



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2025

Island

# Annual Statistical Review and Highlights

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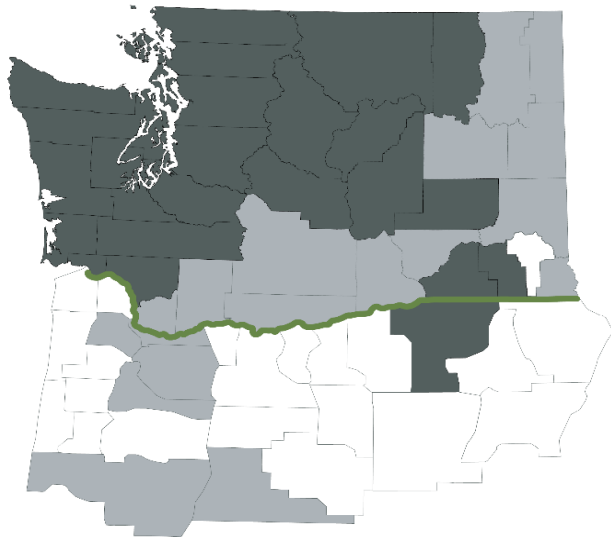
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

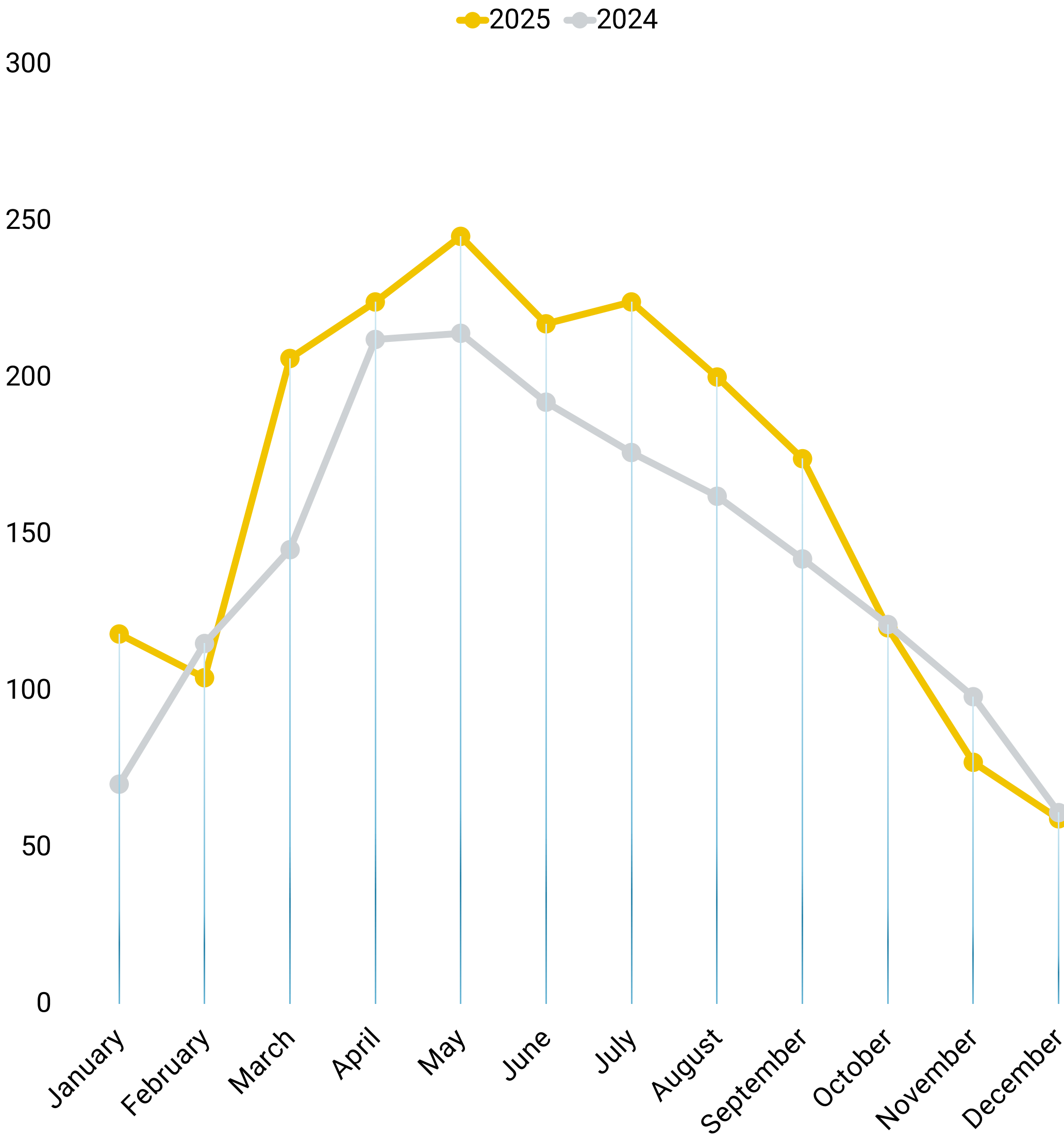
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# Island: Residential Homes and Condominiums

## 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	118	70	68.57%
February	104	115	-9.57%
March	206	145	42.07%
April	224	212	5.66%
May	245	214	14.49%
June	217	192	13.02%
July	224	176	27.27%
August	200	162	23.46%
September	174	142	22.54%
October	120	121	-0.83%
November	77	98	-21.43%
December	59	61	-3.28%
<b>Total</b>	<b>1,968</b>	<b>1,708</b>	
<b>% chg.</b>	<b>15.22%</b>		

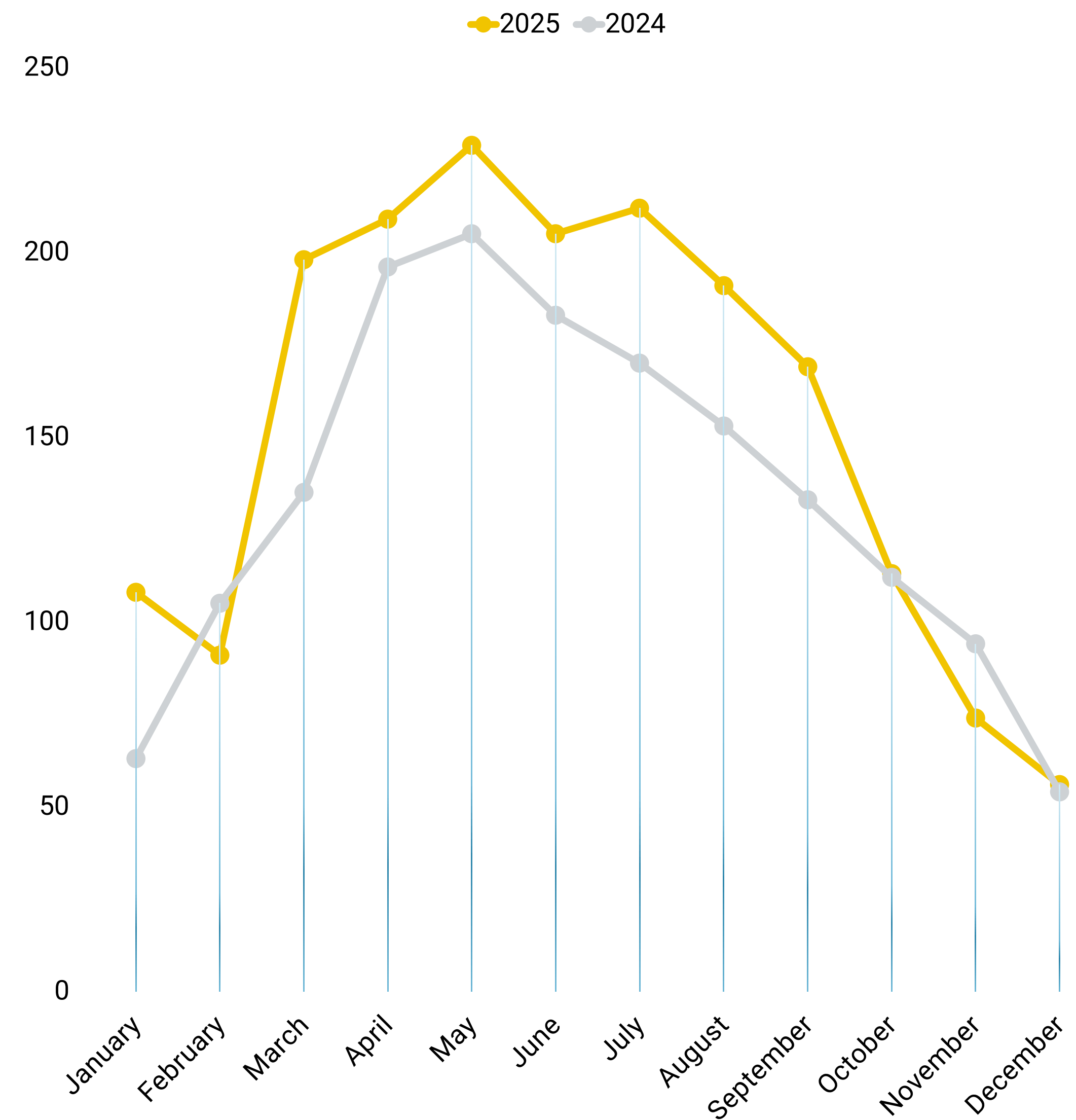


# Island: Residential Homes Only

## 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	108	63	71.43%
February	91	105	-13.33%
March	198	135	46.67%
April	209	196	6.63%
May	229	205	11.71%
June	205	183	12.02%
July	212	170	24.71%
August	191	153	24.84%
September	169	133	27.07%
October	113	112	0.89%
November	74	94	-21.28%
December	56	54	3.70%
<b>Total</b>	<b>1,855</b>	<b>1,603</b>	
<b>% chg.</b>			<b>15.72%</b>

