



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2025

**Chelan**  
**Annual Statistical**  
**Review and Highlights**

# Table of Contents

p 2.....Table of Contents

New Listings  
p 3-5.....By Month

Active Inventory  
p 6-8.....By Month

Pending Sales  
p 9-11....By Month

Closed Sales  
p 12-14....By Month

Median Sales Price  
p 15-17....By Month

Months of Inventory  
p 18-20....By Month



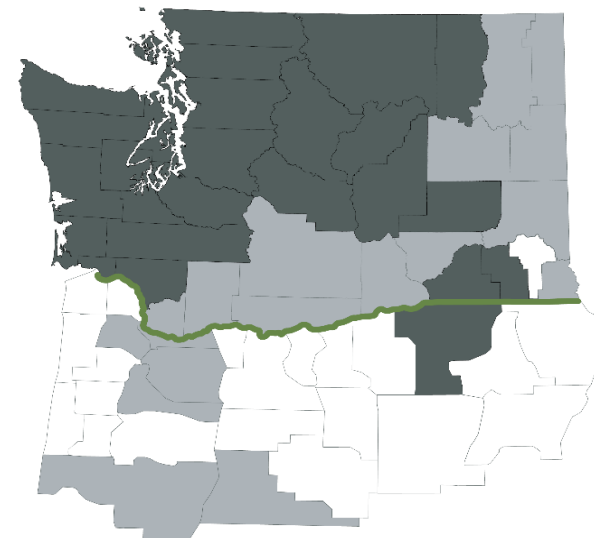
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

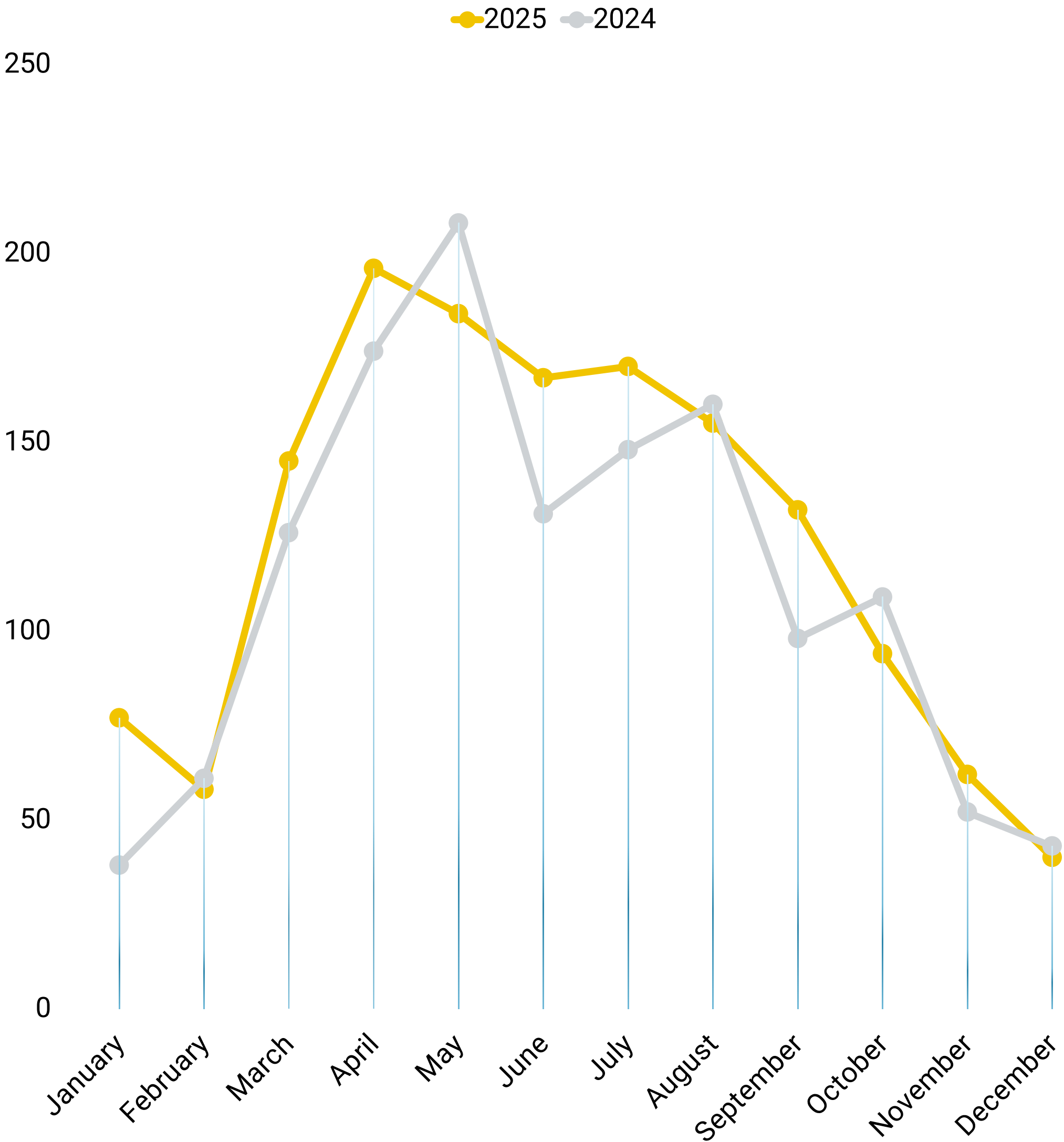
27

# Chelan: Residential Homes and Condominiums

## New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	77	38	102.63%
February	58	61	-4.92%
March	145	126	15.08%
April	196	174	12.64%
May	184	208	-11.54%
June	167	131	27.48%
July	170	148	14.86%
August	155	160	-3.13%
September	132	98	34.69%
October	94	109	-13.76%
November	62	52	19.23%
December	40	43	-6.98%
<b>Total</b>	<b>1,480</b>	<b>1,348</b>	
<b>% chg.</b>	<b>9.79%</b>		

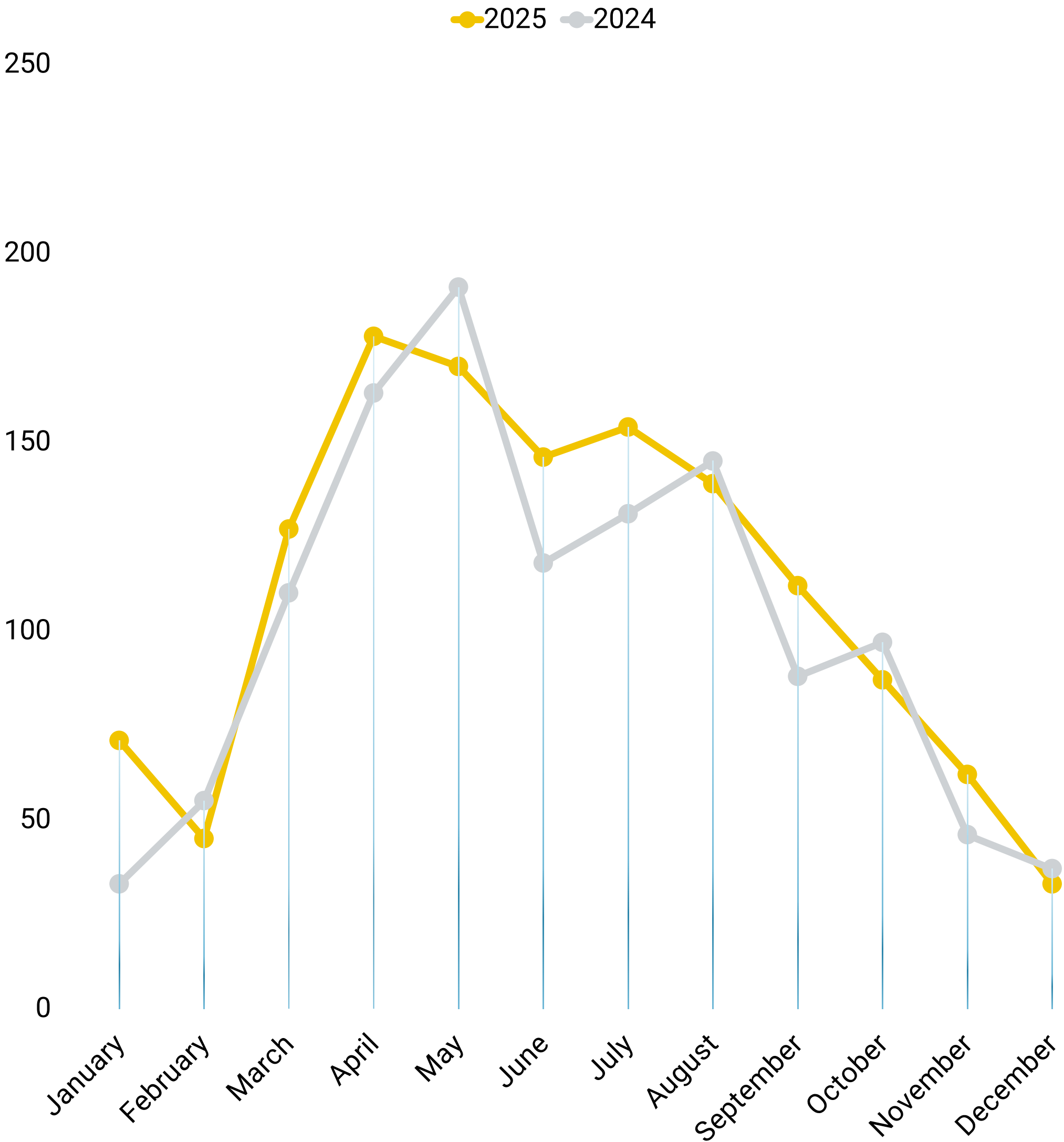


Chelan: Residential Homes Only

# New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	71	33	115.15%
February	45	55	-18.18%
March	127	110	15.45%
April	178	163	9.20%
May	170	191	-10.99%
June	146	118	23.73%
July	154	131	17.56%
August	139	145	-4.14%
September	112	88	27.27%
October	87	97	-10.31%
November	62	46	34.78%
December	33	37	-10.81%
Total	1,324	1,214	
% chg.	9.06%		

