



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Douglas
Annual Statistical
Review and Highlights

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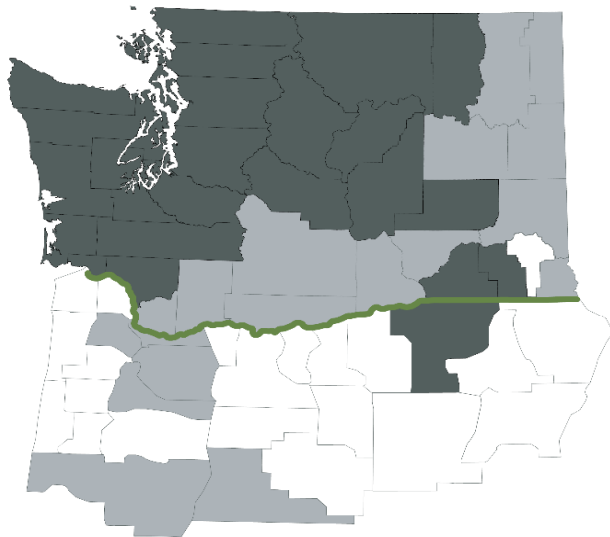
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

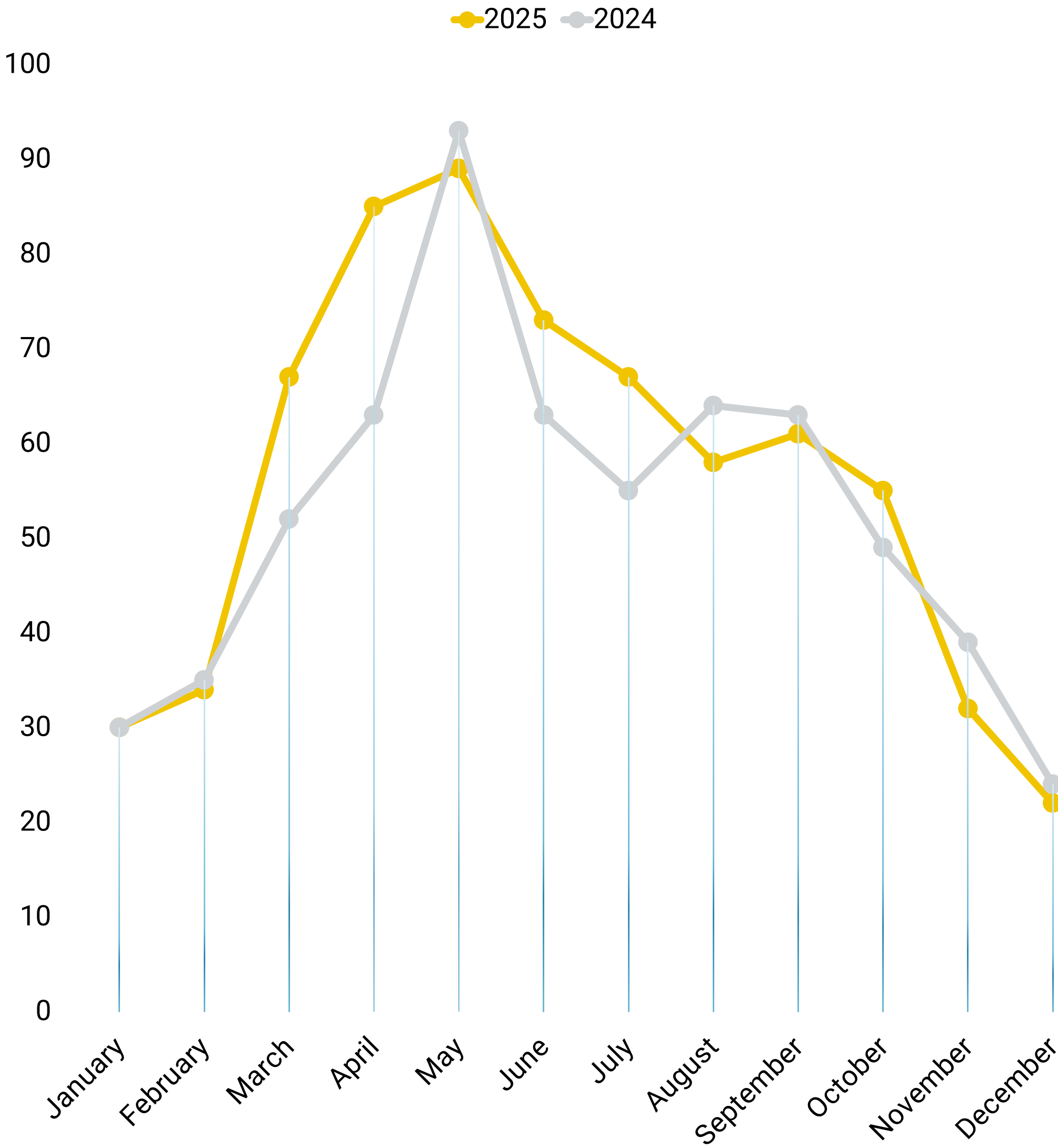
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Douglas: Residential Homes and Condominiums

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	30	30	0.00%
February	34	35	-2.86%
March	67	52	28.85%
April	85	63	34.92%
May	89	93	-4.30%
June	73	63	15.87%
July	67	55	21.82%
August	58	64	-9.38%
September	61	63	-3.17%
October	55	49	12.24%
November	32	39	-17.95%
December	22	24	-8.33%
Total	673	630	
% chg.			6.83%

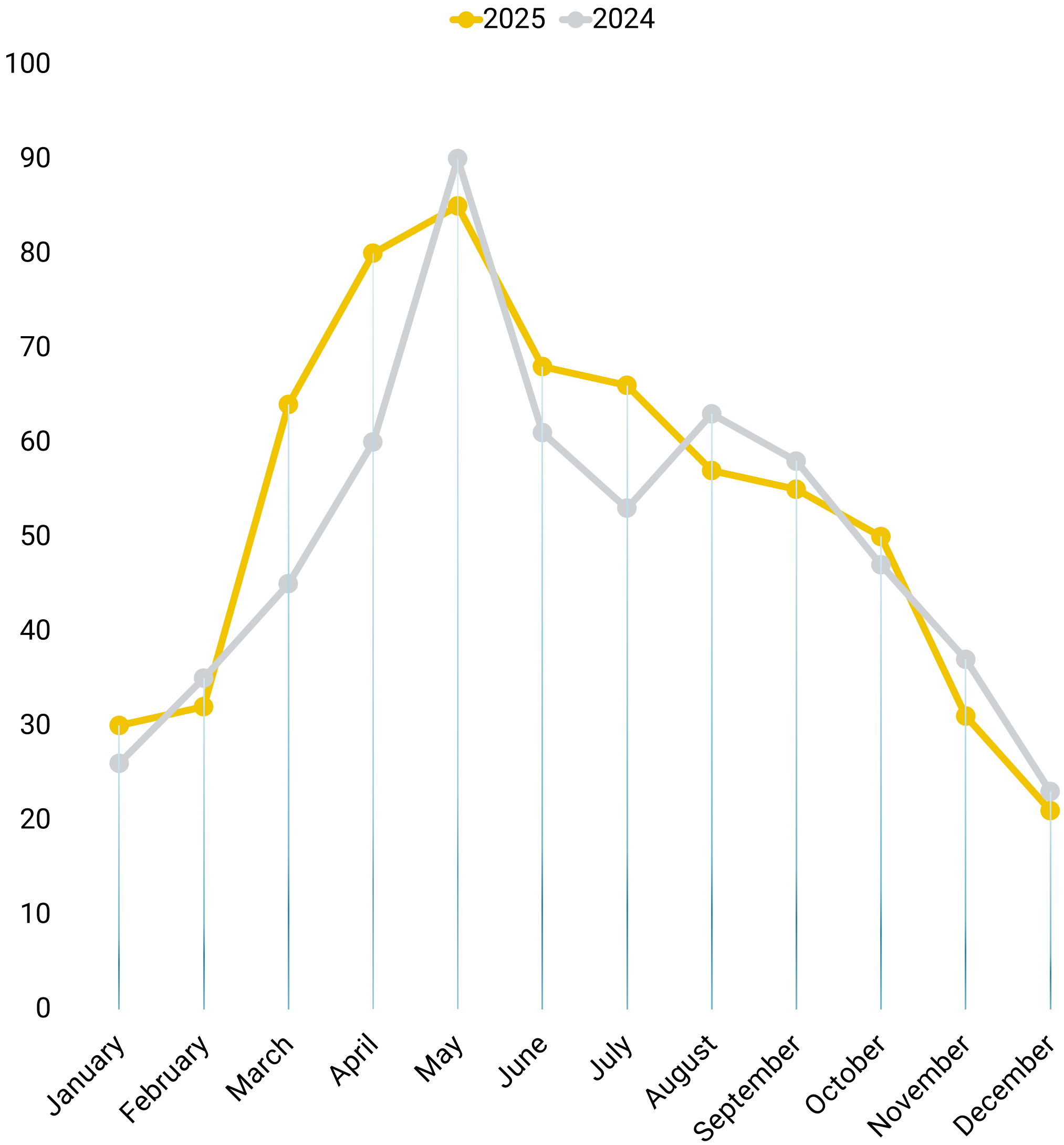


Douglas: Residential Homes Only

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	30	26	15.38%
February	32	35	-8.57%
March	64	45	42.22%
April	80	60	33.33%
May	85	90	-5.56%
June	68	61	11.48%
July	66	53	24.53%
August	57	63	-9.52%
September	55	58	-5.17%
October	50	47	6.38%
November	31	37	-16.22%
December	21	23	-8.70%
Total	639	598	
% chg.	6.86%		