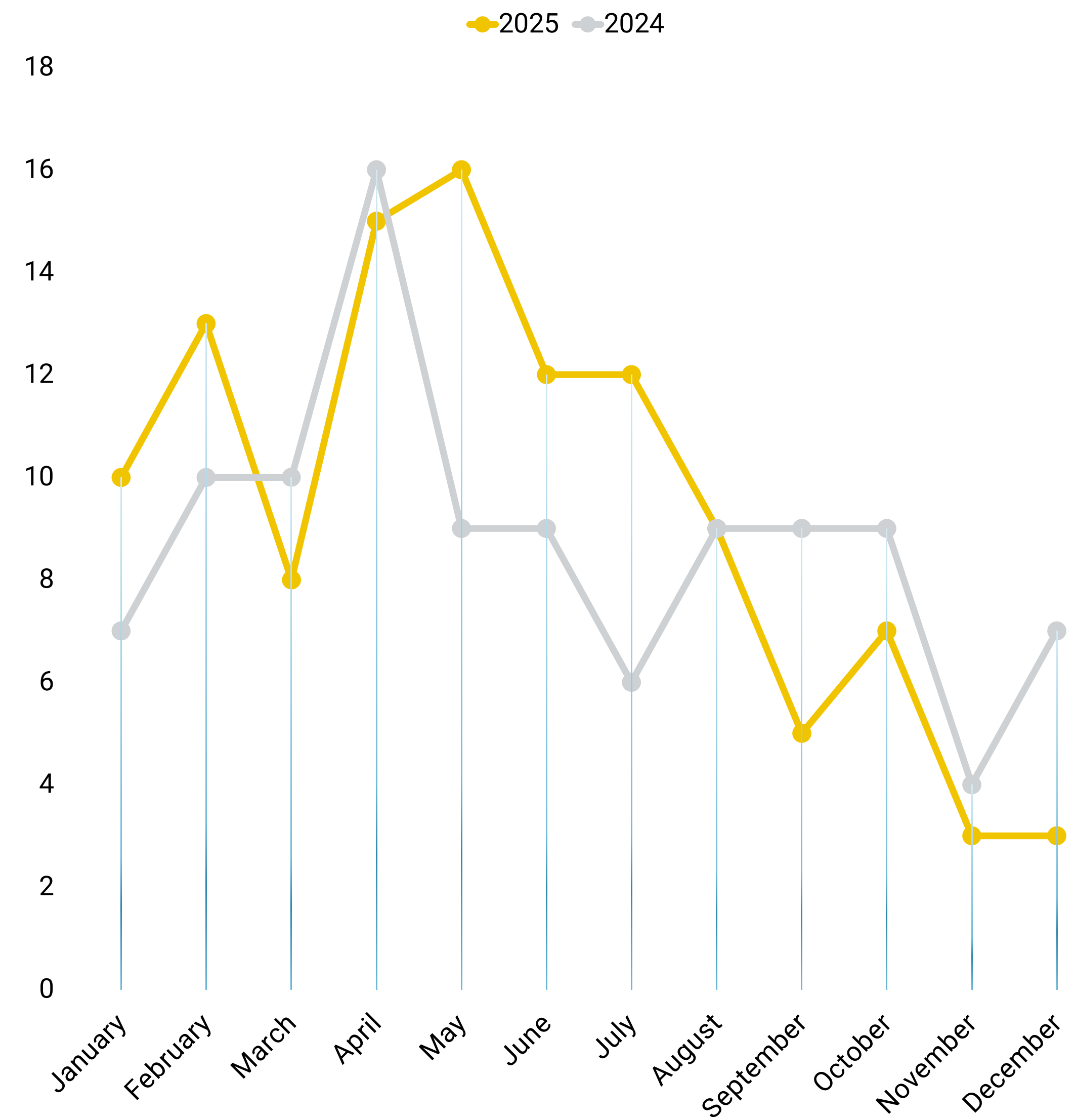


## Island: Condominiums Only

# 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	10	7	42.86%
February	13	10	30.00%
March	8	10	-20.00%
April	15	16	-6.25%
May	16	9	77.78%
June	12	9	33.33%
July	12	6	100.00%
August	9	9	0.00%
September	5	9	-44.44%
October	7	9	-22.22%
November	3	4	-25.00%
December	3	7	-57.14%
<b>Total</b>	<b>113</b>	<b>105</b>	
<b>% chg.</b>	<b>7.62%</b>		

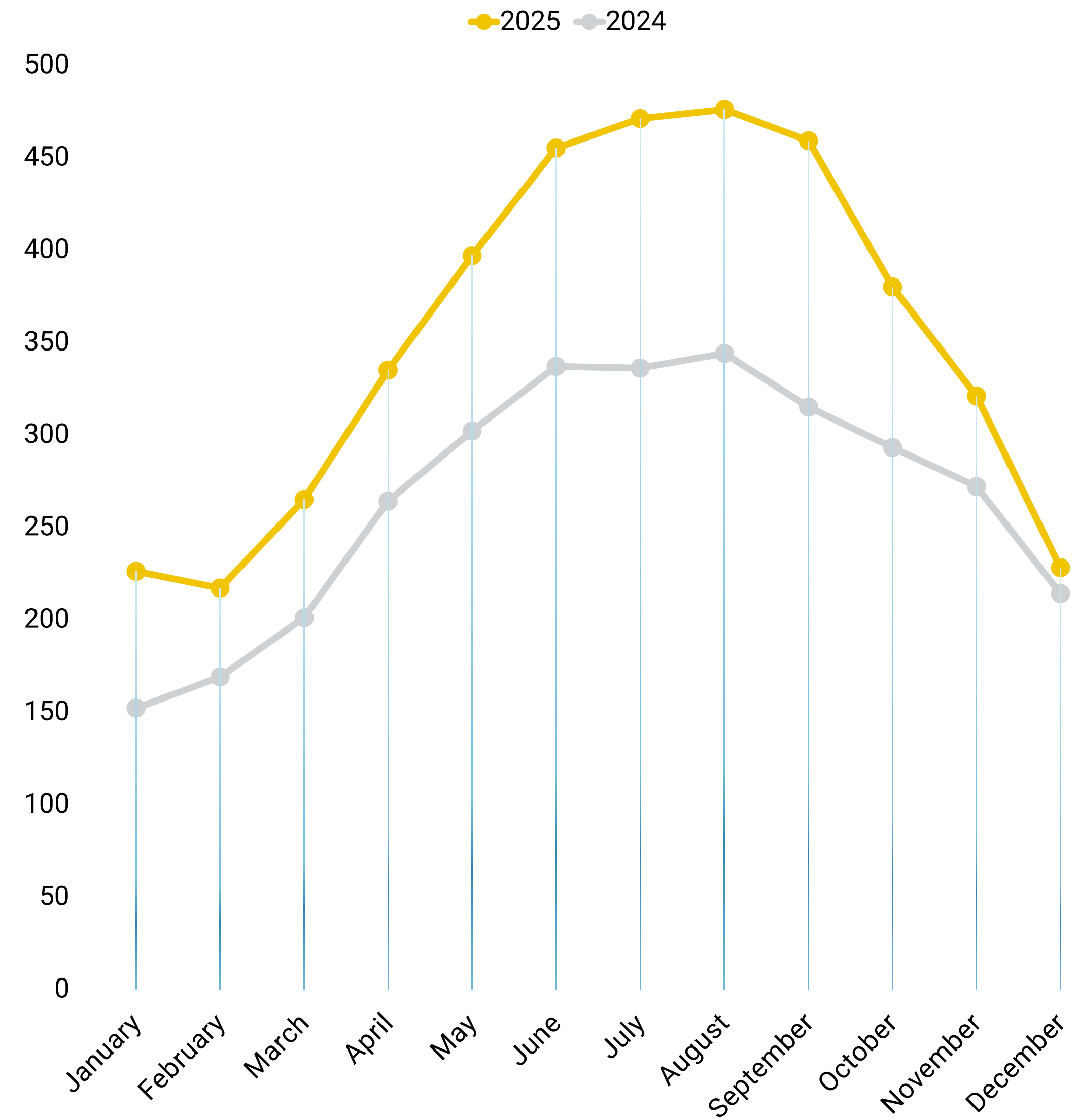


# Island: Residential Homes and Condominiums

## 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	226	152	48.68%
February	217	169	28.40%
March	265	201	31.84%
April	335	264	26.89%
May	397	302	31.46%
June	455	337	35.01%
July	471	336	40.18%
August	476	344	38.37%
September	459	315	45.71%
October	380	293	29.69%
November	321	272	18.01%
December	228	214	6.54%
<b>Total</b>	<b>4,230</b>	<b>3,199</b>	
<b>% chg.</b>			<b>32.23%</b>



