



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Lewis
Annual Statistical
Review and Highlights

Table of Contents

p 2.....Table of Contents

New Listings

p 3-5.....By Month

Active Inventory

p 6-8.....By Month

Pending Sales

p 9-11....By Month

Closed Sales

p 12-14....By Month

Median Sales Price

p 15-17....By Month

Months of Inventory

p 18-20....By Month



Member Offices

2,474



Total Members/Subscribers

31,632



Counties

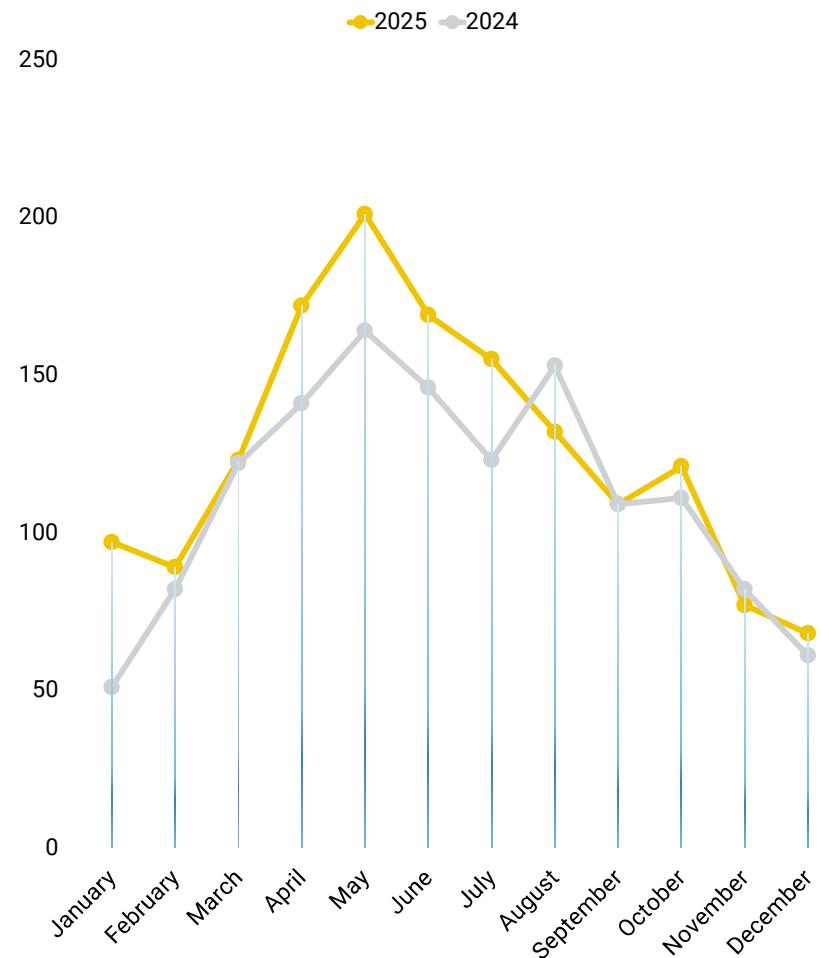
27

Lewis: 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	97	51	90.20%
February	89	82	8.54%
March	123	122	0.82%
April	172	141	21.99%
May	201	164	22.56%
June	169	146	15.75%
July	155	123	26.02%
August	132	153	-13.73%
September	109	109	0.00%
October	121	111	9.01%
November	77	82	-6.10%
December	68	61	11.48%
Total	1,513	1,345	
% chg.		12.49%	

