



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Clallam Annual Statistical Review and Highlights

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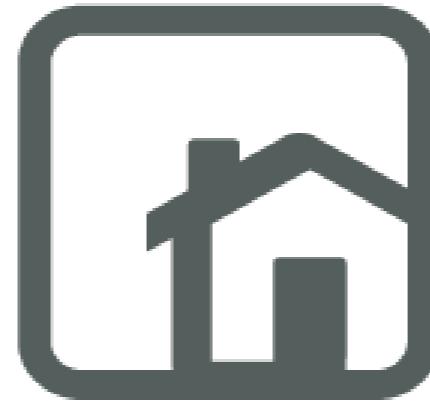
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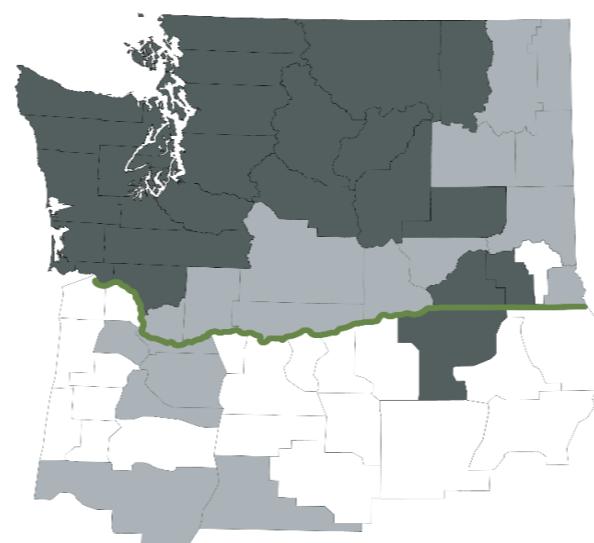
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

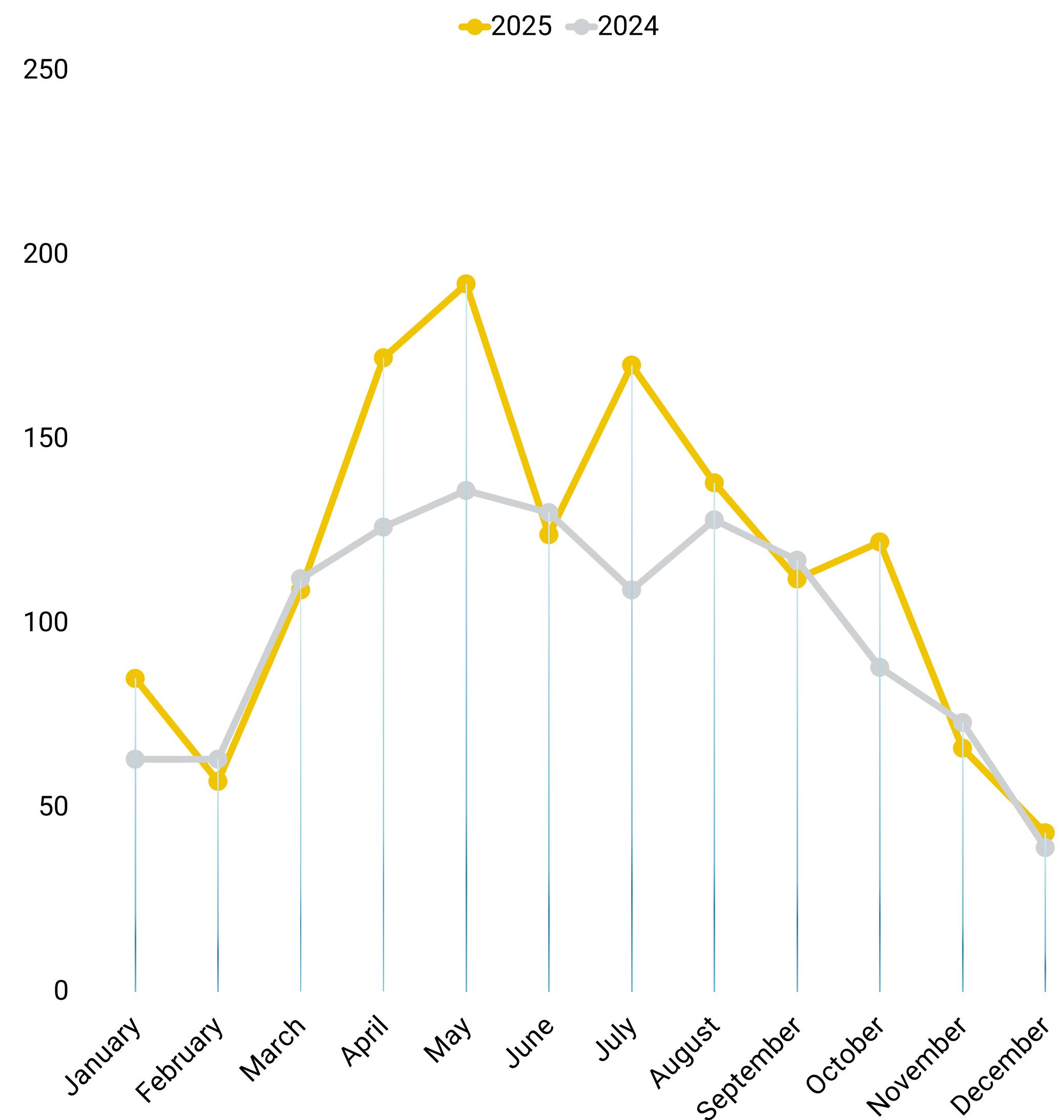
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Clallam: Residential Homes and Condominiums

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	85	63	34.92%
February	57	63	-9.52%
March	109	112	-2.68%
April	172	126	36.51%
May	192	136	41.18%
June	124	130	-4.62%
July	170	109	55.96%
August	138	128	7.81%
September	112	117	-4.27%
October	122	88	38.64%
November	66	73	-9.59%
December	43	39	10.26%
Total	1,390	1,184	
% chg.		17.40%	

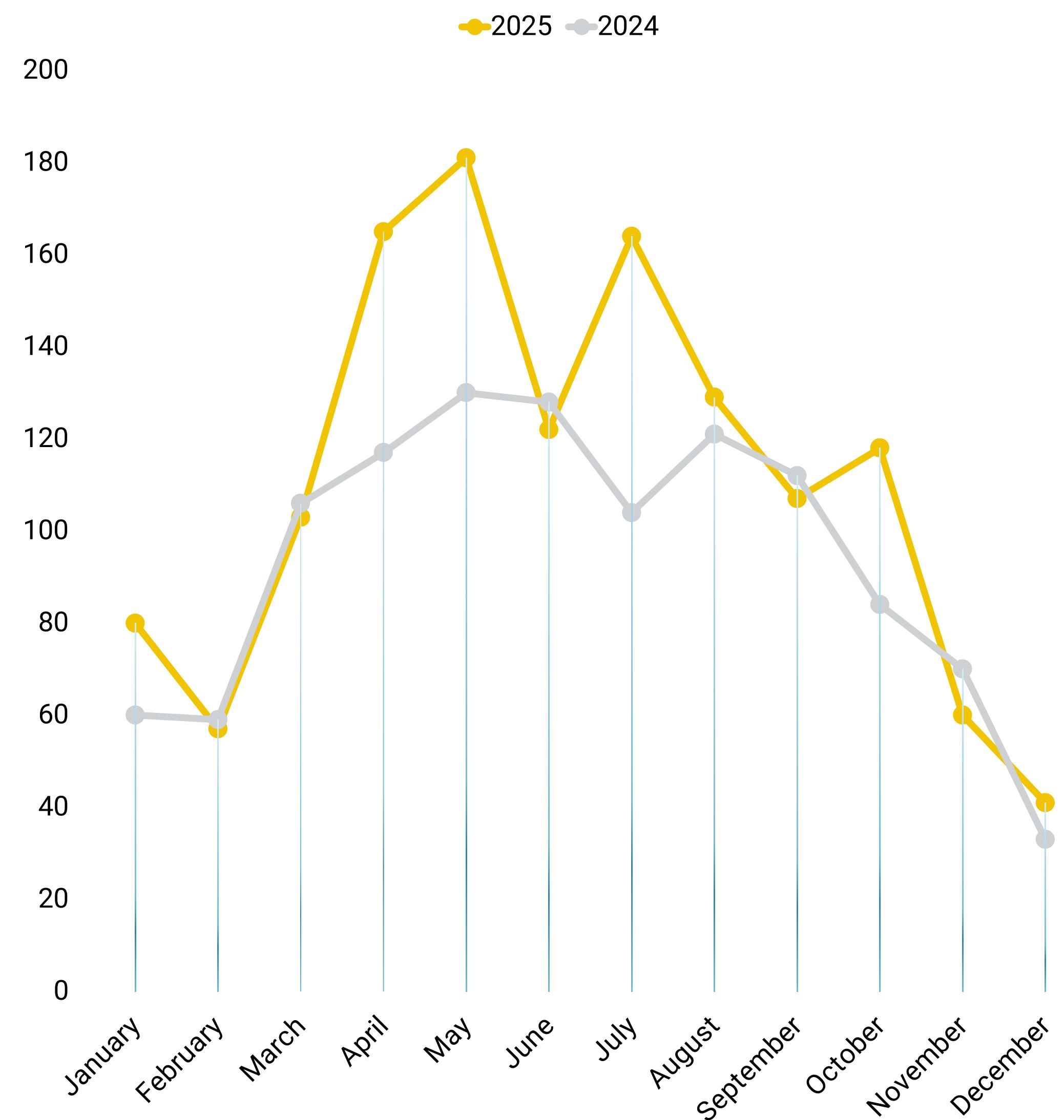


Clallam: Residential Homes Only

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	80	60	33.33%
February	57	59	-3.39%
March	103	106	-2.83%
April	165	117	41.03%
May	181	130	39.23%
June	122	128	-4.69%
July	164	104	57.69%
August	129	121	6.61%
September	107	112	-4.46%
October	118	84	40.48%
November	60	70	-14.29%
December	41	33	24.24%
Total	1,327	1,124	
% chg.		18.06%	