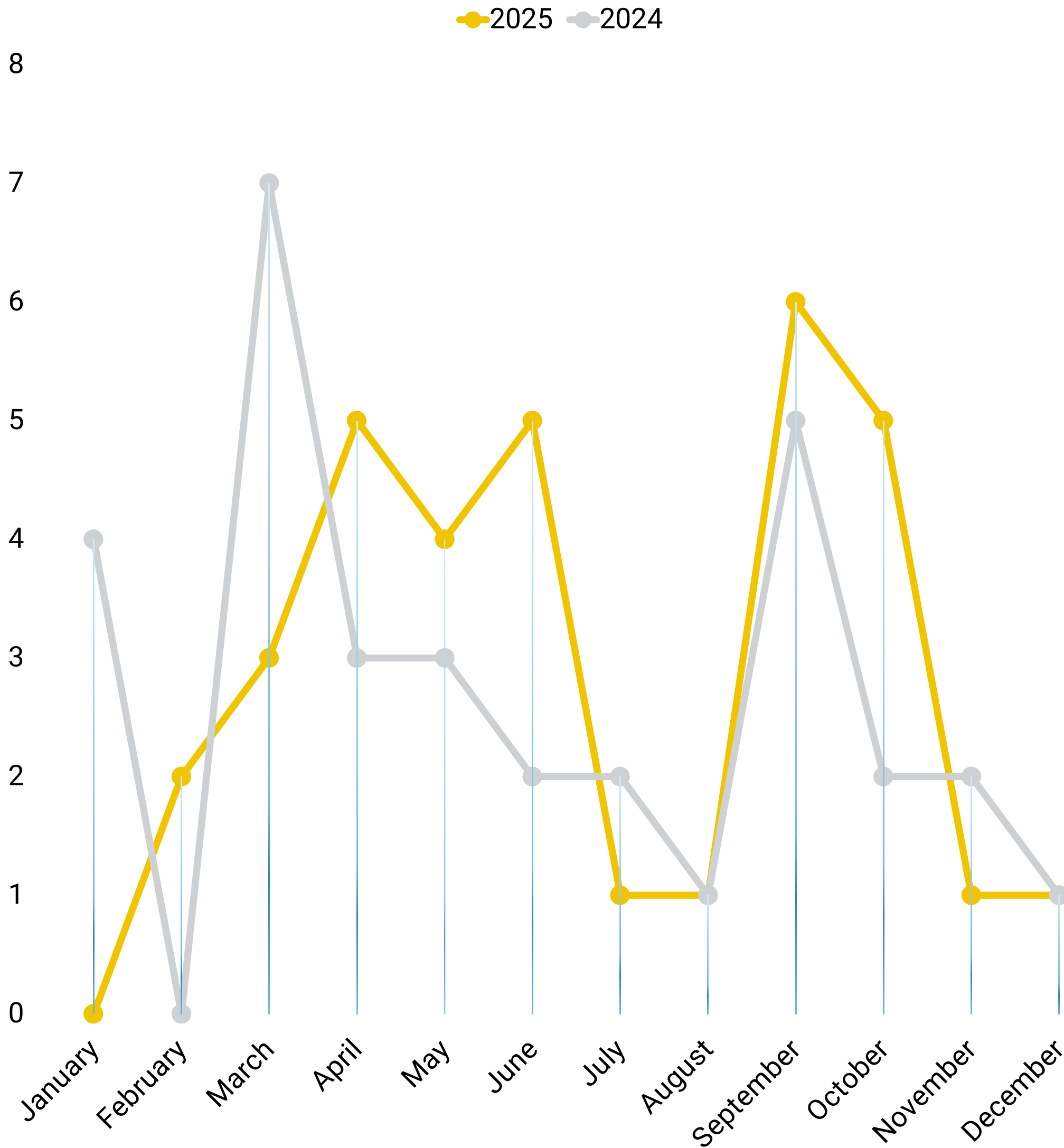


Douglas: Condominiums Only

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	0	4	-100.00%
February	2	0	0.00%
March	3	7	-57.14%
April	5	3	66.67%
May	4	3	33.33%
June	5	2	150.00%
July	1	2	-50.00%
August	1	1	0.00%
September	6	5	20.00%
October	5	2	150.00%
November	1	2	-50.00%
December	1	1	0.00%
Total	34	32	
% chg.			6.25%

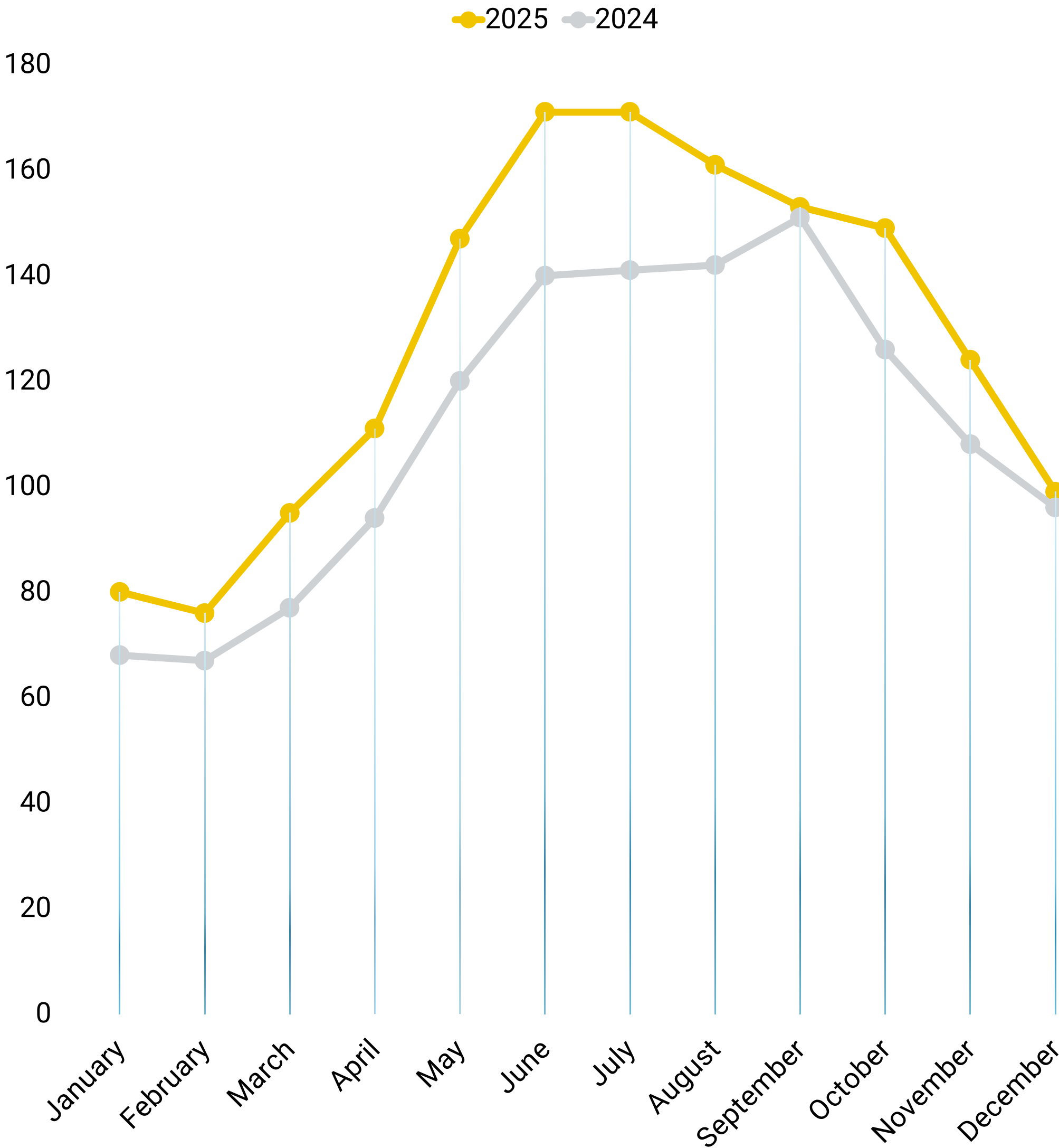


Douglas: Residential Homes and Condominiums

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	80	68	17.65%
February	76	67	13.43%
March	95	77	23.38%
April	111	94	18.09%
May	147	120	22.50%
June	171	140	22.14%
July	171	141	21.28%
August	161	142	13.38%
September	153	151	1.32%
October	149	126	18.25%
November	124	108	14.81%
December	99	96	3.13%
Total	1,537	1,330	
% chg.	15.56%		