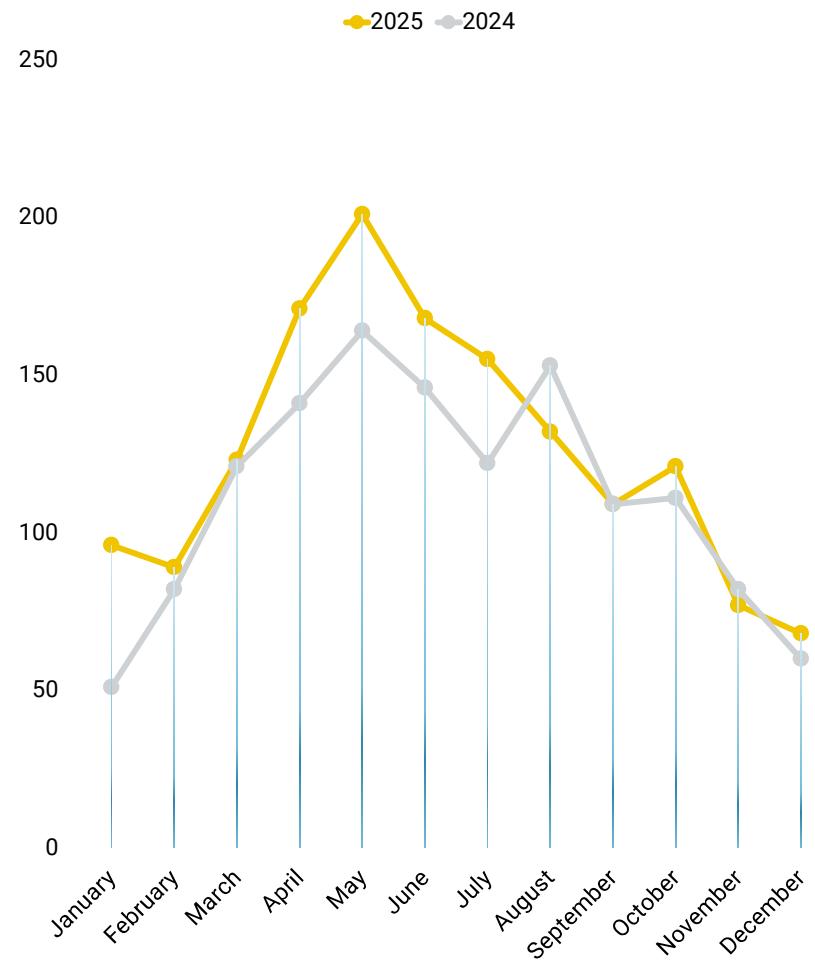


Lewis: Residential Homes Only

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	96	51	88.24%
February	89	82	8.54%
March	123	121	1.65%
April	171	141	21.28%
May	201	164	22.56%
June	168	146	15.07%
July	155	122	27.05%
August	132	153	-13.73%
September	109	109	0.00%
October	121	111	9.01%
November	77	82	-6.10%
December	68	60	13.33%
Total	1,510	1,342	
% chg.		12.52%	

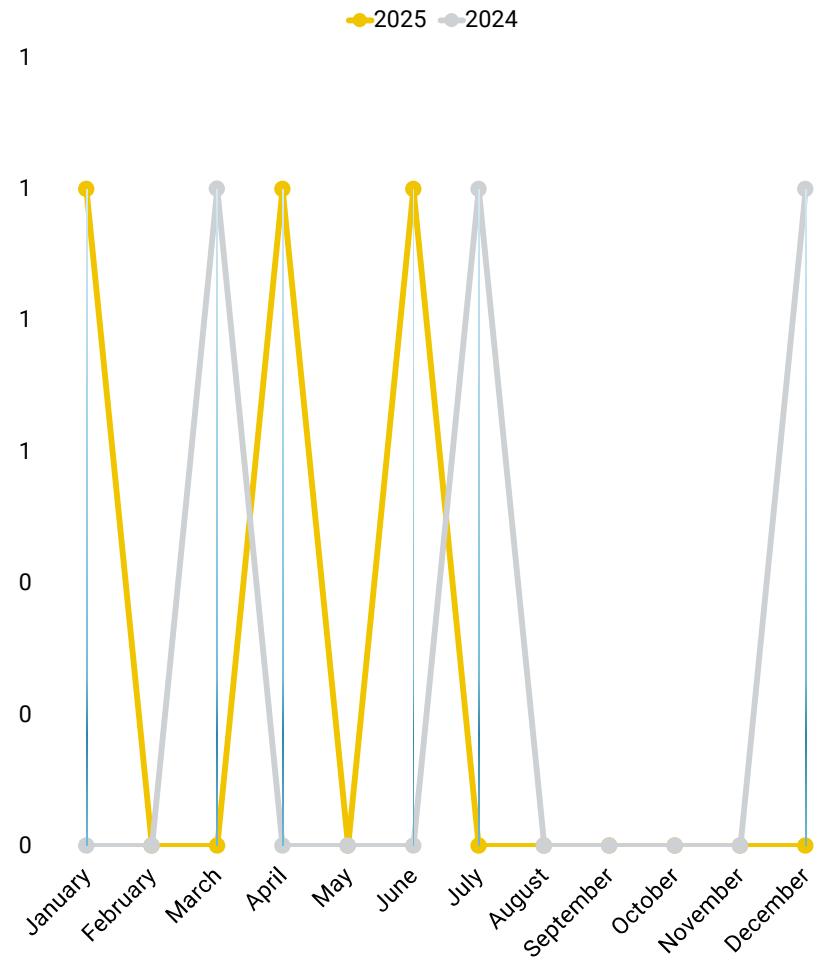


Lewis: Condominiums Only

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	1	0	0.00%
February	0	0	0.00%
March	0	1	-100.00%
April	1	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	0	1	-100.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	1	-100.00%
Total	3	3	
% chg.		0.00%	