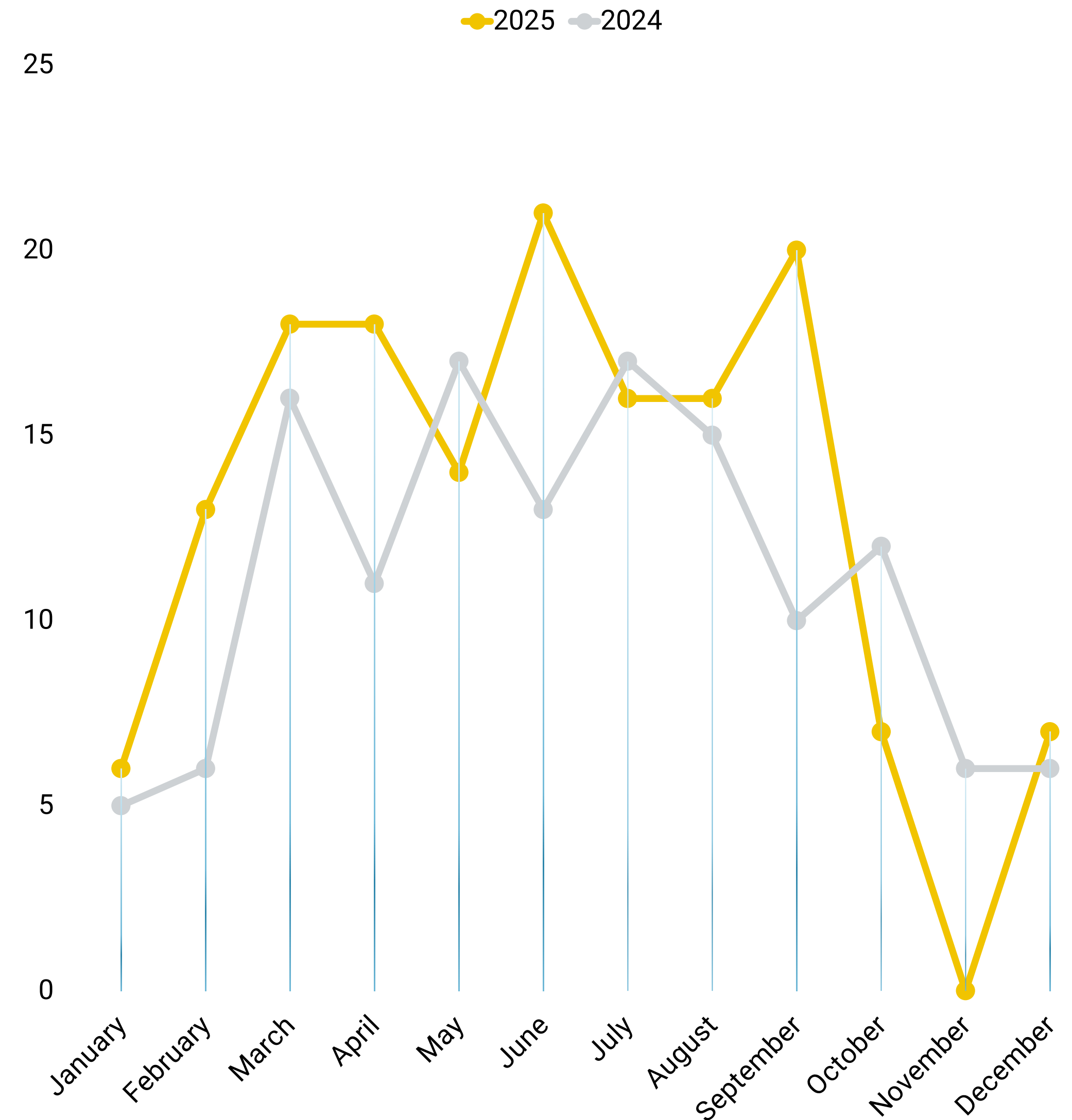


## Chelan: Condominiums Only

# New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	6	5	20.00%
February	13	6	116.67%
March	18	16	12.50%
April	18	11	63.64%
May	14	17	-17.65%
June	21	13	61.54%
July	16	17	-5.88%
August	16	15	6.67%
September	20	10	100.00%
October	7	12	-41.67%
November	0	6	-100.00%
December	7	6	16.67%
<b>Total</b>	<b>156</b>	<b>134</b>	
<b>% chg.</b>	<b>16.42%</b>		

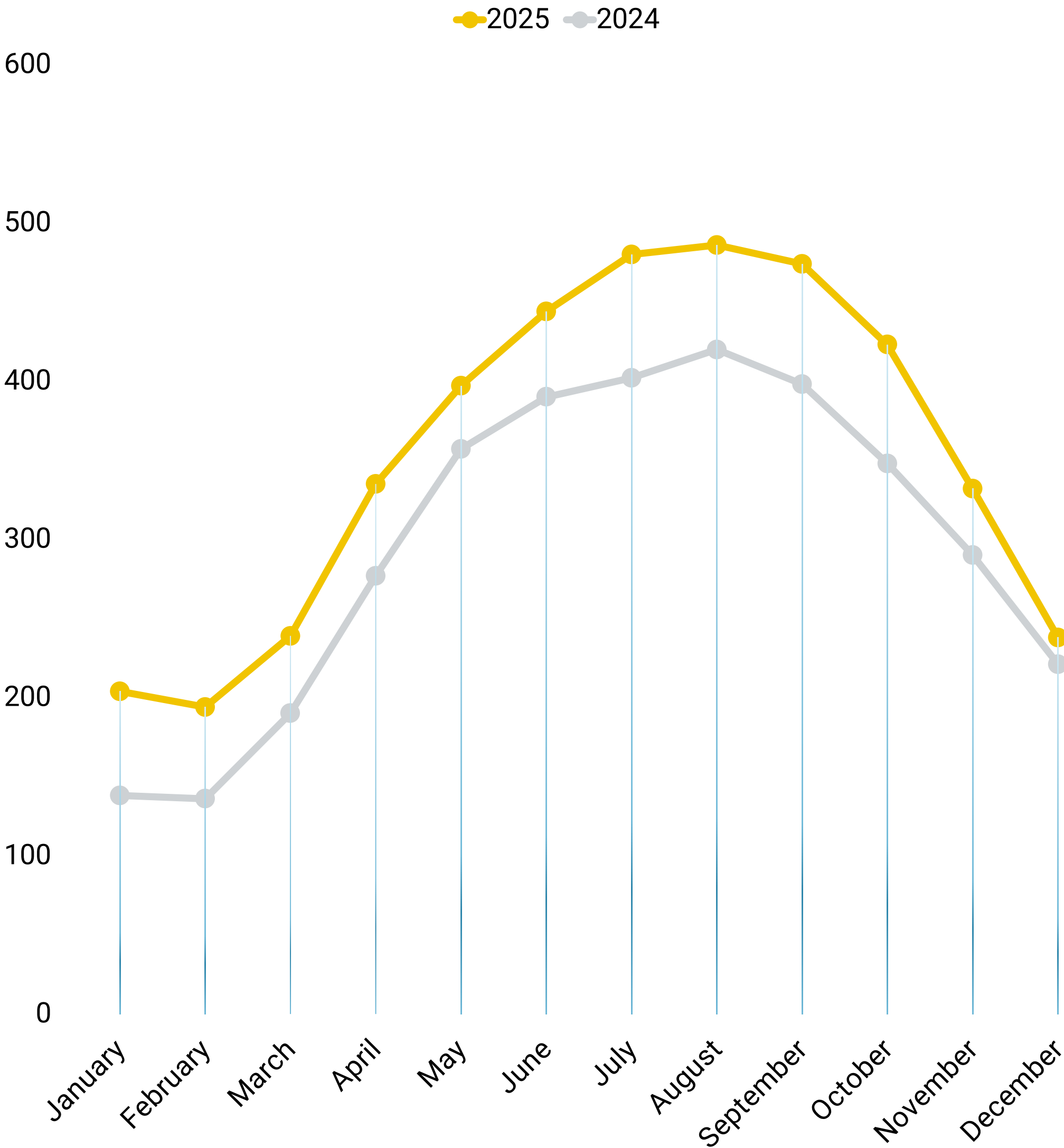


# Chelan: Residential Homes and Condominiums

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2025	2024	% chg.
January	204	138	47.83%
February	194	136	42.65%
March	239	190	25.79%
April	335	277	20.94%
May	397	357	11.20%
June	444	390	13.85%
July	480	402	19.40%
August	486	420	15.71%
September	474	398	19.10%
October	423	348	21.55%
November	332	290	14.48%
December	238	221	7.69%
<b>Total</b>	<b>4,246</b>	<b>3,567</b>	
<b>% chg.</b>	<b>19.04%</b>		