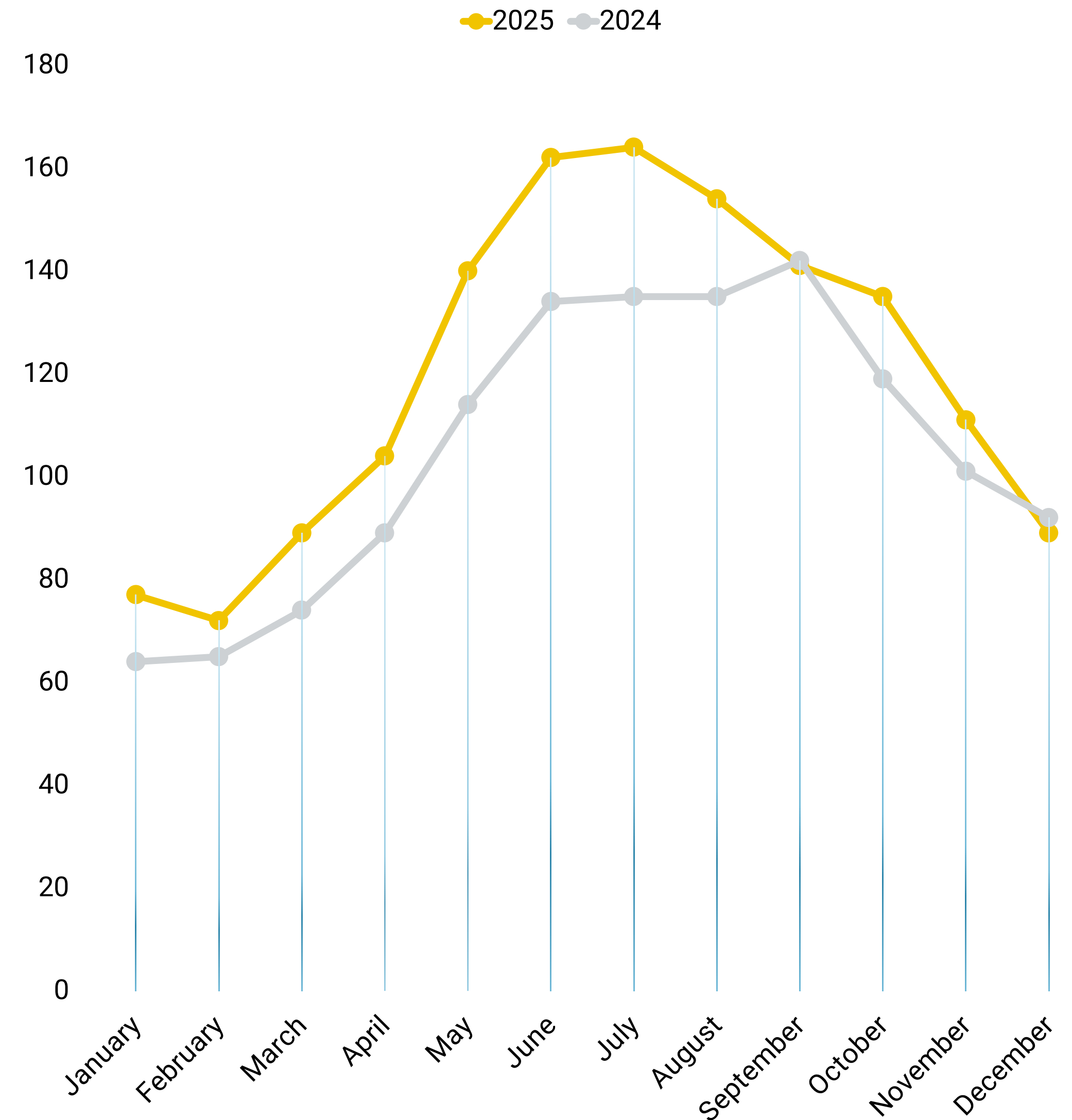


Douglas: Residential Homes Only

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	77	64	20.31%
February	72	65	10.77%
March	89	74	20.27%
April	104	89	16.85%
May	140	114	22.81%
June	162	134	20.90%
July	164	135	21.48%
August	154	135	14.07%
September	141	142	-0.70%
October	135	119	13.45%
November	111	101	9.90%
December	89	92	-3.26%
Total	1,438	1,264	
% chg.			13.77%

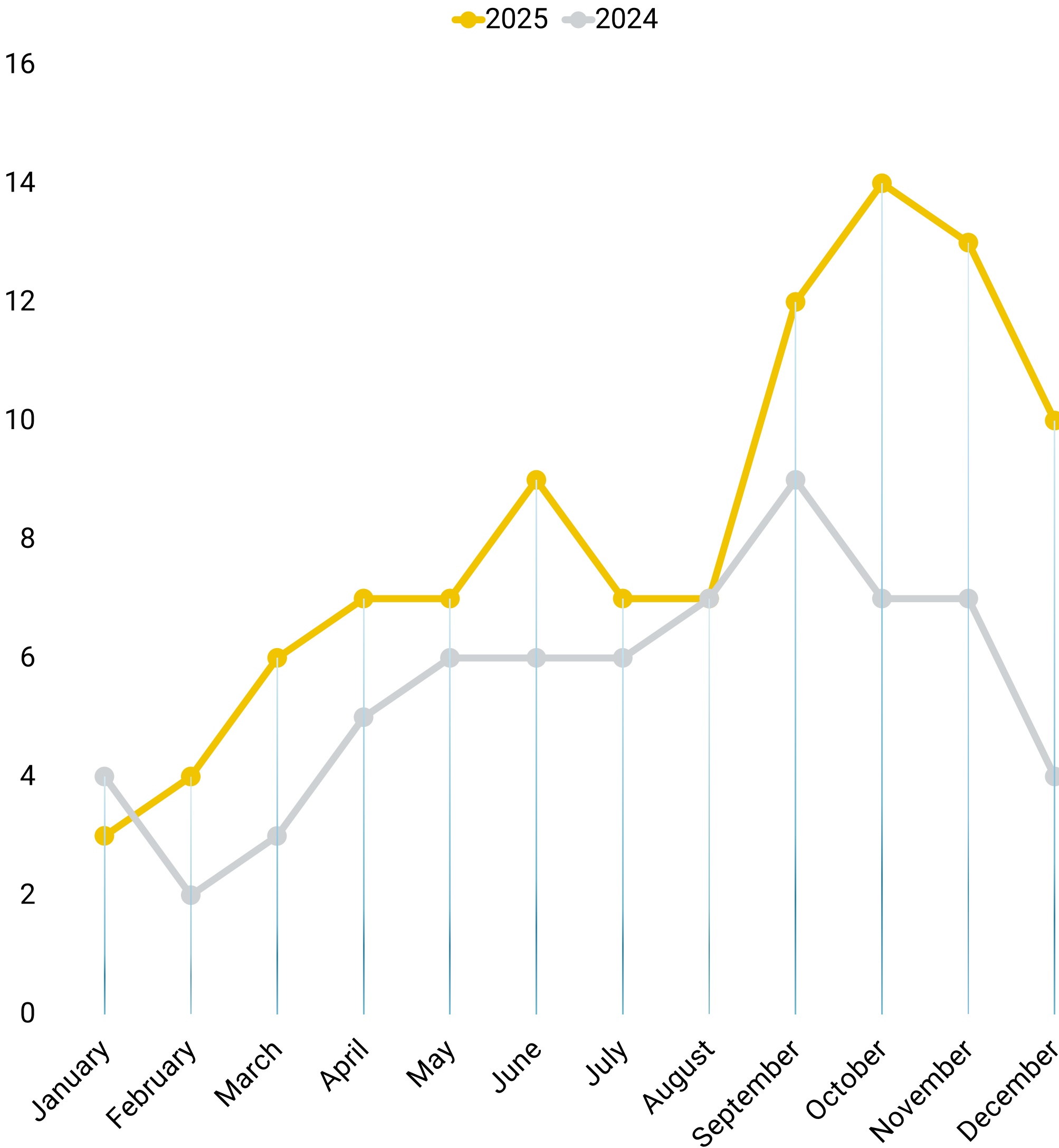


Douglas: Condominiums Only

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	3	4	-25.00%
February	4	2	100.00%
March	6	3	100.00%
April	7	5	40.00%
May	7	6	16.67%
June	9	6	50.00%
July	7	6	16.67%
August	7	7	0.00%
September	12	9	33.33%
October	14	7	100.00%
November	13	7	85.71%
December	10	4	150.00%
Total	99	66	
% chg.	50.00%		



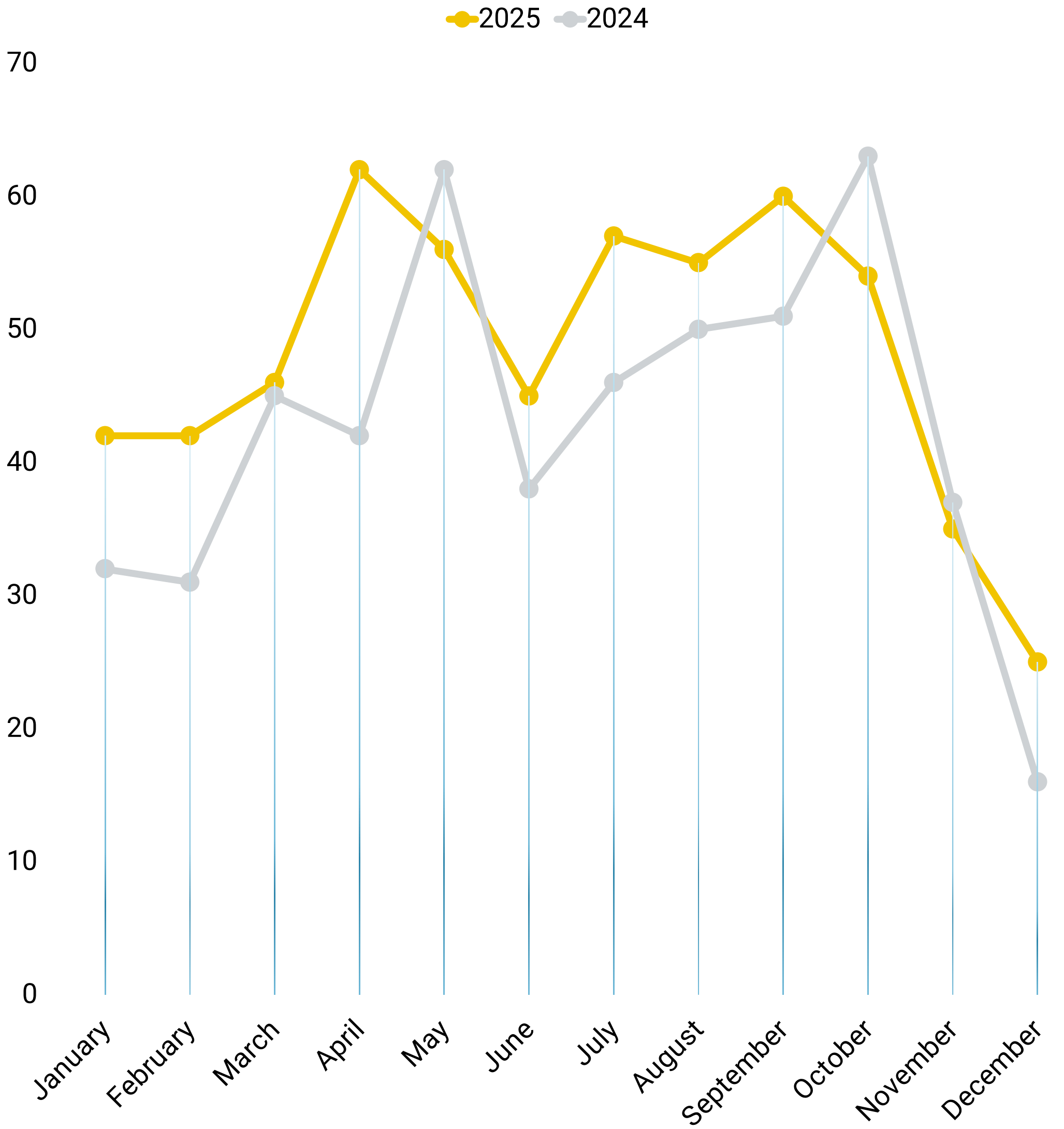
Douglas: Residential Homes and Condominiums

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	42	32	31.25%
February	42	31	35.48%
March	46	45	2.22%
April	62	42	47.62%
May	56	62	-9.68%
June	45	38	18.42%
July	57	46	23.91%
August	55	50	10.00%
September	60	51	17.65%
October	54	63	-14.29%
November	35	37	-5.41%
December	25	16	56.25%
Total	579	513	
% chg.	12.87%		