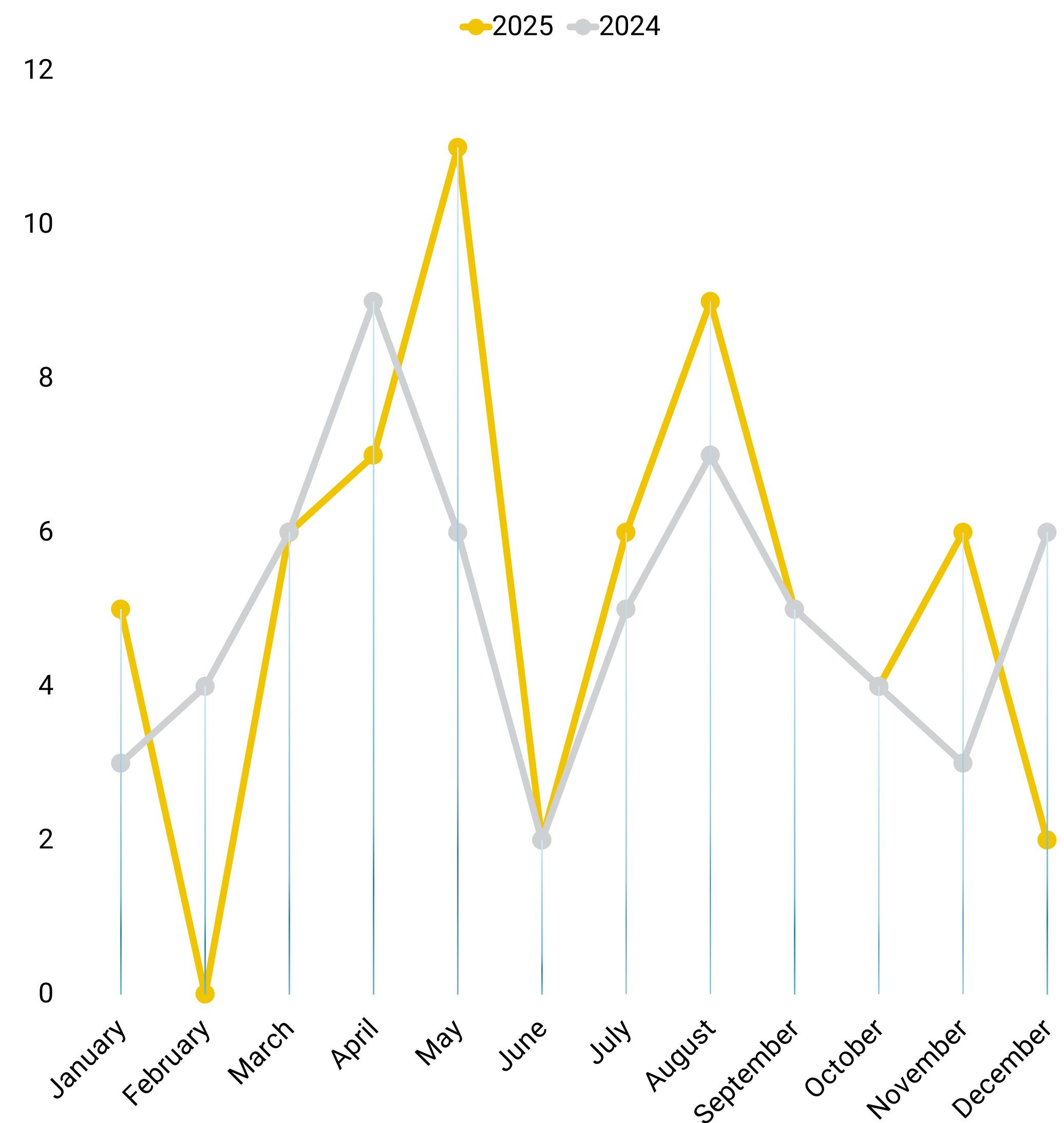


Clallam: Condominiums Only

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	5	3	66.67%
February	0	4	-100.00%
March	6	6	0.00%
April	7	9	-22.22%
May	11	6	83.33%
June	2	2	0.00%
July	6	5	20.00%
August	9	7	28.57%
September	5	5	0.00%
October	4	4	0.00%
November	6	3	100.00%
December	2	6	-66.67%
Total	63	60	
% chg.		5.00%	

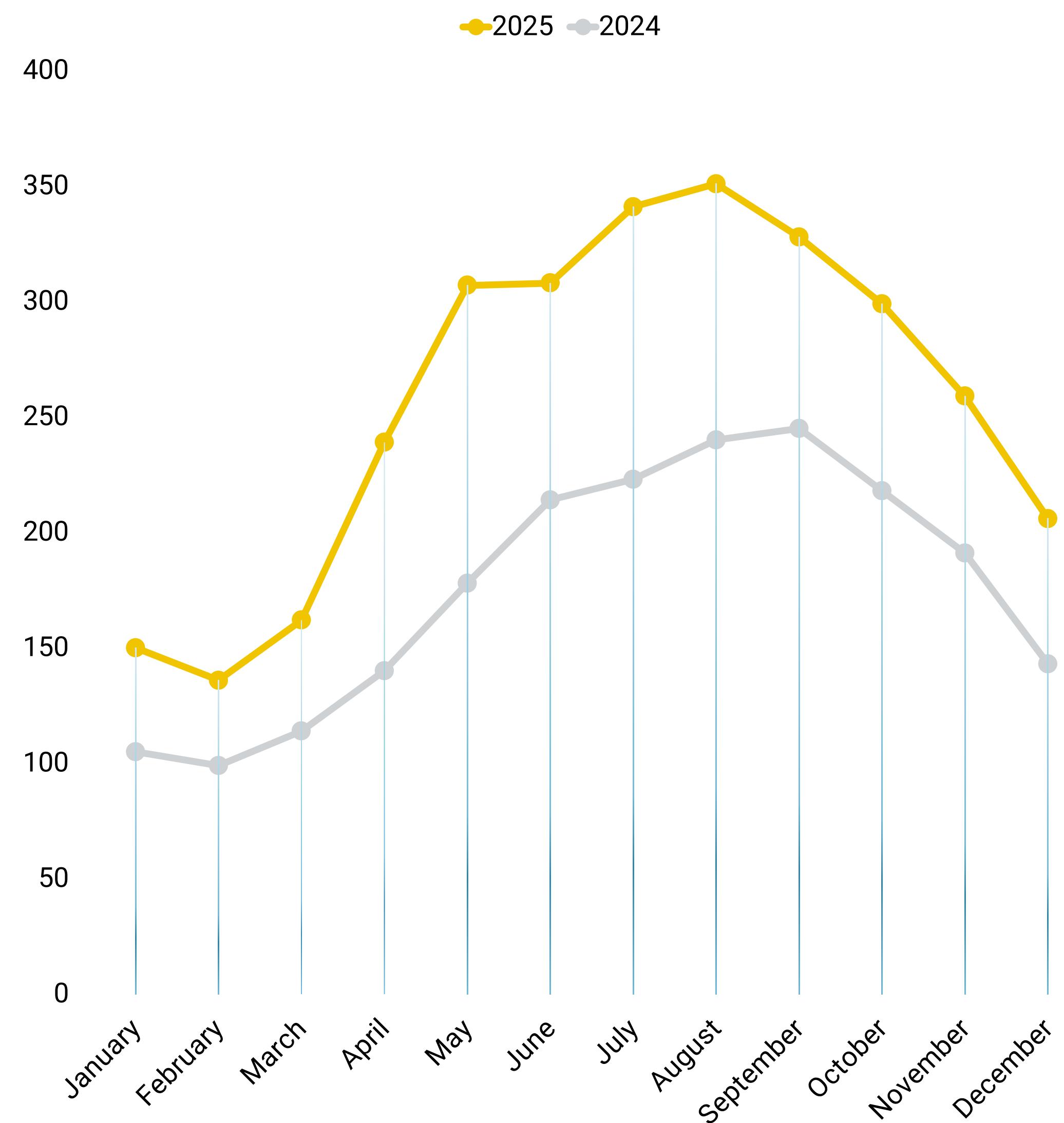


Clallam: Residential Homes and Condominiums

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	150	105	42.86%
February	136	99	37.37%
March	162	114	42.11%
April	239	140	70.71%
May	307	178	72.47%
June	308	214	43.93%
July	341	223	52.91%
August	351	240	46.25%
September	328	245	33.88%
October	299	218	37.16%
November	259	191	35.60%
December	206	143	44.06%
Total	3,086	2,110	
% chg.		46.26%	