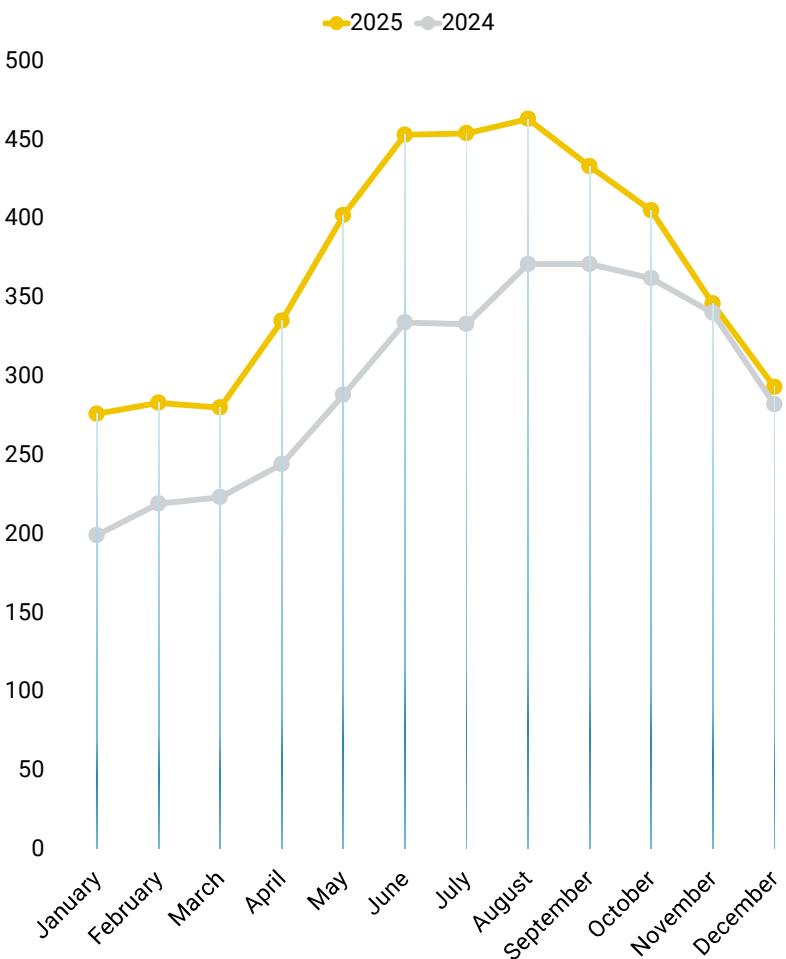


Lewis: Residential Homes and Condominiums

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	276	199	38.69%
February	283	219	29.22%
March	280	223	25.56%
April	335	244	37.30%
May	402	288	39.58%
June	453	334	35.63%
July	454	333	36.34%
August	463	371	24.80%
September	433	371	16.71%
October	405	362	11.88%
November	346	340	1.76%
December	293	282	3.90%
Total	4,423	3,566	
% chg.		24.03%	

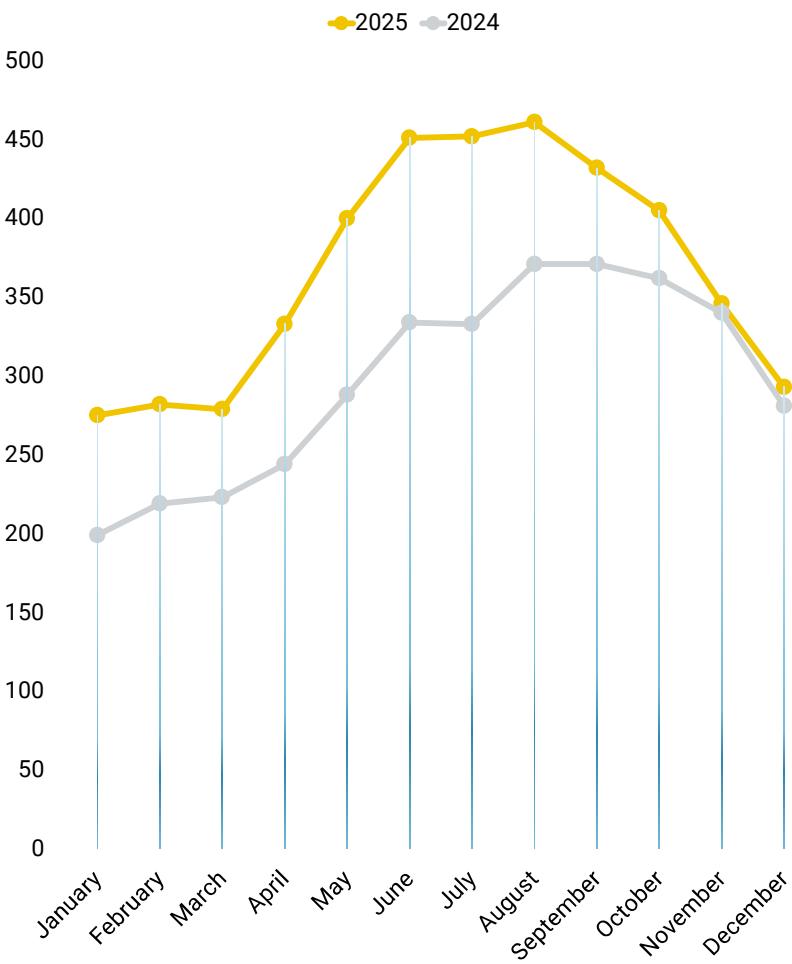


Lewis: Residential Homes Only

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	275	199	38.19%
February	282	219	28.77%
March	279	223	25.11%
April	333	244	36.48%
May	400	288	38.89%
June	451	334	35.03%
July	452	333	35.74%
August	461	371	24.26%
September	432	371	16.44%
October	405	362	11.88%
November	346	340	1.76%
December	293	281	4.27%
Total	4,409	3,565	
% chg.		23.67%	

