



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Kittitas
Annual Statistical
Review and Highlights

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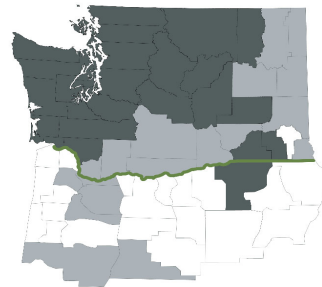
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

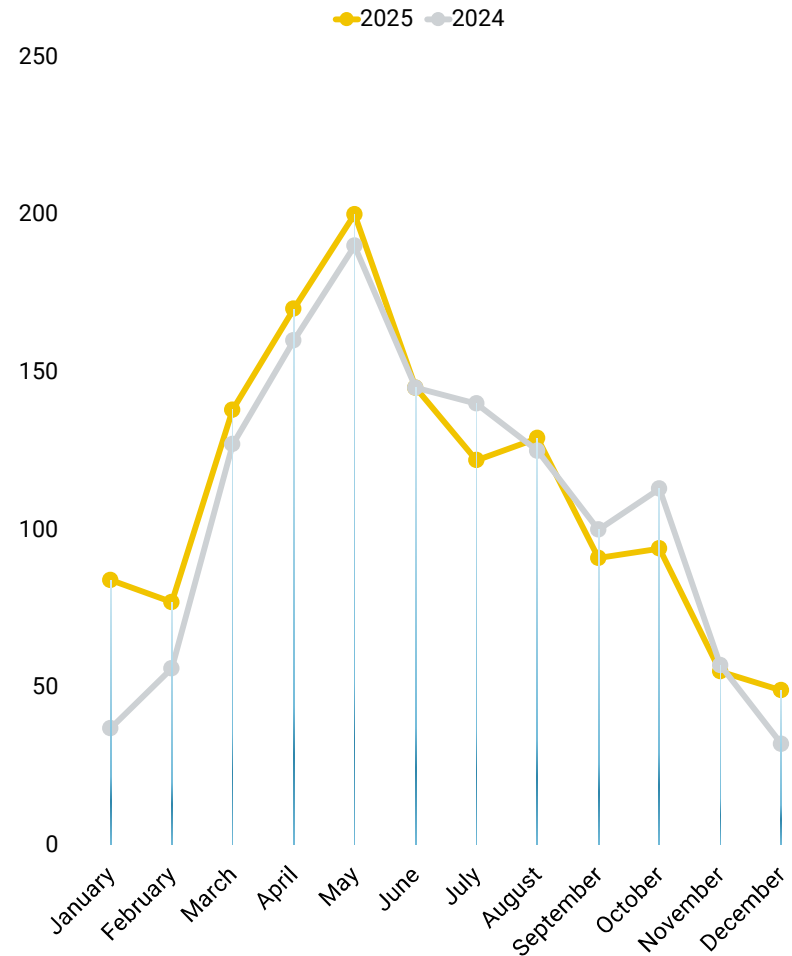
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Kittitas: Residential Homes and Condominiums

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	84	37	127.03%
February	77	56	37.50%
March	138	127	8.66%
April	170	160	6.25%
May	200	190	5.26%
June	145	145	0.00%
July	122	140	-12.86%
August	129	125	3.20%
September	91	100	-9.00%
October	94	113	-16.81%
November	55	57	-3.51%
December	49	32	53.13%
Total	1,354	1,282	
% chg.	5.62%		

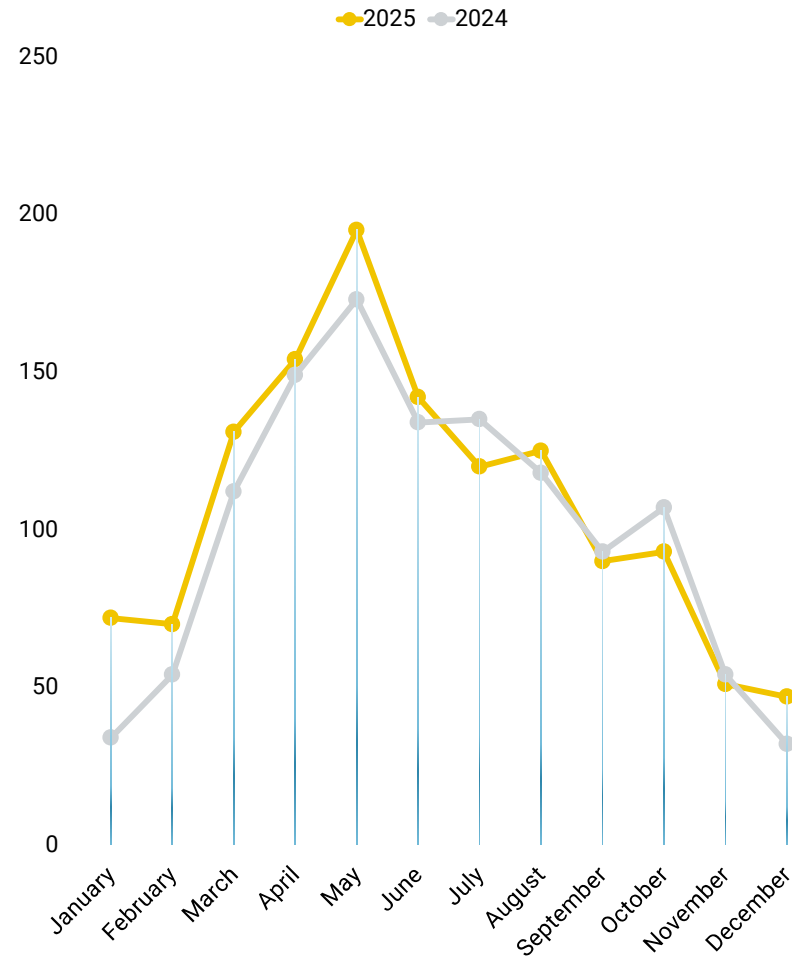


Kittitas: Residential Homes Only

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	72	34	111.76%
February	70	54	29.63%
March	131	112	16.96%
April	154	149	3.36%
May	195	173	12.72%
June	142	134	5.97%
July	120	135	-11.11%
August	125	118	5.93%
September	90	93	-3.23%
October	93	107	-13.08%
November	51	54	-5.56%
December	47	32	46.88%
Total	1,290	1,195	
% chg.	7.95%		