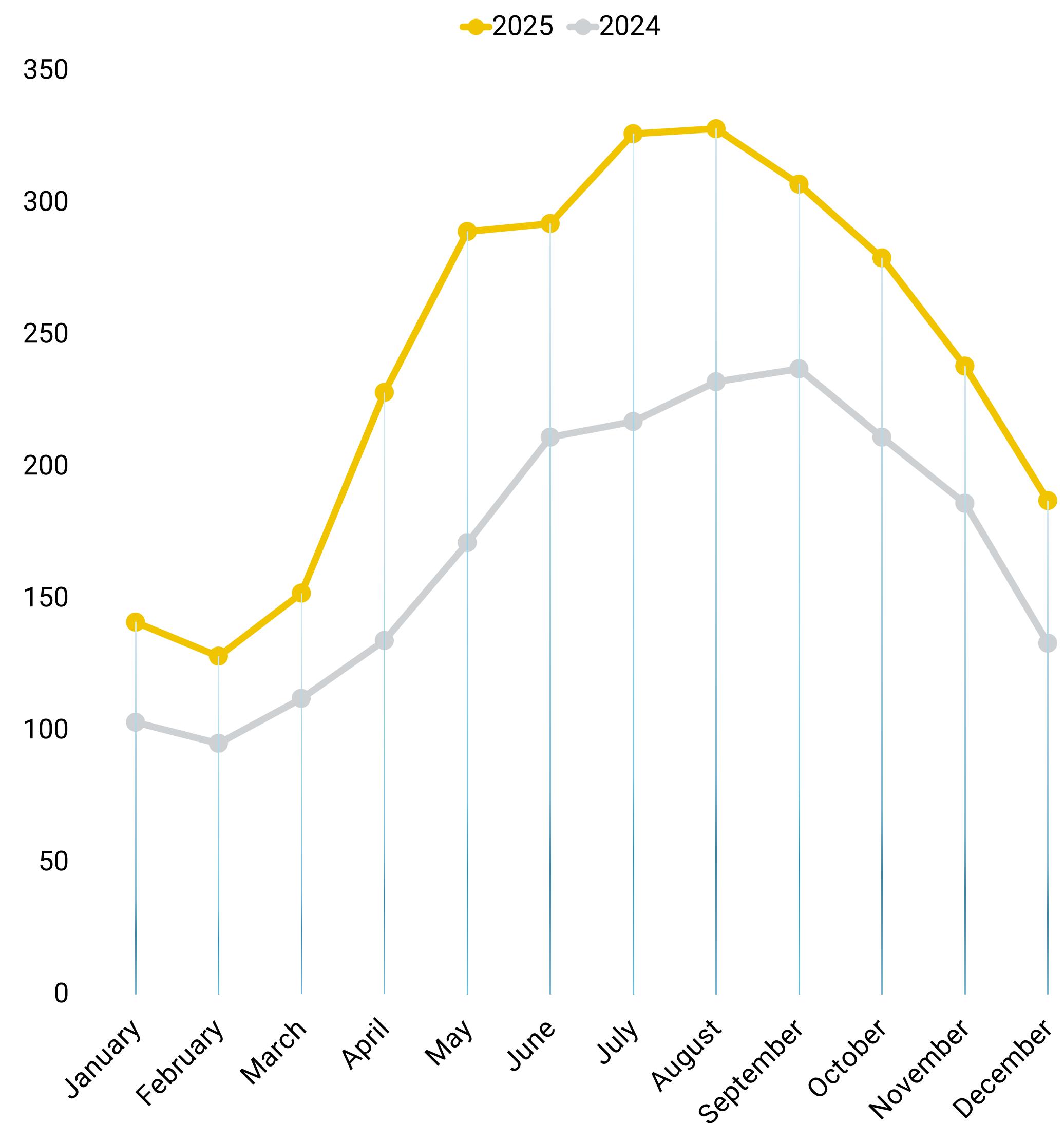


Clallam: Residential Homes Only

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	141	103	36.89%
February	128	95	34.74%
March	152	112	35.71%
April	228	134	70.15%
May	289	171	69.01%
June	292	211	38.39%
July	326	217	50.23%
August	328	232	41.38%
September	307	237	29.54%
October	279	211	32.23%
November	238	186	27.96%
December	187	133	40.60%
Total	2,895	2,042	
% chg.		41.77%	

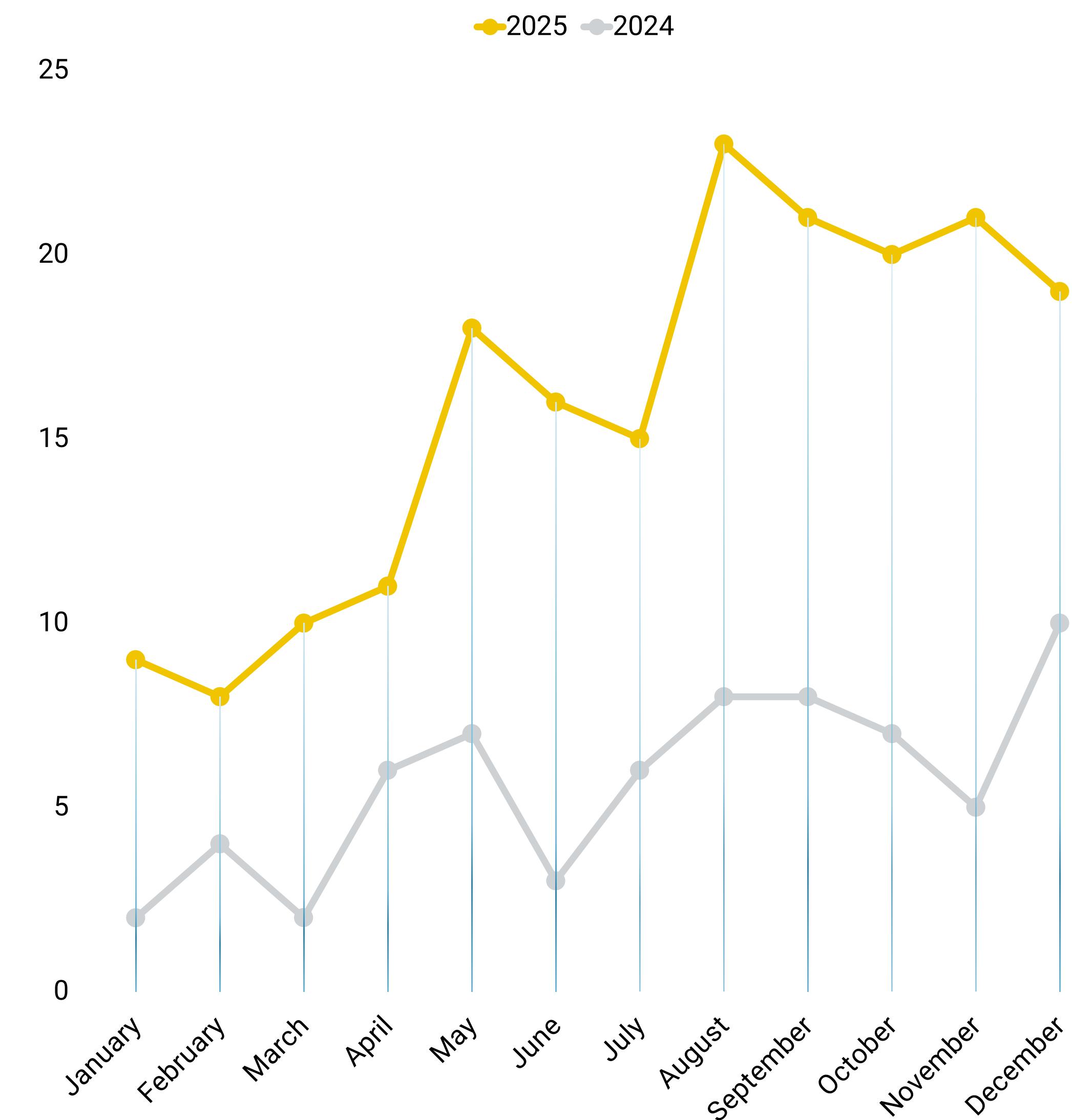


Clallam: Condominiums Only

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	9	2	350.00%
February	8	4	100.00%
March	10	2	400.00%
April	11	6	83.33%
May	18	7	157.14%
June	16	3	433.33%
July	15	6	150.00%
August	23	8	187.50%
September	21	8	162.50%
October	20	7	185.71%
November	21	5	320.00%
December	19	10	90.00%
Total	191	68	
% chg.		180.88%	



