



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Grays Harbor Annual Statistical Review and Highlights

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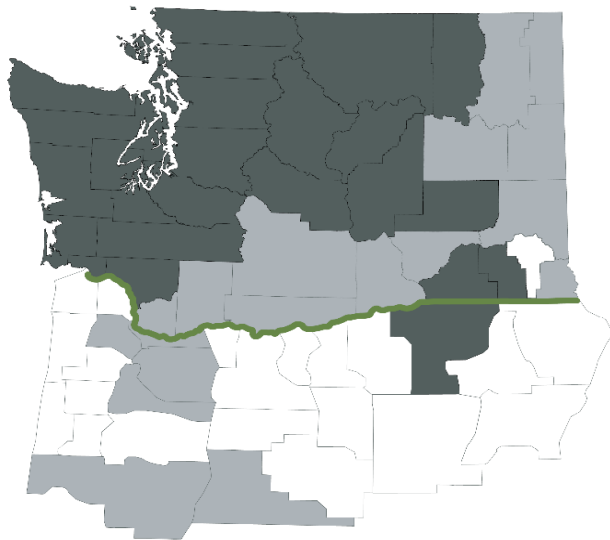
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

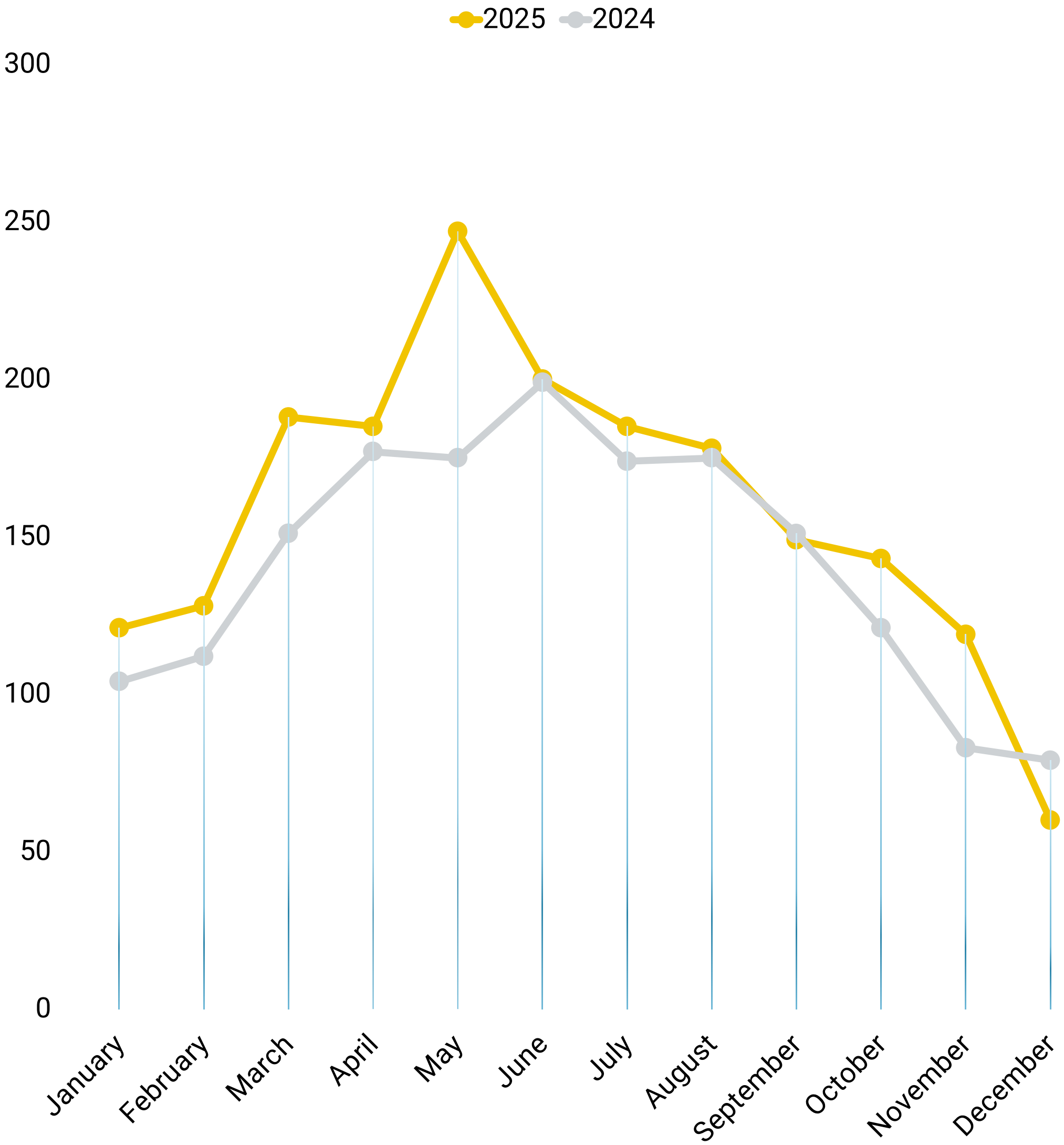
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Grays Harbor: Residential Homes and Condominiums

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	121	104	16.35%
February	128	112	14.29%
March	188	151	24.50%
April	185	177	4.52%
May	247	175	41.14%
June	200	199	0.50%
July	185	174	6.32%
August	178	175	1.71%
September	149	151	-1.32%
October	143	121	18.18%
November	119	83	43.37%
December	60	79	-24.05%
Total	1,903	1,701	
% chg.	11.88%		

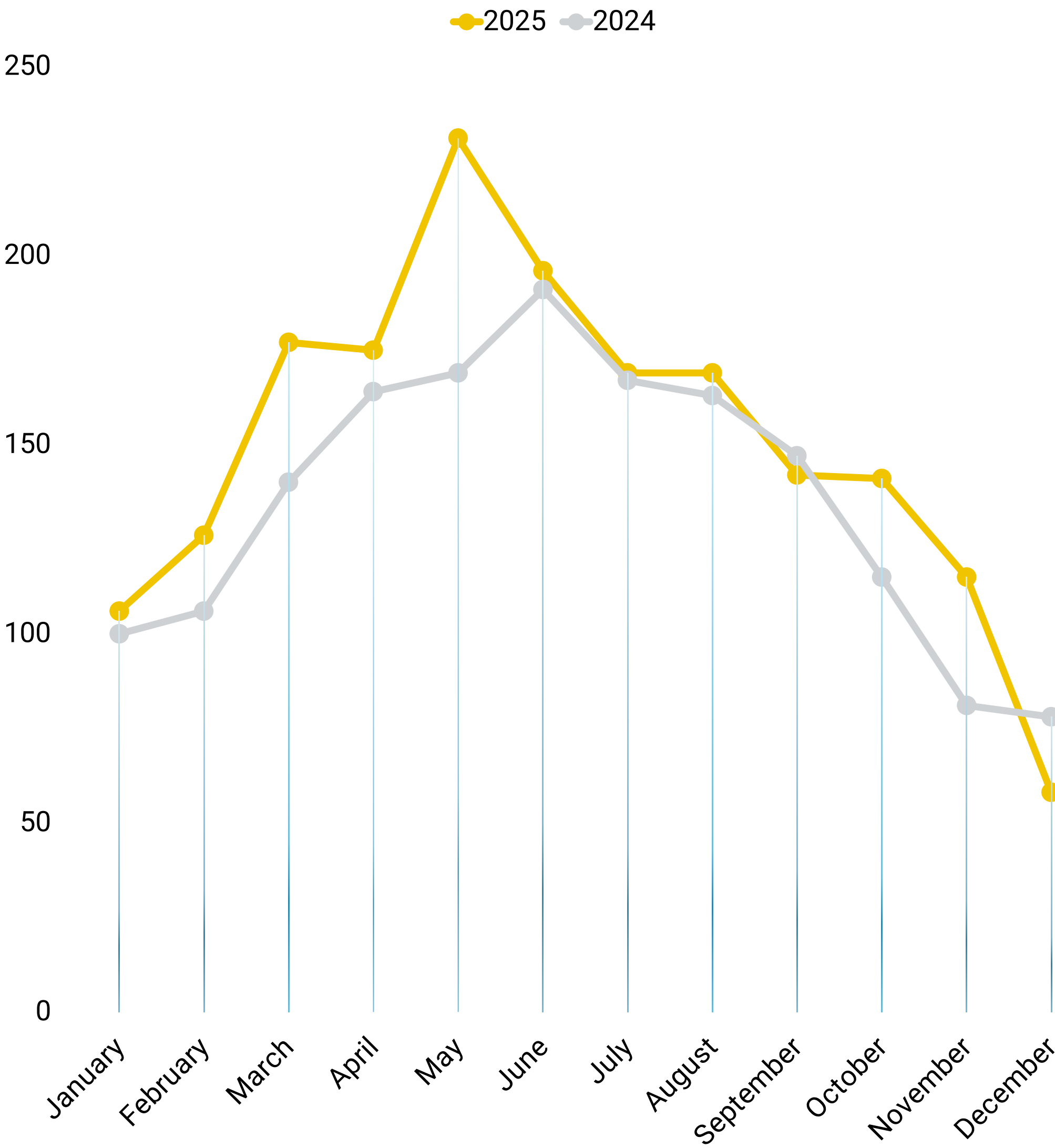


Grays Harbor: Residential Homes Only

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	106	100	6.00%
February	126	106	18.87%
March	177	140	26.43%
April	175	164	6.71%
May	231	169	36.69%
June	196	191	2.62%
July	169	167	1.20%
August	169	163	3.68%
September	142	147	-3.40%
October	141	115	22.61%
November	115	81	41.98%
December	58	78	-25.64%
Total	1,805	1,621	
% chg.	11.35%		