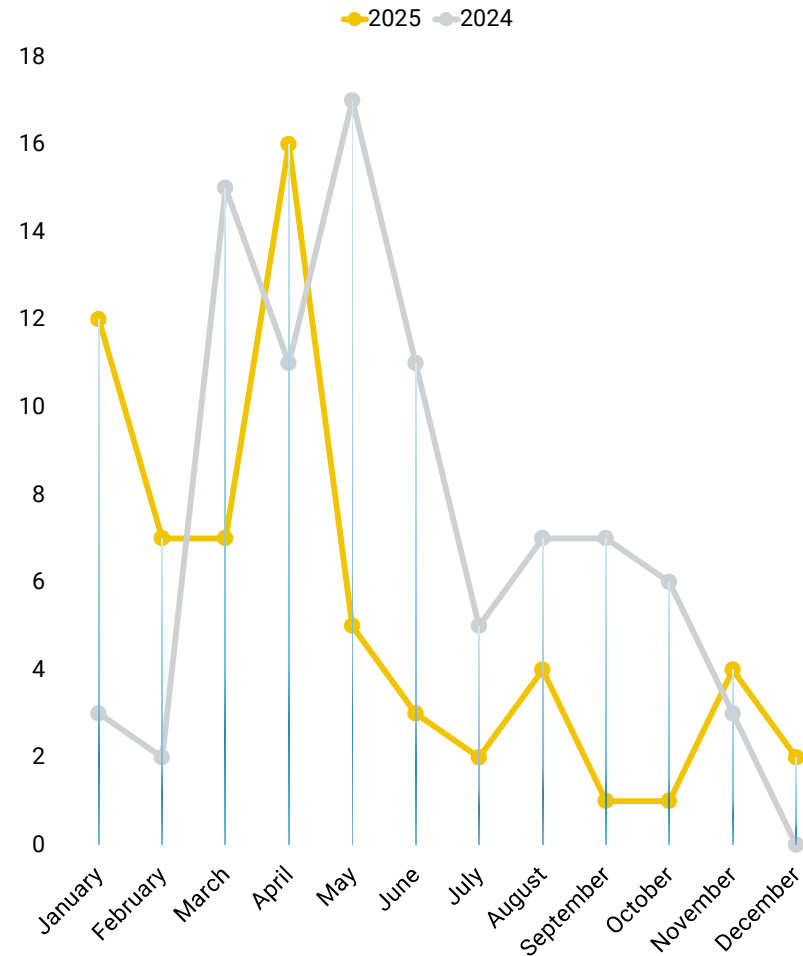


Kittitas: Condominiums Only

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	12	3	300.00%
February	7	2	250.00%
March	7	15	-53.33%
April	16	11	45.45%
May	5	17	-70.59%
June	3	11	-72.73%
July	2	5	-60.00%
August	4	7	-42.86%
September	1	7	-85.71%
October	1	6	-83.33%
November	4	3	33.33%
December	2	0	0.00%
Total	64	87	
% chg.			-26.44%

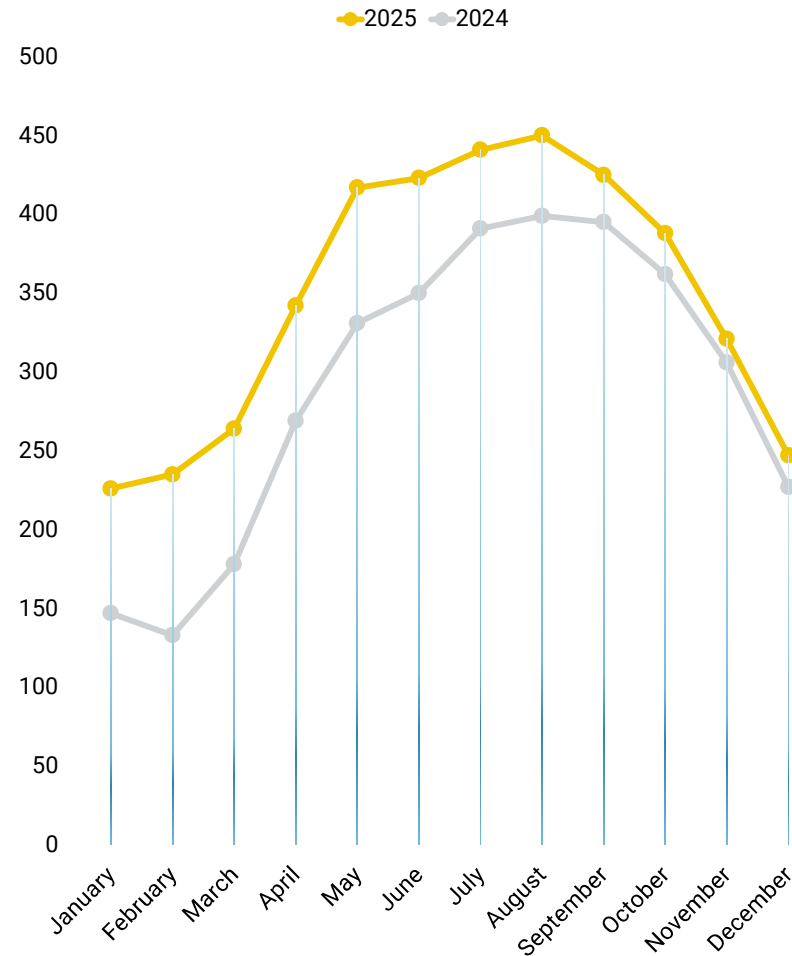


Kittitas: Residential Homes and Condominiums

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	147	53.74%
February	235	133	76.69%
March	264	178	48.31%
April	342	269	27.14%
May	417	331	25.98%
June	423	350	20.86%
July	441	391	12.79%
August	450	399	12.78%
September	425	395	7.59%
October	388	362	7.18%
November	321	306	4.90%
December	247	227	8.81%
Total	4,179	3,488	
% chg.	19.81%		