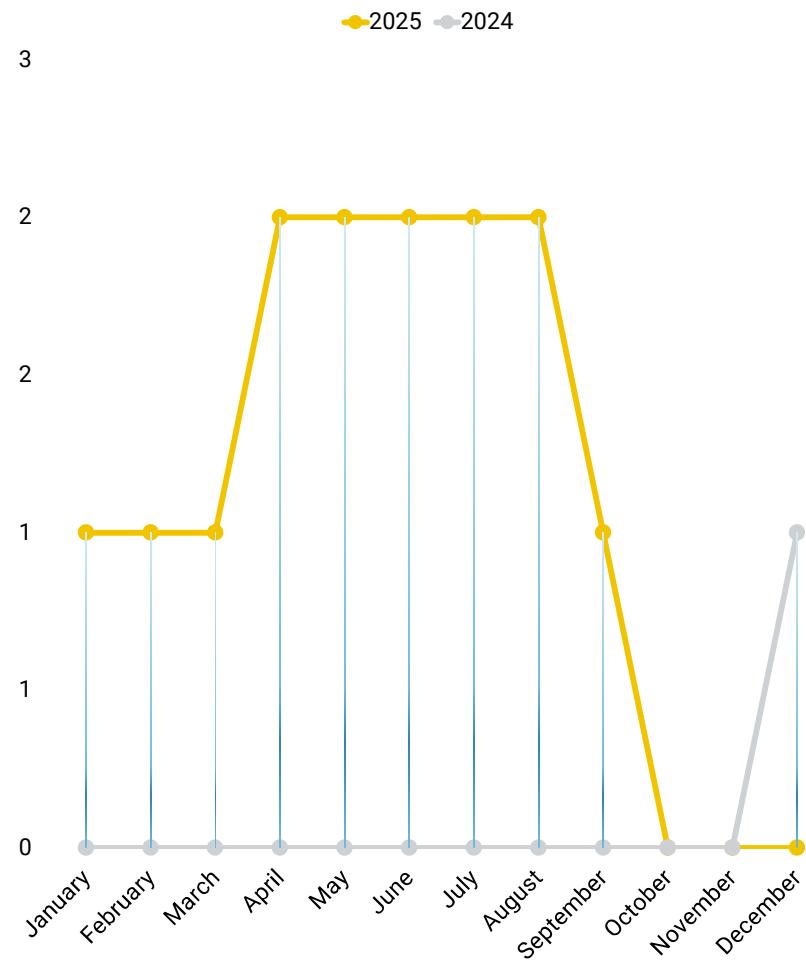


Lewis: Condominiums Only

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	1	0	0.00%
February	1	0	0.00%
March	1	0	0.00%
April	2	0	0.00%
May	2	0	0.00%
June	2	0	0.00%
July	2	0	0.00%
August	2	0	0.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	1	-100.00%
Total	14	1	
% chg.	1300.00%		



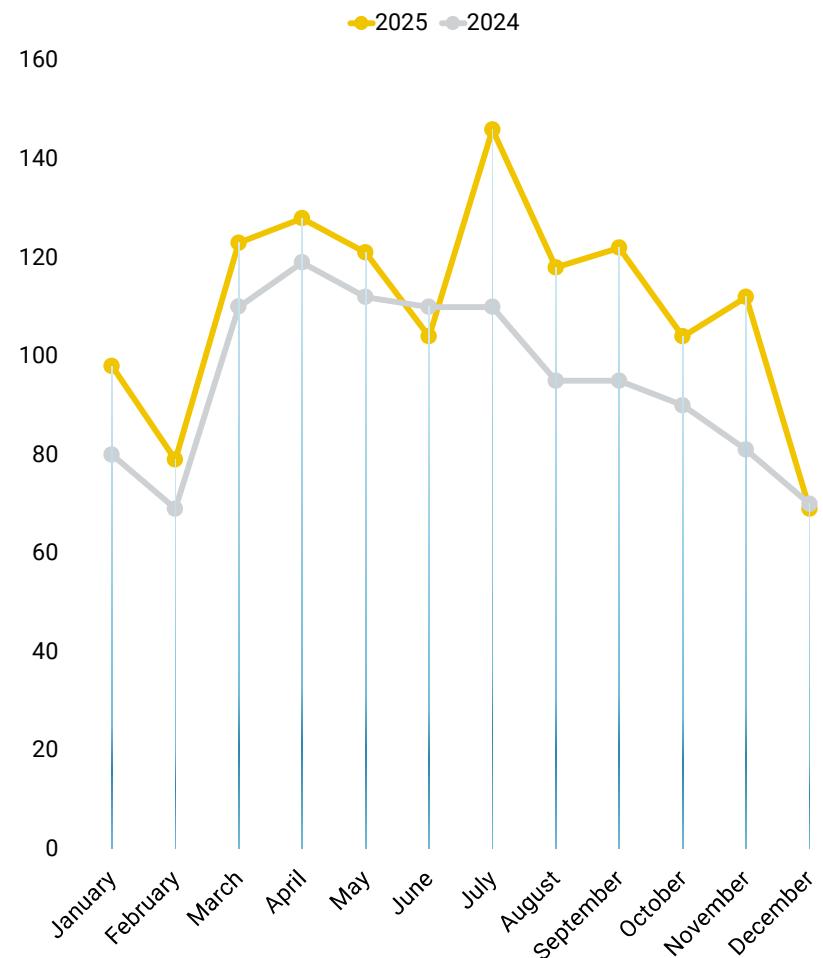
Lewis: Residential Homes and Condominiums

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	98	80	22.50%
February	79	69	14.49%
March	123	110	11.82%
April	128	119	7.56%
May	121	112	8.04%
June	104	110	-5.45%
July	146	110	32.73%
August	118	95	24.21%
September	122	95	28.42%
October	104	90	15.56%
November	112	81	38.27%
December	69	70	-1.43%
Total	1,324	1,141	
% chg.		16.04%	