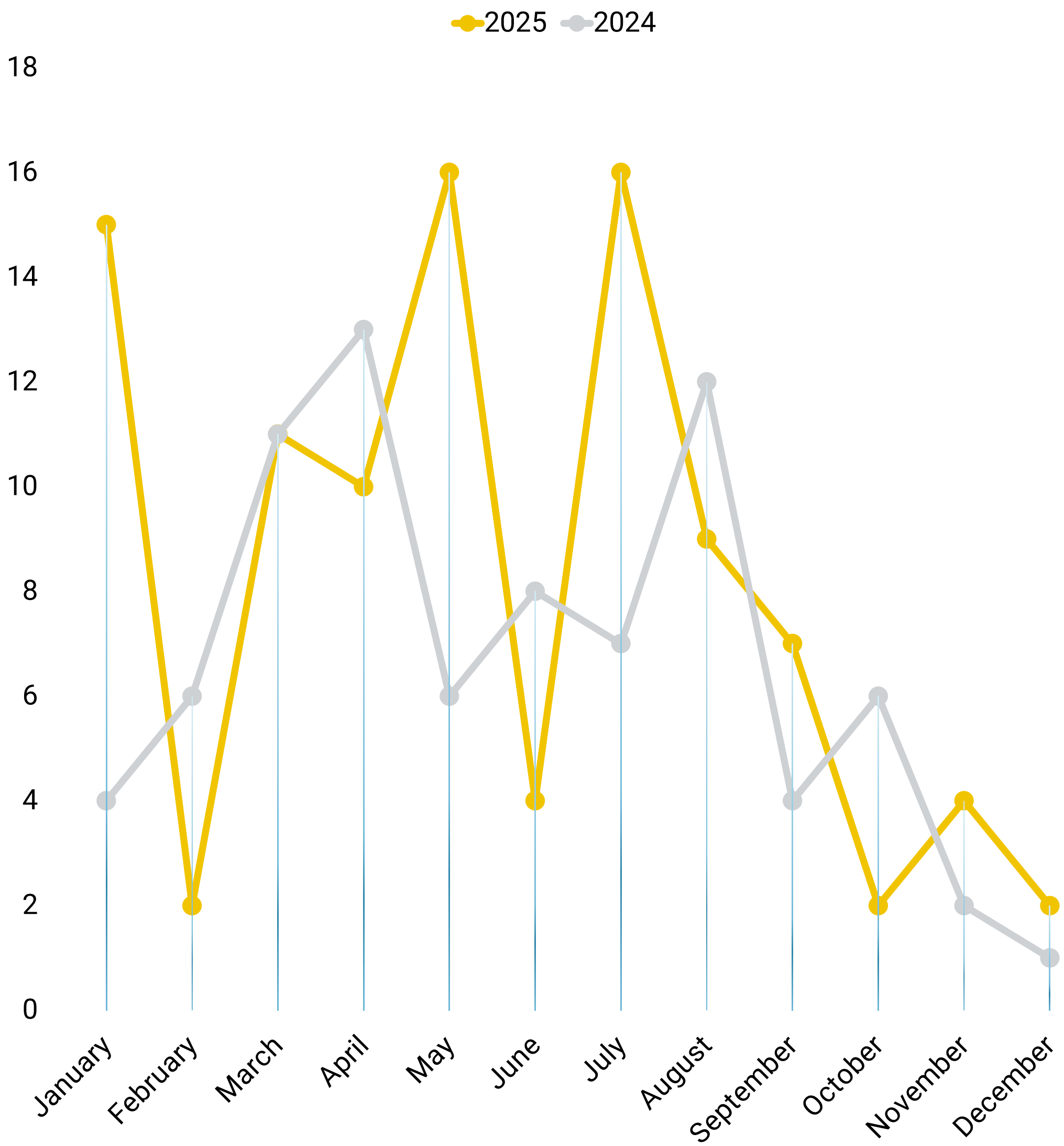


Grays Harbor: Condominiums Only

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	15	4	275.00%
February	2	6	-66.67%
March	11	11	0.00%
April	10	13	-23.08%
May	16	6	166.67%
June	4	8	-50.00%
July	16	7	128.57%
August	9	12	-25.00%
September	7	4	75.00%
October	2	6	-66.67%
November	4	2	100.00%
December	2	1	100.00%
Total	98	80	
% chg.	22.50%		

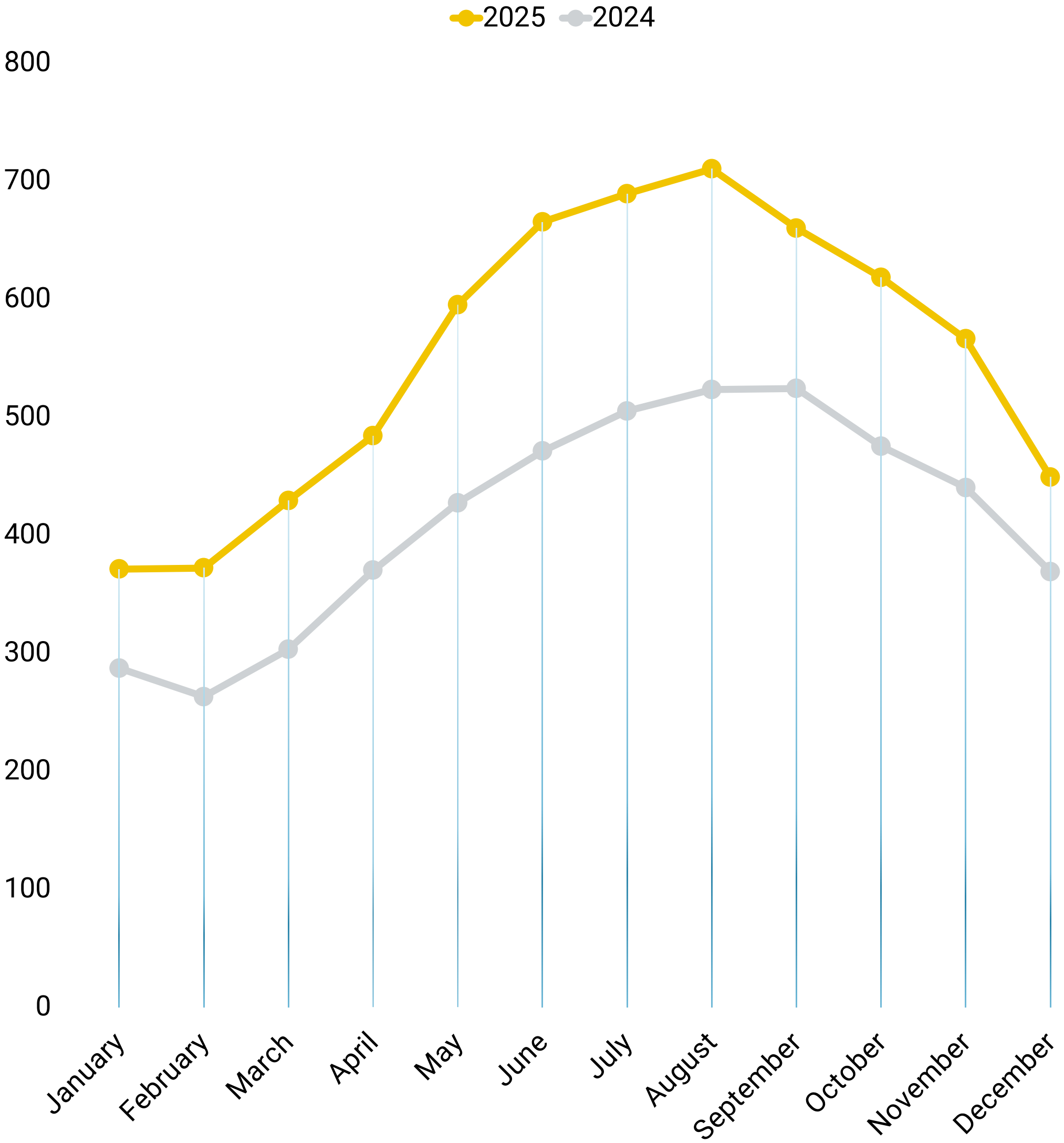


Grays Harbor: Residential Homes and Condominiums

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	371	287	29.27%
February	372	263	41.44%
March	429	303	41.58%
April	484	370	30.81%
May	595	427	39.34%
June	665	471	41.19%
July	689	505	36.44%
August	710	523	35.76%
September	660	524	25.95%
October	618	475	30.11%
November	566	440	28.64%
December	449	369	21.68%
Total	6,608	4,957	
% chg.			33.31%