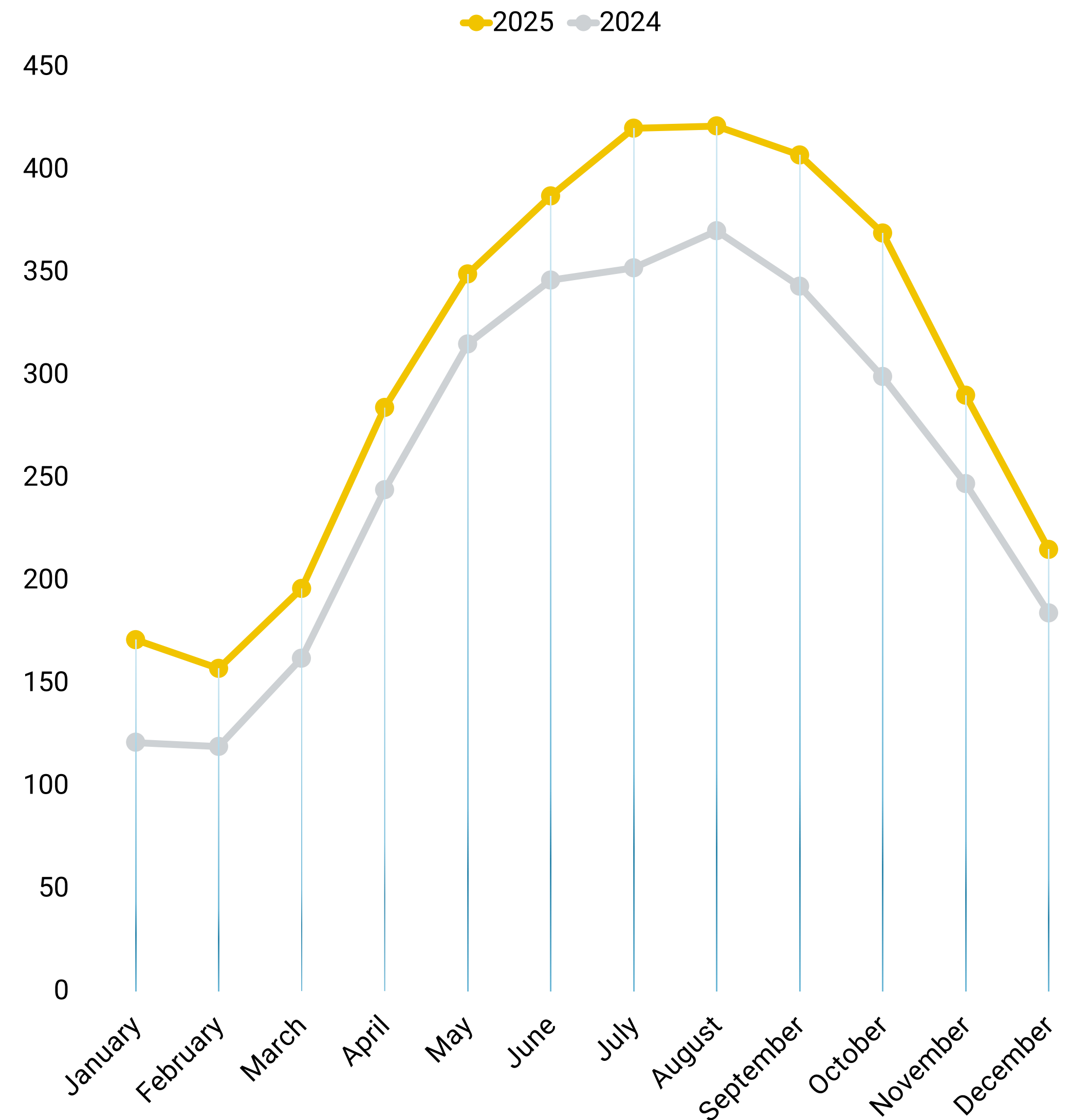


# Chelan: Residential Homes Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2025	2024	% chg.
January	171	121	41.32%
February	157	119	31.93%
March	196	162	20.99%
April	284	244	16.39%
May	349	315	10.79%
June	387	346	11.85%
July	420	352	19.32%
August	421	370	13.78%
September	407	343	18.66%
October	369	299	23.41%
November	290	247	17.41%
December	215	184	16.85%
<b>Total</b>	<b>3,666</b>	<b>3,102</b>	
<b>% chg.</b>	<b>18.18%</b>		

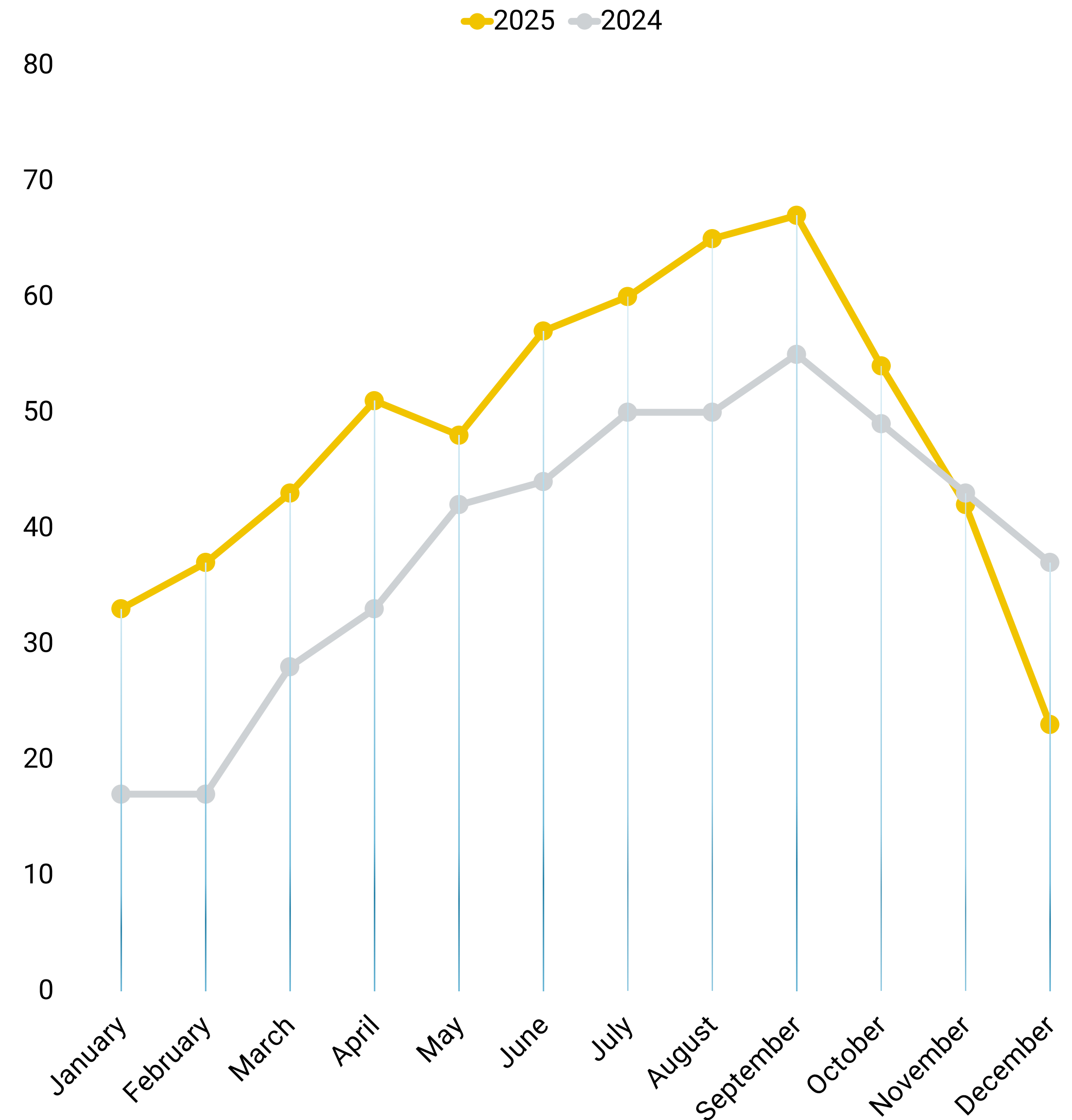


# Chelan: Condominiums Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2025	2024	% chg.
January	33	17	94.12%
February	37	17	117.65%
March	43	28	53.57%
April	51	33	54.55%
May	48	42	14.29%
June	57	44	29.55%
July	60	50	20.00%
August	65	50	30.00%
September	67	55	21.82%
October	54	49	10.20%
November	42	43	-2.33%
December	23	37	-37.84%
<b>Total</b>	<b>580</b>	<b>465</b>	
<b>% chg.</b>	<b>24.73%</b>		