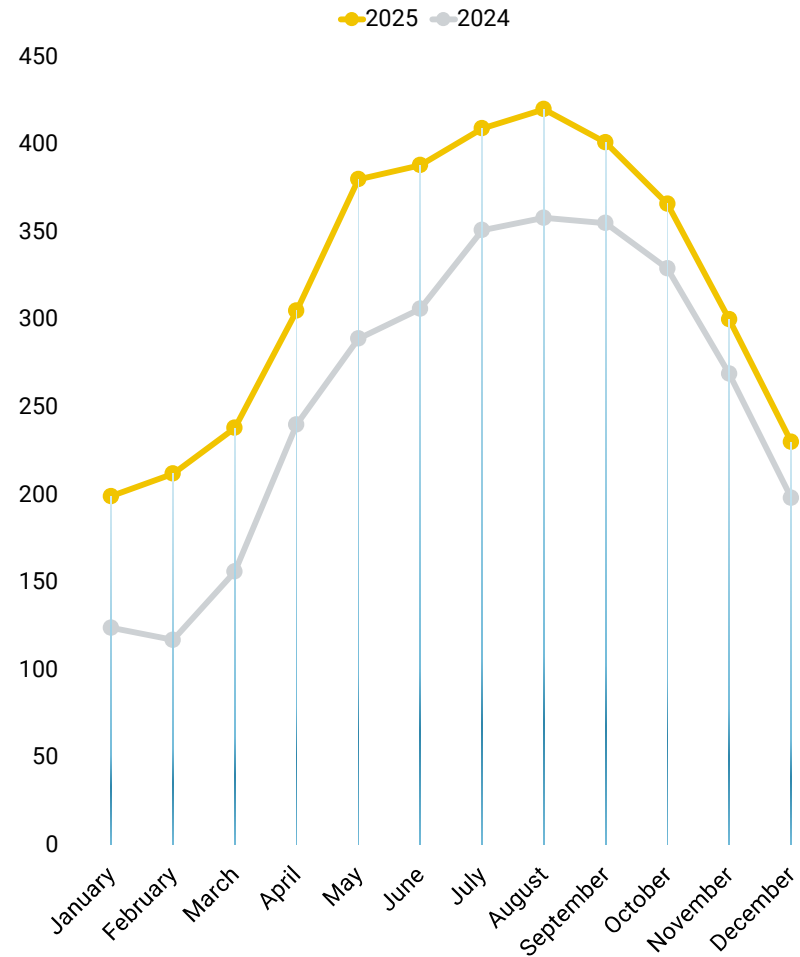


Kittitas: Residential Homes Only

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	199	124	60.48%
February	212	117	81.20%
March	238	156	52.56%
April	305	240	27.08%
May	380	289	31.49%
June	388	306	26.80%
July	409	351	16.52%
August	420	358	17.32%
September	401	355	12.96%
October	366	329	11.25%
November	300	269	11.52%
December	230	198	16.16%
Total	3,848	3,092	
% chg.	24.45%		

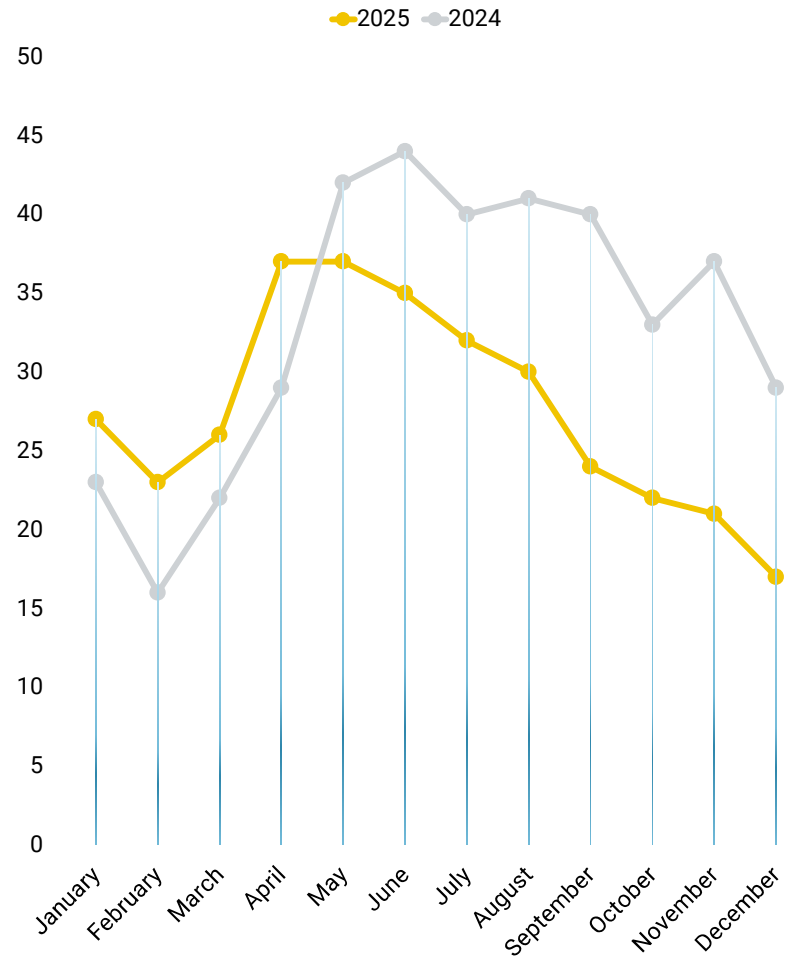


Kittitas: Condominiums Only

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	27	23	17.39%
February	23	16	43.75%
March	26	22	18.18%
April	37	29	27.59%
May	37	42	-11.90%
June	35	44	-20.45%
July	32	40	-20.00%
August	30	41	-26.83%
September	24	40	-40.00%
October	22	33	-33.33%
November	21	37	-43.24%
December	17	29	-41.38%
Total	331	396	
% chg.	-16.41%		



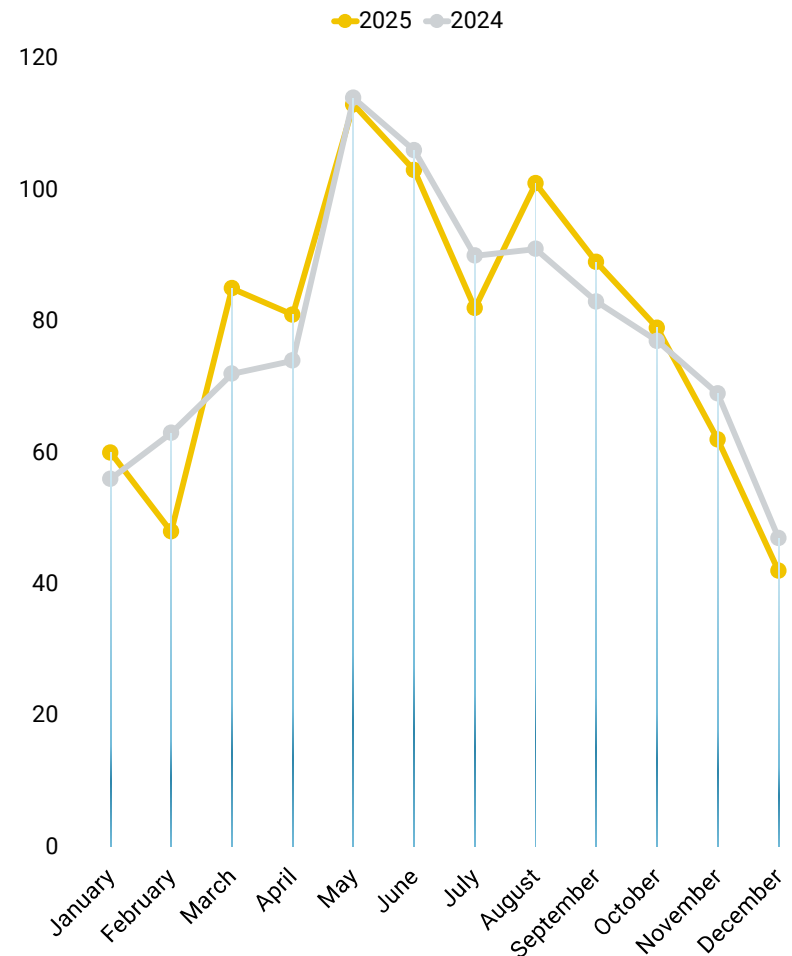
Kittitas: Residential Homes and Condominiums