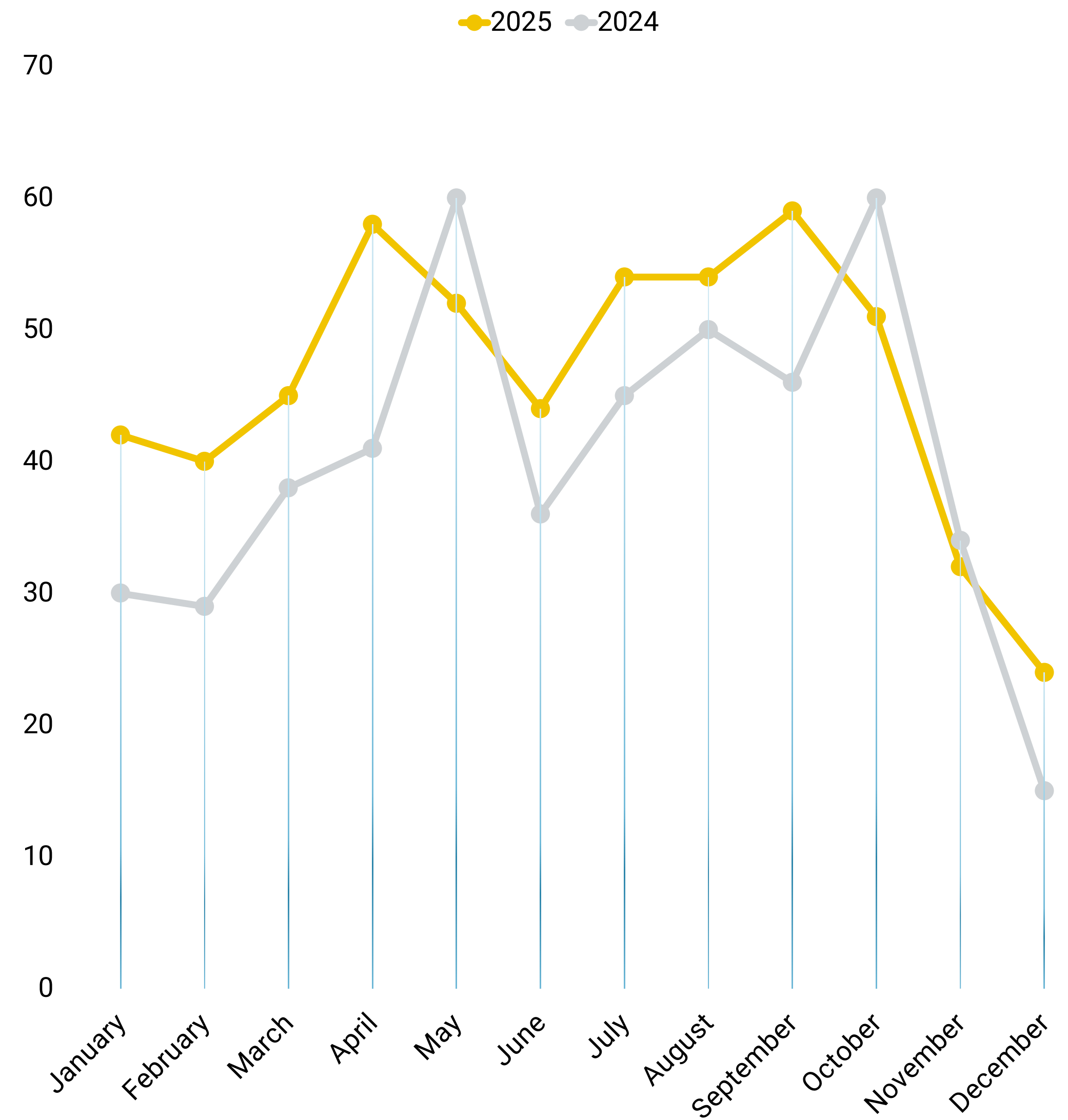
Douglas: Residential Homes Only

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	42	30	40.00%
February	40	29	37.93%
March	45	38	18.42%
April	58	41	41.46%
May	52	60	-13.33%
June	44	36	22.22%
July	54	45	20.00%
August	54	50	8.00%
September	59	46	28.26%
October	51	60	-15.00%
November	32	34	-5.88%
December	24	15	60.00%
Total	555	484	
% chg.			14.67%



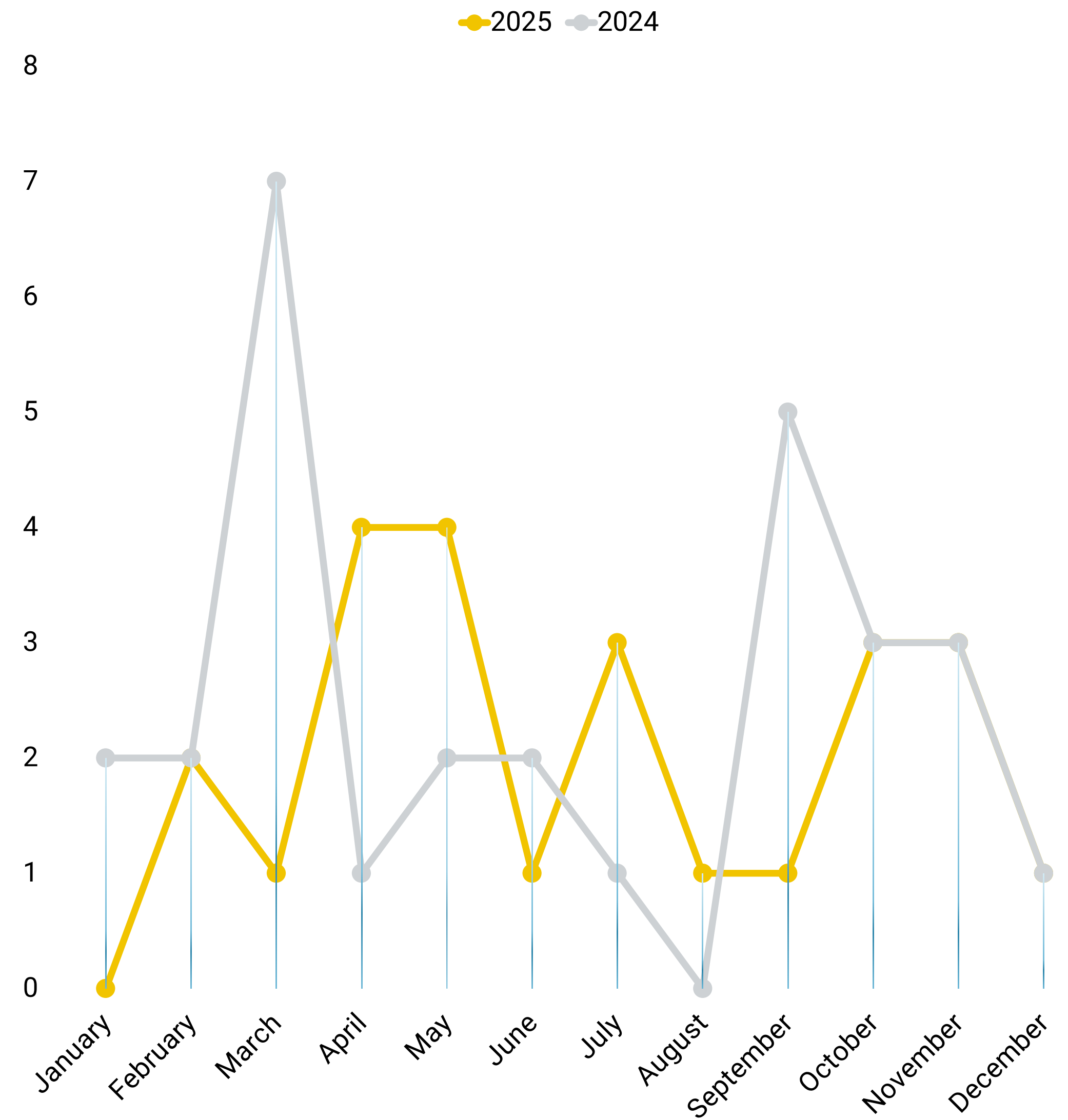
Douglas: Condominiums Only

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	0	2	-100.00%
February	2	2	0.00%
March	1	7	-85.71%
April	4	1	300.00%
May	4	2	100.00%
June	1	2	-50.00%
July	3	1	200.00%
August	1	0	0.00%
September	1	5	-80.00%
October	3	3	0.00%
November	3	3	0.00%
December	1	1	0.00%
Total	24	29	
% chg.			-17.24%