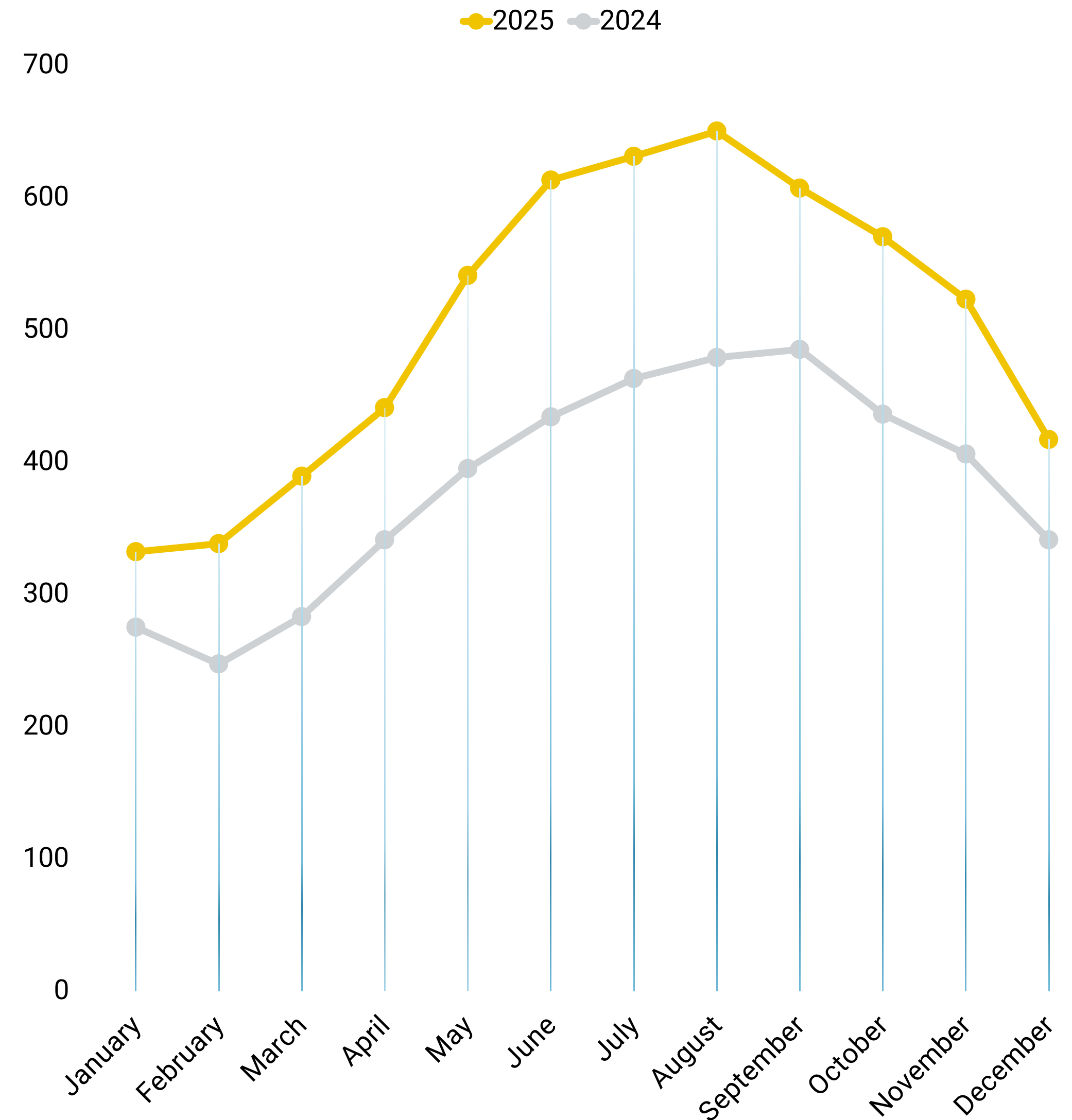


Grays Harbor: Residential Homes Only

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	332	275	20.73%
February	338	247	36.84%
March	389	283	37.46%
April	441	341	29.33%
May	541	395	36.96%
June	613	434	41.24%
July	631	463	36.29%
August	650	479	35.70%
September	607	485	25.15%
October	570	436	30.73%
November	523	406	28.82%
December	417	341	22.29%
Total	6,052	4,585	
% chg.			32.00%

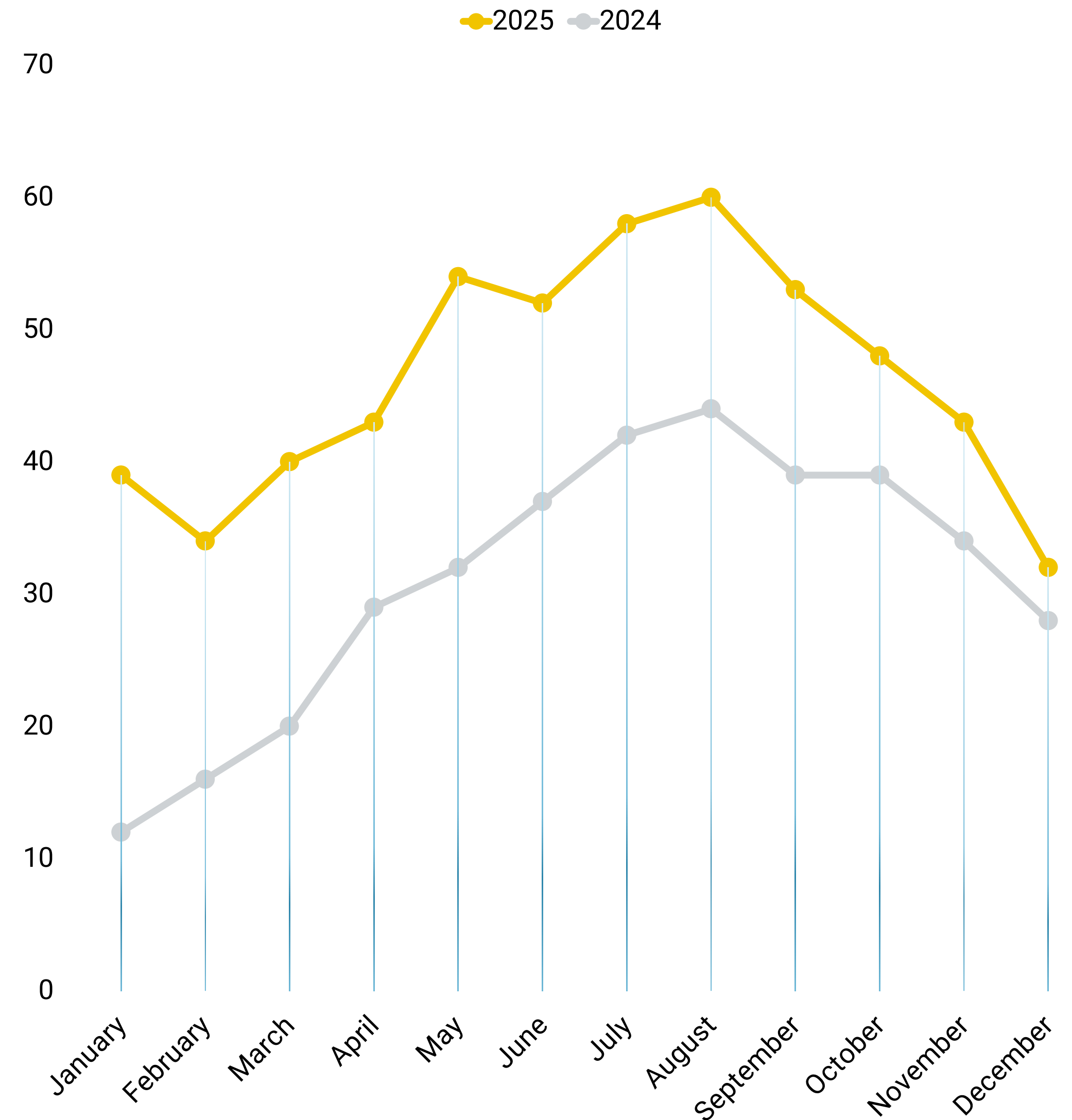


Grays Harbor: Condominiums Only

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	39	12	225.00%
February	34	16	112.50%
March	40	20	100.00%
April	43	29	48.28%
May	54	32	68.75%
June	52	37	40.54%
July	58	42	38.10%
August	60	44	36.36%
September	53	39	35.90%
October	48	39	23.08%
November	43	34	26.47%
December	32	28	14.29%
Total	556	372	
% chg.			49.46%