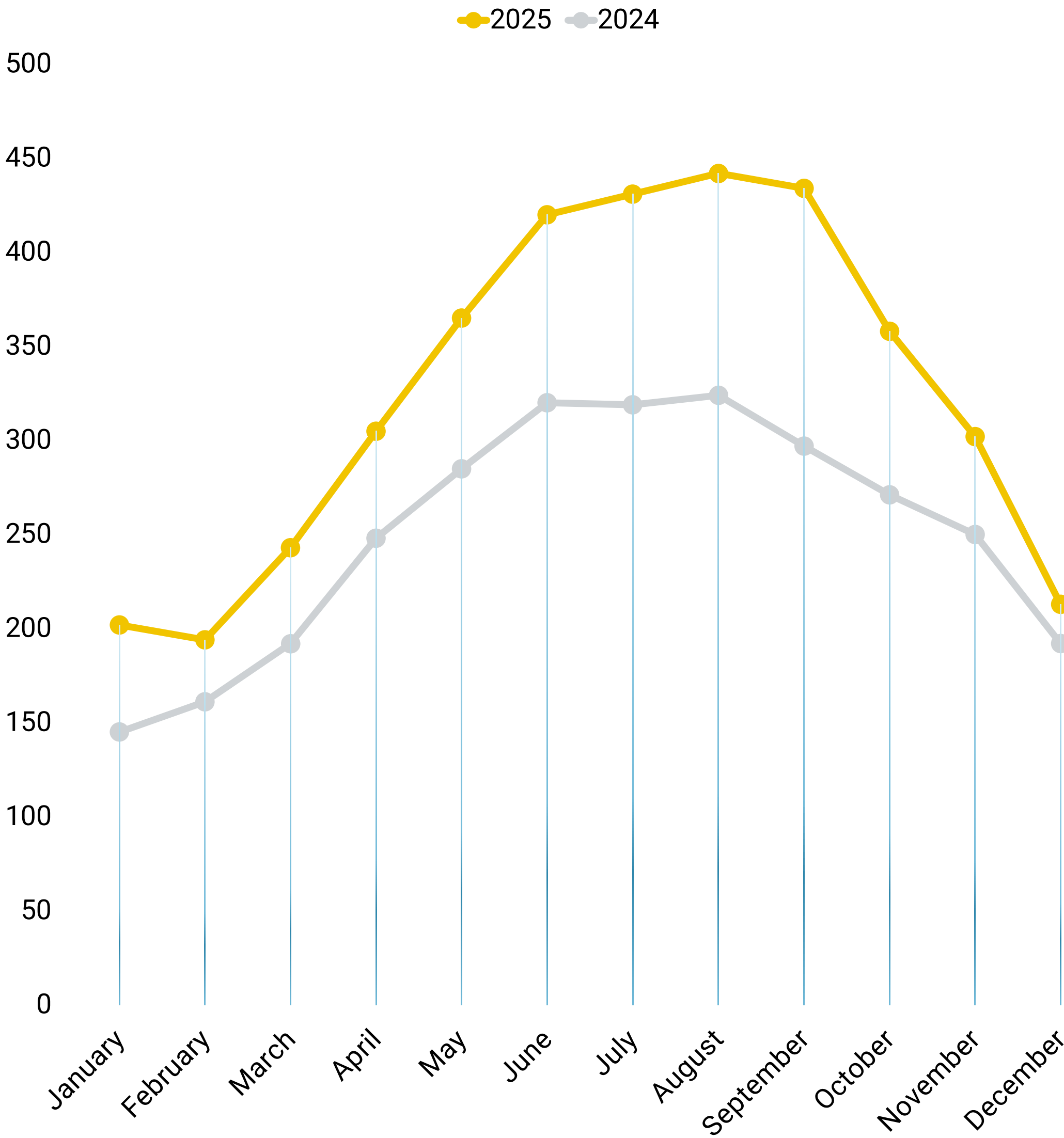


Island: Residential Homes Only

# 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	202	145	39.31%
February	194	161	20.50%
March	243	192	26.56%
April	305	248	22.98%
May	365	285	28.07%
June	420	320	31.25%
July	431	319	35.11%
August	442	324	36.42%
September	434	297	46.13%
October	358	271	32.10%
November	302	250	20.80%
December	213	192	10.94%
Total	3,909	3,004	
% chg.	30.13%		

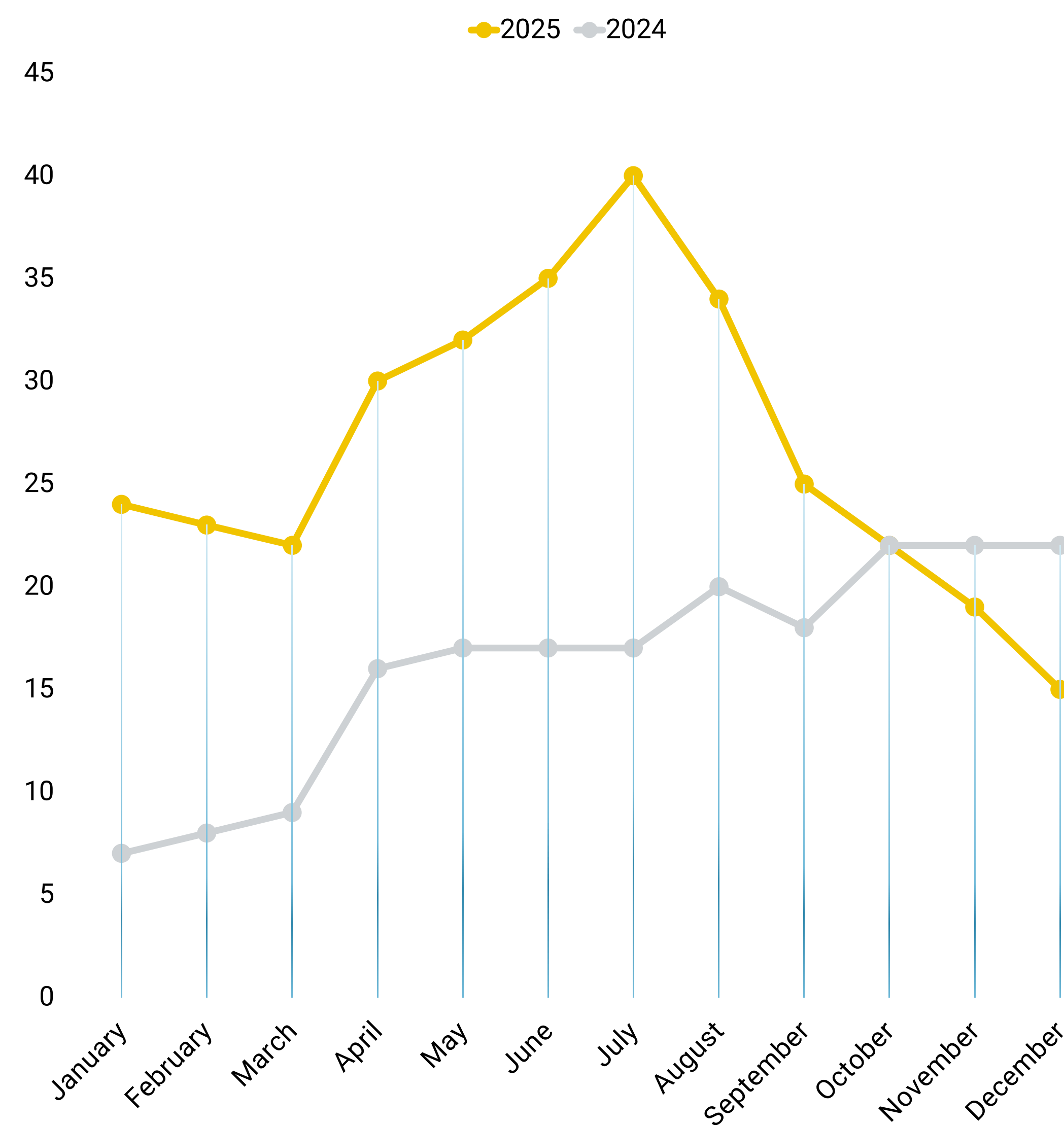


# Island: Condominiums Only

## 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	24	7	242.86%
February	23	8	187.50%
March	22	9	144.44%
April	30	16	87.50%
May	32	17	88.24%
June	35	17	105.88%
July	40	17	135.29%
August	34	20	70.00%
September	25	18	38.89%
October	22	22	0.00%
November	19	22	-13.64%
December	15	22	-31.82%
<b>Total</b>	<b>321</b>	<b>195</b>	
<b>% chg.</b>	<b>64.62%</b>		