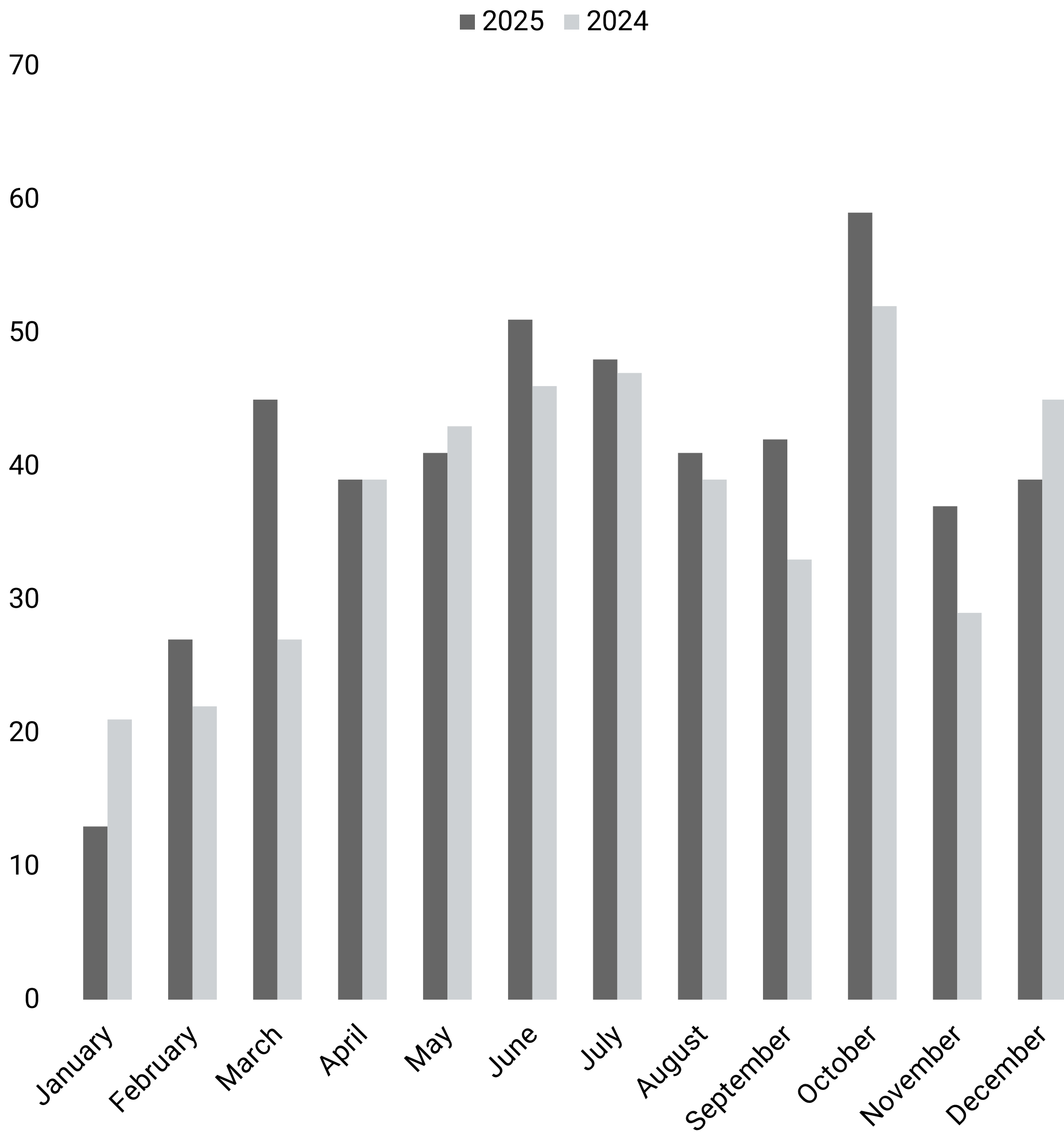


Douglas: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	13	21	-38.10%
February	27	22	22.73%
March	45	27	66.67%
April	39	39	0.00%
May	41	43	-4.65%
June	51	46	10.87%
July	48	47	2.13%
August	41	39	5.13%
September	42	33	27.27%
October	59	52	13.46%
November	37	29	27.59%
December	39	45	-13.33%
Total	482	443	
% chg.	8.80%		

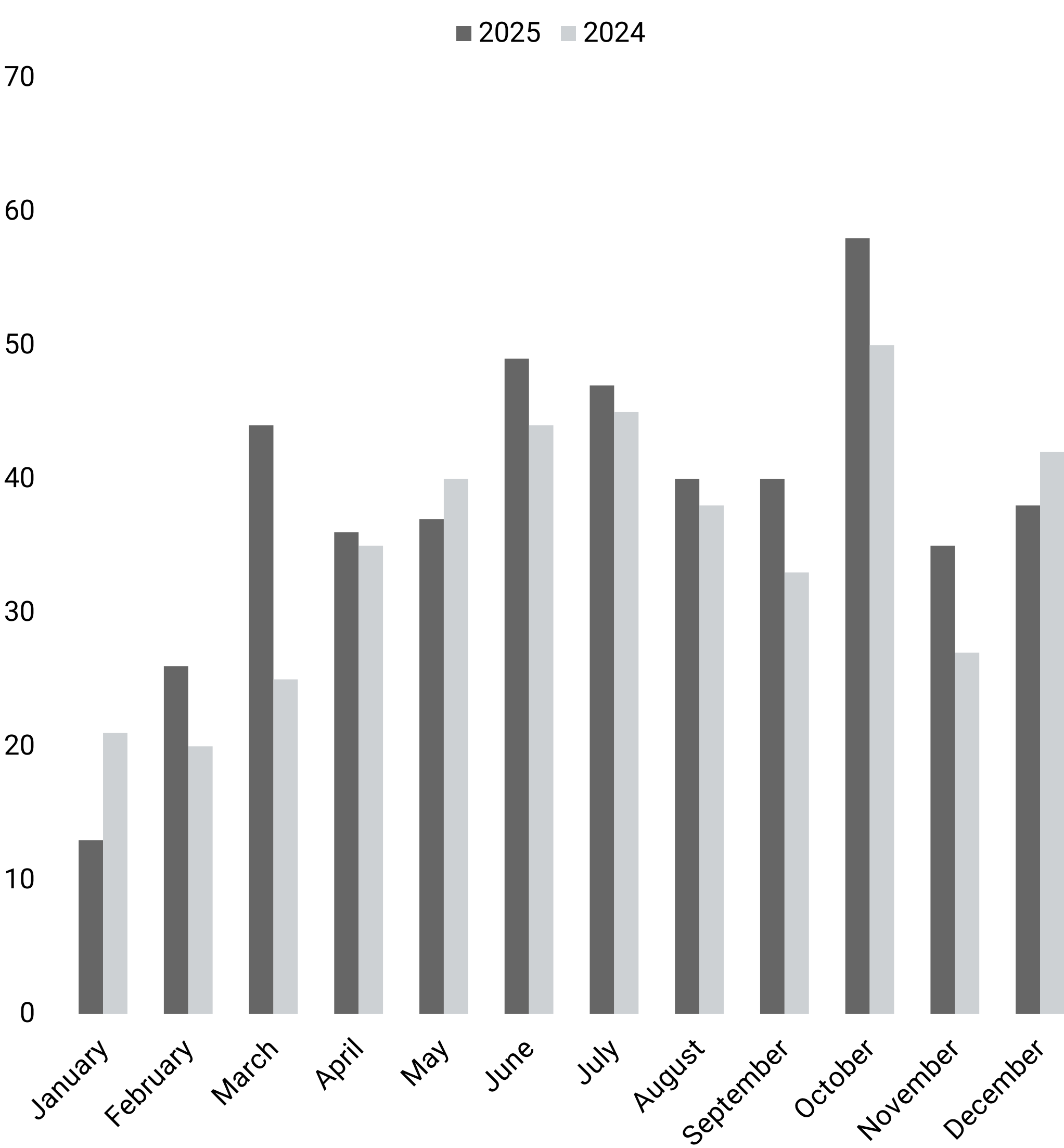


Douglas: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	13	21	-38.10%
February	26	20	30.00%
March	44	25	76.00%
April	36	35	2.86%
May	37	40	-7.50%
June	49	44	11.36%
July	47	45	4.44%
August	40	38	5.26%
September	40	33	21.21%
October	58	50	16.00%
November	35	27	29.63%
December	38	42	-9.52%
Total	463	420	
% chg.	10.24%		

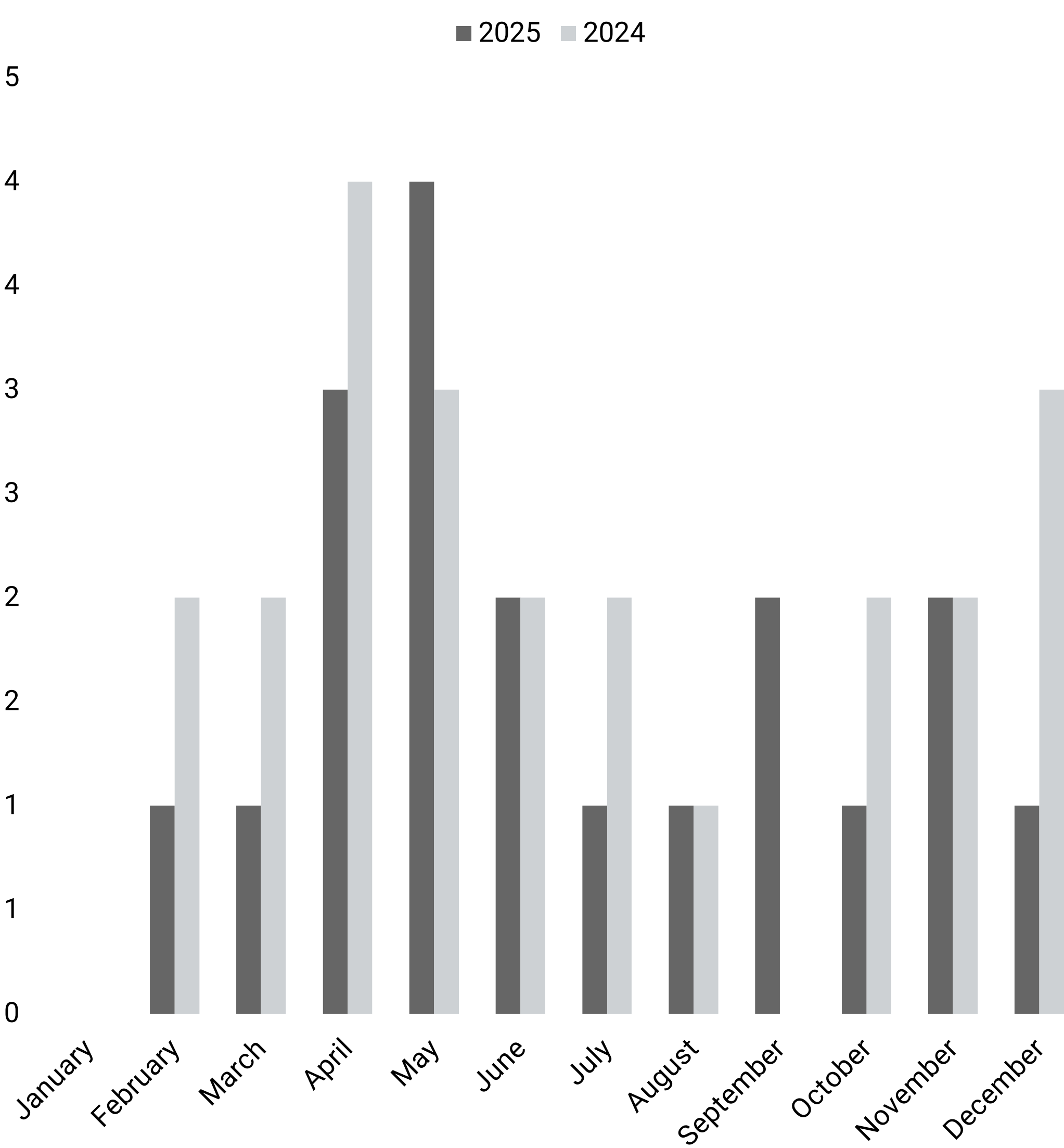


Douglas: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	0	0	0.00%
February	1	2	-50.00%
March	1	2	-50.00%
April	3	4	-25.00%
May	4	3	33.33%
June	2	2	0.00%
July	1	2	-50.00%
August	1	1	0.00%
September	2	0	0.00%
October	1	2	-50.00%
November	2	2	0.00%
December	1	3	-66.67%
Total	19	23	
% chg.	-17.39%		