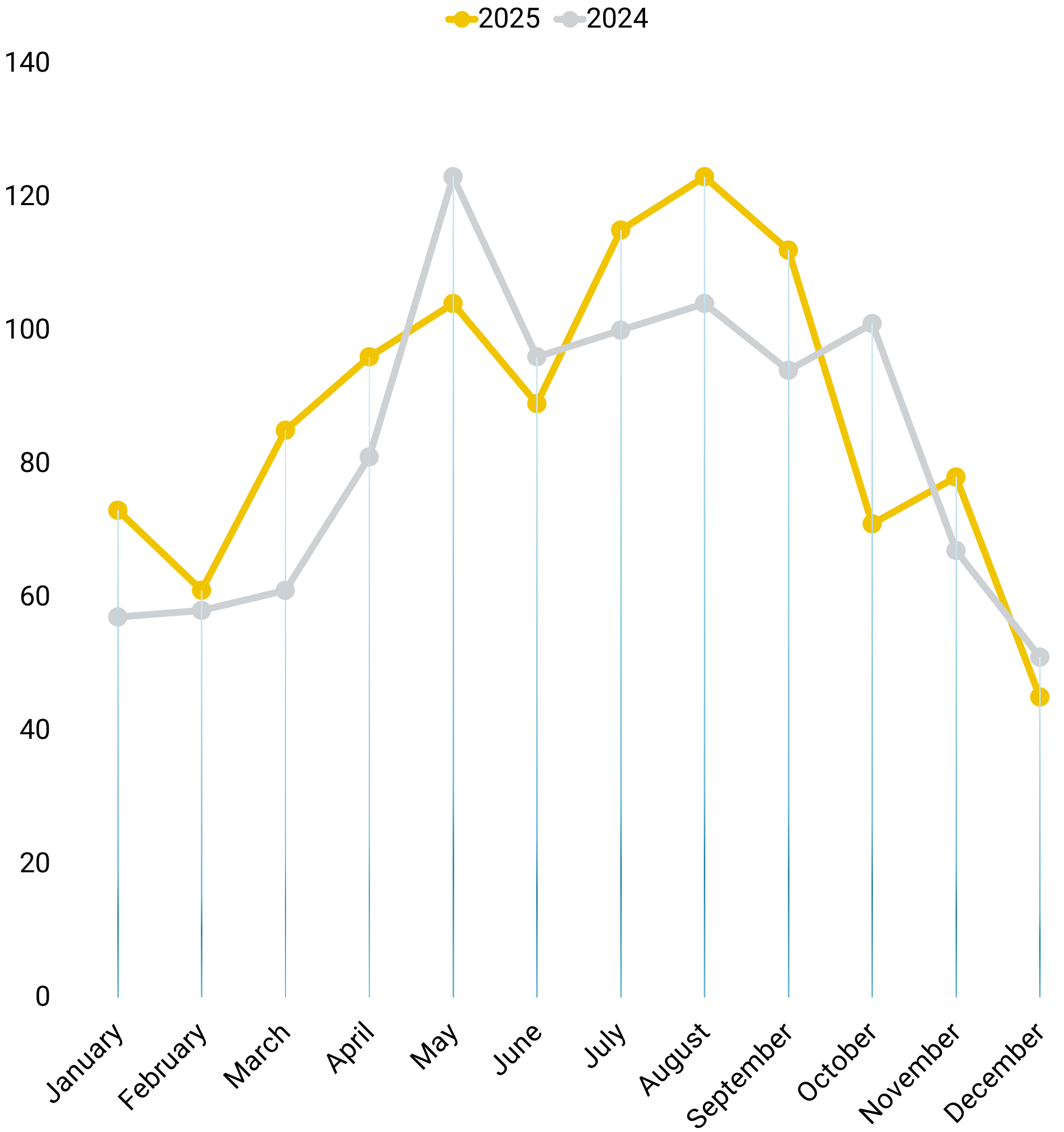
# Chelan: Residential Homes and Condominiums

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer’s home, or other reasons). Figures include all transactions that became “pending” during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	73	57	28.07%
February	61	58	5.17%
March	85	61	39.34%
April	96	81	18.52%
May	104	123	-15.45%
June	89	96	-7.29%
July	115	100	15.00%
August	123	104	18.27%
September	112	94	19.15%
October	71	101	-29.70%
November	78	67	16.42%
December	45	51	-11.76%
<b>Total</b>	<b>1,052</b>	<b>993</b>	
<b>% chg.</b>	<b>5.94%</b>		



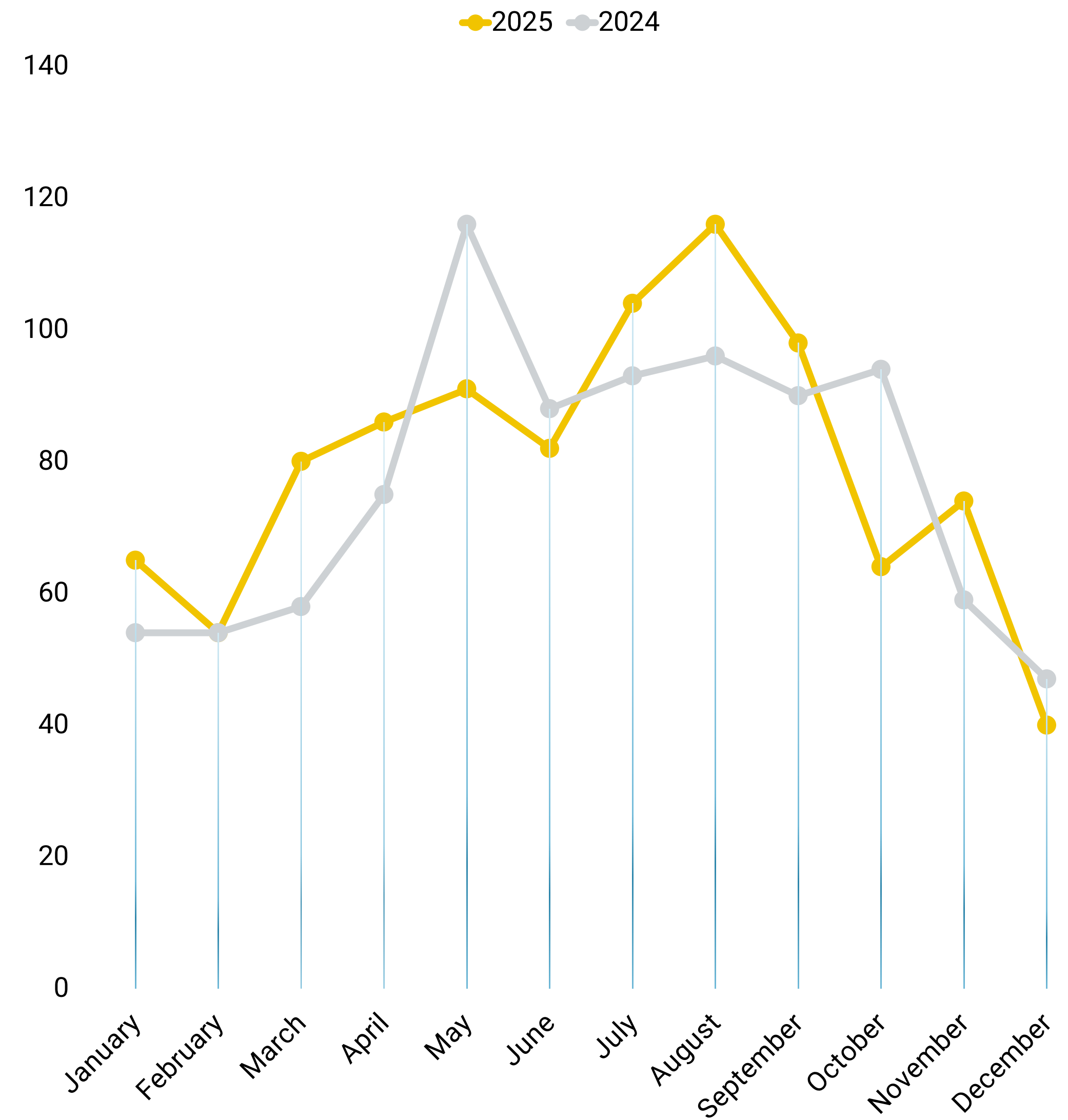
# Chelan: Residential Homes Only

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	65	54	20.37%
February	54	54	0.00%
March	80	58	37.93%
April	86	75	14.67%
May	91	116	-21.55%
June	82	88	-6.82%
July	104	93	11.83%
August	116	96	20.83%
September	98	90	8.89%
October	64	94	-31.91%
November	74	59	25.42%
December	40	47	-14.89%
<b>Total</b>	<b>954</b>	<b>924</b>	
<b>% chg.</b>	<b>3.25%</b>		