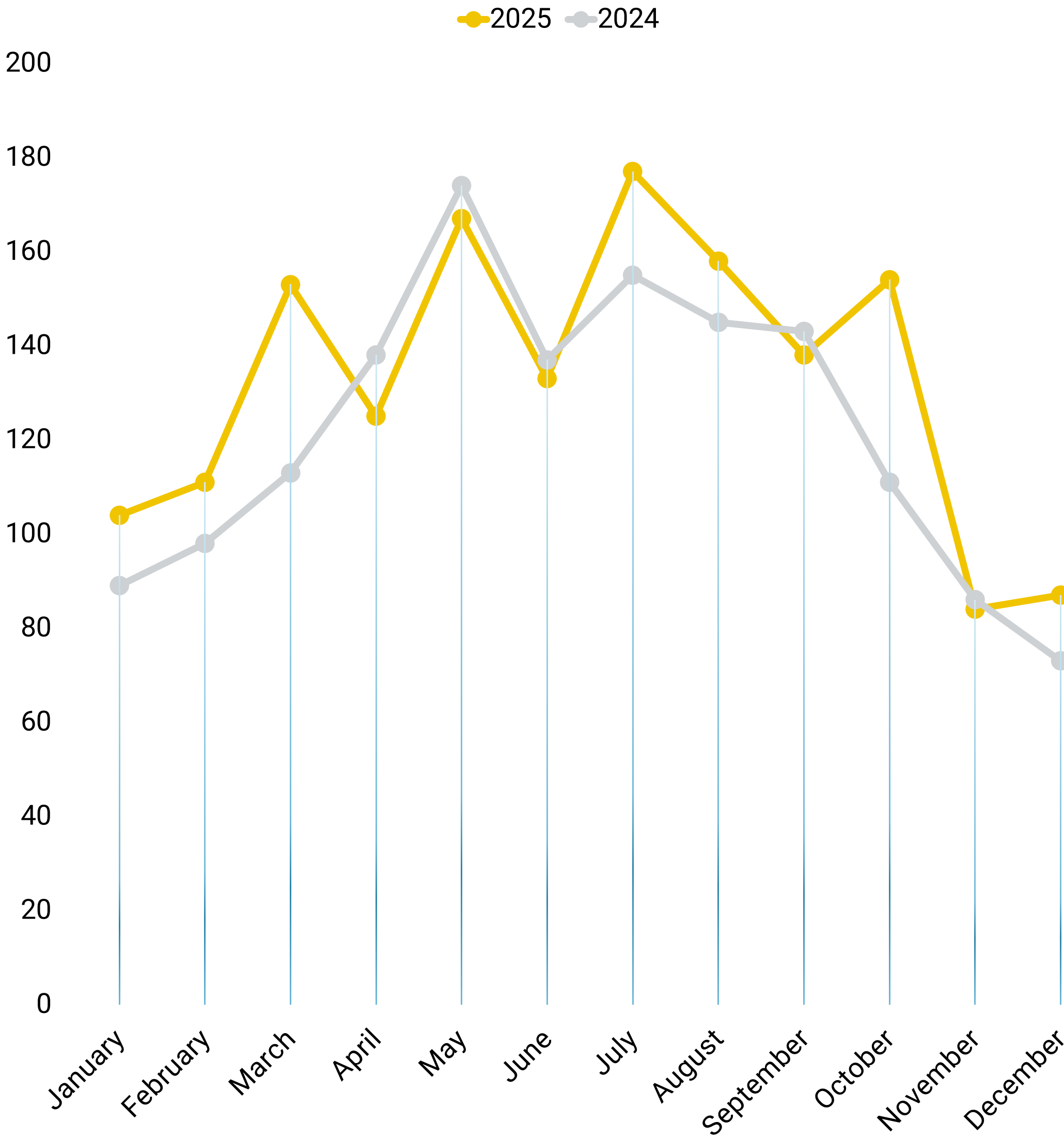
# Island: Residential Homes and Condominiums

## 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	104	89	16.85%
February	111	98	13.27%
March	153	113	35.40%
April	125	138	-9.42%
May	167	174	-4.02%
June	133	137	-2.92%
July	177	155	14.19%
August	158	145	8.97%
September	138	143	-3.50%
October	154	111	38.74%
November	84	86	-2.33%
December	87	73	19.18%
<b>Total</b>	<b>1,591</b>	<b>1,462</b>	
<b>% chg.</b>	<b>8.82%</b>		



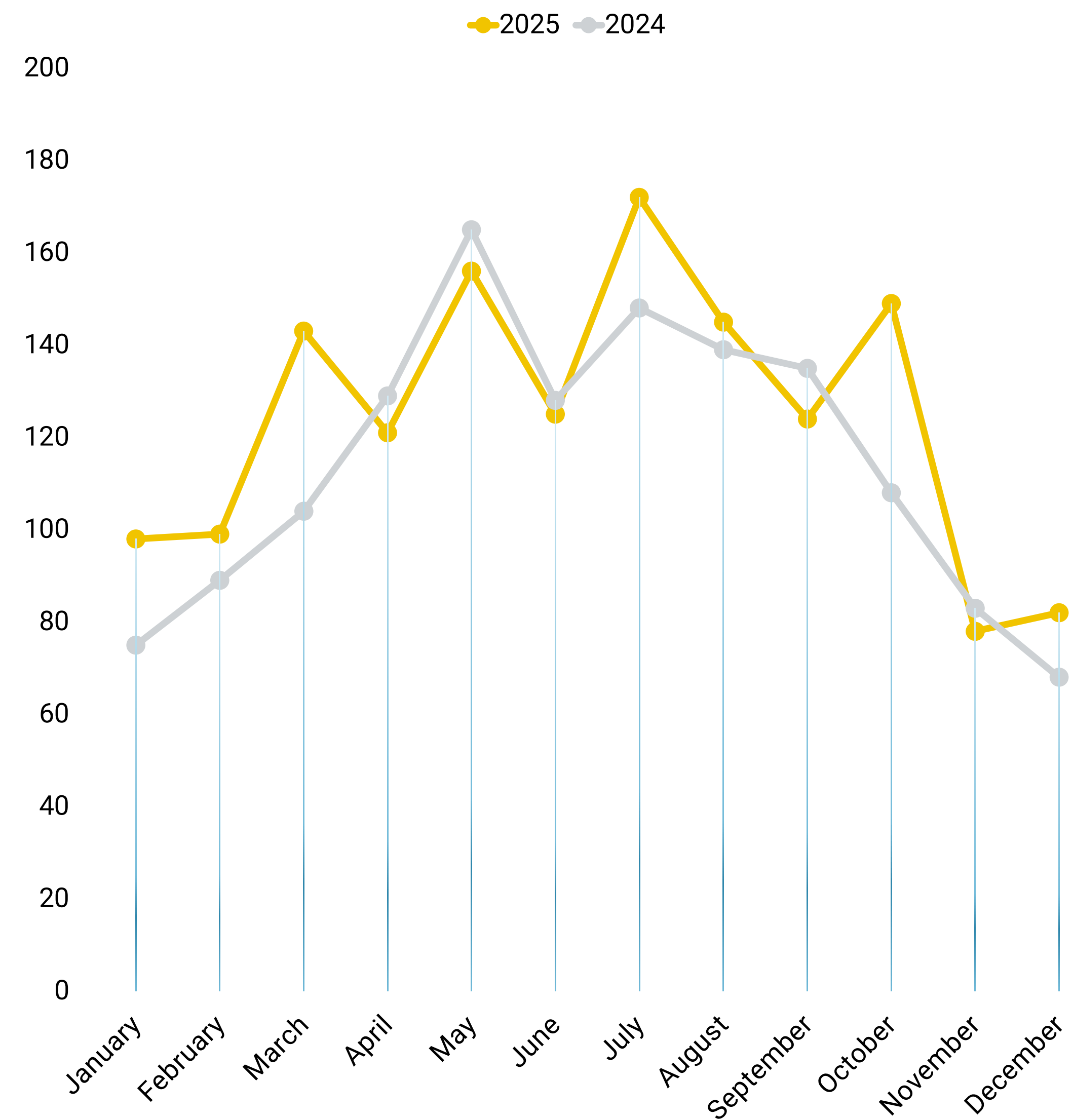
# Island: Residential Homes Only

## 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	98	75	30.67%
February	99	89	11.24%
March	143	104	37.50%
April	121	129	-6.20%
May	156	165	-5.45%
June	125	128	-2.34%
July	172	148	16.22%
August	145	139	4.32%
September	124	135	-8.15%
October	149	108	37.96%
November	78	83	-6.02%
December	82	68	20.59%
<b>Total</b>	<b>1,492</b>	<b>1,371</b>	
<b>% chg.</b>	<b>8.83%</b>		