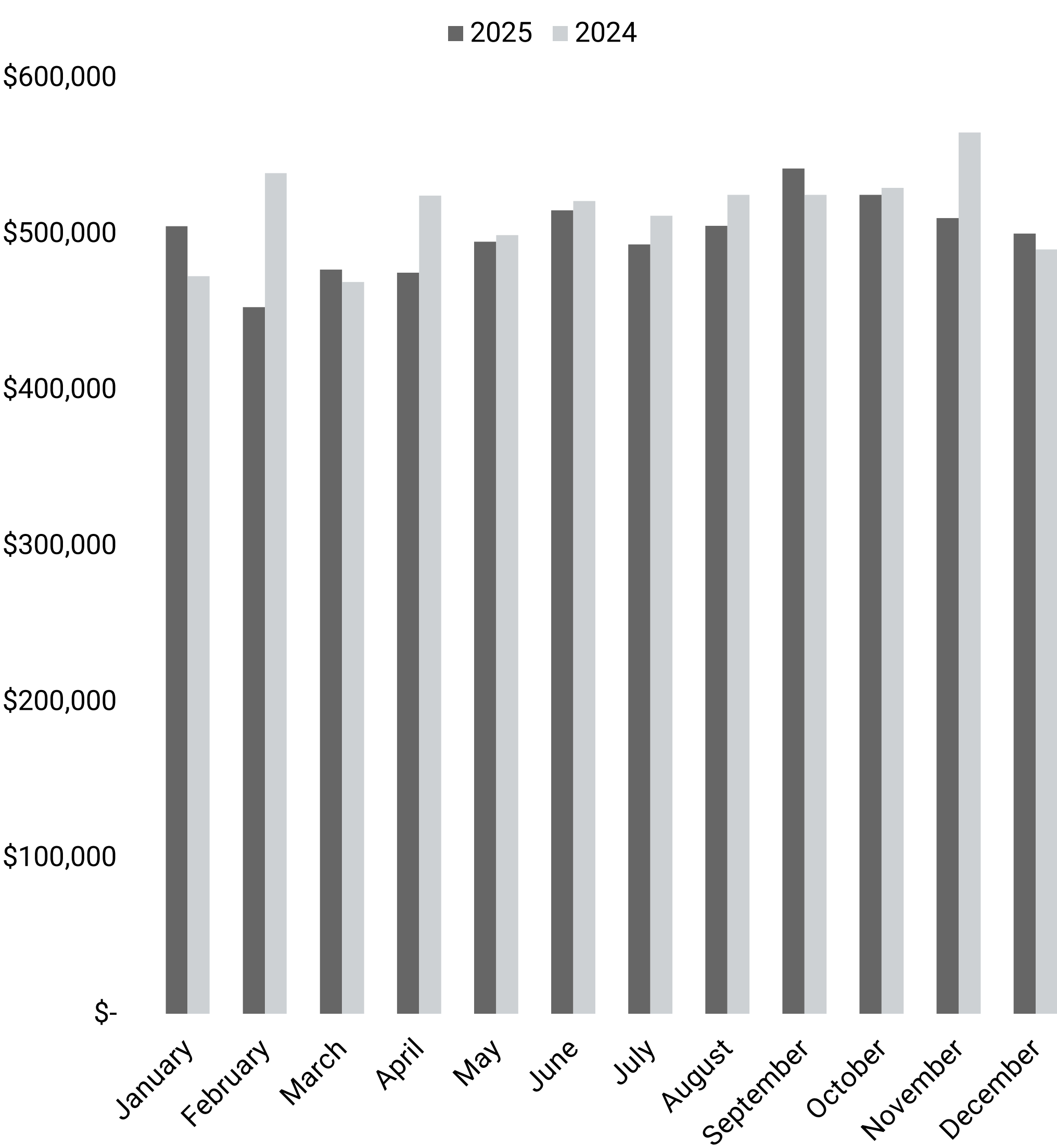


Douglas: Residential Homes and Condominiums

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	\$	504,900	\$ 472,900	6.77%
February	\$	452,900	\$ 538,750	-15.94%
March	\$	476,950	\$ 469,000	1.70%
April	\$	475,000	\$ 524,400	-9.42%
May	\$	494,999	\$ 499,000	-0.80%
June	\$	515,000	\$ 520,999	-1.15%
July	\$	493,200	\$ 511,600	-3.60%
August	\$	505,000	\$ 525,000	-3.81%
September	\$	541,900	\$ 525,000	3.22%
October	\$	525,000	\$ 529,500	-0.85%
November	\$	510,000	\$ 565,000	-9.73%
December	\$	500,000	\$ 490,000	2.04%
Total	\$	505,000	\$ 505,000	
% chg.				0.00%

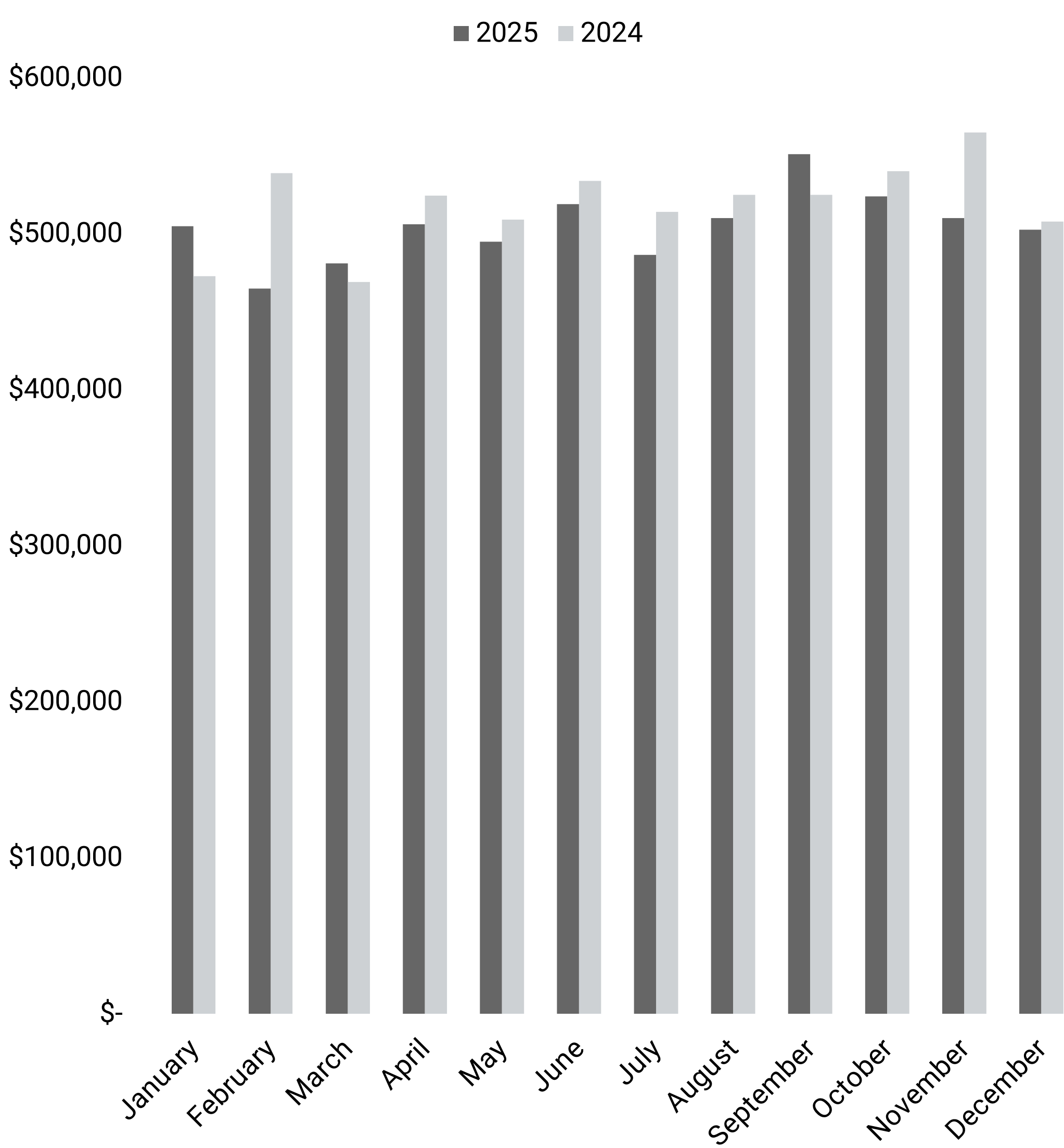


Douglas: Residential Homes Only

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	\$ 504,900	\$ 472,900	6.77%
February	\$ 464,950	\$ 538,750	-13.70%
March	\$ 480,925	\$ 469,000	2.54%
April	\$ 505,950	\$ 524,400	-3.52%
May	\$ 494,999	\$ 509,000	-2.75%
June	\$ 519,000	\$ 533,999	-2.81%
July	\$ 486,500	\$ 514,000	-5.35%
August	\$ 510,000	\$ 525,000	-2.86%
September	\$ 550,950	\$ 525,000	4.94%
October	\$ 524,000	\$ 540,000	-2.96%
November	\$ 510,000	\$ 565,000	-9.73%
December	\$ 502,500	\$ 507,925	-1.07%
Total	\$ 505,500	\$ 511,800	
% chg.	-1.23%		