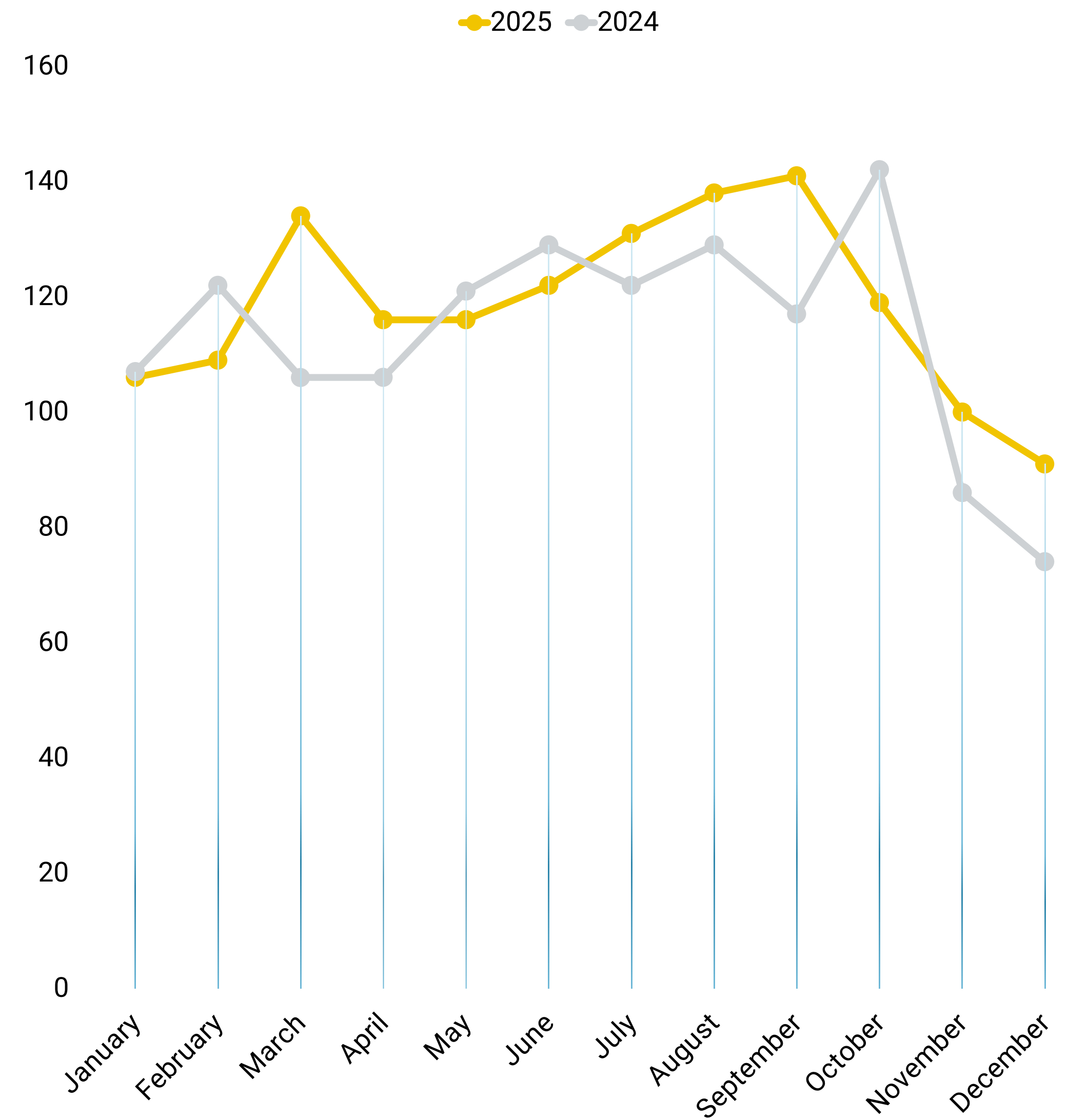
Grays Harbor: Residential Homes and Condominiums

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	106	107	-0.93%
February	109	122	-10.66%
March	134	106	26.42%
April	116	106	9.43%
May	116	121	-4.13%
June	122	129	-5.43%
July	131	122	7.38%
August	138	129	6.98%
September	141	117	20.51%
October	119	142	-16.20%
November	100	86	16.28%
December	91	74	22.97%
Total	1,423	1,361	
% chg.			4.56%



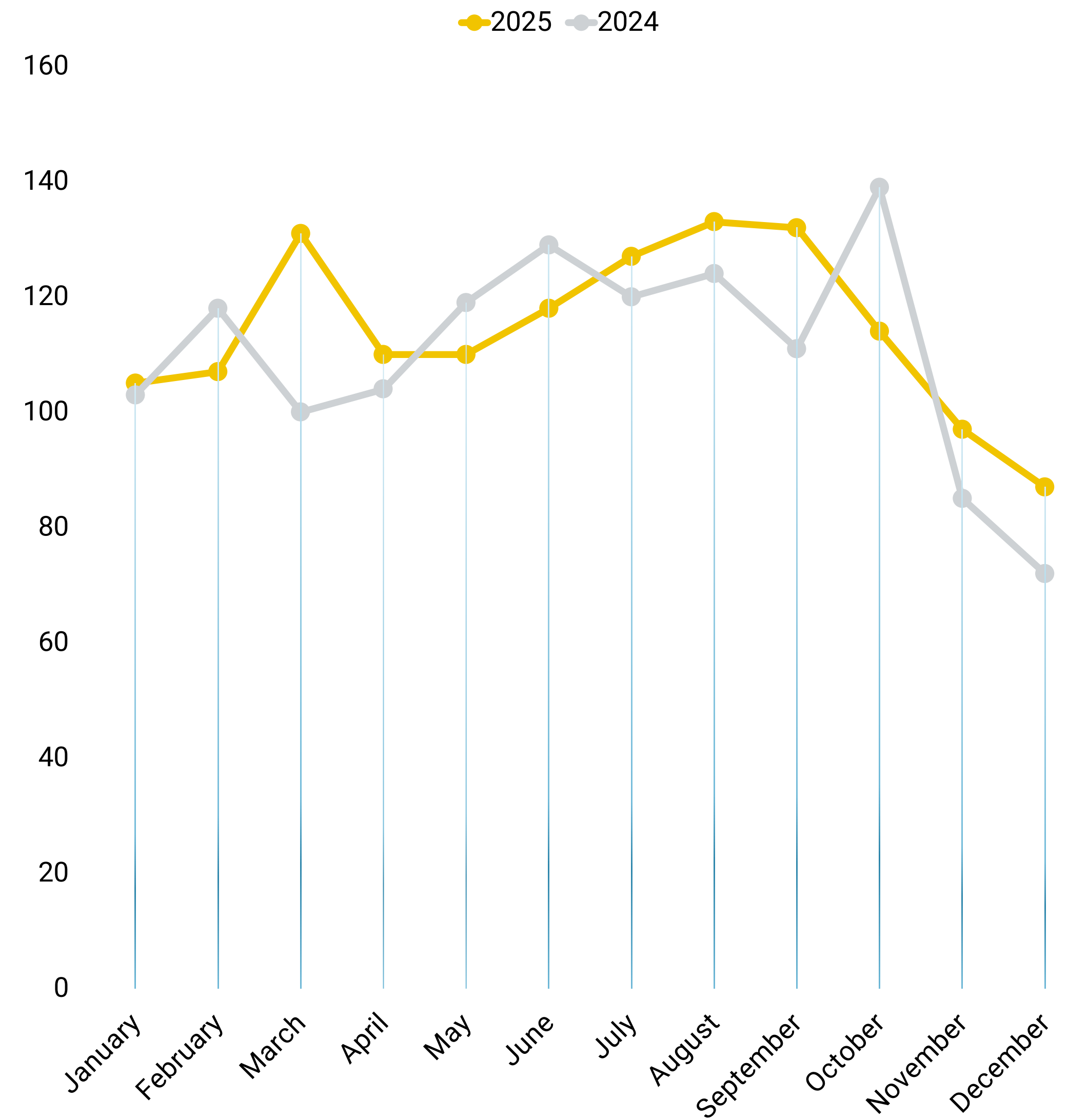
Grays Harbor: Residential Homes Only

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	105	103	1.94%
February	107	118	-9.32%
March	131	100	31.00%
April	110	104	5.77%
May	110	119	-7.56%
June	118	129	-8.53%
July	127	120	5.83%
August	133	124	7.26%
September	132	111	18.92%
October	114	139	-17.99%
November	97	85	14.12%
December	87	72	20.83%
Total	1,371	1,324	
% chg.	3.55%		