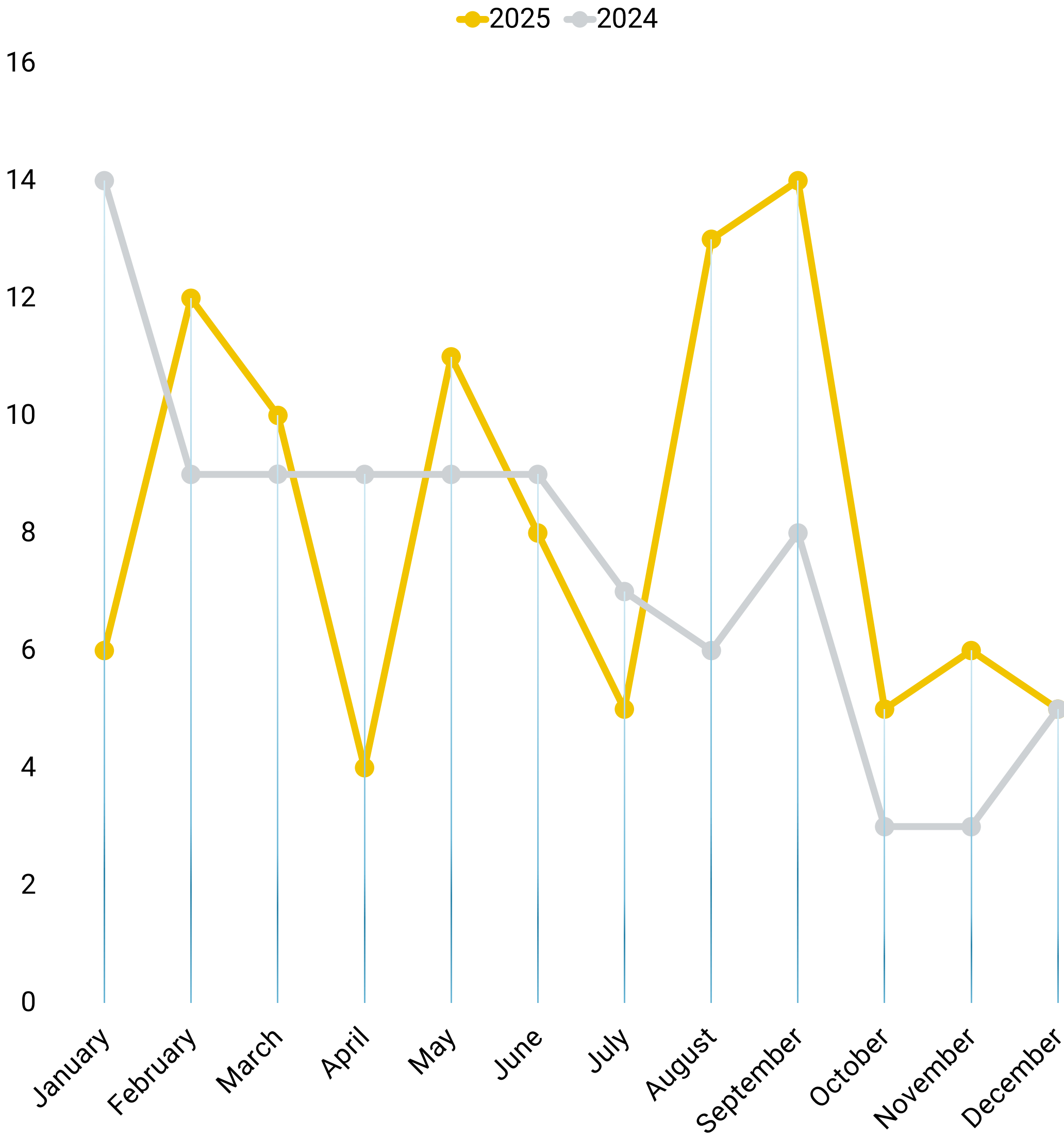
Island: Condominiums Only

# 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	6	14	-57.14%
February	12	9	33.33%
March	10	9	11.11%
April	4	9	-55.56%
May	11	9	22.22%
June	8	9	-11.11%
July	5	7	-28.57%
August	13	6	116.67%
September	14	8	75.00%
October	5	3	66.67%
November	6	3	100.00%
December	5	5	0.00%
Total	99	91	
% chg.	8.79%		

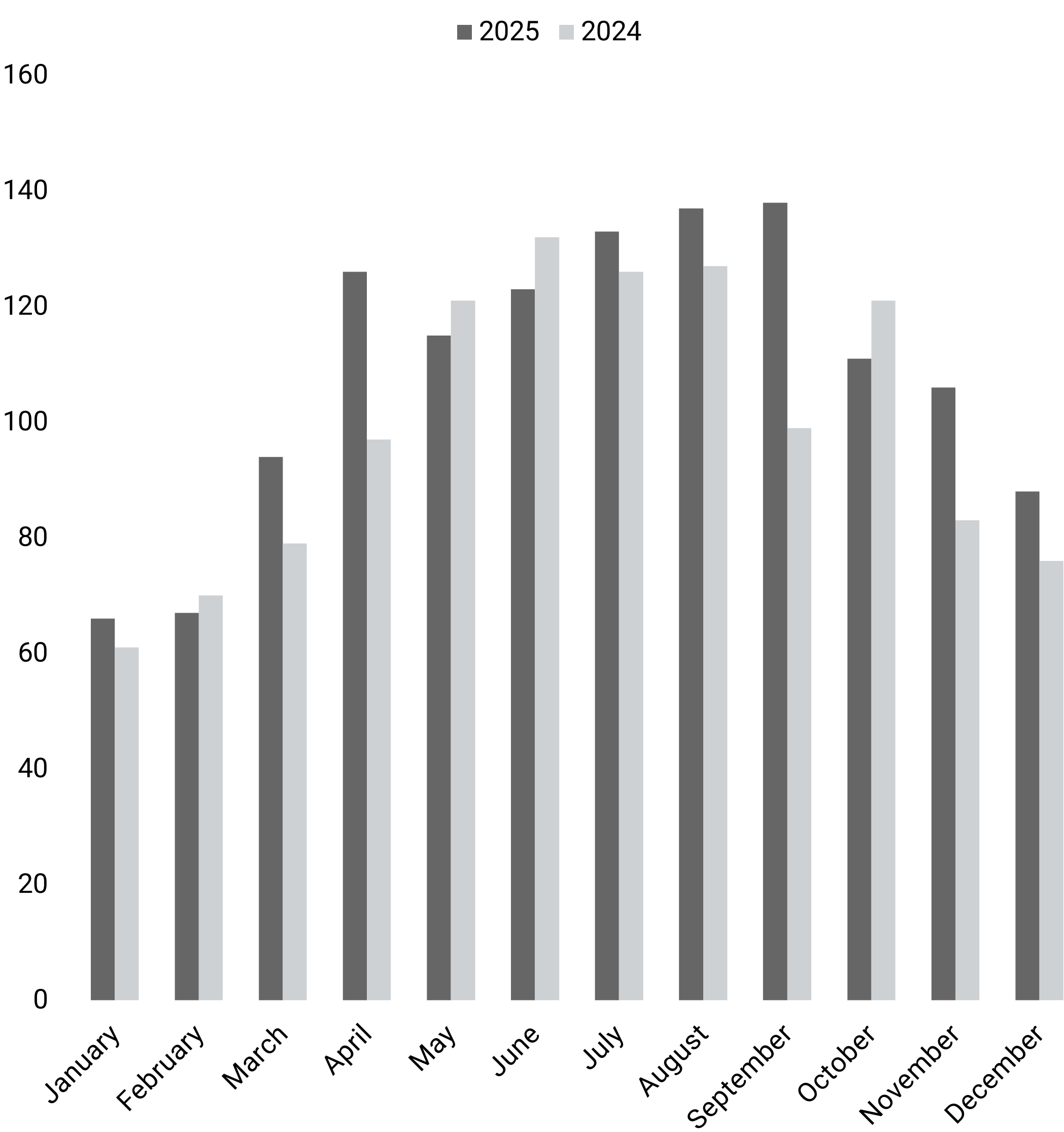


Island: Residential Homes and Condominiums

# Closed Sales by Month

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

	2025	2024	% chg.
January	66	61	8.20%
February	67	70	-4.29%
March	94	79	18.99%
April	126	97	29.90%
May	115	121	-4.96%
June	123	132	-6.82%
July	133	126	5.56%
August	137	127	7.87%
September	138	99	39.39%
October	111	121	-8.26%
November	106	83	27.71%
December	88	76	15.79%
Total	1,304	1,192	
% chg.	9.40%		

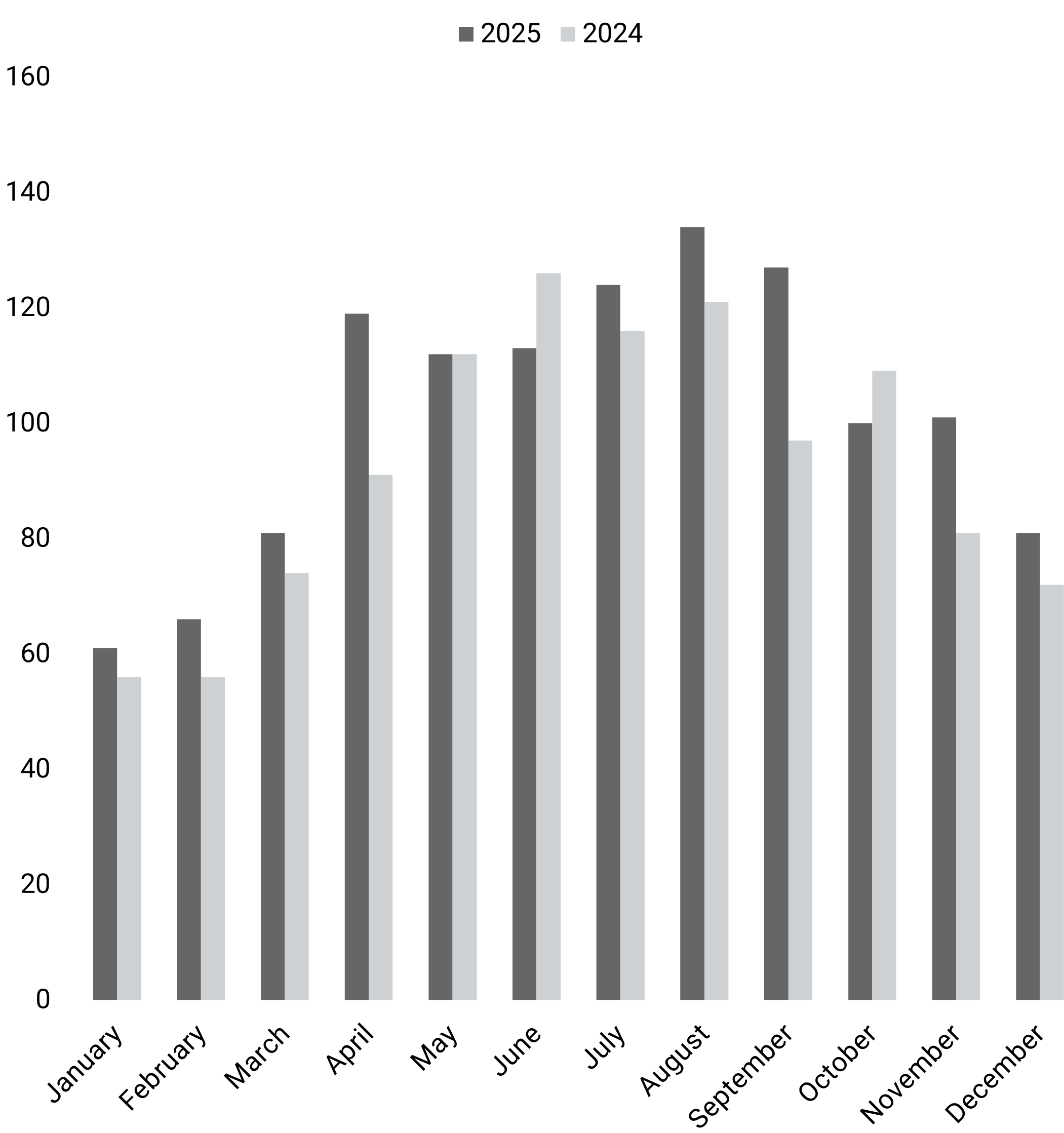


Island: Residential Homes Only

# Closed Sales by Month

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

	2025	2024	% chg.
January	61	56	8.93%
February	66	56	17.86%
March	81	74	9.46%
April	119	91	30.77%
May	112	112	0.00%
June	113	126	-10.32%
July	124	116	6.90%
August	134	121	10.74%
September	127	97	30.93%
October	100	109	-8.26%
November	101	81	24.69%
December	81	72	12.50%
<b>Total</b>	<b>1,219</b>	<b>1,111</b>	
<b>% chg.</b>	<b>9.72%</b>		