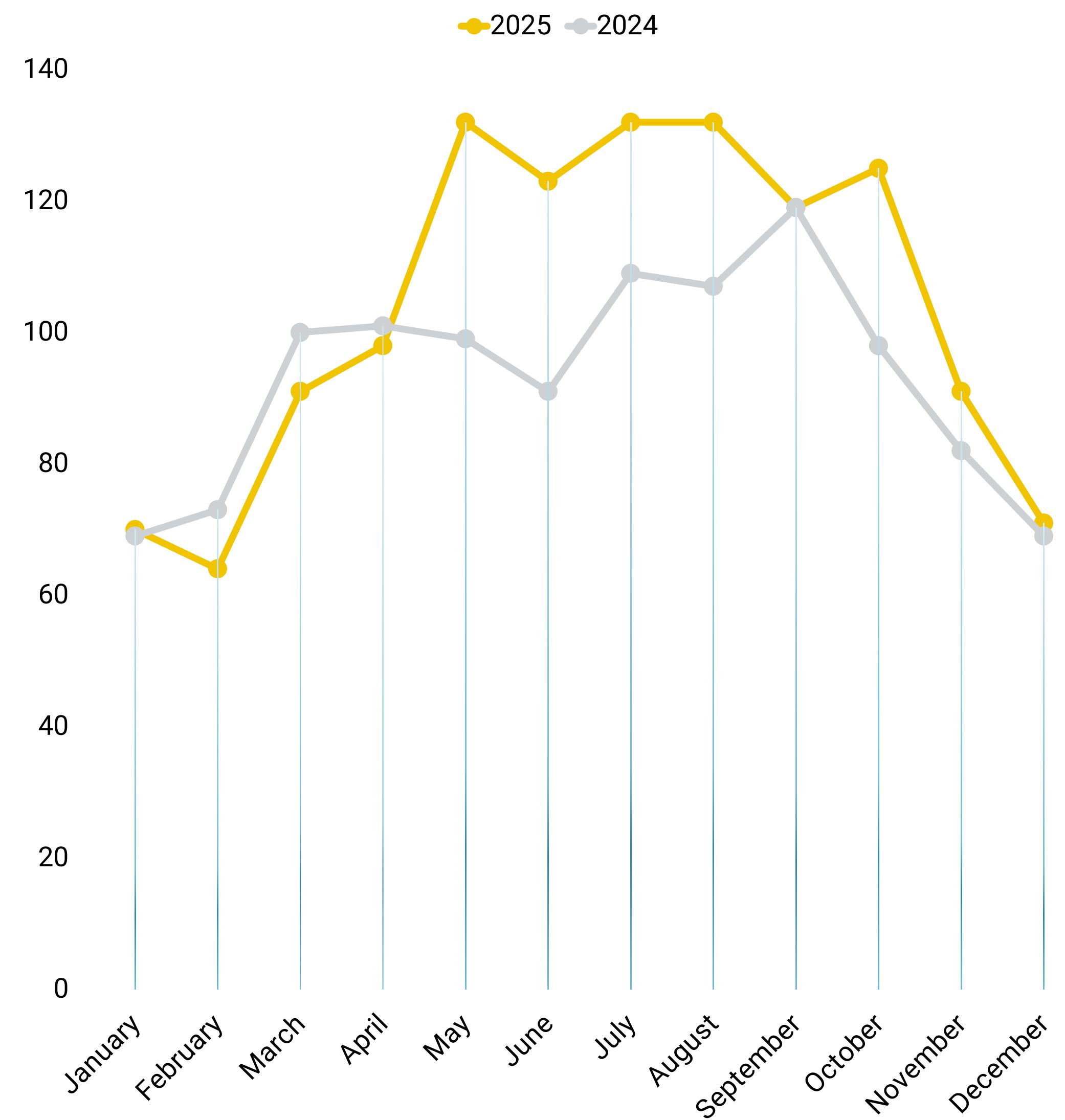
Clallam: Residential Homes and Condominiums

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	70	69	1.45%
February	64	73	-12.33%
March	91	100	-9.00%
April	98	101	-2.97%
May	132	99	33.33%
June	123	91	35.16%
July	132	109	21.10%
August	132	107	23.36%
September	119	119	0.00%
October	125	98	27.55%
November	91	82	10.98%
December	71	69	2.90%
Total	1,248	1,117	
% chg.		11.73%	



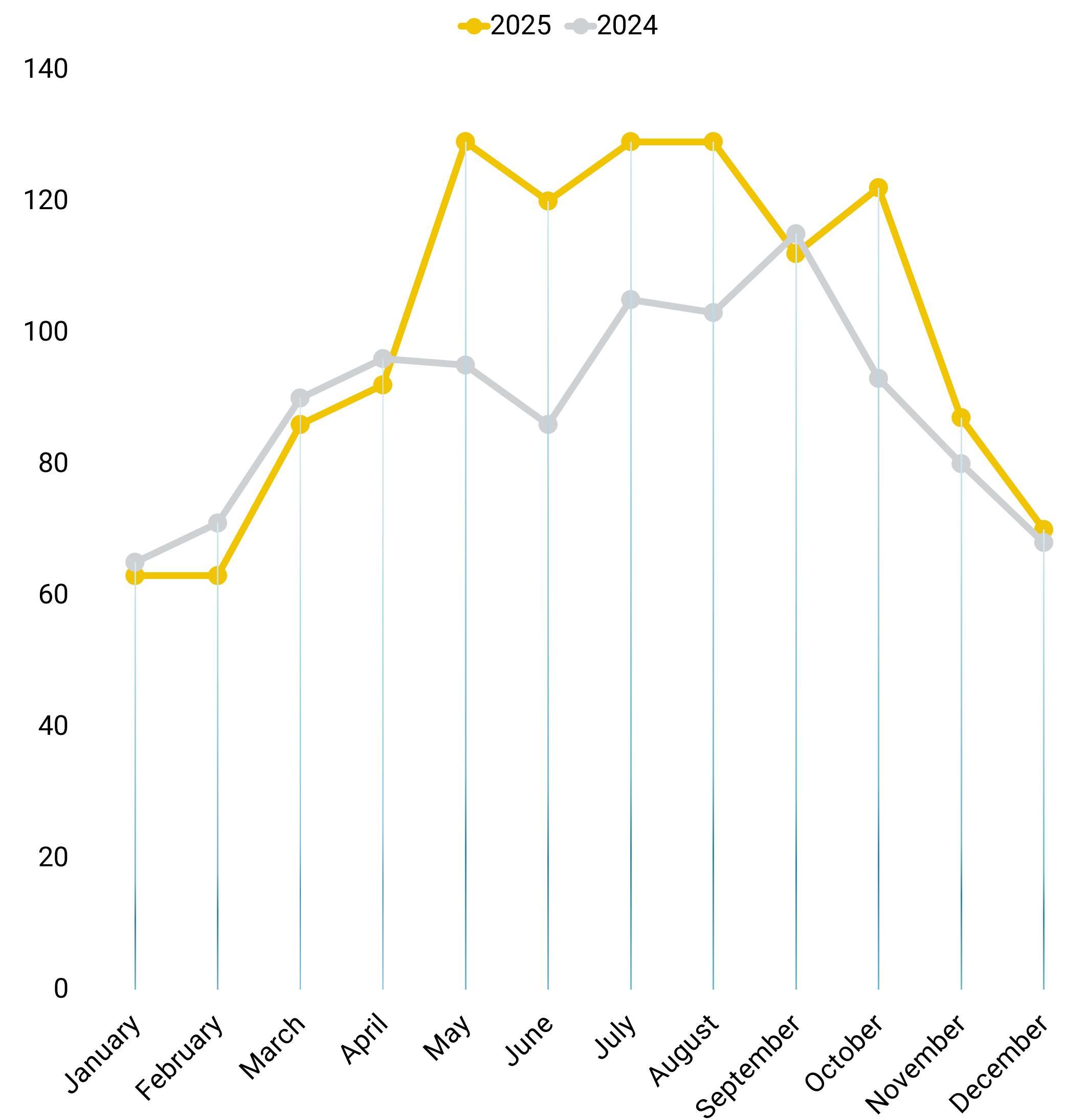
Clallam: Residential Homes Only

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	63	65	-3.08%
February	63	71	-11.27%
March	86	90	-4.44%
April	92	96	-4.17%
May	129	95	35.79%
June	120	86	39.53%
July	129	105	22.86%
August	129	103	25.24%
September	112	115	-2.61%
October	122	93	31.18%
November	87	80	8.75%
December	70	68	2.94%
Total	1,202	1,067	
% chg.		12.65%	