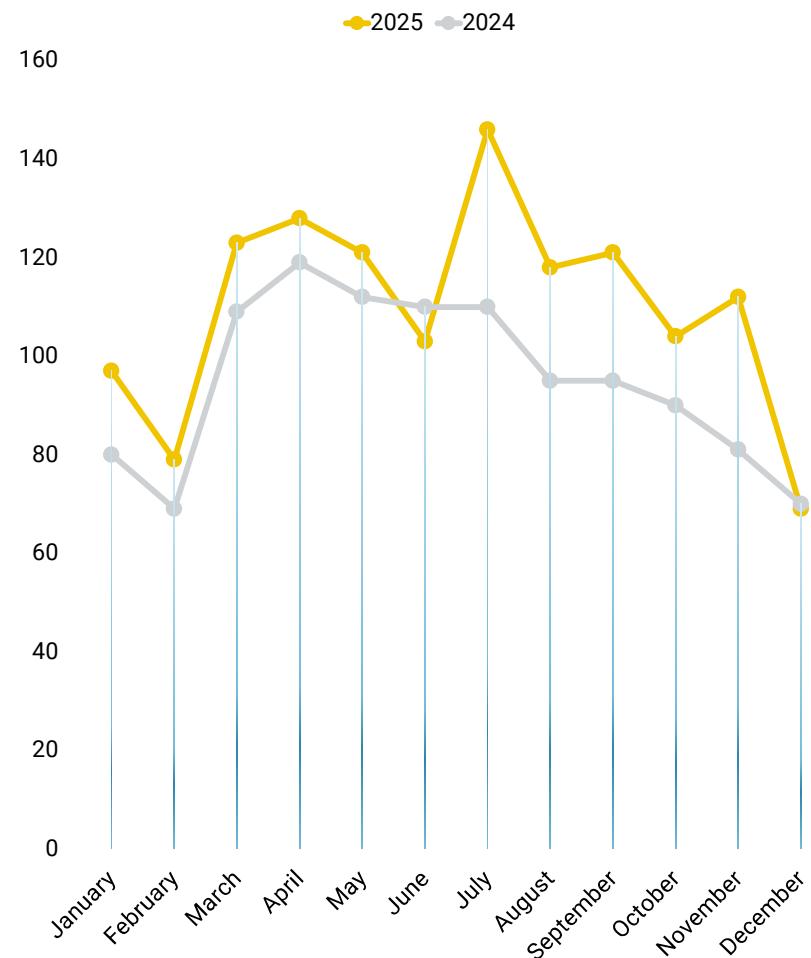
Lewis: Residential Homes Only

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	97	80	21.25%
February	79	69	14.49%
March	123	109	12.84%
April	128	119	7.56%
May	121	112	8.04%
June	103	110	-6.36%
July	146	110	32.73%
August	118	95	24.21%
September	121	95	27.37%
October	104	90	15.56%
November	112	81	38.27%
December	69	70	-1.43%
Total	1,321	1,140	
% chg.	15.88%		



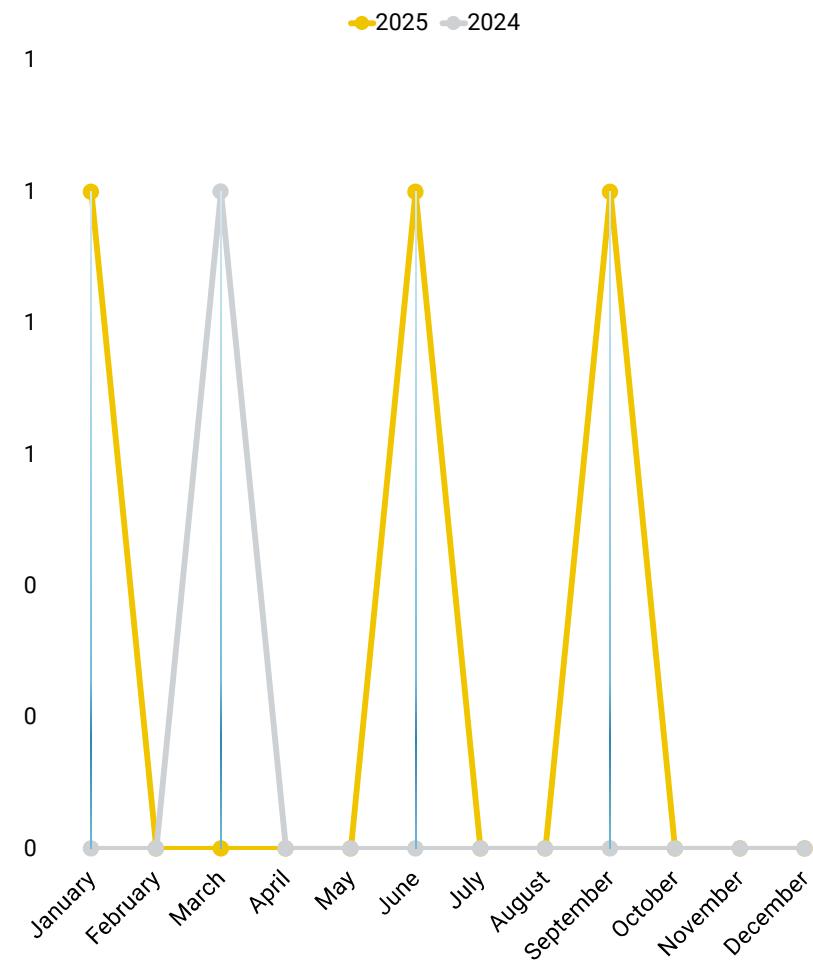
Lewis: Condominiums Only

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	0	0.00%
February	0	0	0.00%
March	0	1	-100.00%
April	0	0	0.00%
May	0	0	0.00%
June	1	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	1	
% chg.	200.00%		