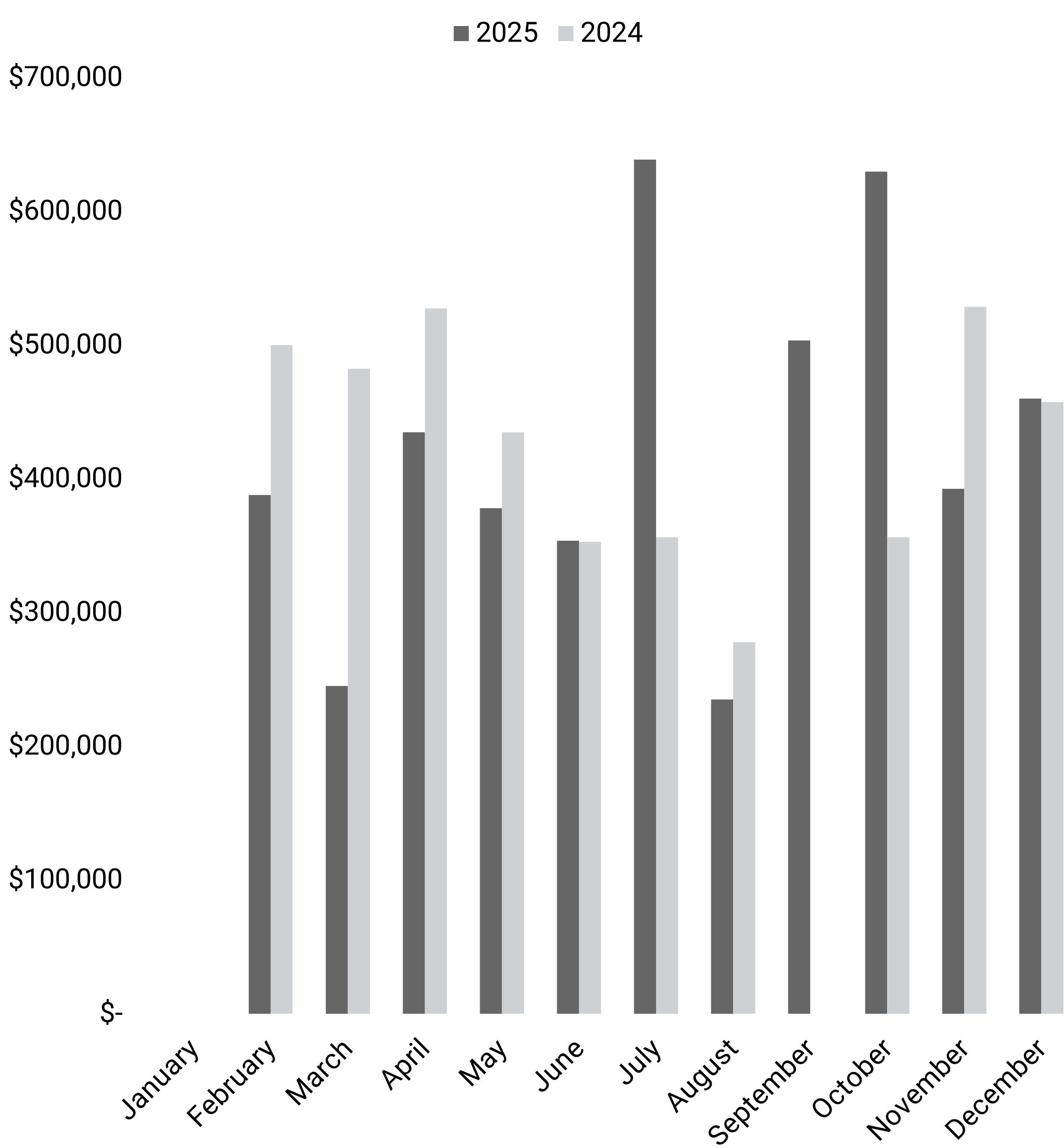


Douglas: Condominiums Only

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	\$	-	\$ -	0.00%
February	\$	388,000	\$ 500,000	-22.40%
March	\$	245,000	\$ 482,500	-49.22%
April	\$	435,000	\$ 527,500	-17.54%
May	\$	378,000	\$ 435,000	-13.10%
June	\$	353,750	\$ 353,000	0.21%
July	\$	638,900	\$ 356,500	79.21%
August	\$	235,000	\$ 277,900	-15.44%
September	\$	503,500	\$ -	0.00%
October	\$	629,950	\$ 356,500	76.70%
November	\$	392,500	\$ 528,625	-25.75%
December	\$	460,000	\$ 457,500	0.55%
Total	\$	460,000	\$ 435,000	
% chg.		5.75%		



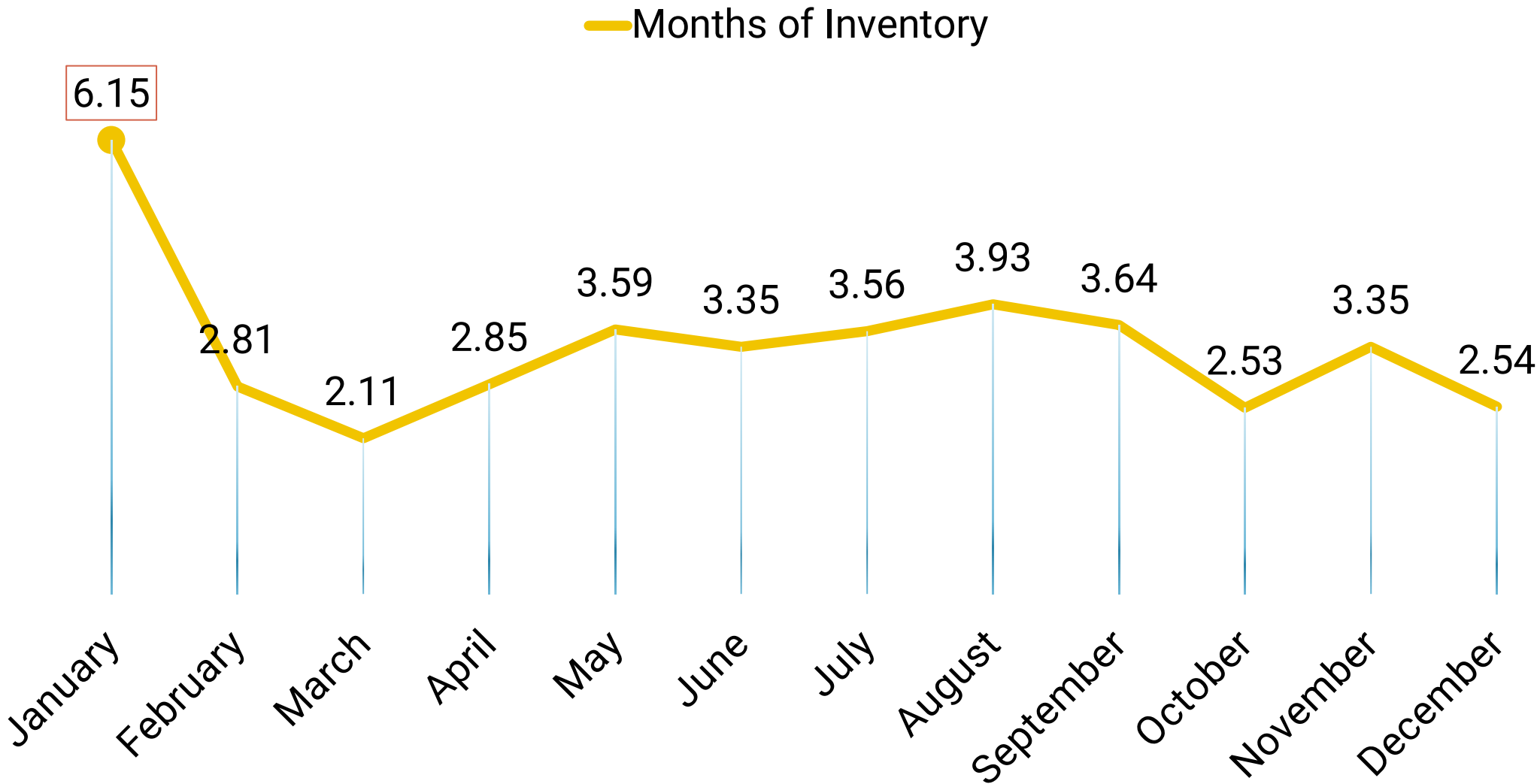
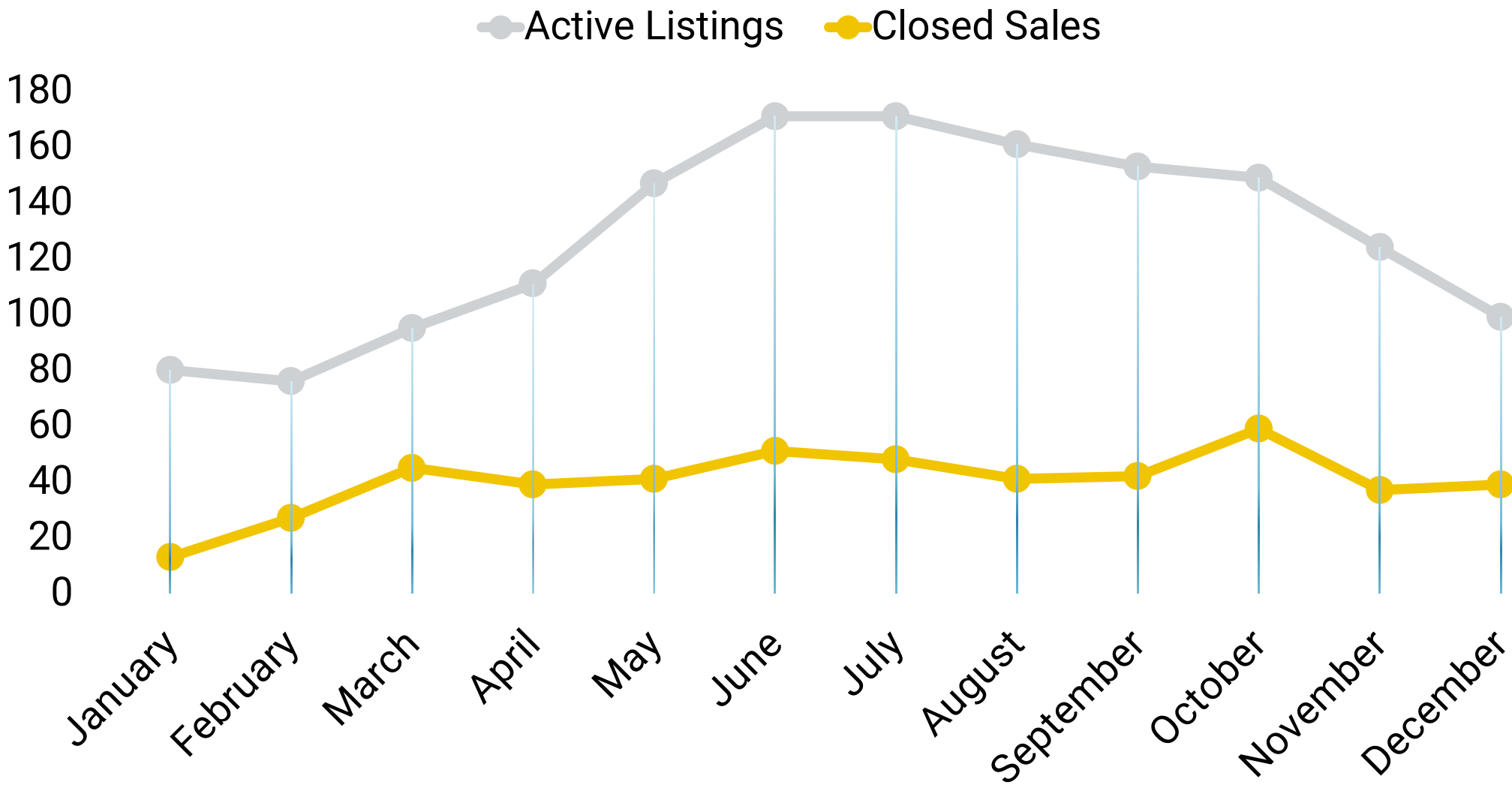
Douglas: Residential Homes and Condominiums