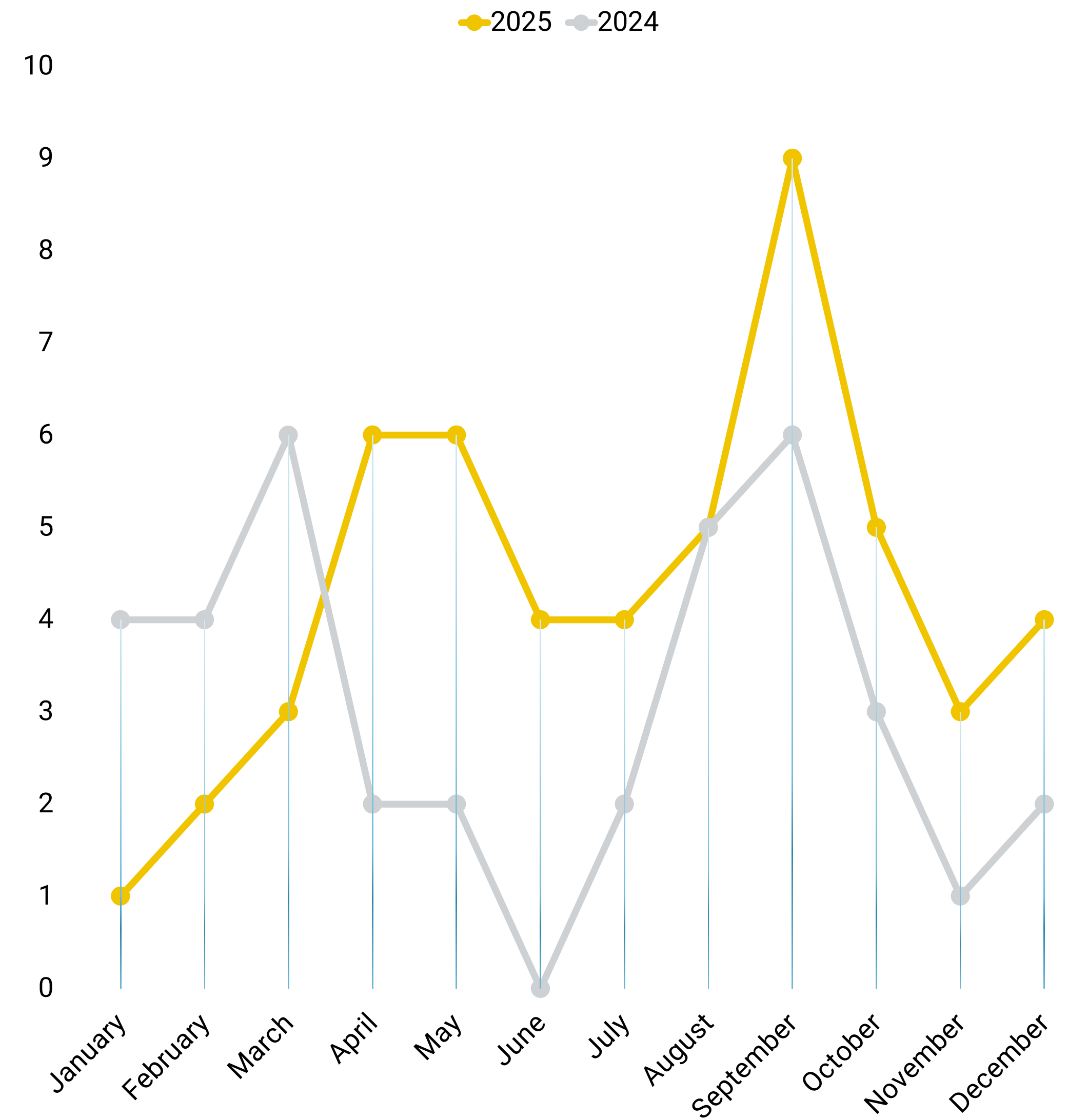
Grays Harbor: Condominiums Only

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	1	4	-75.00%
February	2	4	-50.00%
March	3	6	-50.00%
April	6	2	200.00%
May	6	2	200.00%
June	4	0	0.00%
July	4	2	100.00%
August	5	5	0.00%
September	9	6	50.00%
October	5	3	66.67%
November	3	1	200.00%
December	4	2	100.00%
Total	52	37	
% chg.			40.54%

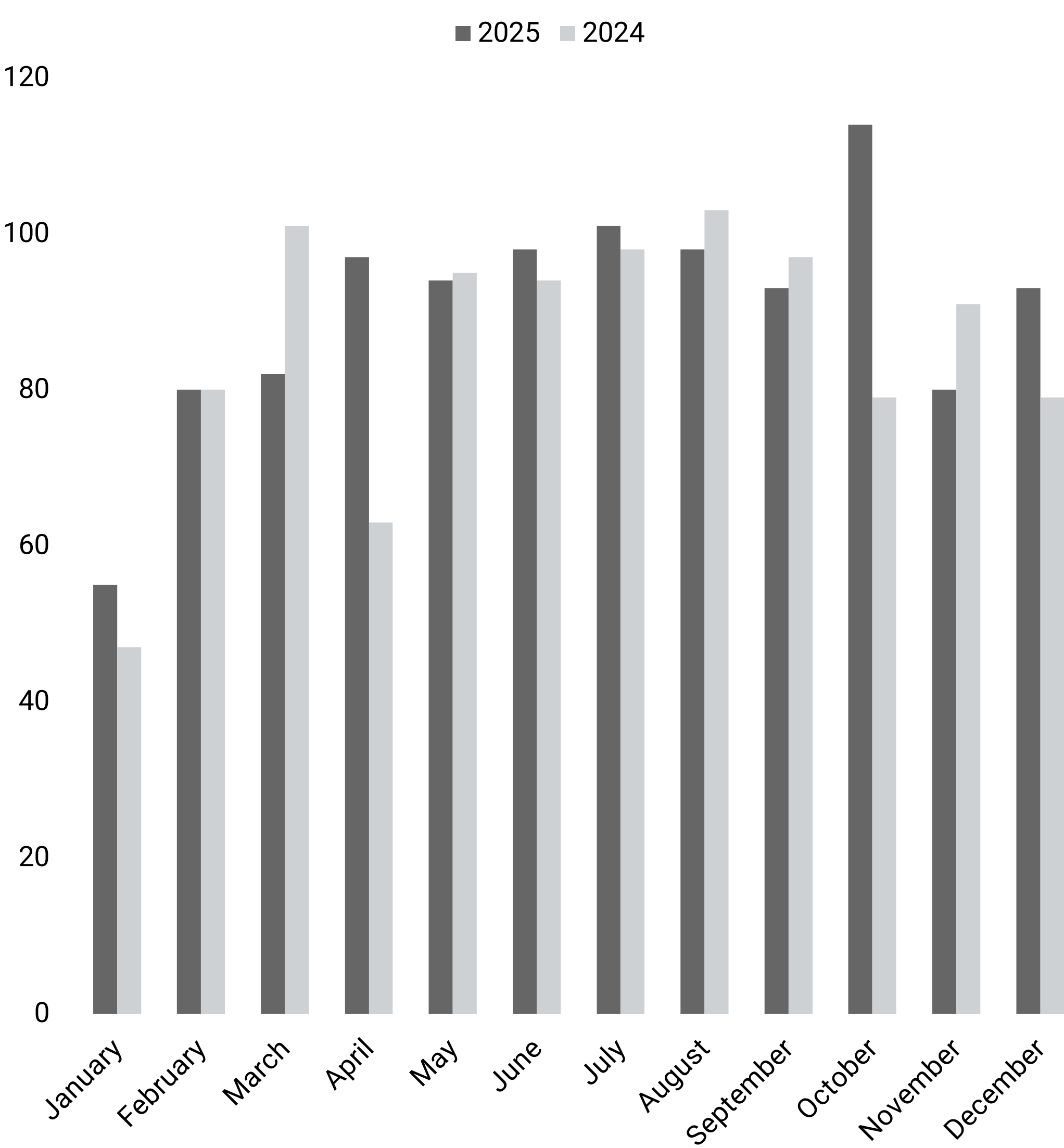


Grays Harbor: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	55	47	17.02%
February	80	80	0.00%
March	82	101	-18.81%
April	97	63	53.97%
May	94	95	-1.05%
June	98	94	4.26%
July	101	98	3.06%
August	98	103	-4.85%
September	93	97	-4.12%
October	114	79	44.30%
November	80	91	-12.09%
December	93	79	17.72%
Total	1,085	1,027	
% chg.	5.65%		

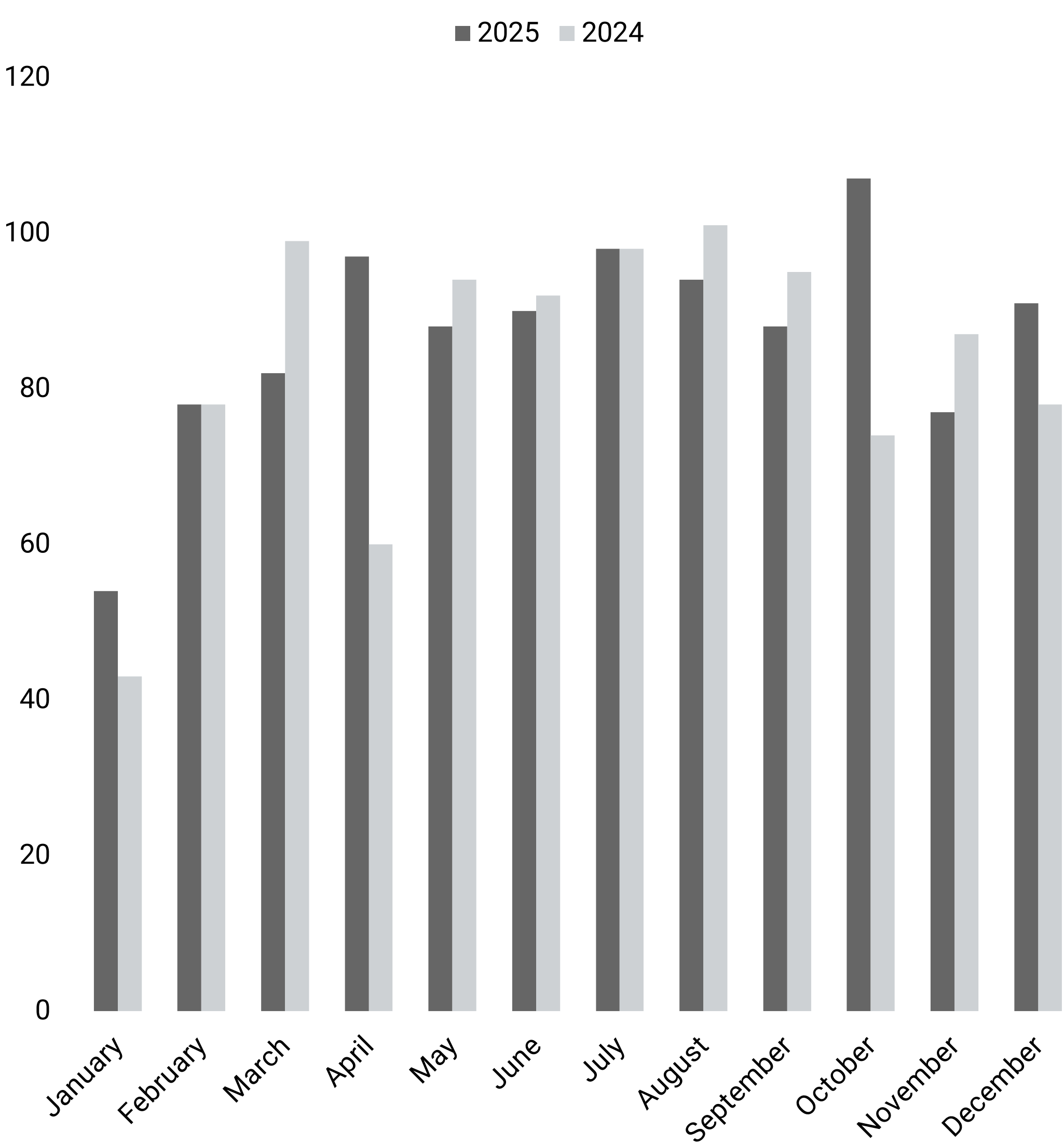


Grays Harbor: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	54	43	25.58%
February	78	78	0.00%
March	82	99	-17.17%
April	97	60	61.67%
May	88	94	-6.38%
June	90	92	-2.17%
July	98	98	0.00%
August	94	101	-6.93%
September	88	95	-7.37%
October	107	74	44.59%
November	77	87	-11.49%
December	91	78	16.67%
Total	1,044	999	
% chg.	4.50%		