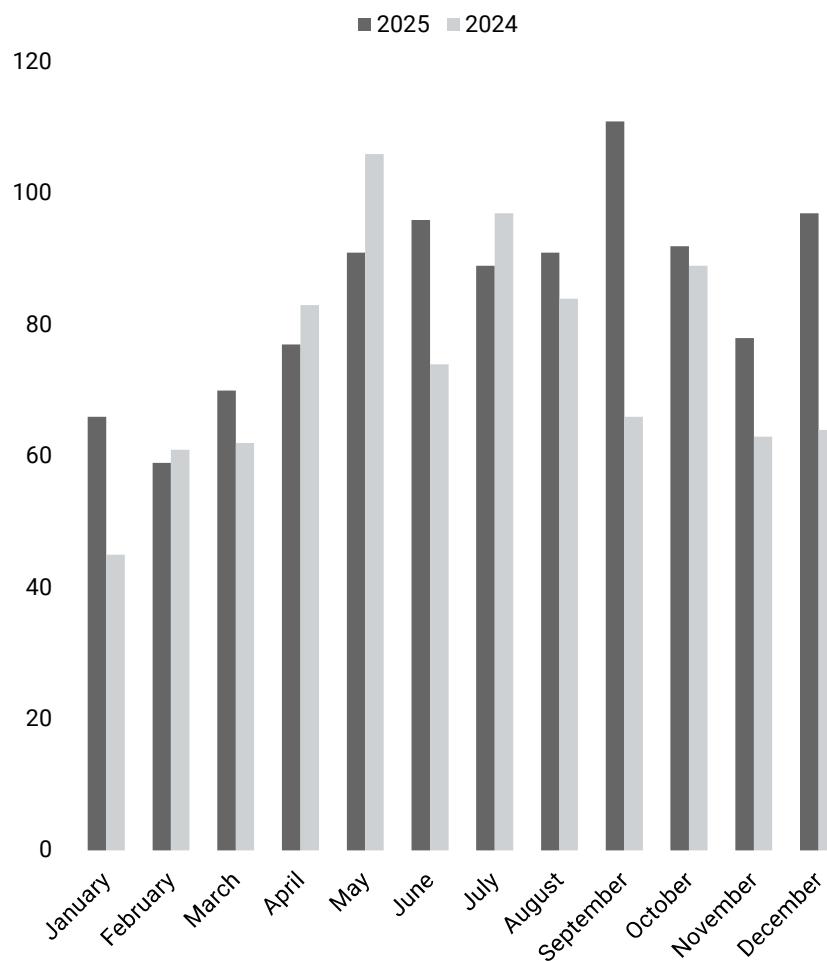


Lewis: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	66	45	46.67%
February	59	61	-3.28%
March	70	62	12.90%
April	77	83	-7.23%
May	91	106	-14.15%
June	96	74	29.73%
July	89	97	-8.25%
August	91	84	8.33%
September	111	66	68.18%
October	92	89	3.37%
November	78	63	23.81%
December	97	64	51.56%
Total	1,017	894	
% chg.		13.76%	