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	60	56	7.14%
February	48	63	-23.81%
March	85	72	18.06%
April	81	74	9.46%
May	113	114	-0.88%
June	103	106	-2.83%
July	82	90	-8.89%
August	101	91	10.99%
September	89	83	7.23%
October	79	77	2.60%
November	62	69	-10.14%
December	42	47	-10.64%
Total	945	942	
% chg.			0.32%



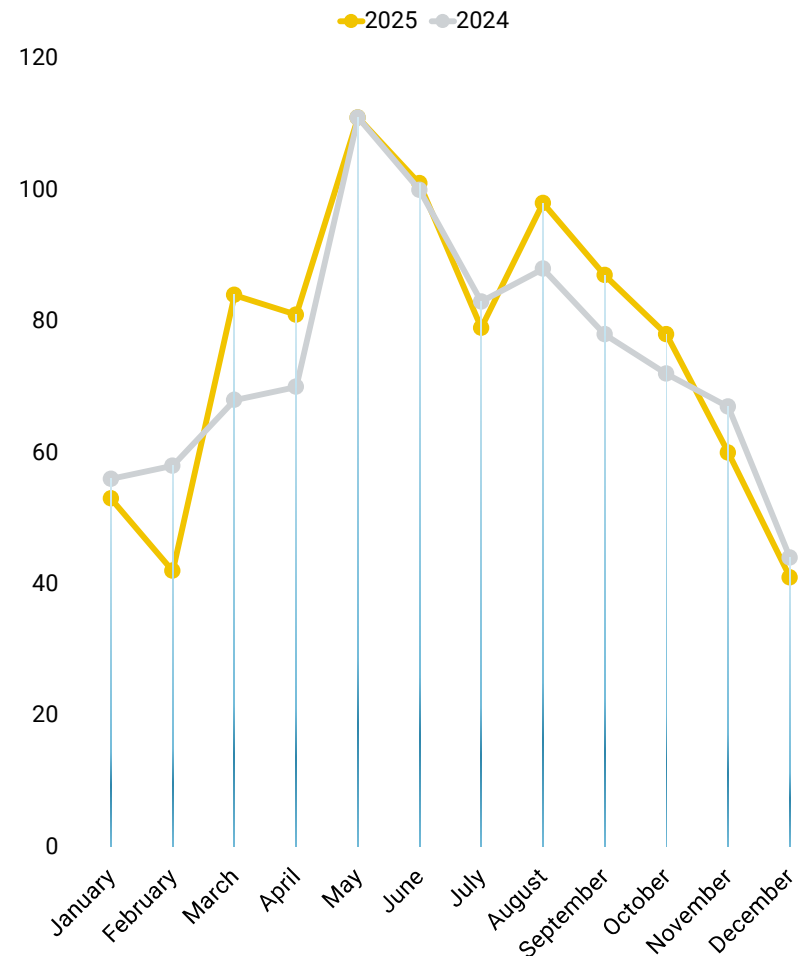
Kittitas: Residential Homes Only

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	53	56	-5.36%
February	42	58	-27.59%
March	84	68	23.53%
April	81	70	15.71%
May	111	111	0.00%
June	101	100	1.00%
July	79	83	-4.82%
August	98	88	11.36%
September	87	78	11.54%
October	78	72	8.33%
November	60	67	-10.45%
December	41	44	-6.82%
Total	915	895	
% chg.	2.23%		



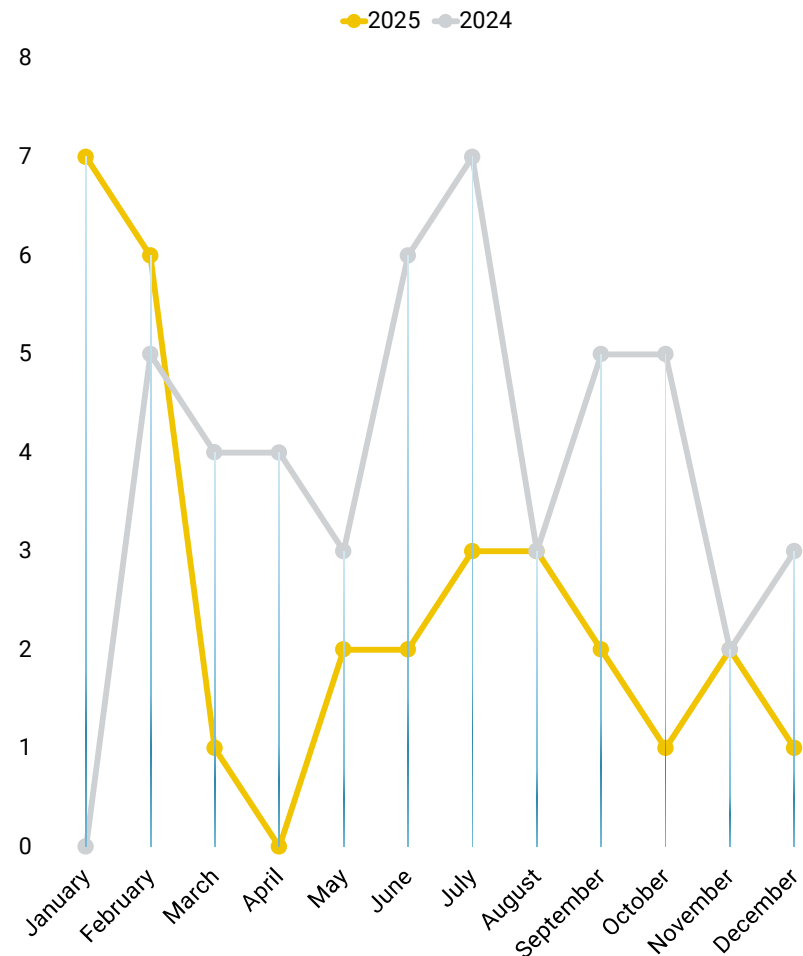
Kittitas: Condominiums Only

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	0	0.00%
February	6	5	20.00%
March	1	4	-75.00%
April	0	4	-100.00%
May	2	3	-33.33%
June	2	6	-66.67%
July	3	7	-57.14%
August	3	3	0.00%
September	2	5	-60.00%
October	1	5	-80.00%
November	2	2	0.00%
December	1	3	-66.67%
Total	30	47	
% chg.			-36.17%