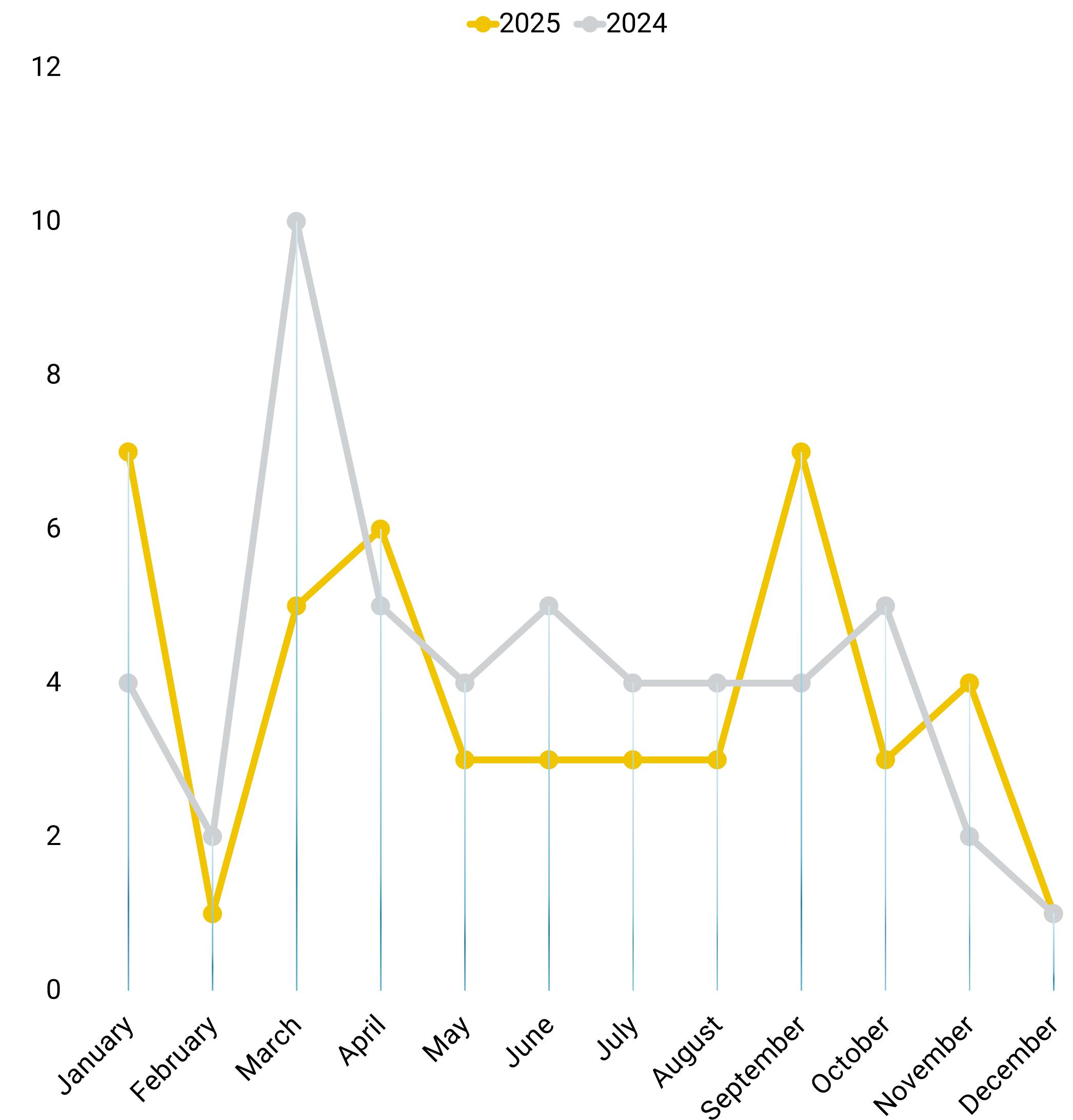
Clallam: Condominiums Only

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	7	4	75.00%
February	1	2	-50.00%
March	5	10	-50.00%
April	6	5	20.00%
May	3	4	-25.00%
June	3	5	-40.00%
July	3	4	-25.00%
August	3	4	-25.00%
September	7	4	75.00%
October	3	5	-40.00%
November	4	2	100.00%
December	1	1	0.00%
Total	46	50	
% chg.		-8.00%	

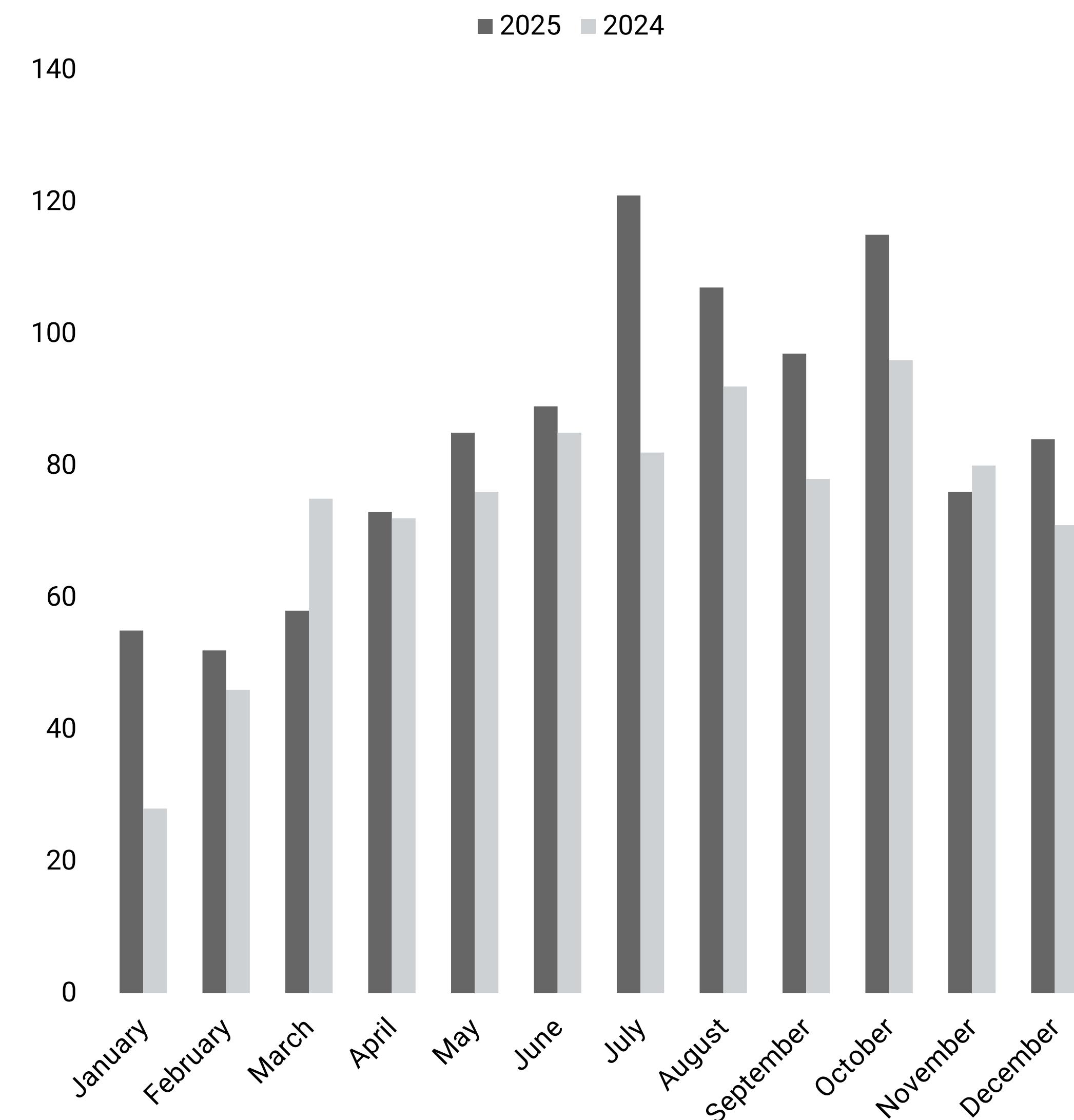


Clallam: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	55	28	96.43%
February	52	46	13.04%
March	58	75	-22.67%
April	73	72	1.39%
May	85	76	11.84%
June	89	85	4.71%
July	121	82	47.56%
August	107	92	16.30%
September	97	78	24.36%
October	115	96	19.79%
November	76	80	-5.00%
December	84	71	18.31%
Total	1,012	881	
% chg.		14.87%	

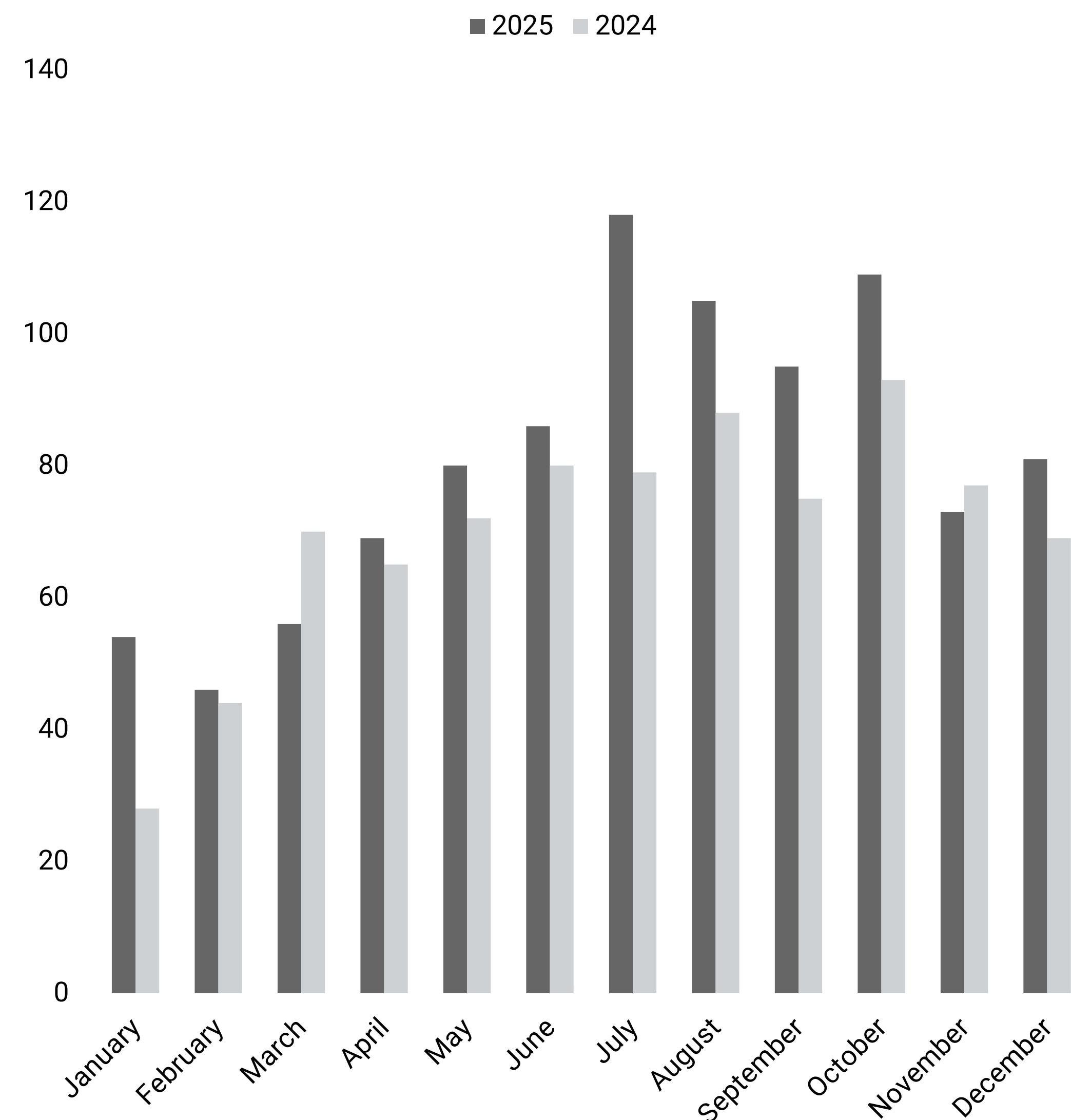


Clallam: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	54	28	92.86%
February	46	44	4.55%
March	56	70	-20.00%
April	69	65	6.15%
May	80	72	11.11%
June	86	80	7.50%
July	118	79	49.37%
August	105	88	19.32%
September	95	75	26.67%
October	109	93	17.20%
November	73	77	-5.19%
December	81	69	17.39%
Total	972	840	
% chg.		15.71%	