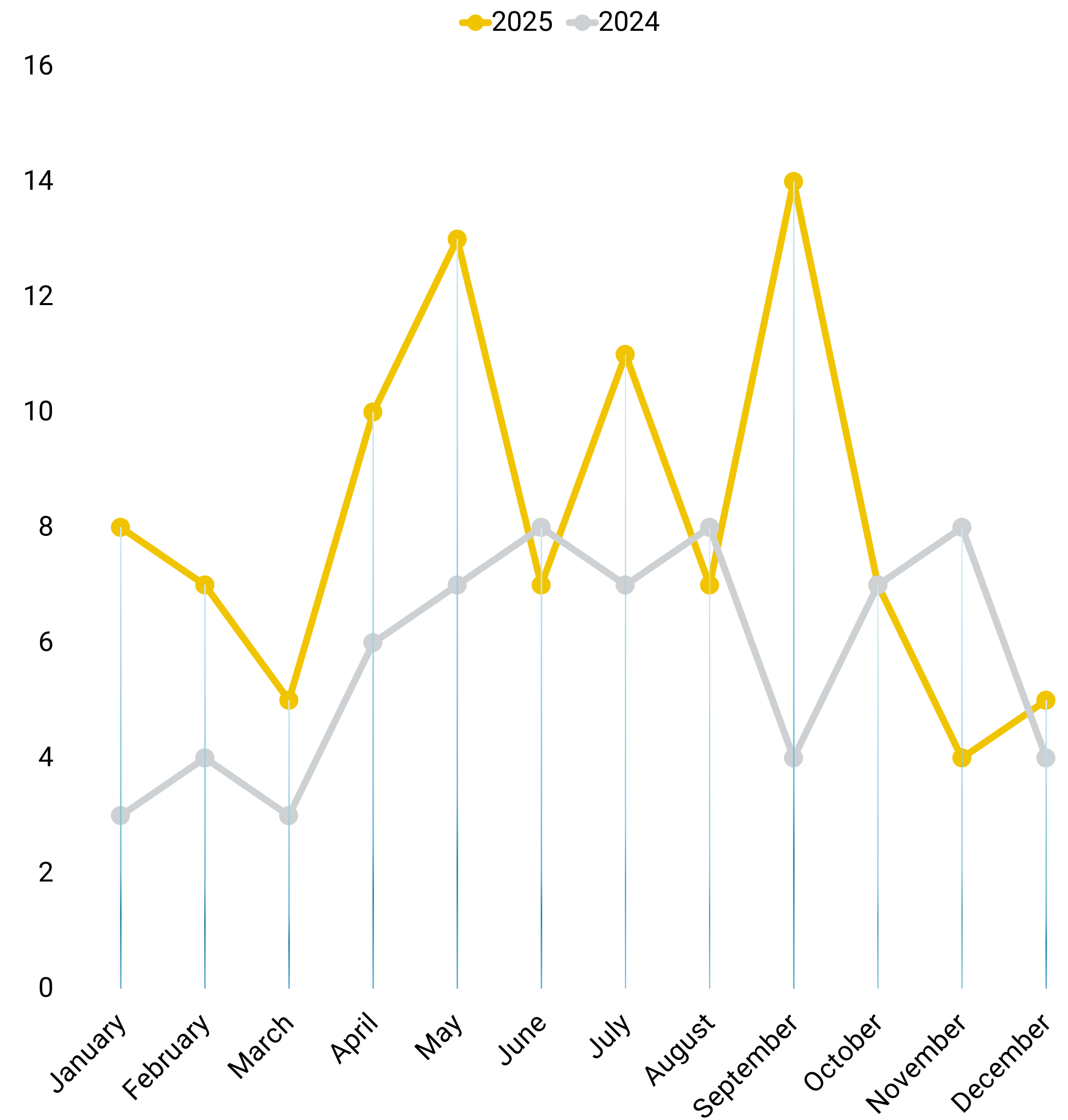
## Chelan: Condominiums Only

# Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	8	3	166.67%
February	7	4	75.00%
March	5	3	66.67%
April	10	6	66.67%
May	13	7	85.71%
June	7	8	-12.50%
July	11	7	57.14%
August	7	8	-12.50%
September	14	4	250.00%
October	7	7	0.00%
November	4	8	-50.00%
December	5	4	25.00%
<b>Total</b>	<b>98</b>	<b>69</b>	
<b>% chg.</b>			<b>42.03%</b>

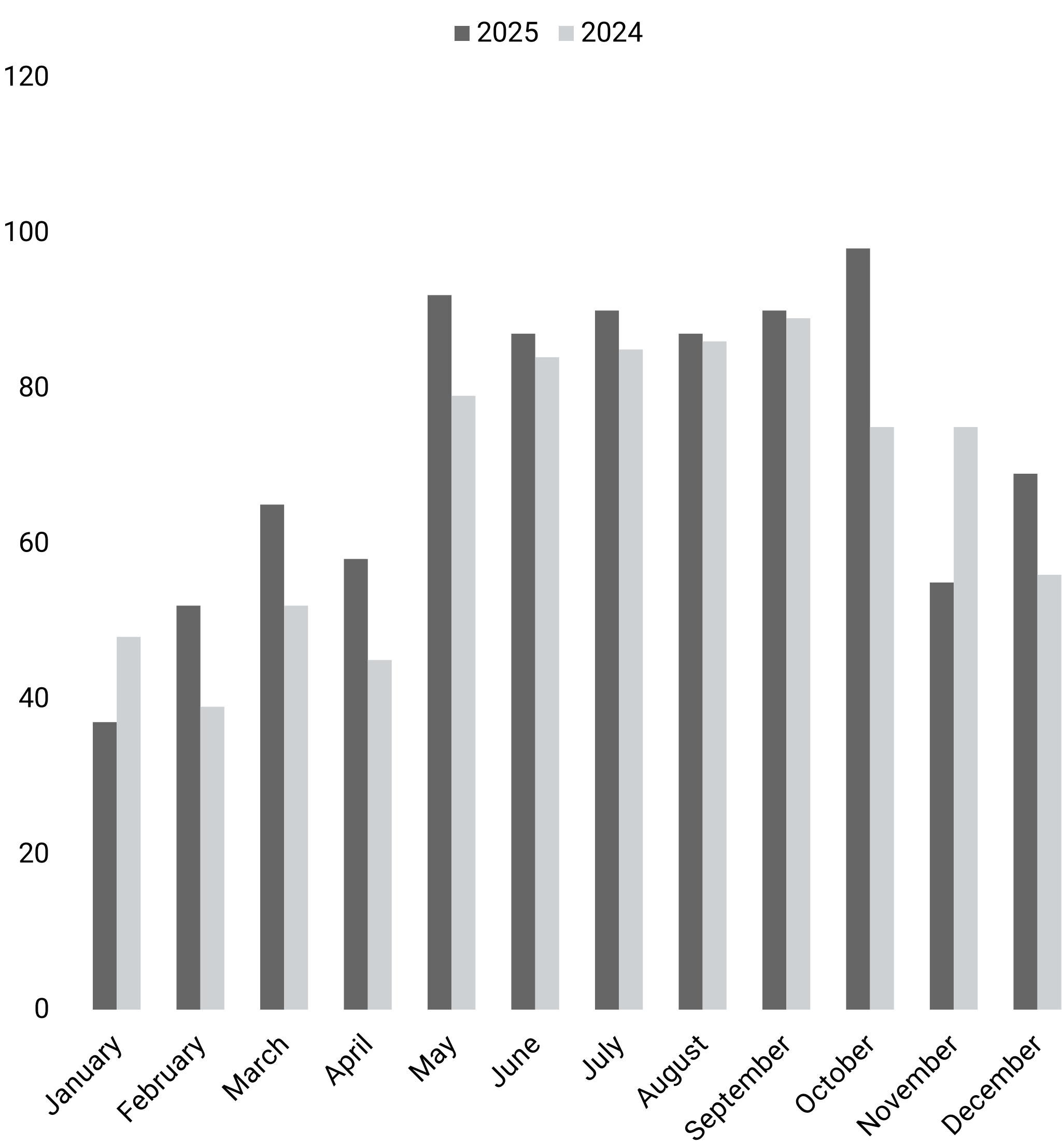


Chelan: Residential Homes and Condominiums

# Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2025	2024	% chg.
January	37	48	-22.92%
February	52	39	33.33%
March	65	52	25.00%
April	58	45	28.89%
May	92	79	16.46%
June	87	84	3.57%
July	90	85	5.88%
August	87	86	1.16%
September	90	89	1.12%
October	98	75	30.67%
November	55	75	-26.67%
December	69	56	23.21%
Total	880	813	
% chg.	8.24%		