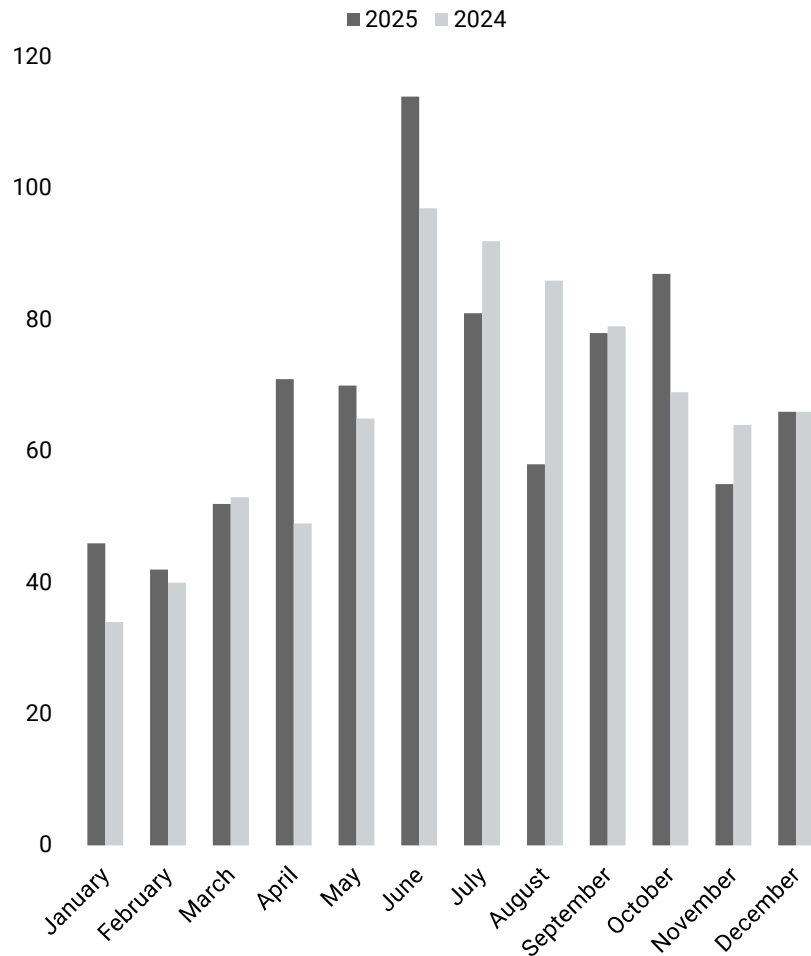


Kittitas: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	46	34	35.29%
February	42	40	5.00%
March	52	53	-1.89%
April	71	49	44.90%
May	70	65	7.69%
June	114	97	17.53%
July	81	92	-11.96%
August	58	86	-32.56%
September	78	79	-1.27%
October	87	69	26.09%
November	55	64	-14.06%
December	66	66	0.00%
Total	820	794	
% chg.	3.27%		

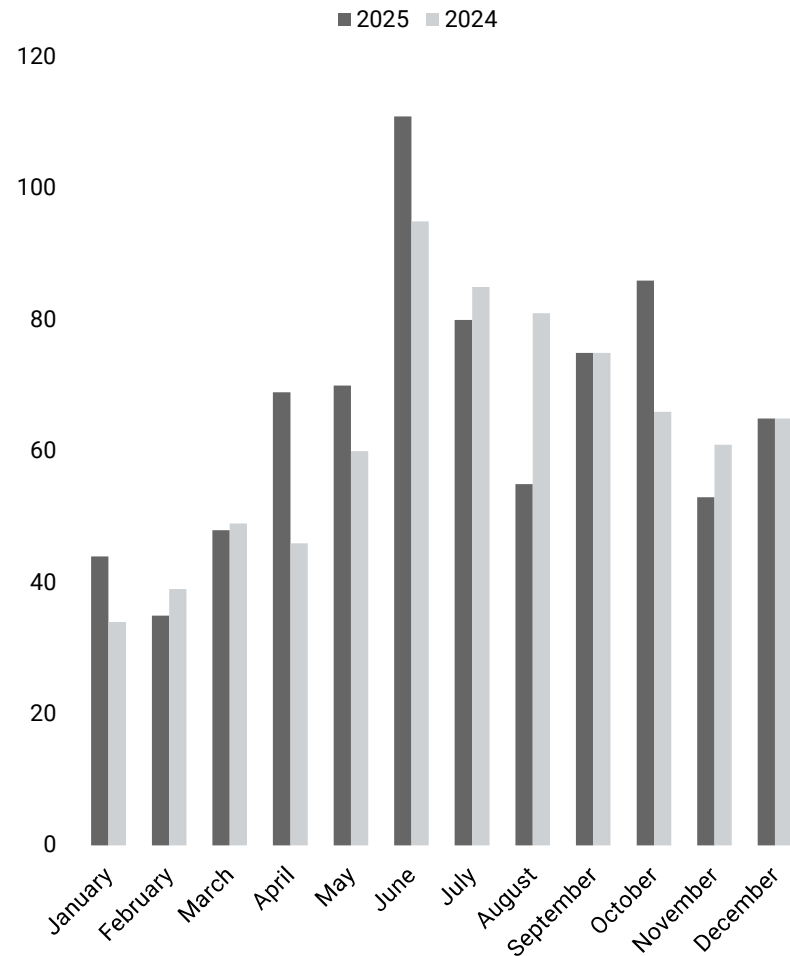


Kittitas: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	44	34	29.41%
February	35	39	-10.26%
March	48	49	-2.04%
April	69	46	50.00%
May	70	60	16.67%
June	111	95	16.84%
July	80	85	-5.88%
August	55	81	-32.10%
September	75	75	0.00%
October	86	66	30.30%
November	53	61	-13.11%
December	65	65	0.00%
Total	791	756	
% chg.	4.63%		