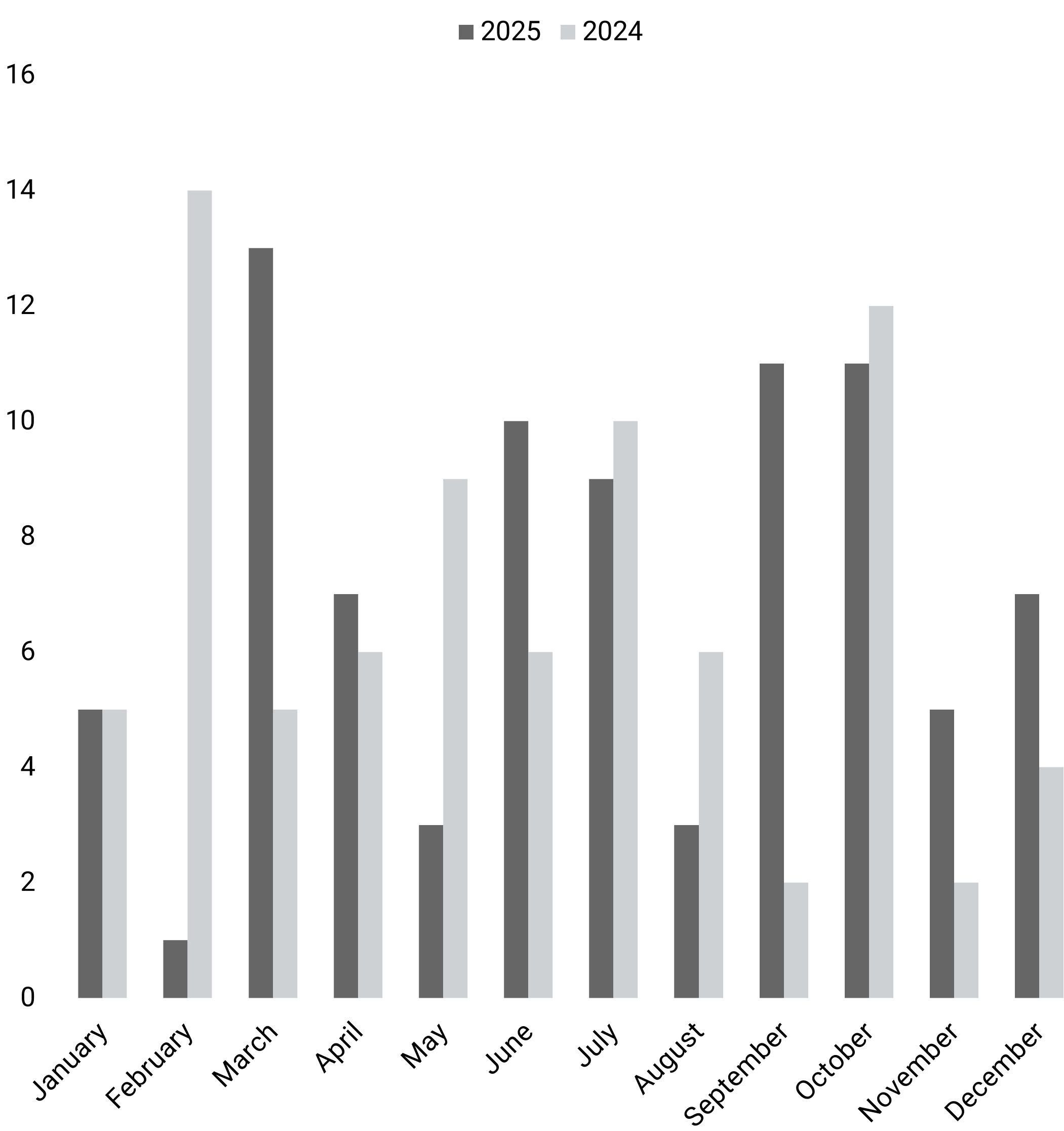


Island: Condominiums Only

# Closed Sales by Month

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

	2025	2024	% chg.
January	5	5	0.00%
February	1	14	-92.86%
March	13	5	160.00%
April	7	6	16.67%
May	3	9	-66.67%
June	10	6	66.67%
July	9	10	-10.00%
August	3	6	-50.00%
September	11	2	450.00%
October	11	12	-8.33%
November	5	2	150.00%
December	7	4	75.00%
<b>Total</b>	<b>85</b>	<b>81</b>	
<b>% chg.</b>	<hr/>		<b>4.94%</b>



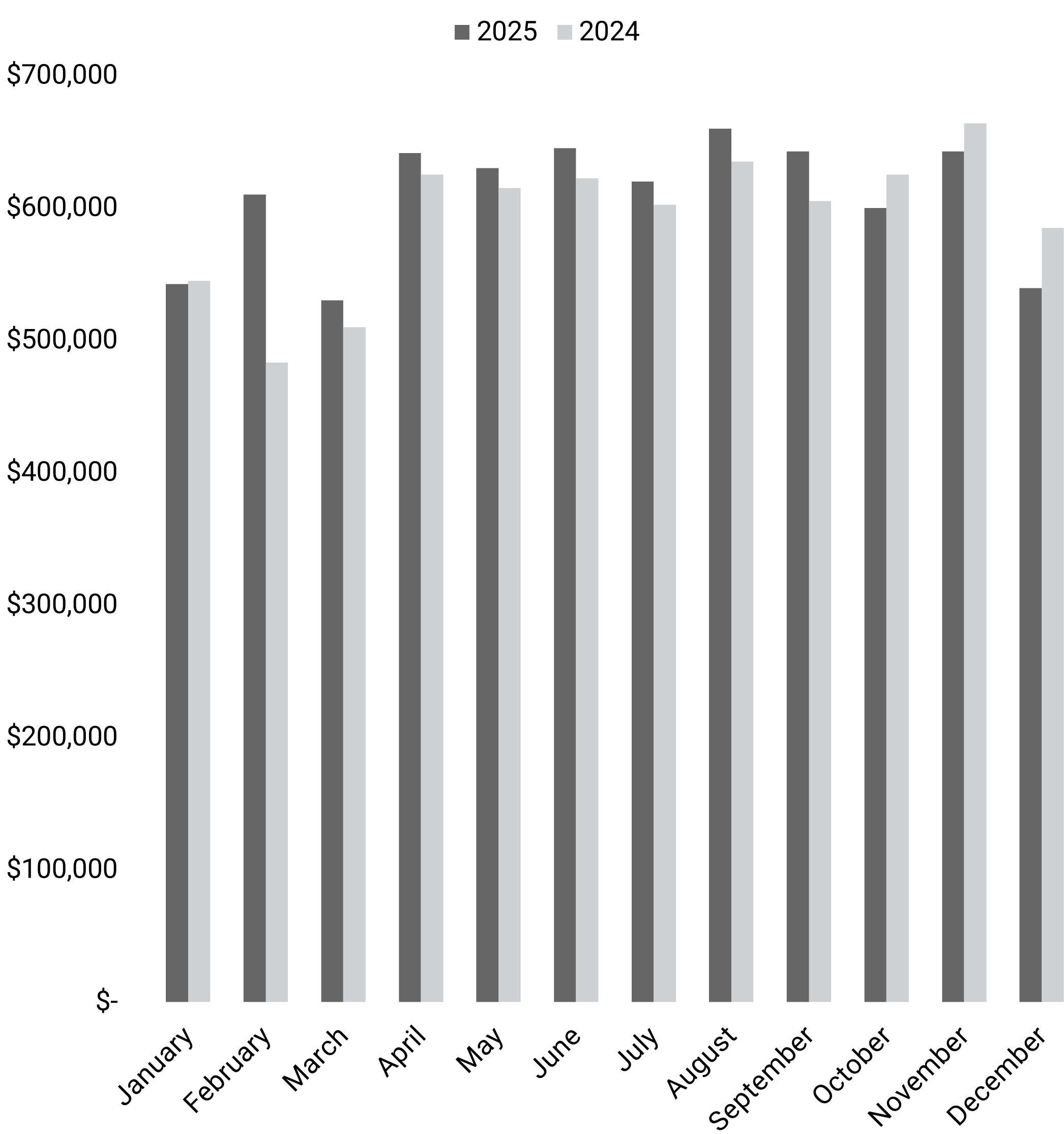


Island: Residential Homes and Condominiums

# 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	\$	542,500	\$ 545,000	-0.46%
February	\$	610,000	\$ 483,142	26.26%
March	\$	530,000	\$ 510,000	3.92%
April	\$	641,500	\$ 625,000	2.64%
May	\$	630,000	\$ 615,000	2.44%
June	\$	645,000	\$ 622,475	3.62%
July	\$	620,000	\$ 602,500	2.90%
August	\$	660,000	\$ 635,000	3.94%
September	\$	642,500	\$ 605,000	6.20%
October	\$	600,000	\$ 625,000	-4.00%
November	\$	642,500	\$ 664,000	-3.24%
December	\$	539,500	\$ 585,000	-7.78%
Total	\$	610,000	\$ 600,000	
% chg.				1.67%