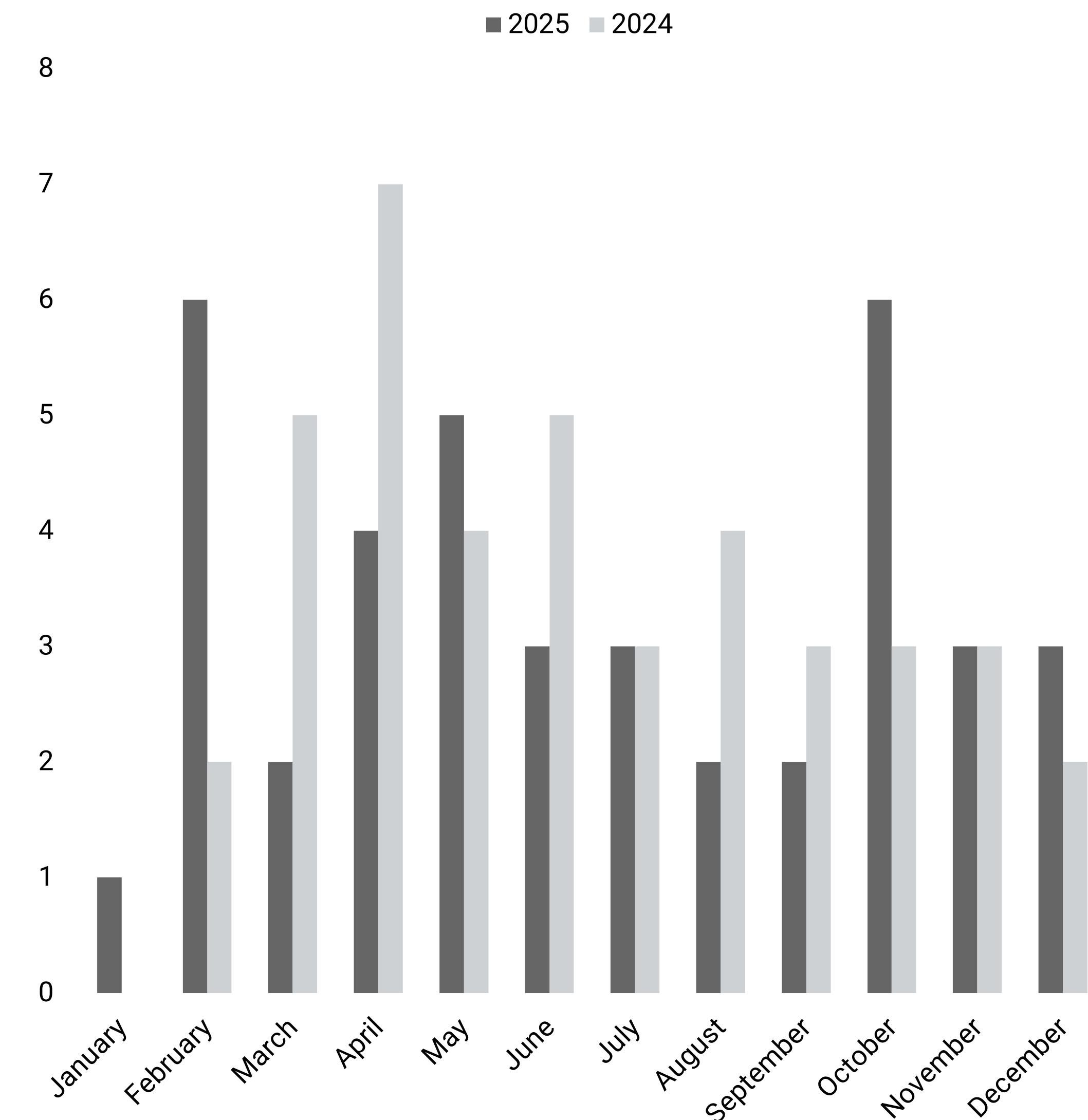


Clallam: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	1	0	0.00%
February	6	2	200.00%
March	2	5	-60.00%
April	4	7	-42.86%
May	5	4	25.00%
June	3	5	-40.00%
July	3	3	0.00%
August	2	4	-50.00%
September	2	3	-33.33%
October	6	3	100.00%
November	3	3	0.00%
December	3	2	50.00%
Total	40	41	
% chg.			-2.44%

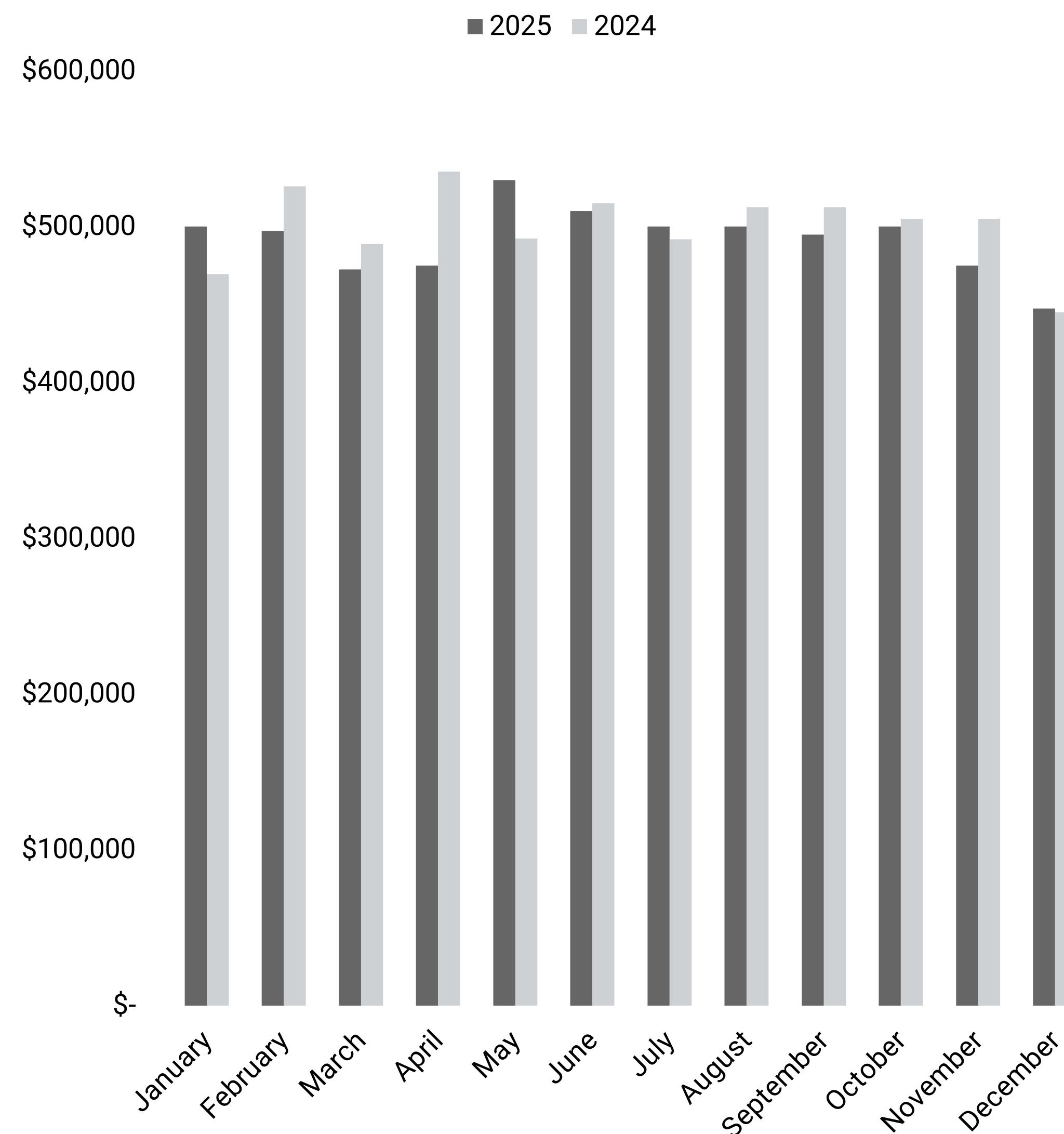


Clallam: Residential Homes and Condominiums

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	\$ 500,000	\$ 469,600	6.47%
February	\$ 497,500	\$ 526,000	-5.42%
March	\$ 472,500	\$ 489,000	-3.37%
April	\$ 475,000	\$ 535,250	-11.26%
May	\$ 530,000	\$ 492,500	7.61%
June	\$ 510,000	\$ 515,000	-0.97%
July	\$ 500,000	\$ 491,950	1.64%
August	\$ 500,000	\$ 512,500	-2.44%
September	\$ 494,950	\$ 512,500	-3.42%
October	\$ 500,000	\$ 505,000	-0.99%
November	\$ 475,000	\$ 505,000	-5.94%
December	\$ 447,500	\$ 445,000	0.56%
Total	\$ 496,000	\$ 500,000	
% chg.		-0.80%	