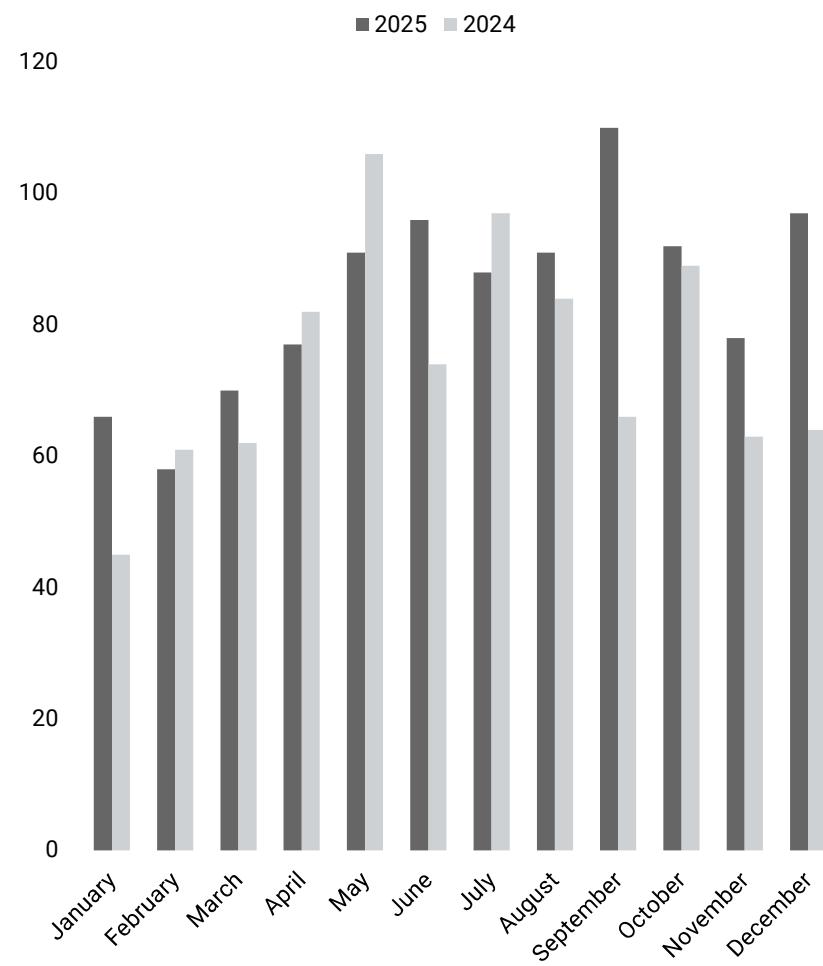


Lewis: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	66	45	46.67%
February	58	61	-4.92%
March	70	62	12.90%
April	77	82	-6.10%
May	91	106	-14.15%
June	96	74	29.73%
July	88	97	-9.28%
August	91	84	8.33%
September	110	66	66.67%
October	92	89	3.37%
November	78	63	23.81%
December	97	64	51.56%
Total	1,014	893	
% chg.		13.55%	

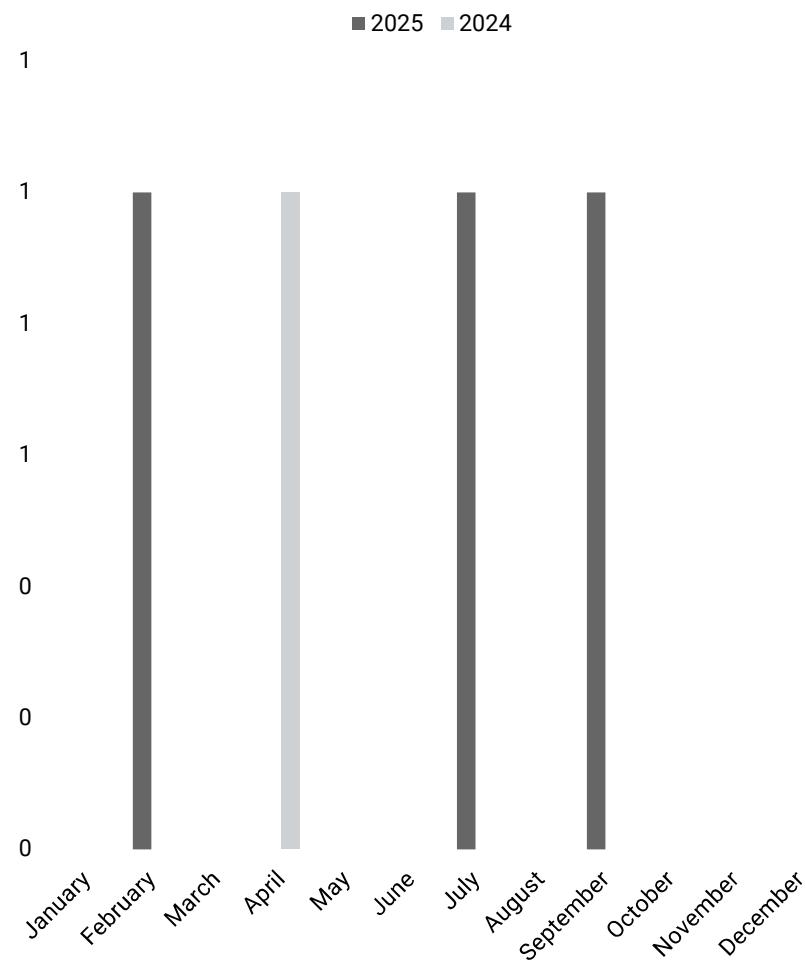


Lewis: Condominiums Only

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	0	0.00%
March	0	0	0.00%
April	0	1	-100.00%
May	0	0	0.00%
June	0	0	0.00%
July	1	0	0.00%
August	0	0	0.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	1	
% chg.		200.00%	