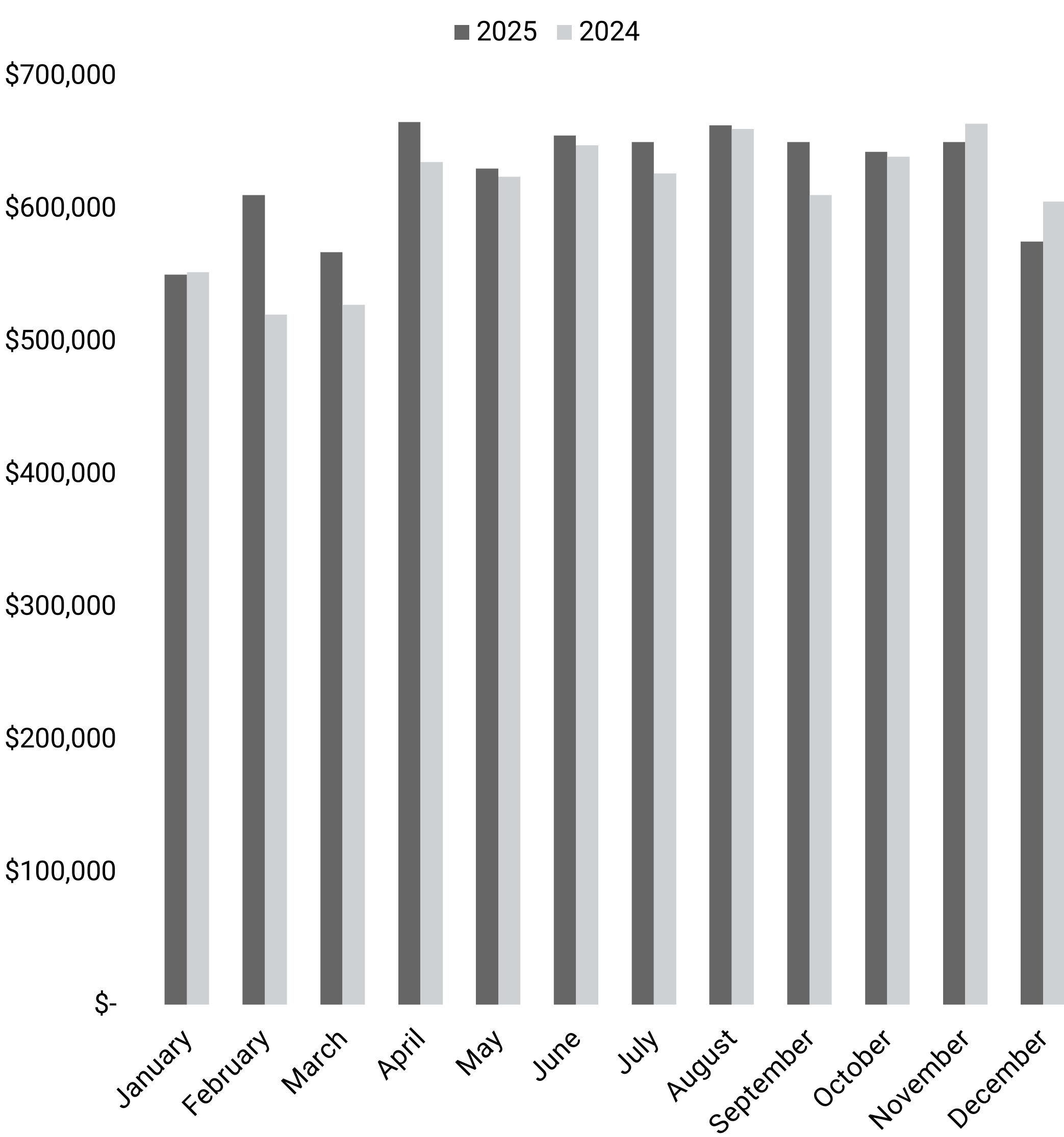


# Island: Residential Homes Only

## 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	\$	550,000	\$ 552,000	-0.36%
February	\$	610,000	\$ 520,000	17.31%
March	\$	567,000	\$ 527,500	7.49%
April	\$	665,000	\$ 635,000	4.72%
May	\$	630,000	\$ 624,000	0.96%
June	\$	655,000	\$ 647,500	1.16%
July	\$	650,000	\$ 626,500	3.75%
August	\$	662,500	\$ 660,000	0.38%
September	\$	650,000	\$ 609,950	6.57%
October	\$	642,500	\$ 639,000	0.55%
November	\$	650,000	\$ 664,000	-2.11%
December	\$	575,000	\$ 605,000	-4.96%
<b>Total</b>	\$	<b>630,000</b>	\$ <b>619,950</b>	
<b>% chg.</b>		<b>1.62%</b>		

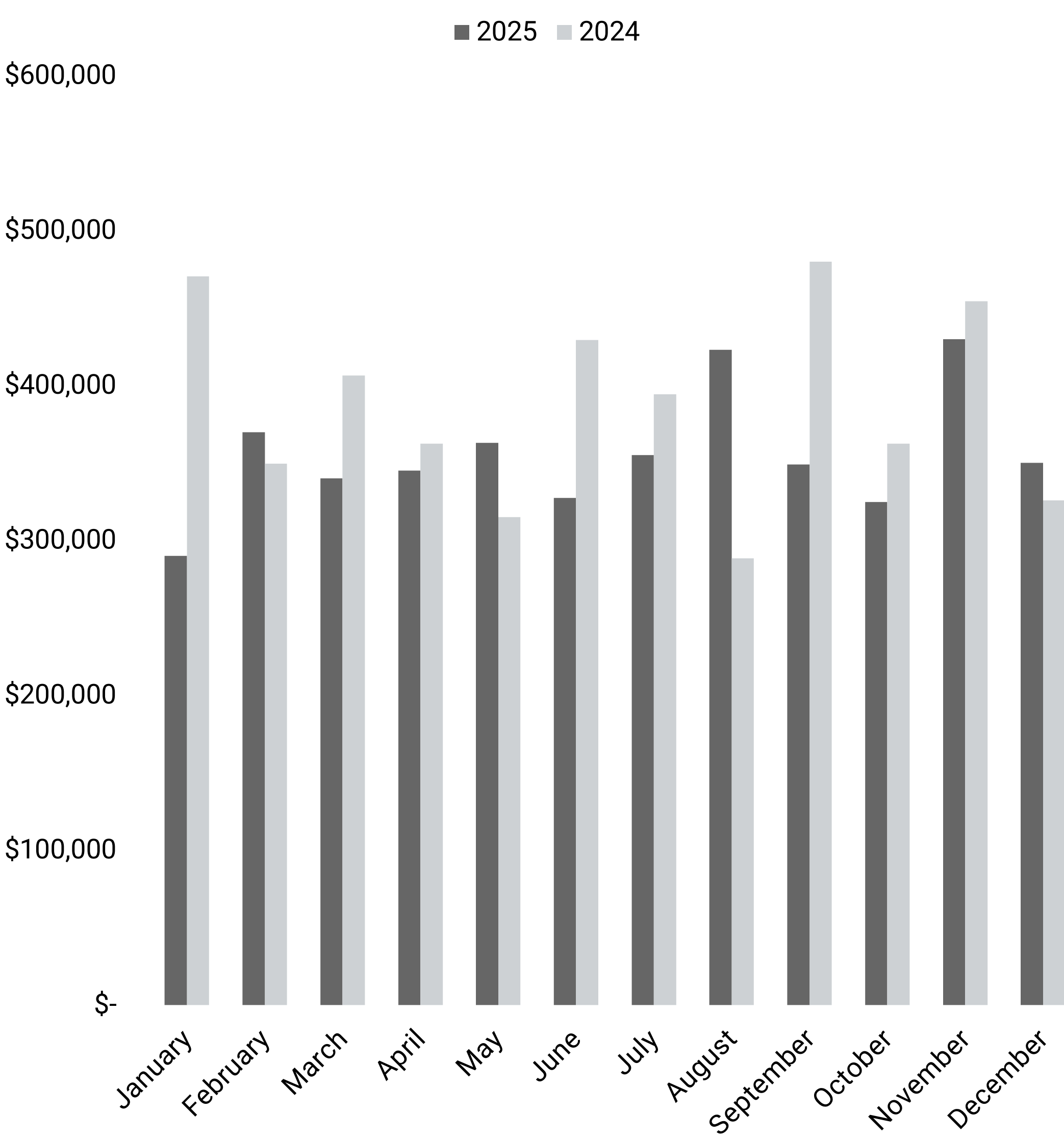


Island: Condominiums Only

# 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	\$	290,000	\$ 470,500	-38.36%
February	\$	369,900	\$ 349,500	5.84%
March	\$	340,000	\$ 406,500	-16.36%
April	\$	345,000	\$ 362,500	-4.83%
May	\$	363,000	\$ 315,000	15.24%
June	\$	327,500	\$ 429,500	-23.75%
July	\$	355,000	\$ 394,450	-10.00%
August	\$	423,000	\$ 288,500	46.62%
September	\$	349,000	\$ 480,000	-27.29%
October	\$	324,900	\$ 362,500	-10.37%
November	\$	430,000	\$ 454,437	-5.38%
December	\$	350,000	\$ 325,750	7.44%
<b>Total</b>	\$	<b>345,000</b>	\$ <b>362,000</b>	
<b>% chg.</b>				<b>-4.70%</b>