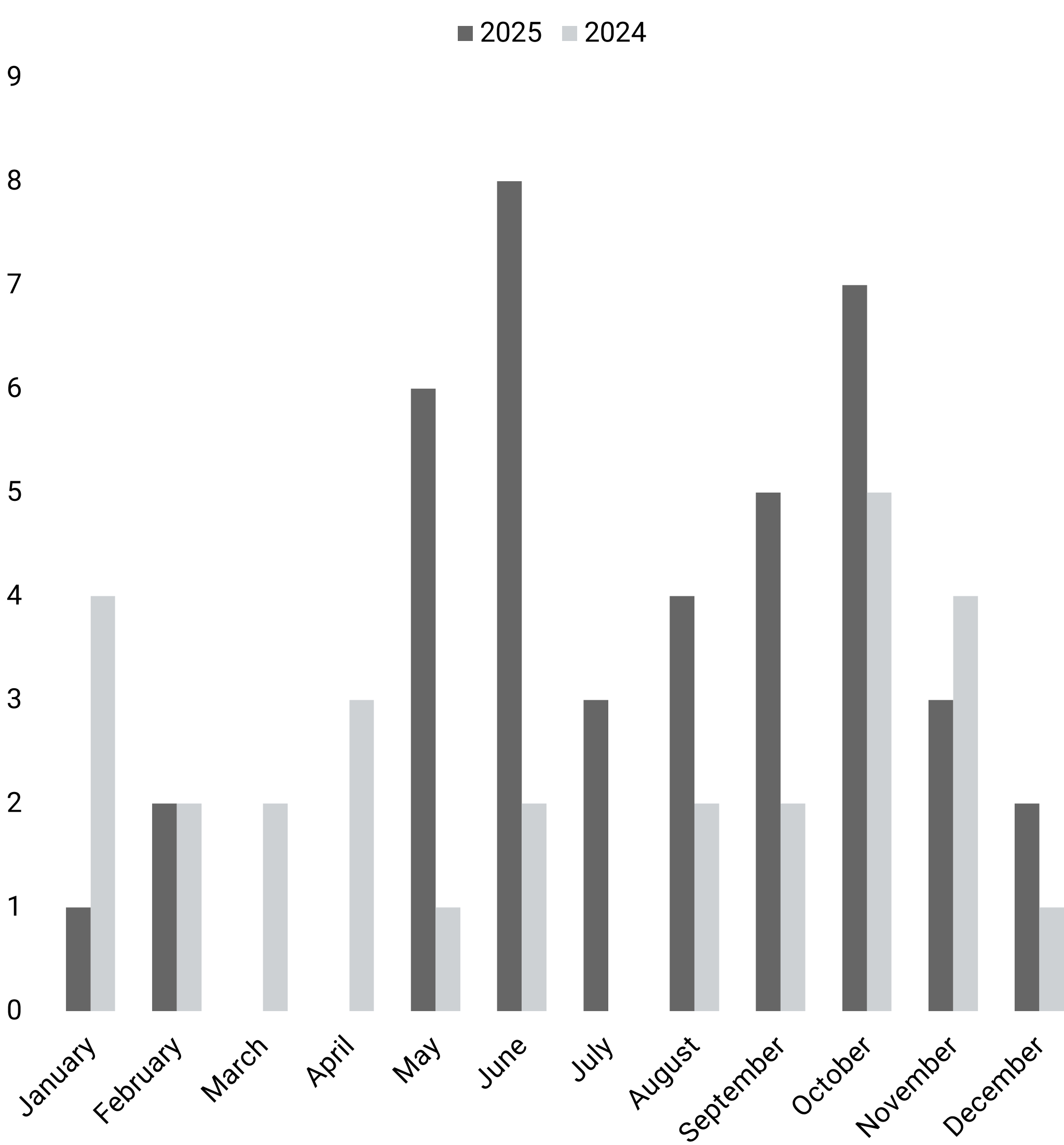


Grays Harbor: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	1	4	-75.00%
February	2	2	0.00%
March	0	2	-100.00%
April	0	3	-100.00%
May	6	1	500.00%
June	8	2	300.00%
July	3	0	0.00%
August	4	2	100.00%
September	5	2	150.00%
October	7	5	40.00%
November	3	4	-25.00%
December	2	1	100.00%
Total	41	28	
% chg.	46.43%		

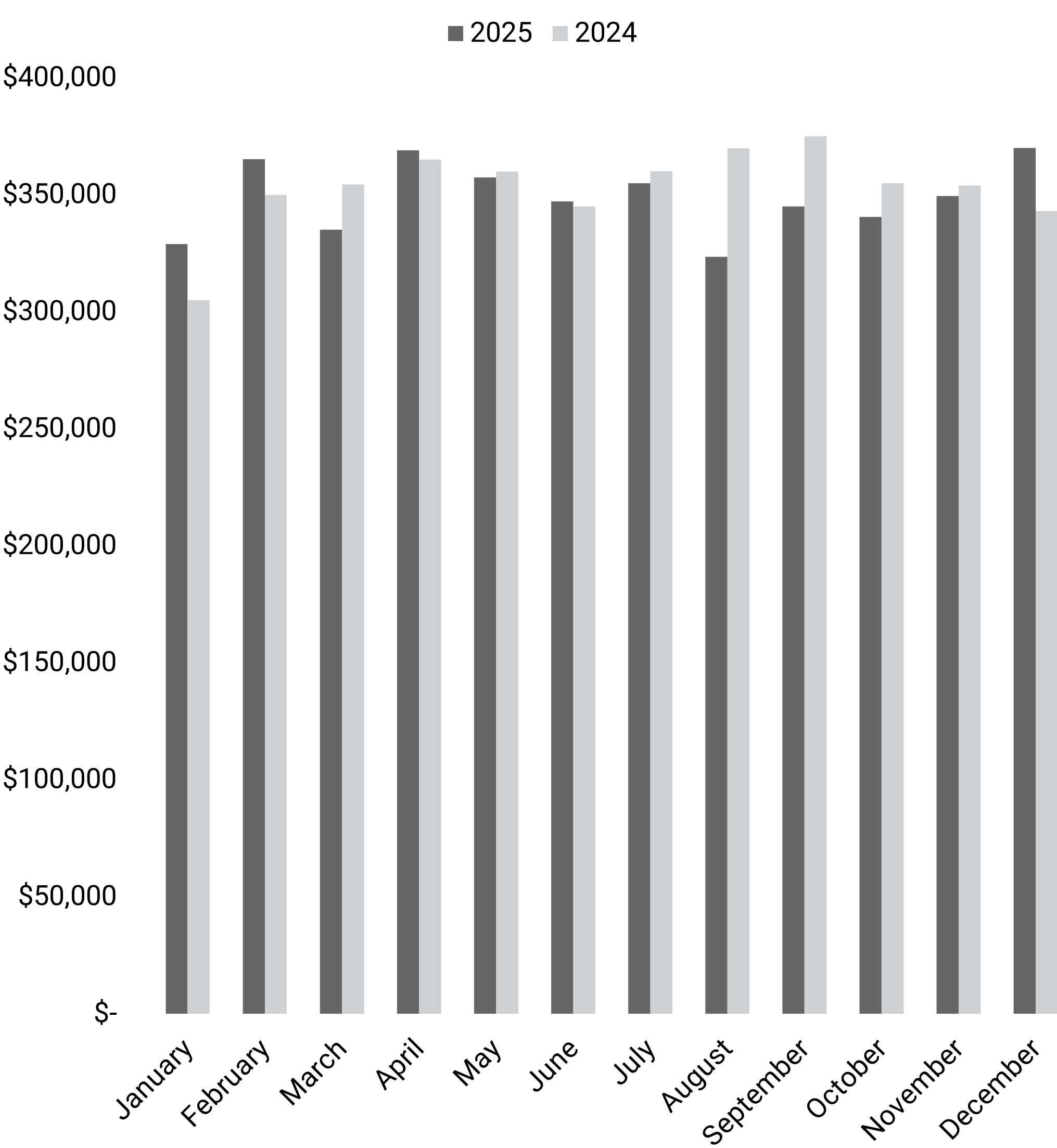


Grays Harbor: Residential Homes and Condominiums

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	\$	329,000	\$ 305,000	7.87%
February	\$	365,238	\$ 350,000	4.35%
March	\$	335,100	\$ 354,500	-5.47%
April	\$	369,000	\$ 365,000	1.10%
May	\$	357,450	\$ 359,900	-0.68%
June	\$	347,200	\$ 345,000	0.64%
July	\$	355,000	\$ 360,000	-1.39%
August	\$	323,500	\$ 369,900	-12.54%
September	\$	345,000	\$ 375,000	-8.00%
October	\$	340,500	\$ 355,000	-4.08%
November	\$	349,450	\$ 354,000	-1.29%
December	\$	370,000	\$ 343,000	7.87%
Total	\$	349,500	\$ 355,000	
% chg.				-1.55%