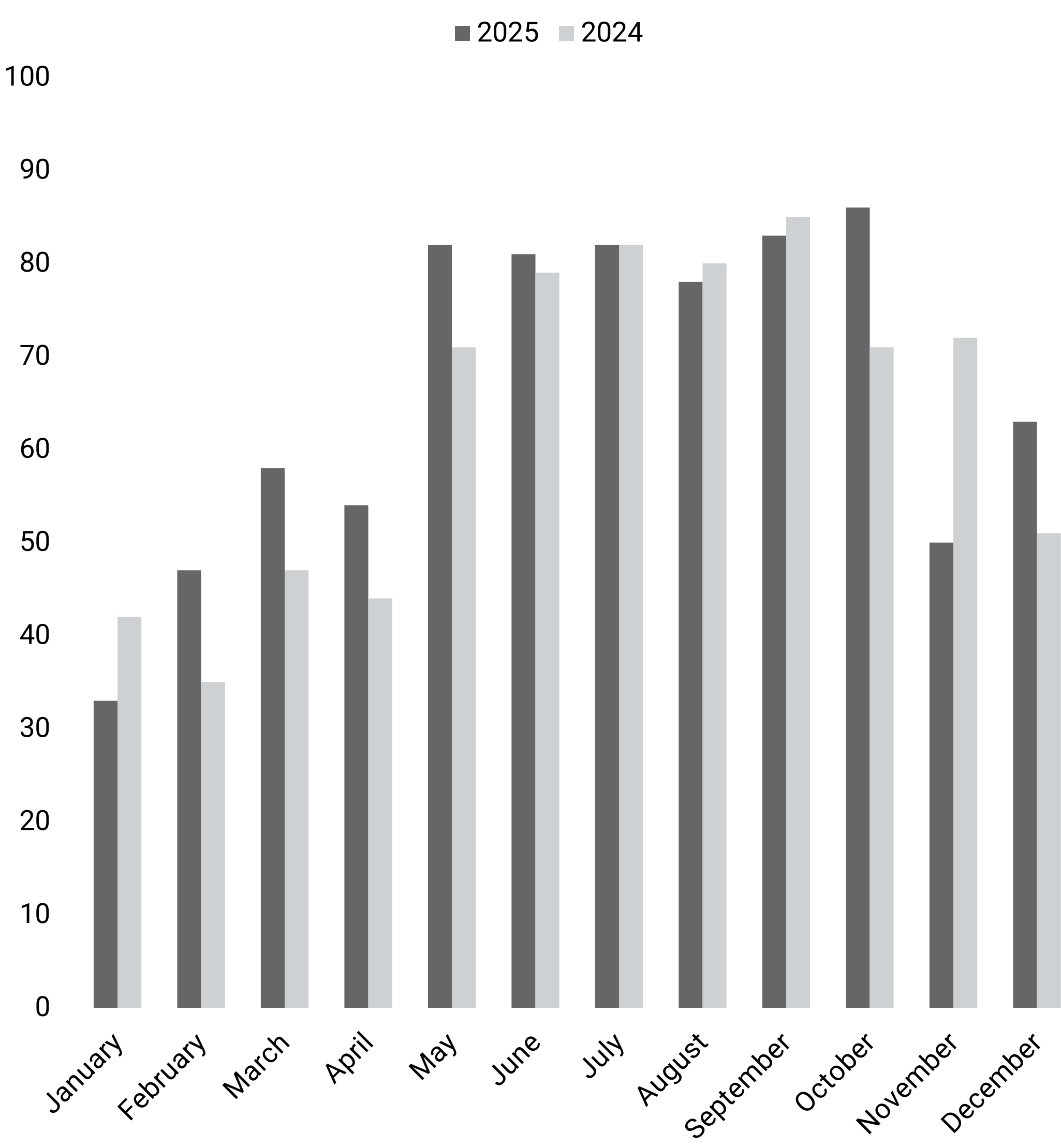


Chelan: Residential Homes Only

# Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2025	2024	% chg.
January	33	42	-21.43%
February	47	35	34.29%
March	58	47	23.40%
April	54	44	22.73%
May	82	71	15.49%
June	81	79	2.53%
July	82	82	0.00%
August	78	80	-2.50%
September	83	85	-2.35%
October	86	71	21.13%
November	50	72	-30.56%
December	63	51	23.53%
<b>Total</b>	<b>797</b>	<b>759</b>	
<b>% chg.</b>	<hr/>		<b>5.01%</b>

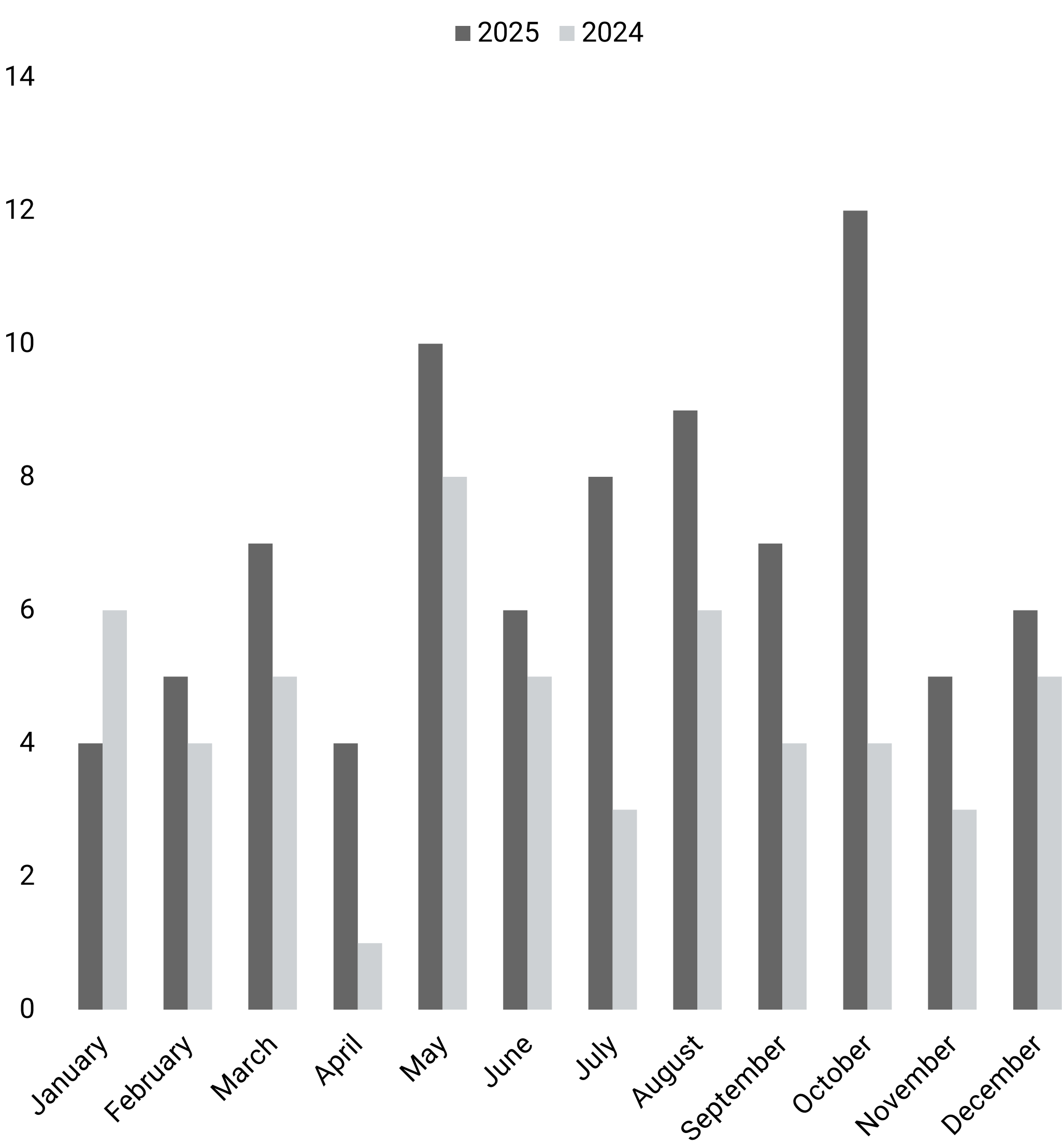


# Chelan: Condominiums Only

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2025	2024	% chg.
January	4	6	-33.33%
February	5	4	25.00%
March	7	5	40.00%
April	4	1	300.00%
May	10	8	25.00%
June	6	5	20.00%
July	8	3	166.67%
August	9	6	50.00%
September	7	4	75.00%
October	12	4	200.00%
November	5	3	66.67%
December	6	5	20.00%
<b>Total</b>	<b>83</b>	<b>54</b>	
<b>% chg.</b>	<b>53.70%</b>		



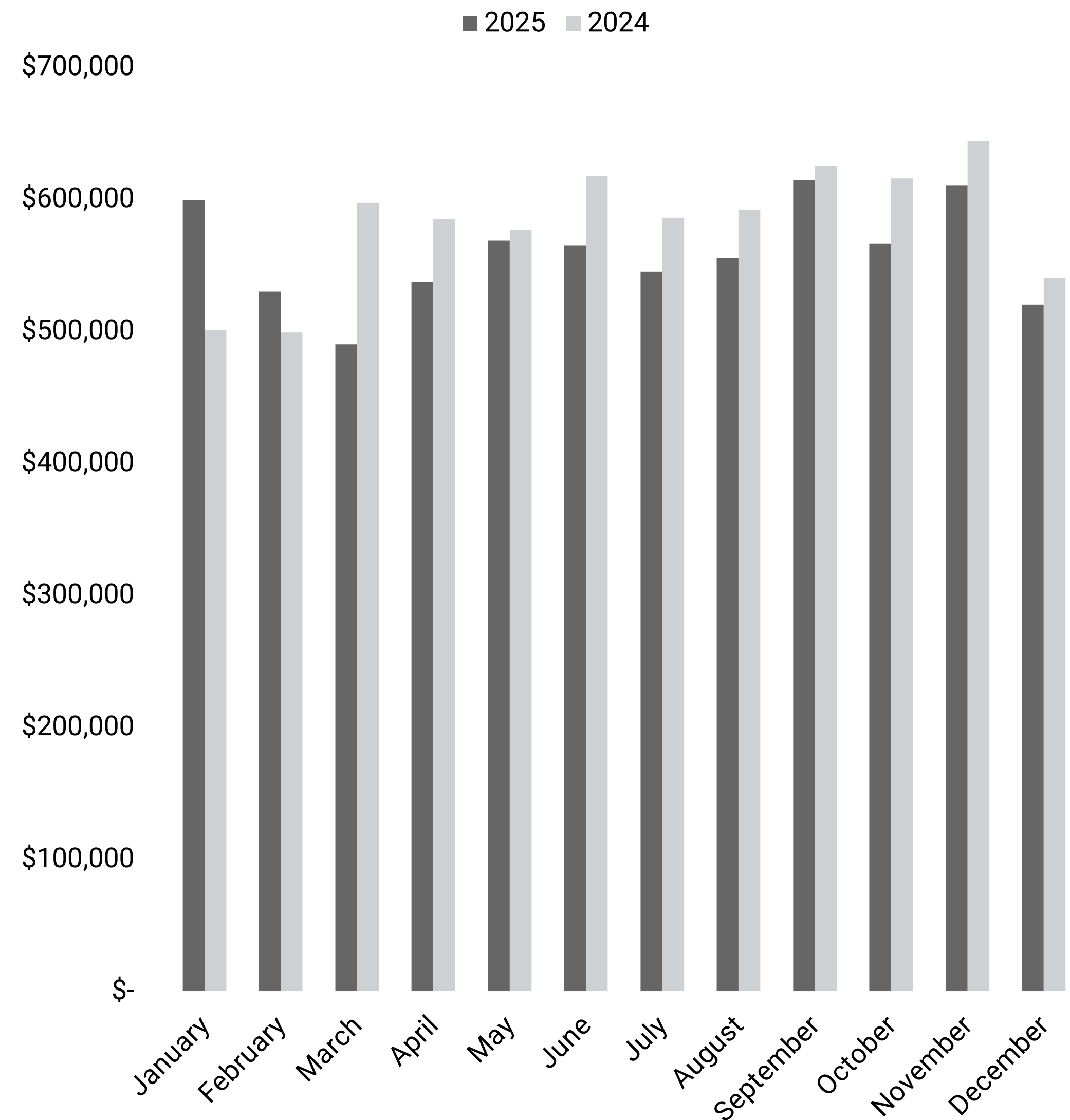


# Chelan: Residential Homes and Condominiums

## Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025		2024	% chg.
January	\$	599,000	\$ 500,900	19.58%
February	\$	530,000	\$ 499,000	6.21%
March	\$	489,900	\$ 597,000	-17.94%
April	\$	537,500	\$ 585,000	-8.12%
May	\$	568,500	\$ 576,500	-1.39%
June	\$	565,000	\$ 617,500	-8.50%
July	\$	545,000	\$ 585,800	-6.96%
August	\$	555,000	\$ 592,000	-6.25%
September	\$	614,500	\$ 625,000	-1.68%
October	\$	566,250	\$ 615,500	-8.00%
November	\$	610,000	\$ 644,000	-5.28%
December	\$	520,000	\$ 540,000	-3.70%
<b>Total</b>	\$	<b>559,950</b>	\$ <b>585,800</b>	
<b>% chg.</b>				<b>-4.41%</b>