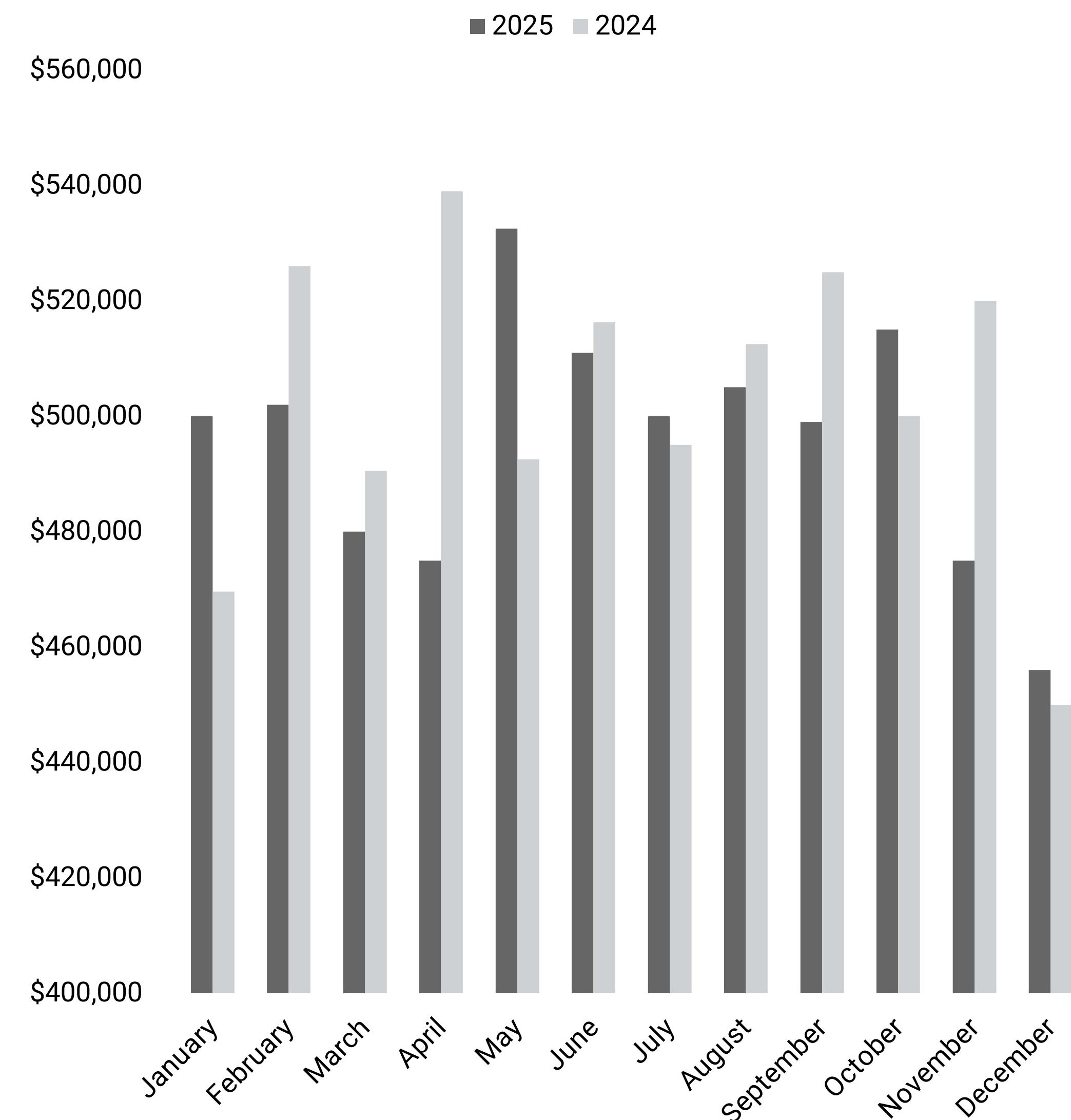


Clallam: Residential Homes Only

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	\$ 500,000	\$ 469,600	6.47%
February	\$ 502,000	\$ 526,000	-4.56%
March	\$ 480,000	\$ 490,500	-2.14%
April	\$ 475,000	\$ 539,000	-11.87%
May	\$ 532,500	\$ 492,500	8.12%
June	\$ 511,000	\$ 516,250	-1.02%
July	\$ 500,000	\$ 495,000	1.01%
August	\$ 505,000	\$ 512,500	-1.46%
September	\$ 499,000	\$ 524,950	-4.94%
October	\$ 515,000	\$ 500,000	3.00%
November	\$ 475,000	\$ 520,000	-8.65%
December	\$ 456,000	\$ 450,000	1.33%
Total	\$ 499,950	\$ 505,000	
% chg.		-1.00%	

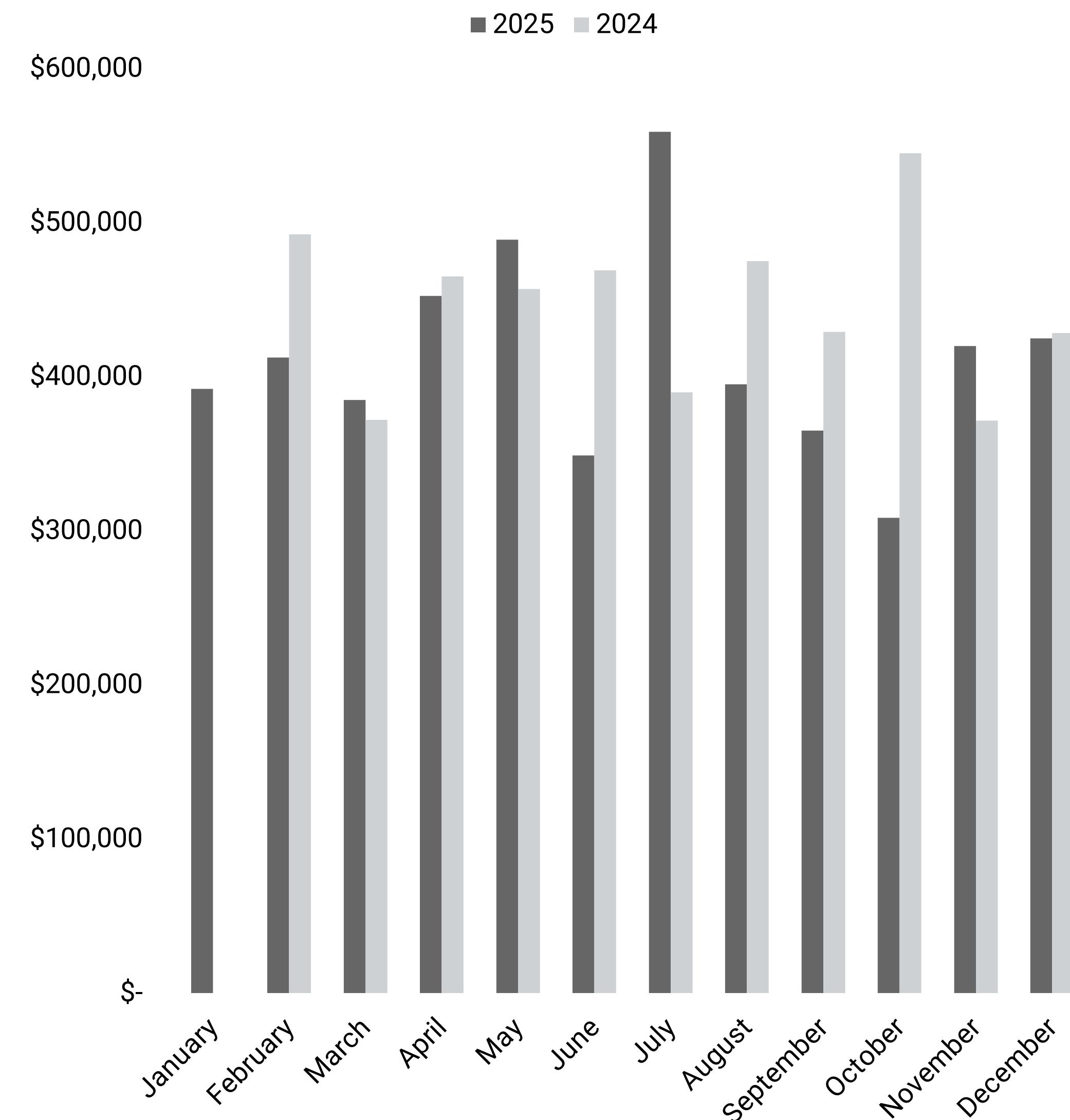


Clallam: Condominiums Only

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	\$ 392,000	\$ -	0.00%
February	\$ 412,500	\$ 492,500	-16.24%
March	\$ 385,000	\$ 372,077	3.47%
April	\$ 452,475	\$ 465,000	-2.69%
May	\$ 489,000	\$ 457,000	7.00%
June	\$ 349,000	\$ 469,000	-25.59%
July	\$ 559,000	\$ 390,000	43.33%
August	\$ 395,000	\$ 475,000	-16.84%
September	\$ 364,975	\$ 429,000	-14.92%
October	\$ 308,475	\$ 545,000	-43.40%
November	\$ 420,000	\$ 371,500	13.06%
December	\$ 425,000	\$ 428,445	-0.80%
Total	\$ 407,475	\$ 436,890	
% chg.		-6.73%	