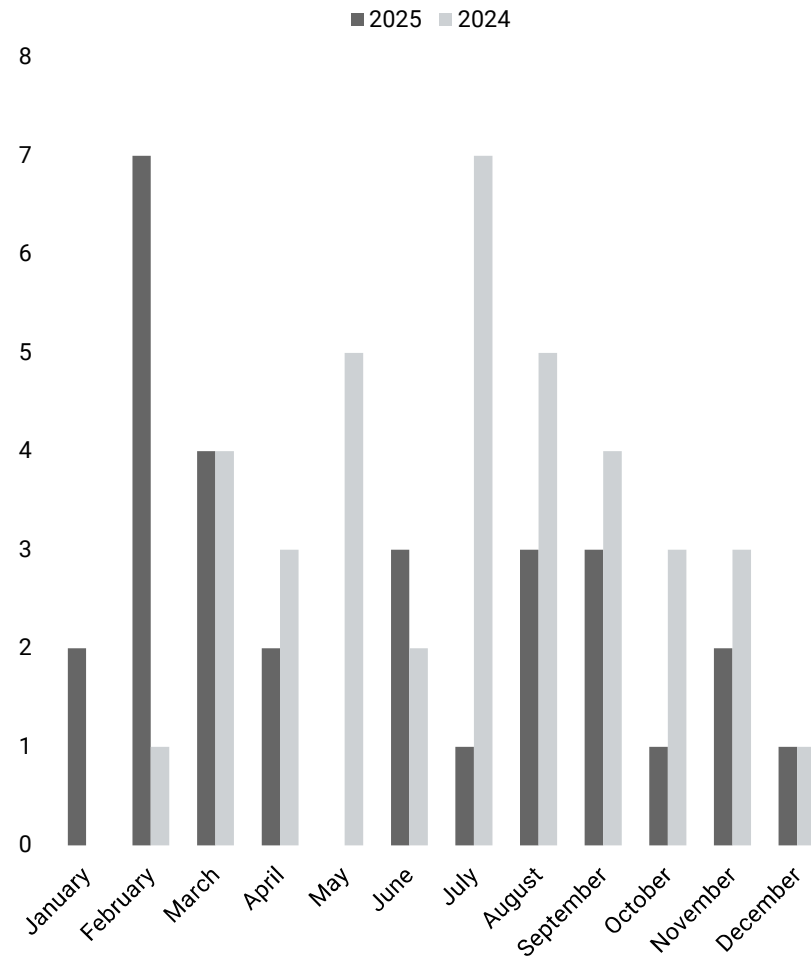


Kittitas: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	2	0	0.00%
February	7	1	600.00%
March	4	4	0.00%
April	2	3	-33.33%
May	0	5	-100.00%
June	3	2	50.00%
July	1	7	-85.71%
August	3	5	-40.00%
September	3	4	-25.00%
October	1	3	-66.67%
November	2	3	-33.33%
December	1	1	0.00%
Total	29	38	
% chg.	-23.68%		

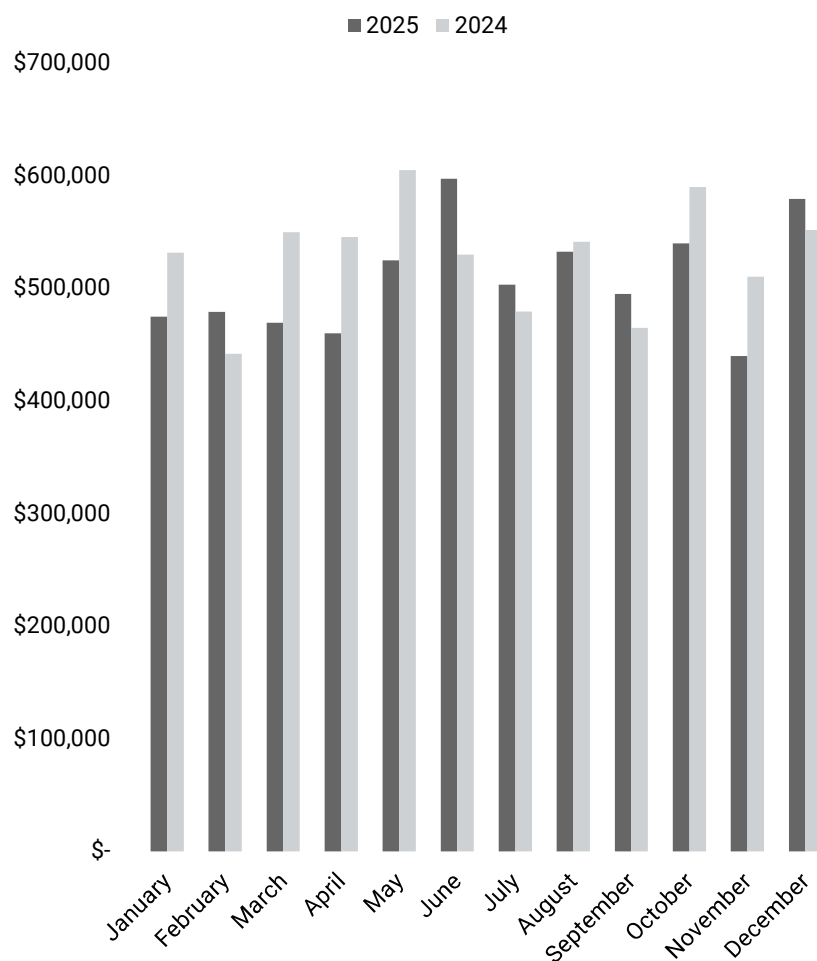


Kittitas: Residential Homes and Condominiums

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	\$ 474,997	\$ 531,732	-10.67%
February	\$ 479,250	\$ 441,965	8.44%
March	\$ 469,450	\$ 550,000	-14.65%
April	\$ 460,000	\$ 545,560	-15.68%
May	\$ 525,000	\$ 605,000	-13.22%
June	\$ 597,500	\$ 529,995	12.74%
July	\$ 503,435	\$ 479,475	5.00%
August	\$ 532,475	\$ 541,500	-1.67%
September	\$ 495,000	\$ 465,000	6.45%
October	\$ 539,950	\$ 590,000	-8.48%
November	\$ 440,000	\$ 510,500	-13.81%
December	\$ 579,500	\$ 552,000	4.98%
Total	\$ 516,250	\$ 521,798	
% chg.	-1.06%		

