-50.00%	5	3	66.67%	\$379,000	\$400,000	-5.25%	8.40
Douglas	1	2	13	7	85.71%	3	3	0.00%	2	2	0.00%	\$392,500	\$528,625	-25.75%	6.50
Adams	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Walla Walla	2	1	7	5	40.00%	1	2	-50.00%	2	1	100.00%	\$160,000	\$650,000	-75.38%	3.50
Columbia	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Wahkiakum	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Outarea	4	2	7	7	0.00%	0	0	0.00%	1	4	-75.00%	\$218,000	\$280,000	-22.14%	7.00
Total	726	763	2,712	2,337	16.05%	714	751	-4.93%	613	701	-12.55%	\$469,000	\$500,000	-6.20%	4.42