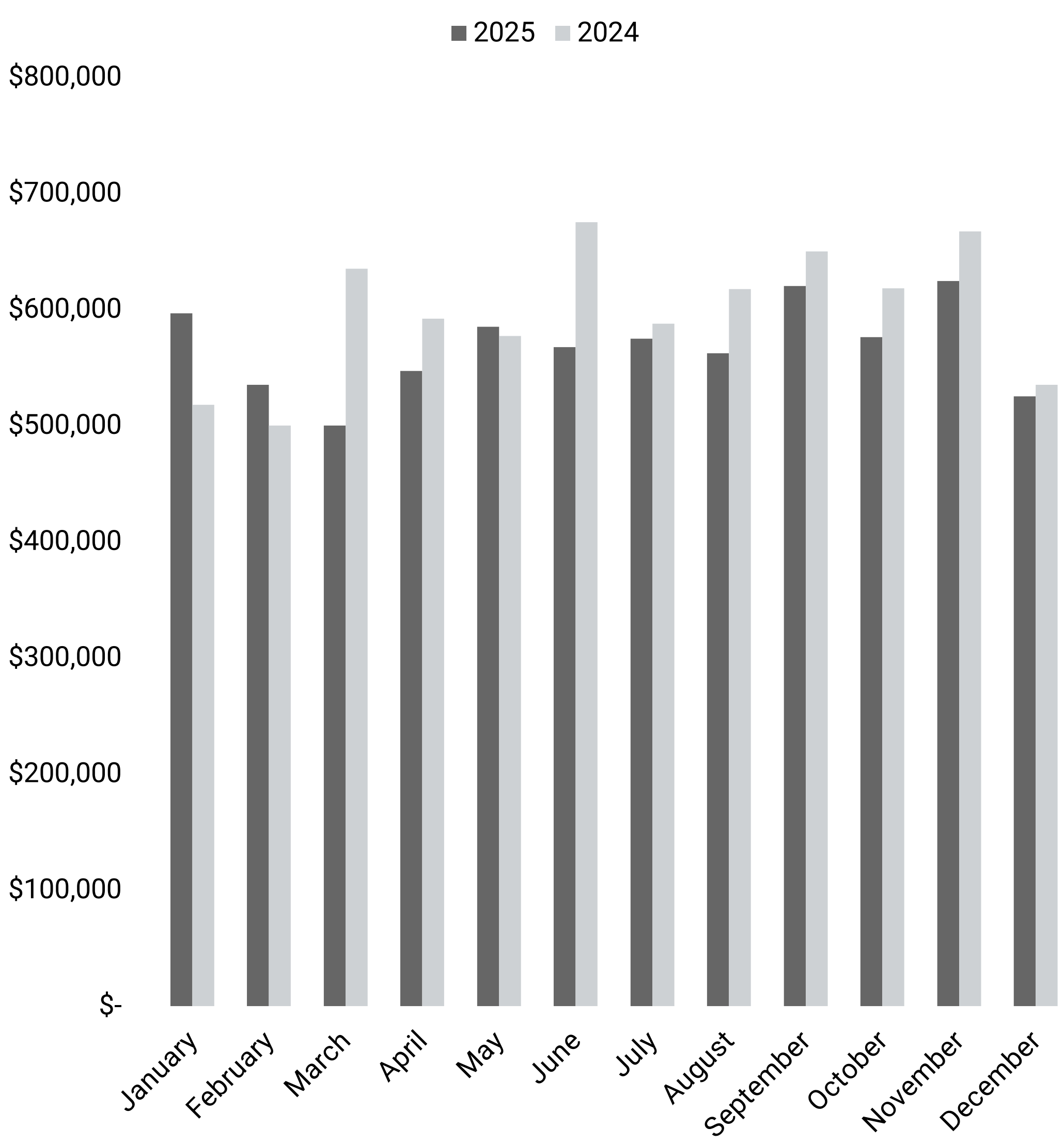


Chelan: Residential Homes Only

# Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025		2024	% chg.
January	\$	596,500	\$ 517,950	15.17%
February	\$	535,000	\$ 500,000	7.00%
March	\$	499,950	\$ 635,000	-21.27%
April	\$	547,000	\$ 592,000	-7.60%
May	\$	585,000	\$ 577,000	1.39%
June	\$	567,500	\$ 675,000	-15.93%
July	\$	574,932	\$ 587,850	-2.20%
August	\$	562,250	\$ 617,500	-8.95%
September	\$	620,000	\$ 650,000	-4.62%
October	\$	576,250	\$ 618,000	-6.76%
November	\$	624,500	\$ 667,000	-6.37%
December	\$	525,000	\$ 535,000	-1.87%
Total	\$	572,500	\$ 600,000	
% chg.				-4.58%

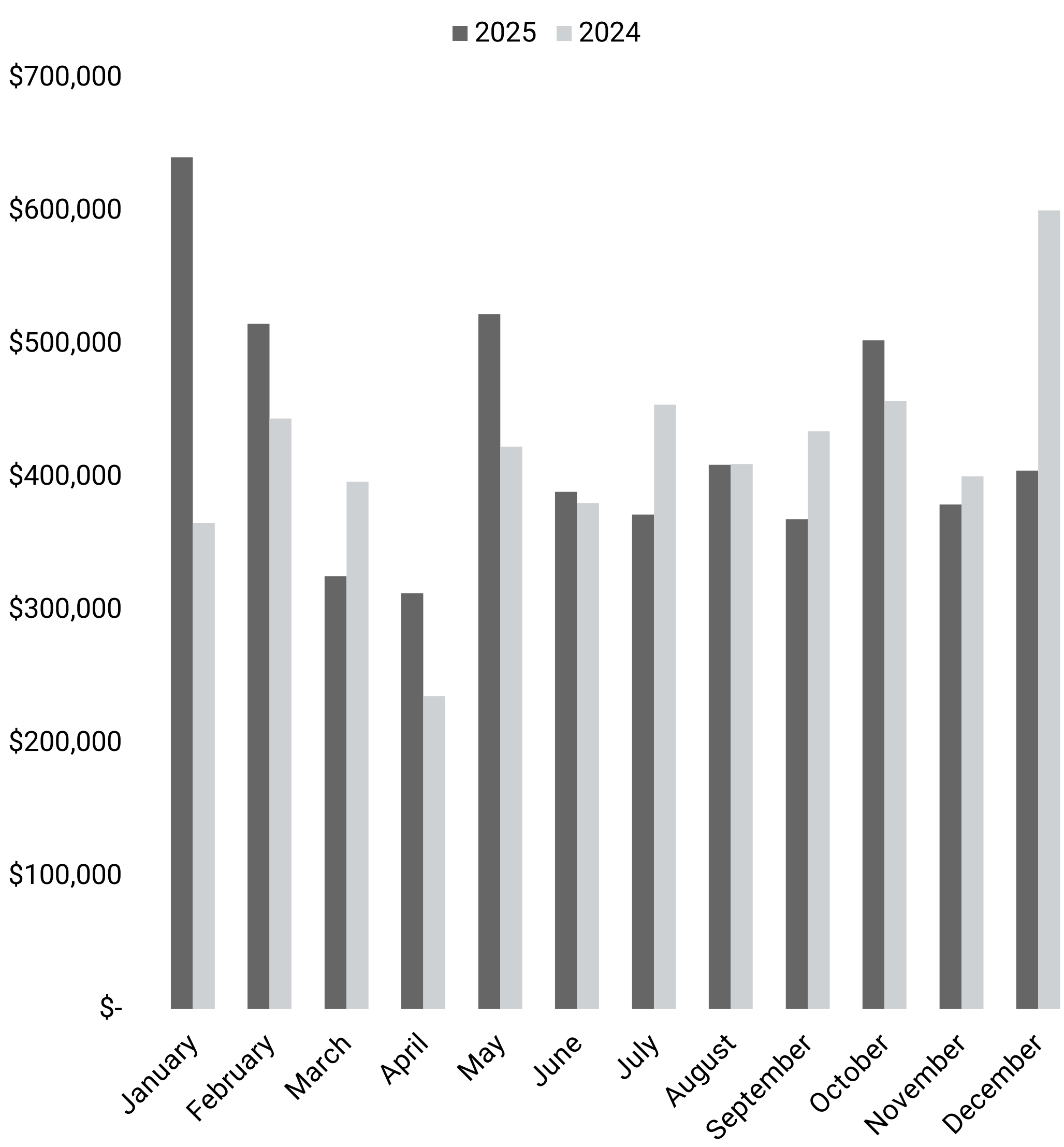


Chelan: Condominiums Only

# Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 640,000	\$ 365,000	75.34%
February	\$ 514,900	\$ 443,700	16.05%
March	\$ 325,000	\$ 396,000	-17.93%
April	\$ 312,400	\$ 235,000	32.94%
May	\$ 522,000	\$ 422,500	23.55%
June	\$ 388,500	\$ 380,000	2.24%
July	\$ 371,450	\$ 454,000	-18.18%
August	\$ 408,850	\$ 409,500	-0.16%
September	\$ 368,000	\$ 434,000	-15.21%
October	\$ 502,500	\$ 456,950	9.97%
November	\$ 379,000	\$ 400,000	-5.25%
December	\$ 404,500	\$ 600,000	-32.58%
Total	\$ 410,000	\$ 409,500	
% chg.	0.12%		