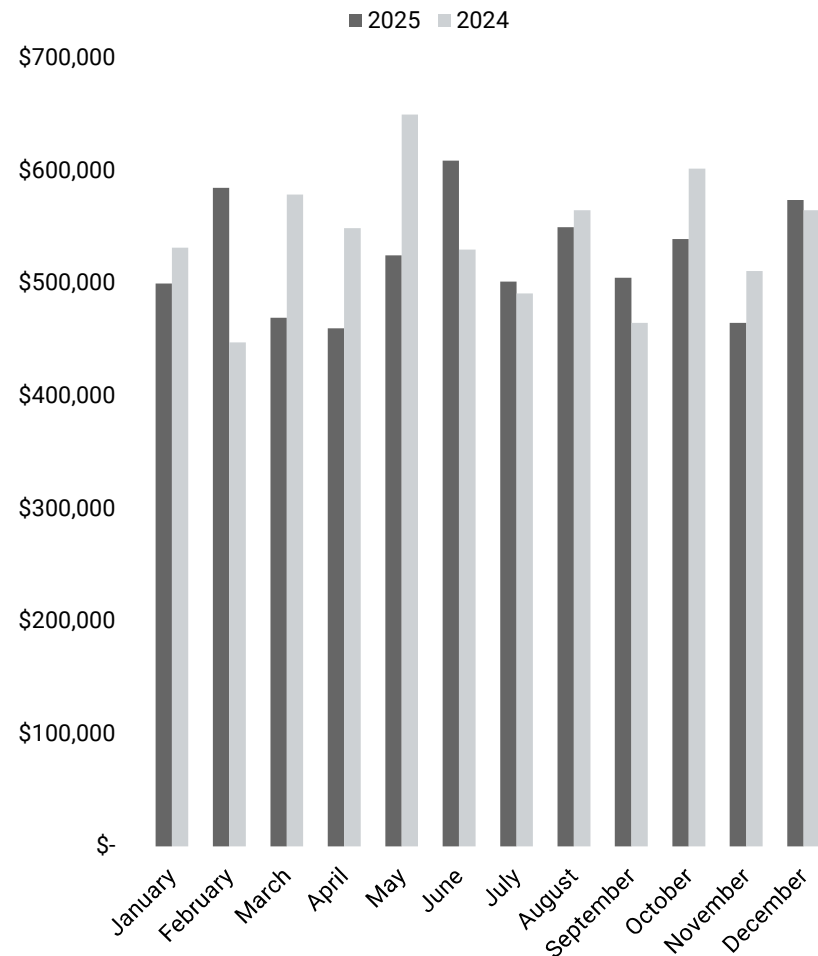


Kittitas: Residential Homes Only

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	\$ 499,997	\$ 531,732	-5.97%
February	\$ 585,000	\$ 447,530	30.72%
March	\$ 469,450	\$ 579,000	-18.92%
April	\$ 460,000	\$ 549,197	-16.24%
May	\$ 525,000	\$ 649,972	-19.23%
June	\$ 609,000	\$ 530,000	14.91%
July	\$ 501,717	\$ 490,995	2.18%
August	\$ 550,000	\$ 565,035	-2.66%
September	\$ 505,000	\$ 465,000	8.60%
October	\$ 539,475	\$ 602,000	-10.39%
November	\$ 464,900	\$ 511,000	-9.02%
December	\$ 574,000	\$ 565,000	1.59%
Total	\$ 525,000	\$ 525,973	
% chg.	-0.18%		

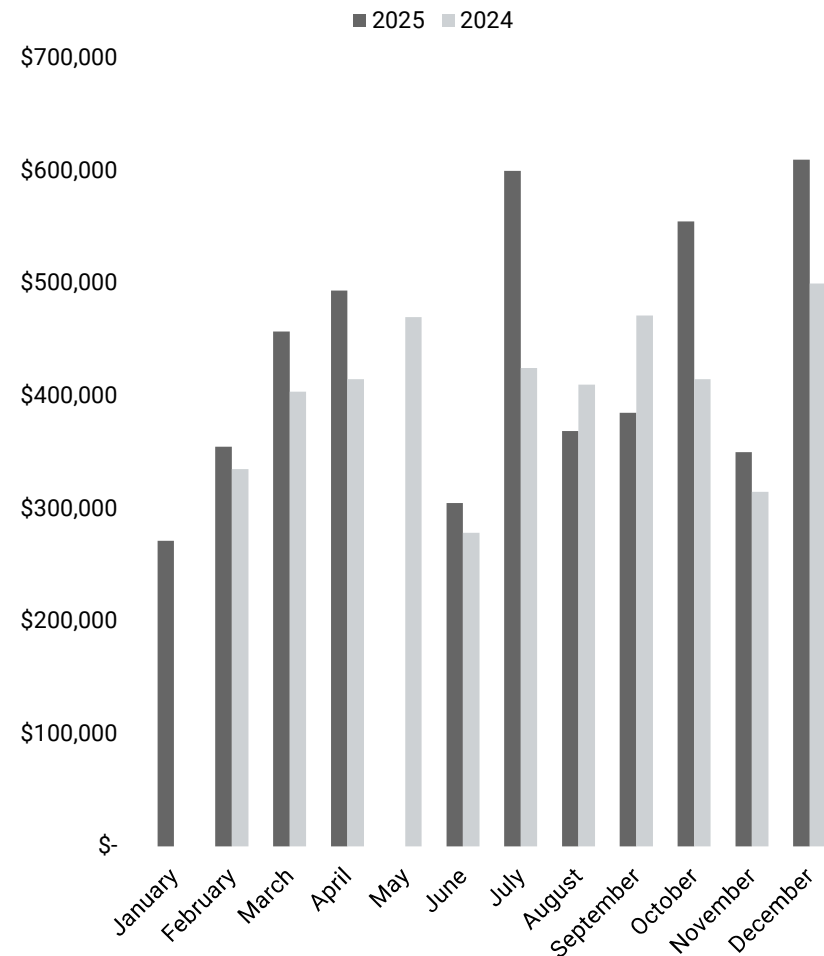


Kittitas: Condominiums Only

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	\$ 271,502	\$ -	0.00%
February	\$ 355,000	\$ 335,000	5.97%
March	\$ 457,250	\$ 403,750	13.25%
April	\$ 493,750	\$ 415,000	18.98%
May	\$ -	\$ 470,000	-100.00%
June	\$ 305,000	\$ 278,500	9.52%
July	\$ 599,950	\$ 425,000	41.16%
August	\$ 369,000	\$ 410,000	-10.00%
September	\$ 385,000	\$ 471,500	-18.35%
October	\$ 555,000	\$ 415,000	33.73%
November	\$ 350,000	\$ 315,000	11.11%
December	\$ 610,000	\$ 500,000	22.00%
Total	\$ 369,000	\$ 415,000	
% chg.	-11.08%		