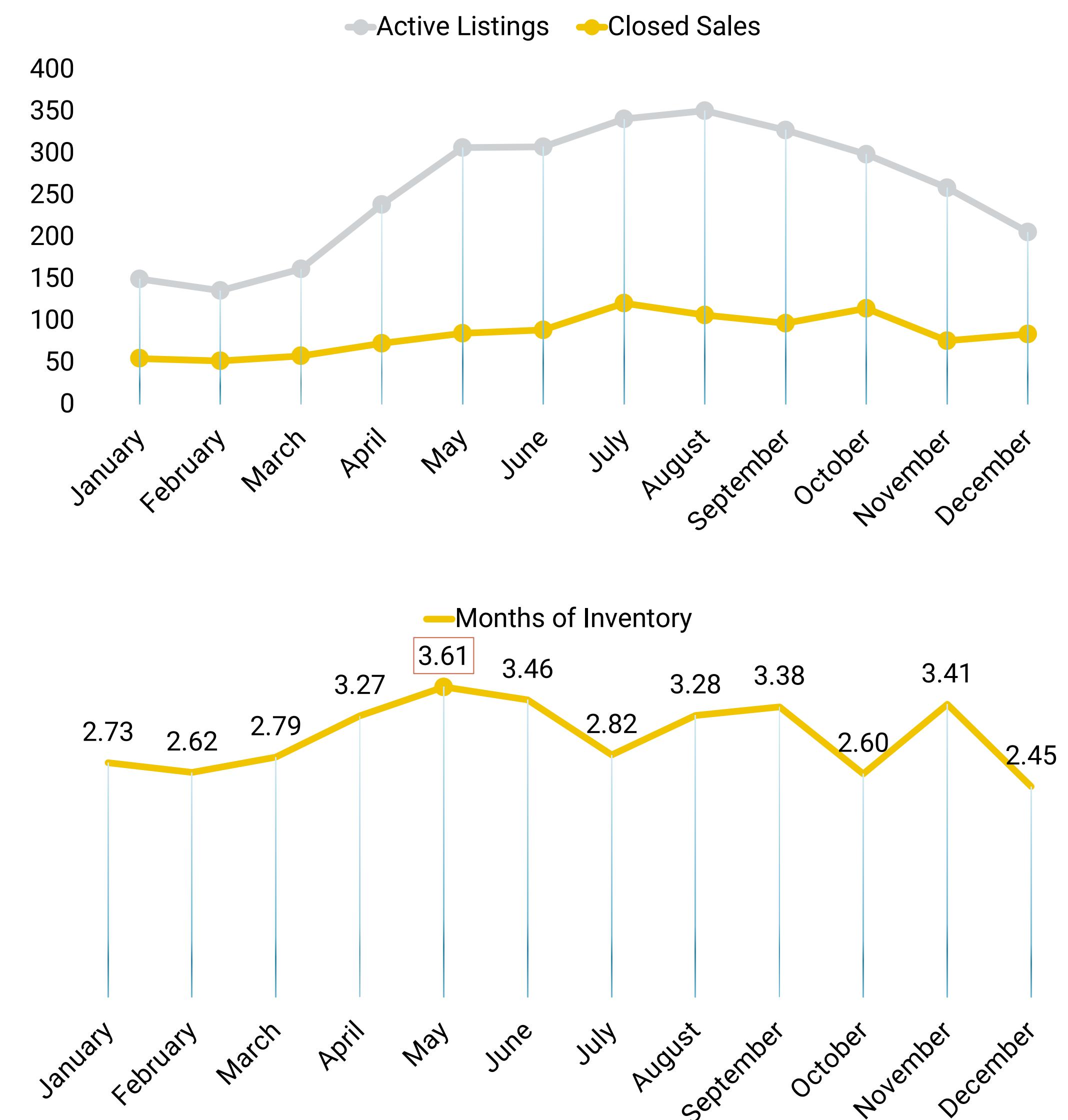
Clallam: Residential Homes and Condominiums

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	150	55	2.73
February	136	52	2.62
March	162	58	2.79
April	239	73	3.27
May	307	85	3.61
June	308	89	3.46
July	341	121	2.82
August	351	107	3.28
September	328	97	3.38
October	299	115	2.60
November	259	76	3.41
December	206	84	2.45



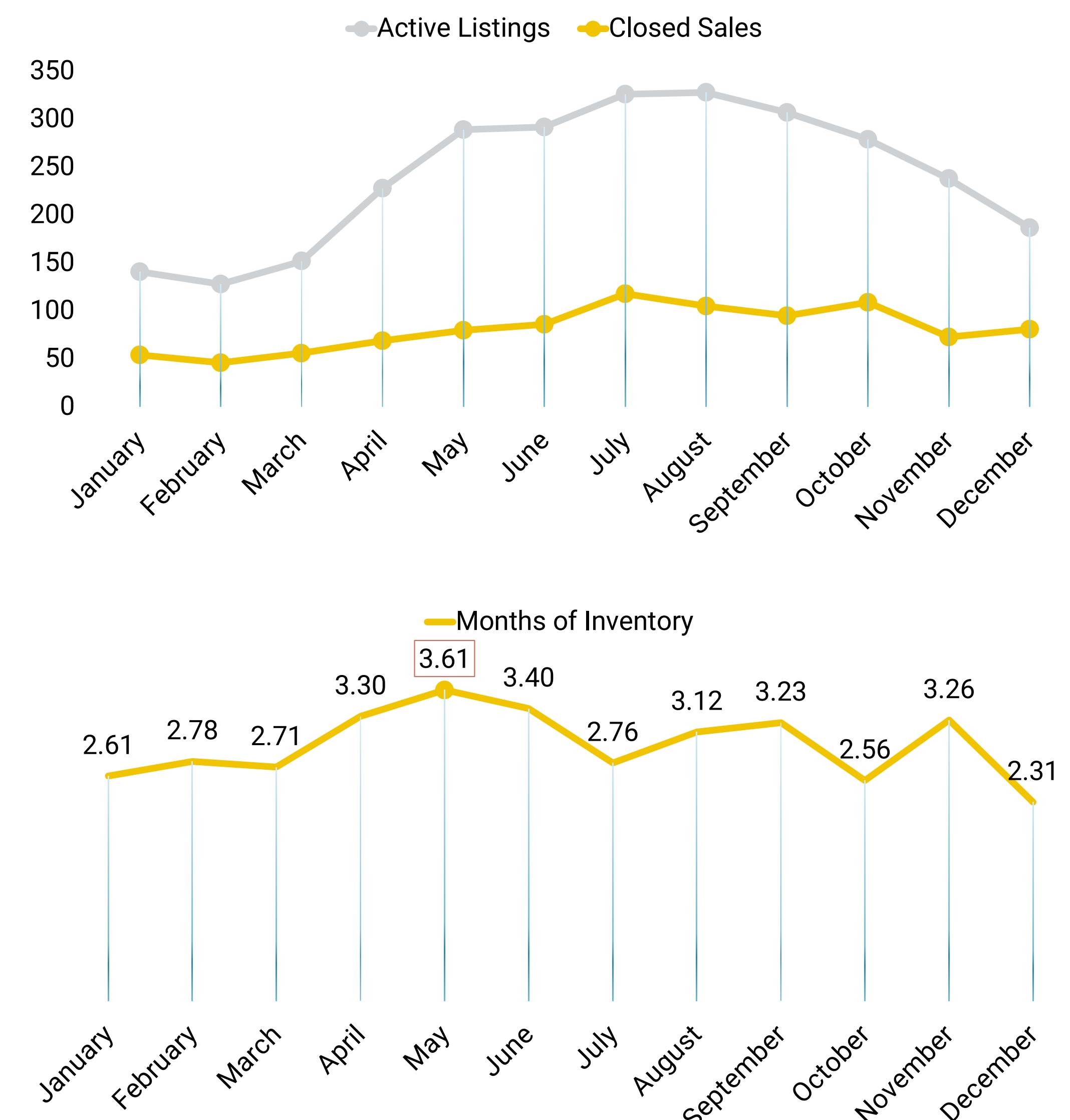
Clallam: Residential Homes Only

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	141	54	2.61
February	128	46	2.78
March	152	56	2.71
April	228	69	3.30
May	289	80	3.61
June	292	86	3.40
July	326	118	2.76
August	328	105	3.12
September	307	95	3.23
October	279	109	2.56
November	238	73	3.26
December	187	81	2.31



Clallam: 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	9	1	9.00
February	8	6	1.33
March	10	2	5.00
April	11	4	2.75
May	18	5	3.60
June	16	3	5.33
July	15	3	5.00
August	23	2	11.50
September	21	2	10.50
October	20	6	3.33
November	21	3	7.00
December	19	3	6.33