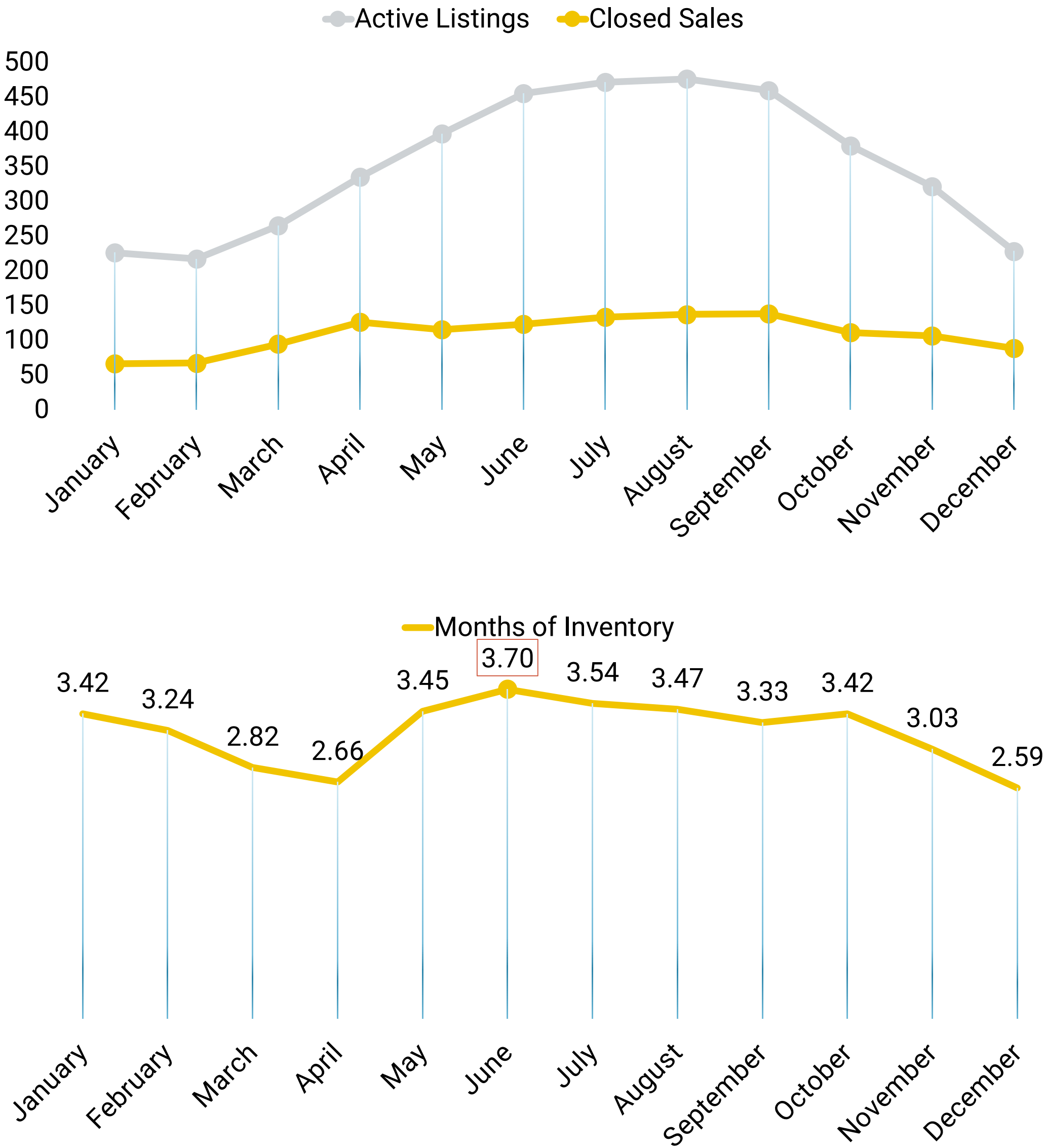
Island: Residential Homes and Condominiums

# 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	226	66	3.42
February	217	67	3.24
March	265	94	2.82
April	335	126	2.66
May	397	115	3.45
June	455	123	3.70
July	471	133	3.54
August	476	137	3.47
September	459	138	3.33
October	380	111	3.42
November	321	106	3.03
December	228	88	2.59





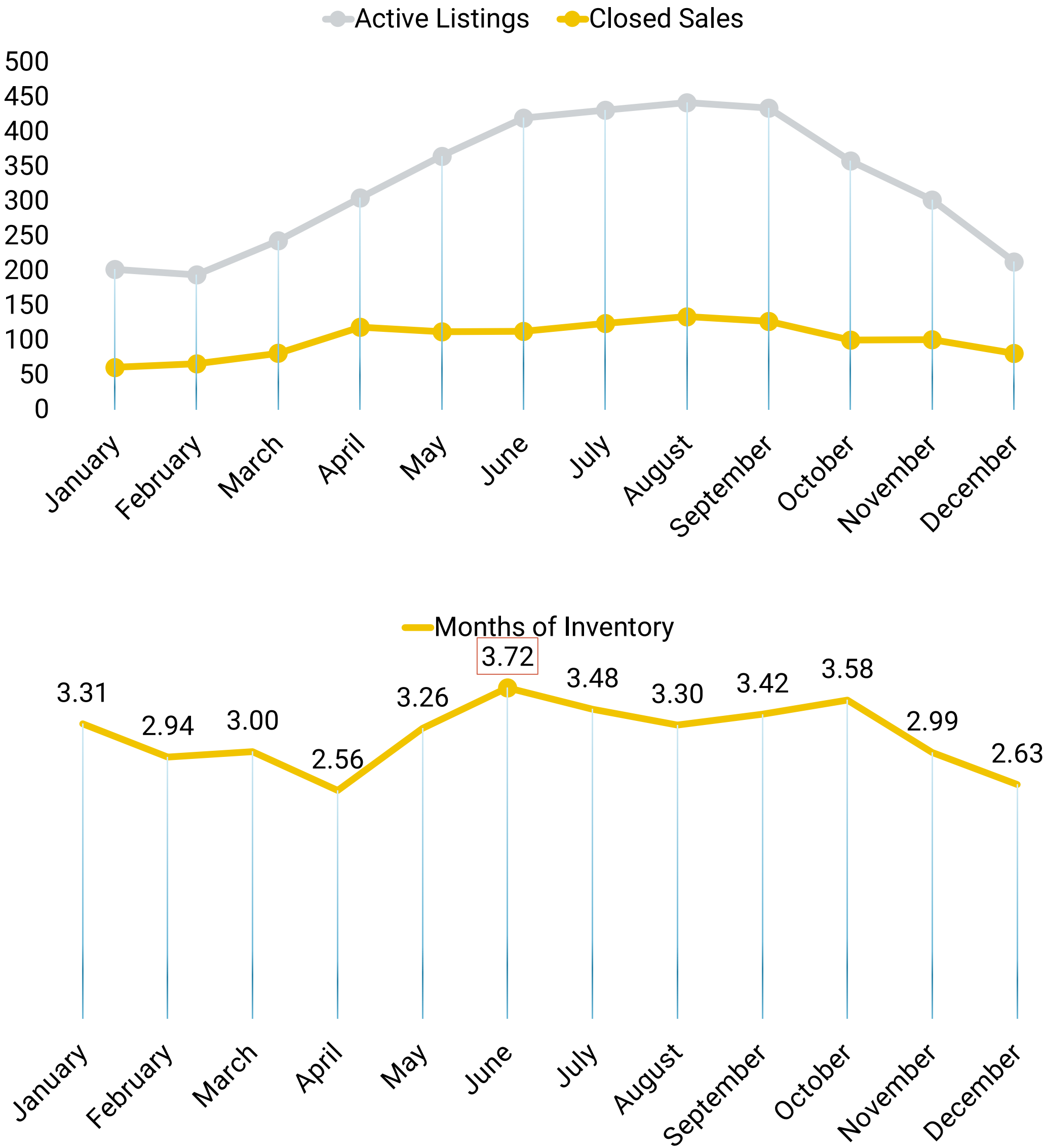
Island: Residential Homes Only

# 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	202	61	3.31
February	194	66	2.94
March	243	81	3.00
April	305	119	2.56
May	365	112	3.26
June	420	113	3.72
July	431	124	3.48
August	442	134	3.30
September	434	127	3.42
October	358	100	3.58
November	302	101	2.99
December	213	81	2.63



Island: 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	24	5	4.80
February	23	1	23.00
March	22	13	1.69
April	30	7	4.29
May	32	3	10.67
June	35	10	3.50
July	40	9	4.44
August	34	3	11.33
September	25	11	2.27
October	22	11	2.00
November	19	5	3.80
December	15	7	2.14