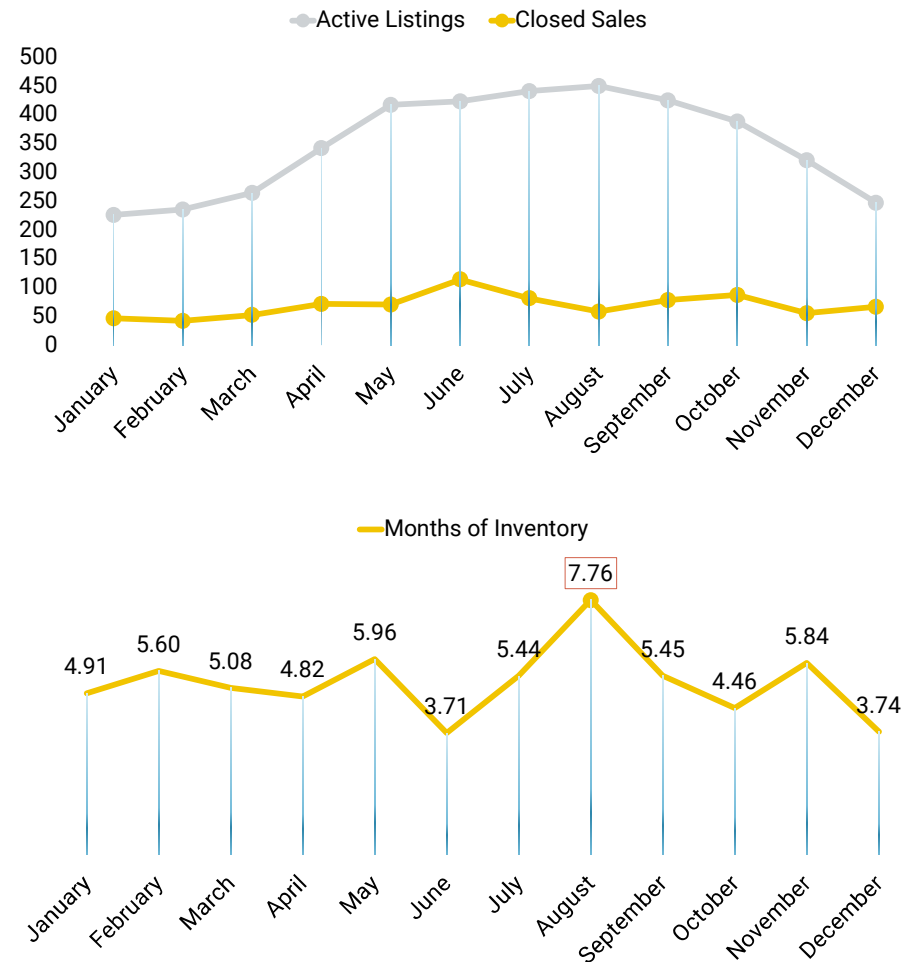
Kittitas: Residential Homes and Condominiums

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	46	4.91
February	235	42	5.60
March	264	52	5.08
April	342	71	4.82
May	417	70	5.96
June	423	114	3.71
July	441	81	5.44
August	450	58	7.76
September	425	78	5.45
October	388	87	4.46
November	321	55	5.84
December	247	66	3.74



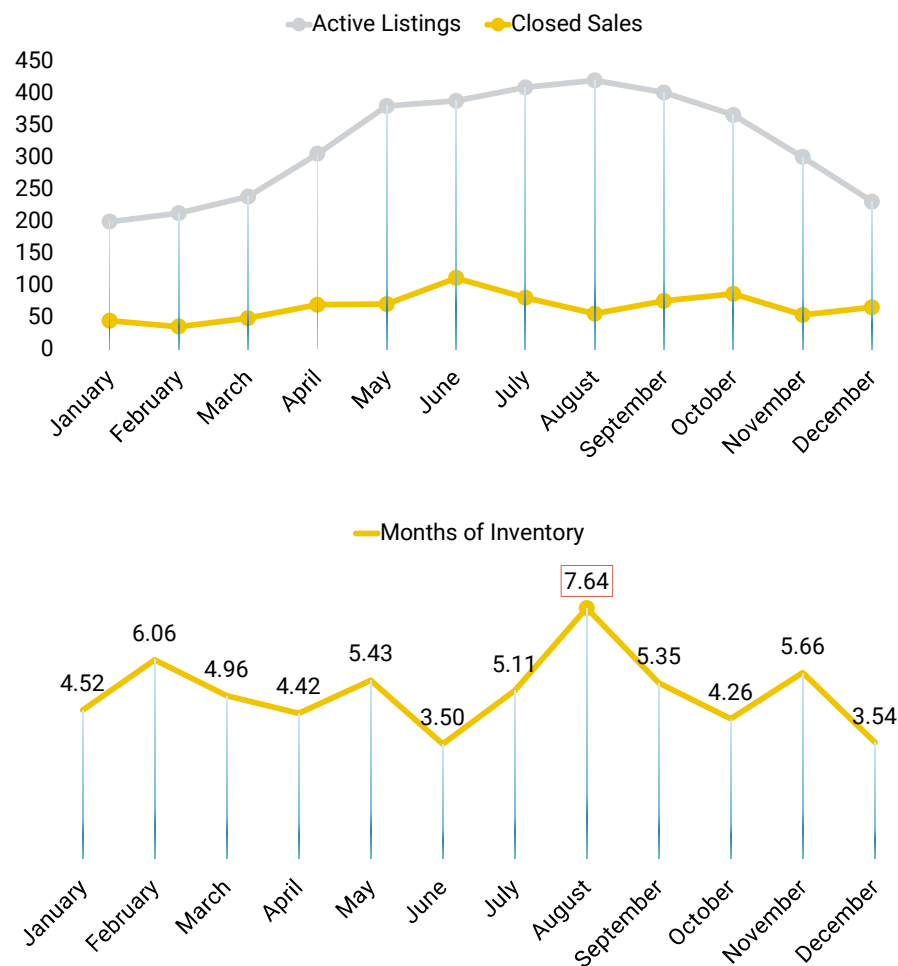
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	Active Listings	Closed Sales	Months of Inventory
January	199	44	4.52
February	212	35	6.06
March	238	48	4.96
April	305	69	4.42
May	380	70	5.43
June	388	111	3.50
July	409	80	5.11
August	420	55	7.64
September	401	75	5.35
October	366	86	4.26
November	300	53	5.66
December	230	65	3.54



Kittitas: 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	27	2	13.50
February	23	7	3.29
March	26	4	6.50
April	37	2	18.50
May	37	0	0.00
June	35	3	11.67
July	32	1	32.00
August	30	3	10.00
September	24	3	8.00
October	22	1	22.00
November	21	2	10.50
December	17	1	17.00