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	80	13	6.15
February	76	27	2.81
March	95	45	2.11
April	111	39	2.85
May	147	41	3.59
June	171	51	3.35
July	171	48	3.56
August	161	41	3.93
September	153	42	3.64
October	149	59	2.53
November	124	37	3.35
December	99	39	2.54



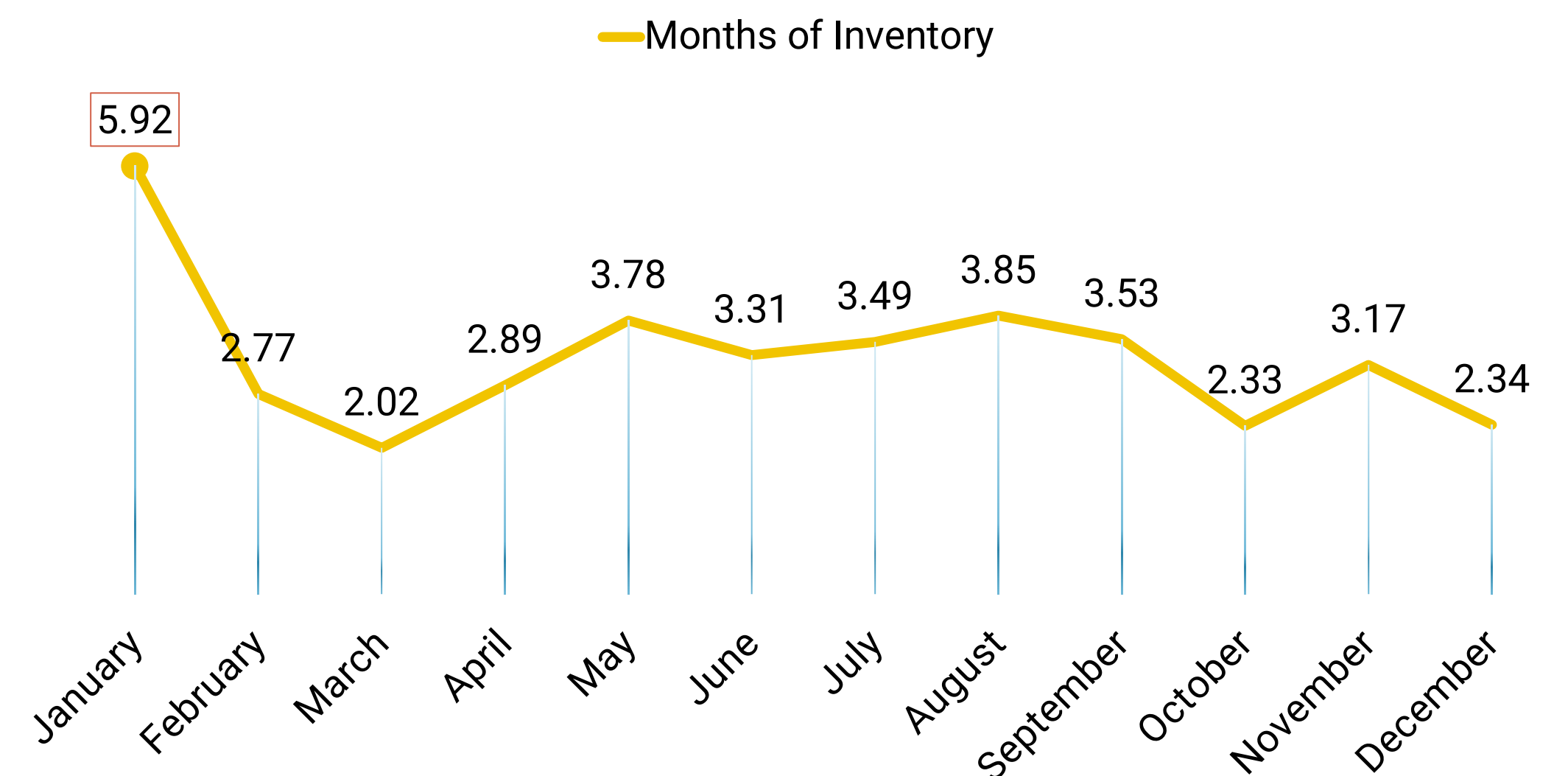
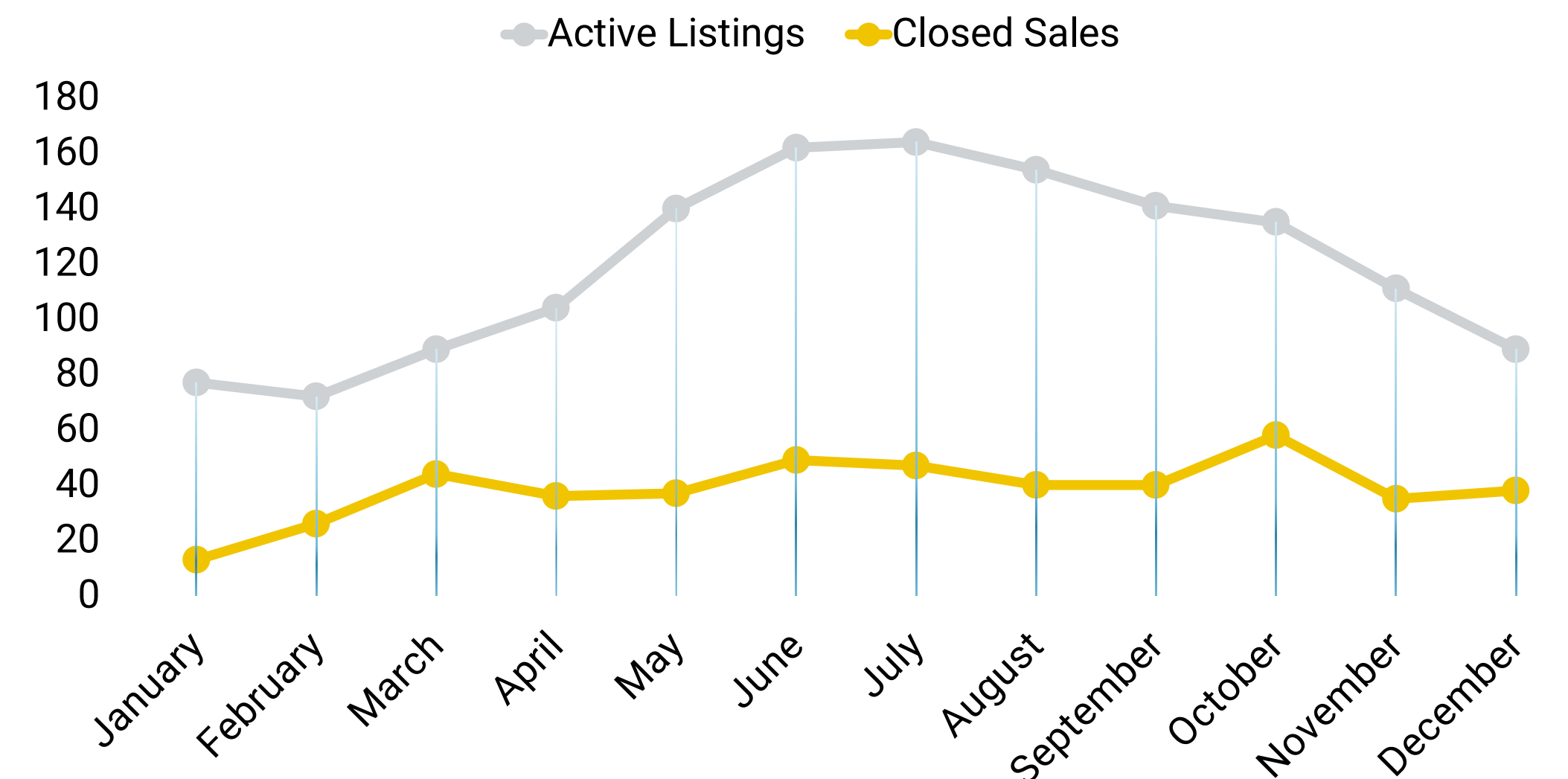
Douglas: Residential Homes Only

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	77	13	5.92
February	72	26	2.77
March	89	44	2.02
April	104	36	2.89
May	140	37	3.78
June	162	49	3.31
July	164	47	3.49
August	154	40	3.85
September	141	40	3.53
October	135	58	2.33
November	111	35	3.17
December	89	38	2.34



Douglas: 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	3	0	0.00
February	4	1	4.00
March	6	1	6.00
April	7	3	2.33
May	7	4	1.75
June	9	2	4.50
July	7	1	7.00
August	7	1	7.00
September	12	2	6.00
October	14	1	14.00
November	13	2	6.50
December	10	1	10.00