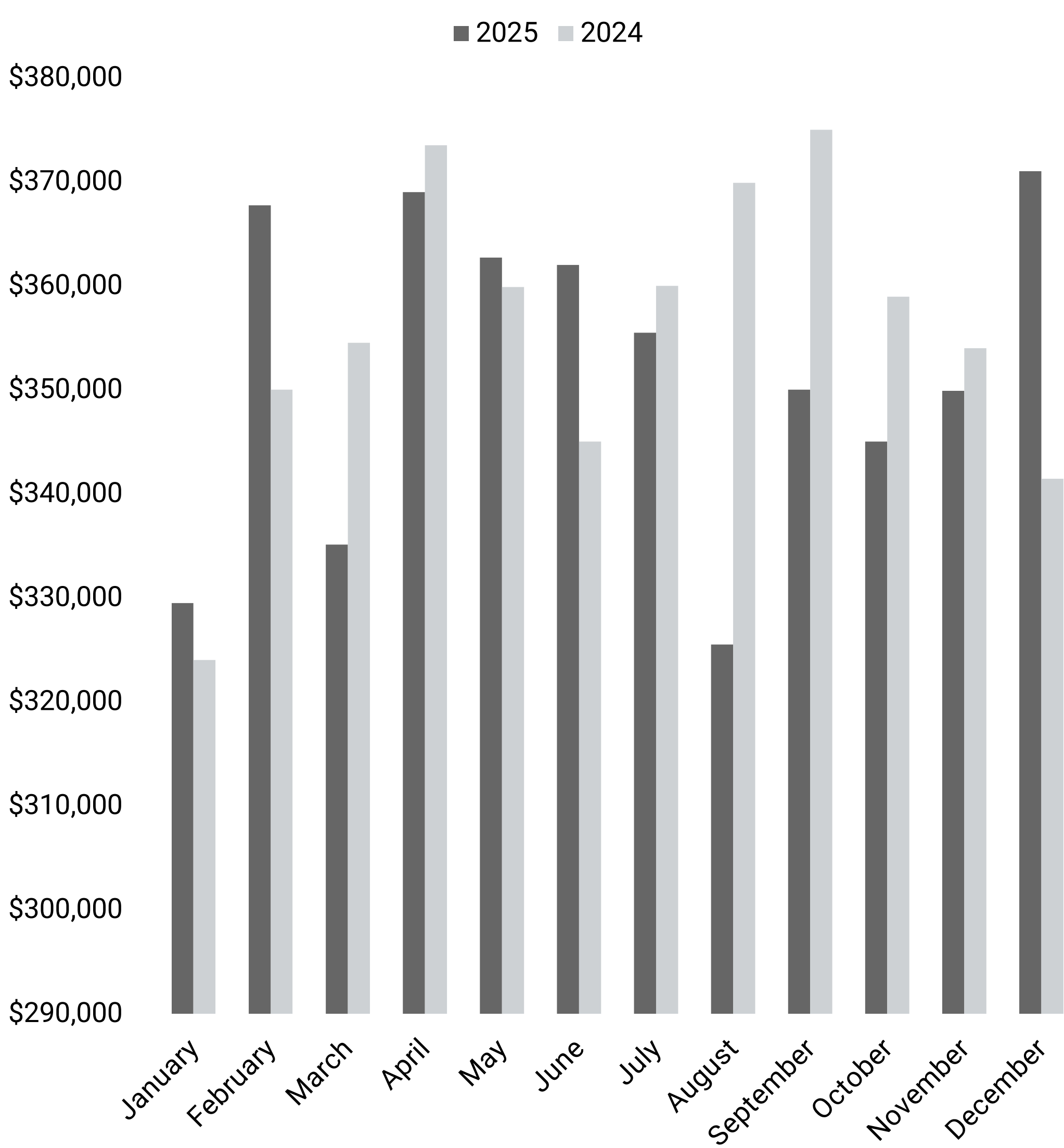


Grays Harbor: Residential Homes Only

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	\$ 329,500	\$ 324,000	1.70%
February	\$ 367,738	\$ 350,000	5.07%
March	\$ 335,100	\$ 354,500	-5.47%
April	\$ 369,000	\$ 373,500	-1.20%
May	\$ 362,700	\$ 359,888	0.78%
June	\$ 361,999	\$ 345,000	4.93%
July	\$ 355,500	\$ 360,000	-1.25%
August	\$ 325,500	\$ 369,900	-12.00%
September	\$ 350,000	\$ 375,000	-6.67%
October	\$ 345,000	\$ 358,950	-3.89%
November	\$ 349,900	\$ 354,000	-1.16%
December	\$ 371,000	\$ 341,450	8.65%
Total	\$ 350,000	\$ 355,000	
% chg.	-1.41%		

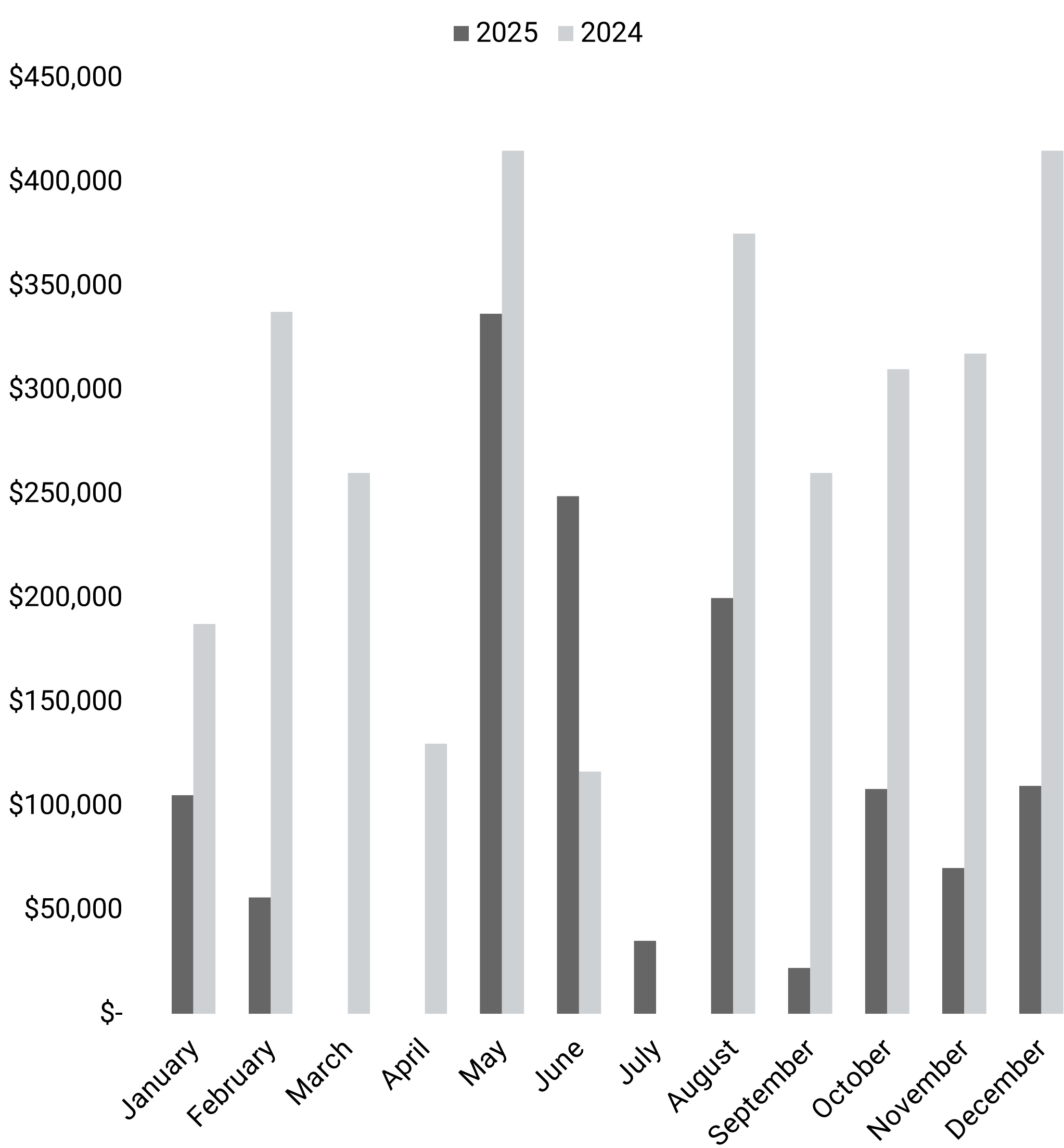


Grays Harbor: Condominiums Only

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	\$ 105,000	\$ 187,375	-43.96%
February	\$ 56,000	\$ 337,500	-83.41%
March	\$ -	\$ 260,000	-100.00%
April	\$ -	\$ 129,900	-100.00%
May	\$ 336,450	\$ 415,000	-18.93%
June	\$ 248,750	\$ 116,450	113.61%
July	\$ 35,000	\$ -	0.00%
August	\$ 199,950	\$ 375,000	-46.68%
September	\$ 22,000	\$ 260,000	-91.54%
October	\$ 108,000	\$ 310,000	-65.16%
November	\$ 70,000	\$ 317,450	-77.95%
December	\$ 109,500	\$ 414,900	-73.61%
Total	\$ 105,000	\$ 277,450	
% chg.	-62.16%		