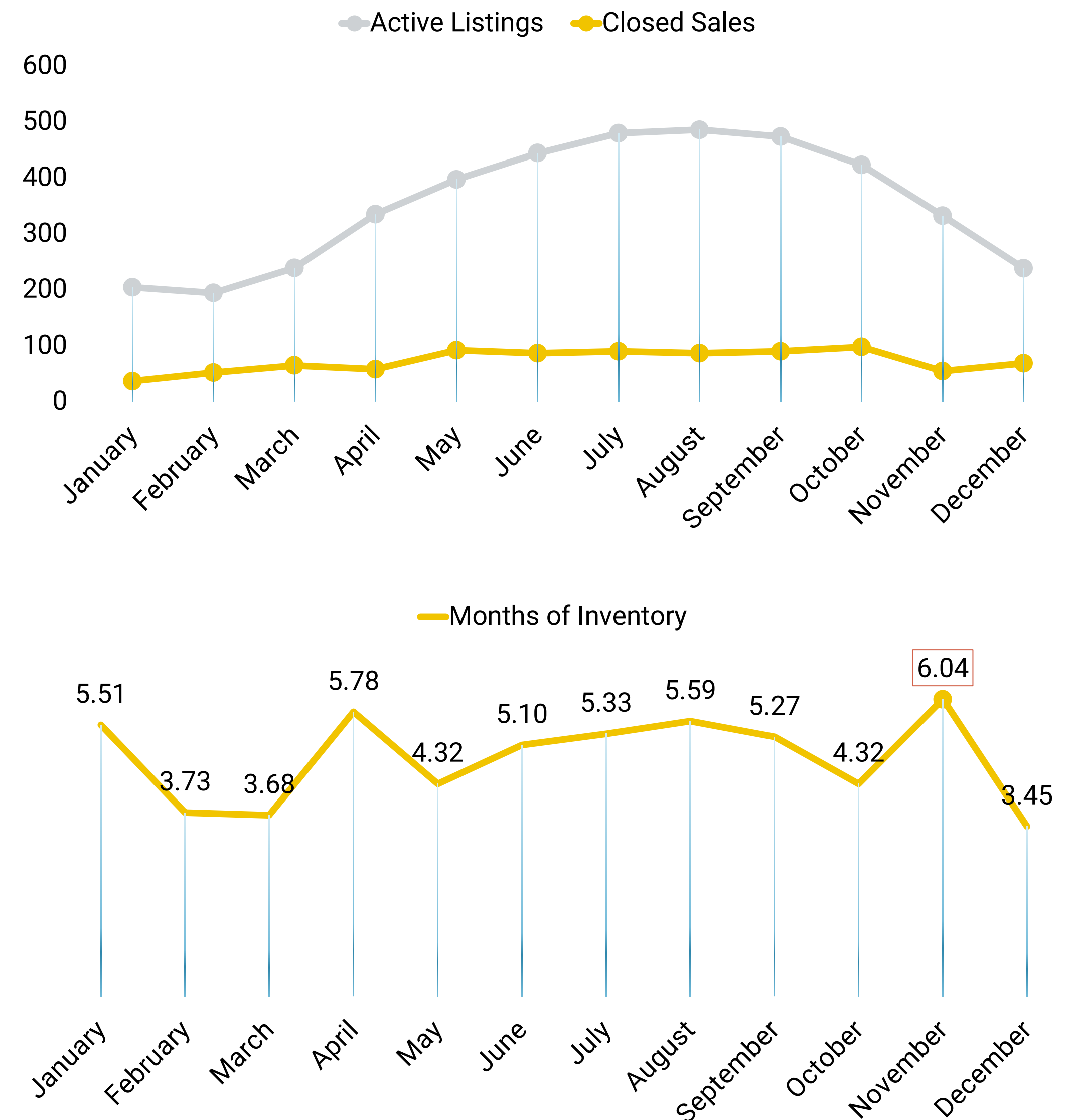
# Chelan: Residential Homes and Condominiums

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	204	37	5.51
February	194	52	3.73
March	239	65	3.68
April	335	58	5.78
May	397	92	4.32
June	444	87	5.10
July	480	90	5.33
August	486	87	5.59
September	474	90	5.27
October	423	98	4.32
November	332	55	6.04
December	238	69	3.45





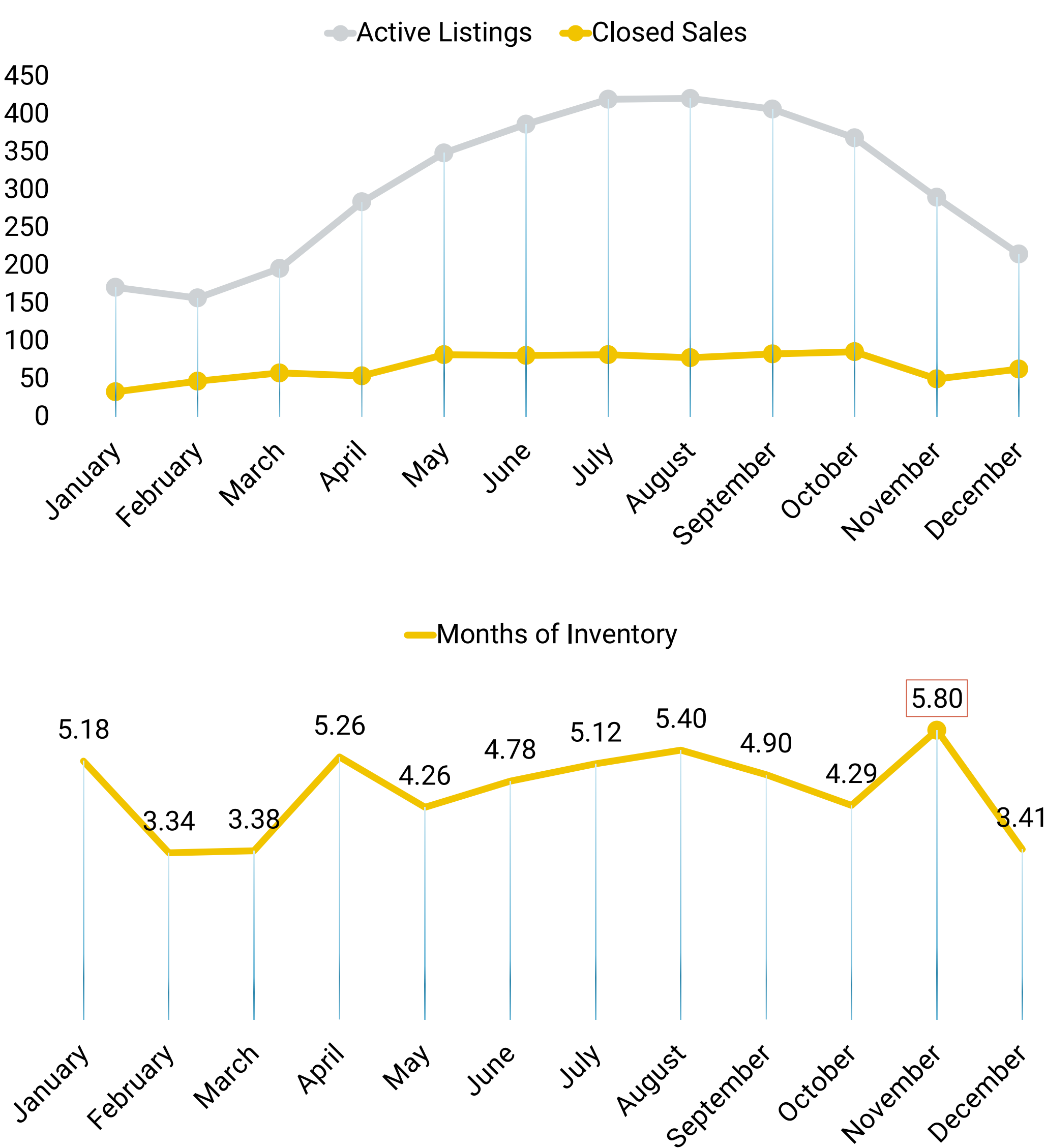
Chelan: Residential Homes Only

# Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	171	33	5.18
February	157	47	3.34
March	196	58	3.38
April	284	54	5.26
May	349	82	4.26
June	387	81	4.78
July	420	82	5.12
August	421	78	5.40
September	407	83	4.90
October	369	86	4.29
November	290	50	5.80
December	215	63	3.41



Chelan: Condominiums Only

# Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	33	4	8.25
February	37	5	7.40
March	43	7	6.14
April	51	4	12.75
May	48	10	4.80
June	57	6	9.50
July	60	8	7.50
August	65	9	7.22
September	67	7	9.57
October	54	12	4.50
November	42	5	8.40
December	23	6	3.83