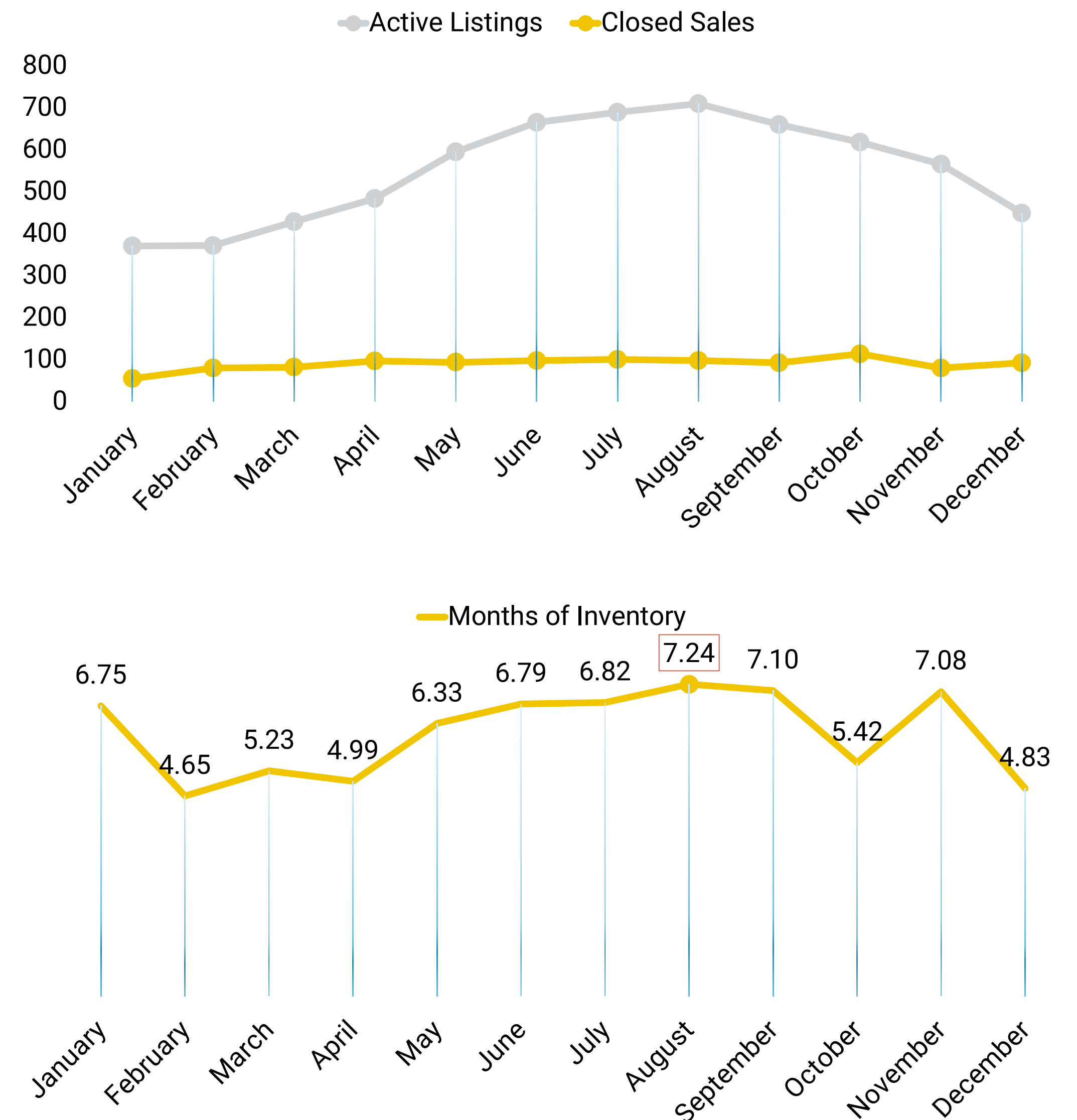
Grays Harbor: Residential Homes and Condominiums

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	371	55	6.75
February	372	80	4.65
March	429	82	5.23
April	484	97	4.99
May	595	94	6.33
June	665	98	6.79
July	689	101	6.82
August	710	98	7.24
September	660	93	7.10
October	618	114	5.42
November	566	80	7.08
December	449	93	4.83



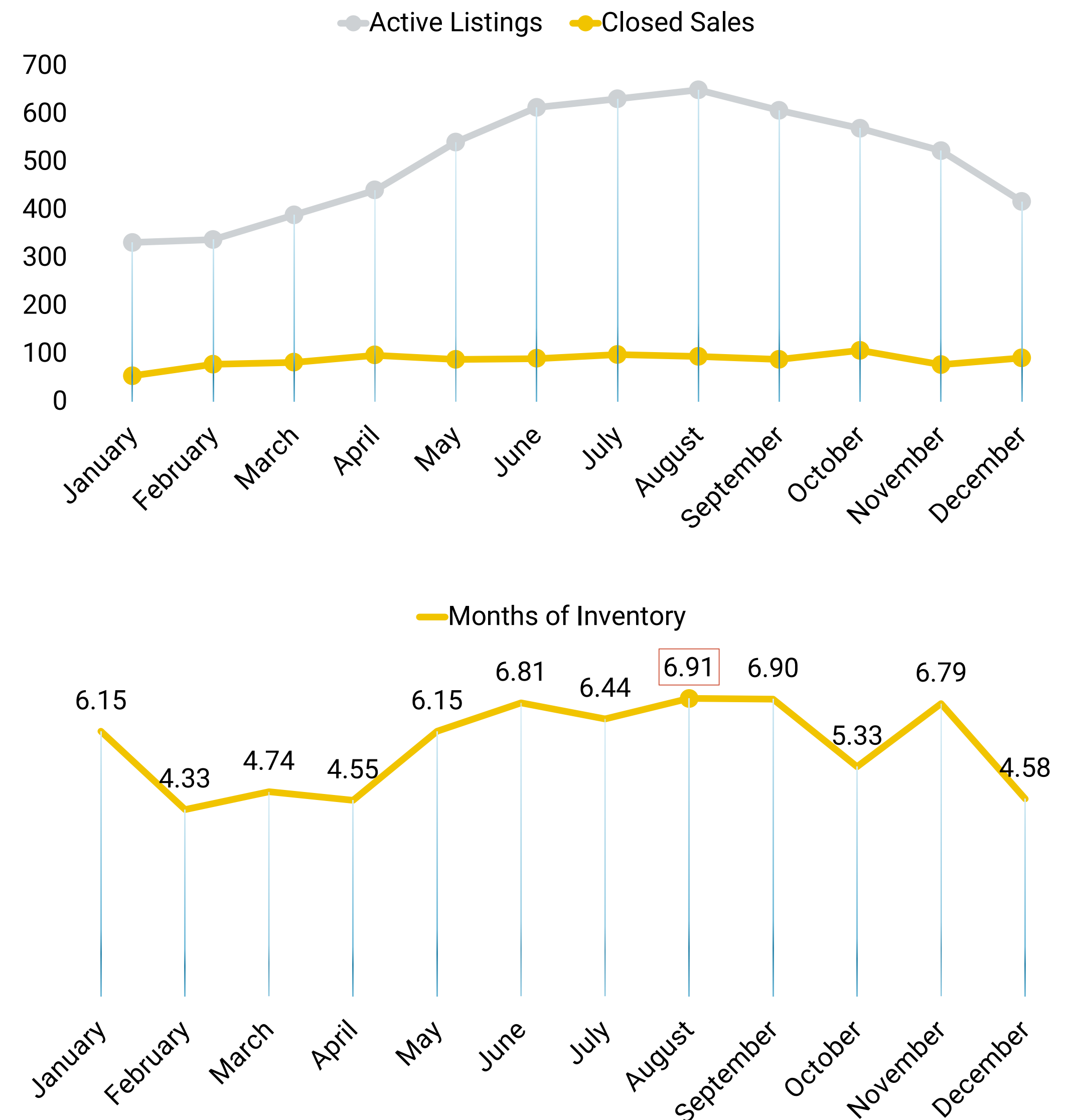
Grays Harbor: Residential Homes Only

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	332	54	6.15
February	338	78	4.33
March	389	82	4.74
April	441	97	4.55
May	541	88	6.15
June	613	90	6.81
July	631	98	6.44
August	650	94	6.91
September	607	88	6.90
October	570	107	5.33
November	523	77	6.79
December	417	91	4.58



Grays Harbor: 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	39	1	39.00
February	34	2	17.00
March	40	0	0.00
April	43	0	0.00
May	54	6	9.00
June	52	8	6.50
July	58	3	19.33
August	60	4	15.00
September	53	5	10.60
October	48	7	6.86
November	43	3	14.33
December	32	2	16.00