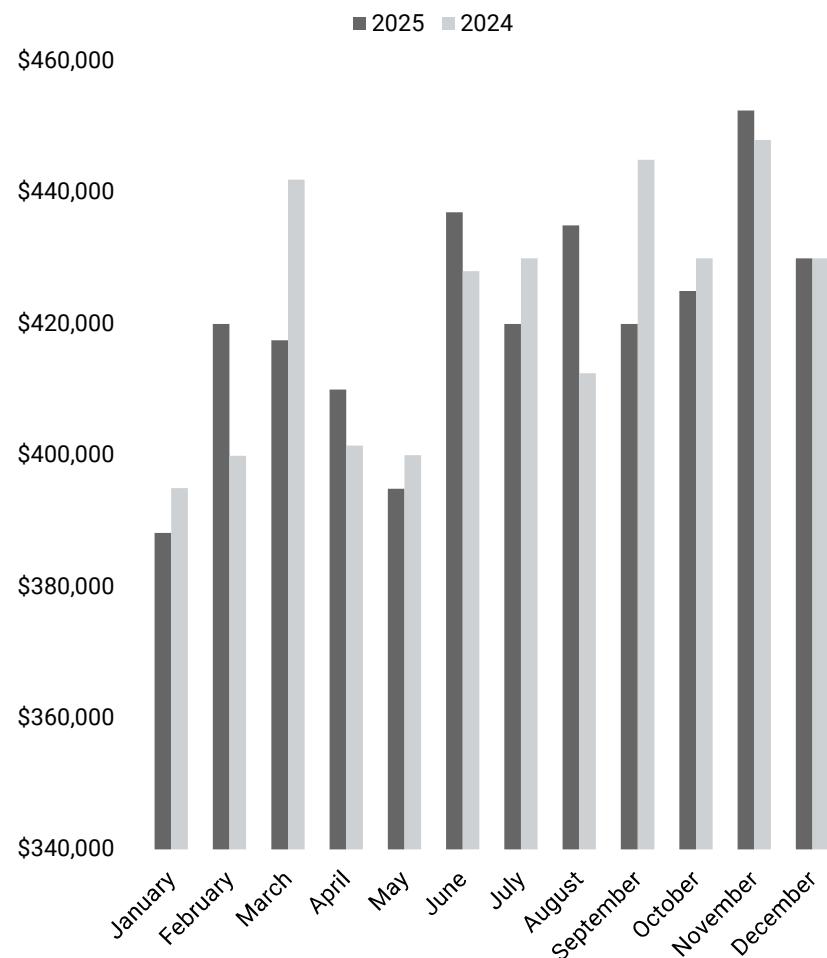


Lewis: Residential Homes and Condominiums

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	\$ 388,200	\$ 395,000	-1.72%
February	\$ 420,000	\$ 399,900	5.03%
March	\$ 417,500	\$ 441,975	-5.54%
April	\$ 410,000	\$ 401,500	2.12%
May	\$ 394,900	\$ 400,000	-1.28%
June	\$ 437,000	\$ 428,020	2.10%
July	\$ 420,000	\$ 430,000	-2.33%
August	\$ 435,000	\$ 412,500	5.45%
September	\$ 420,000	\$ 445,000	-5.62%
October	\$ 424,990	\$ 430,000	-1.17%
November	\$ 452,500	\$ 448,000	1.00%
December	\$ 429,990	\$ 430,000	0.00%
Total	\$ 424,990	\$ 420,000	
% chg.		1.19%	

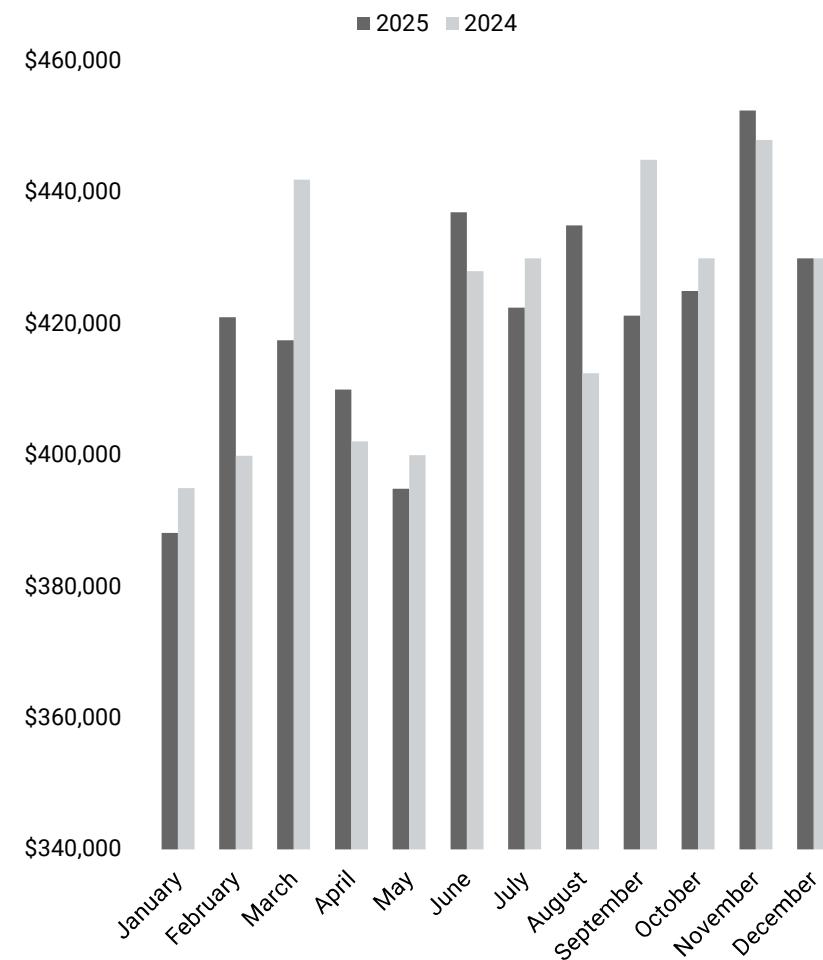


Lewis: Residential Homes Only

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	\$ 388,200	\$ 395,000	-1.72%
February	\$ 421,000	\$ 399,900	5.28%
March	\$ 417,500	\$ 441,975	-5.54%
April	\$ 410,000	\$ 402,100	1.96%
May	\$ 394,900	\$ 400,000	-1.28%
June	\$ 437,000	\$ 428,020	2.10%
July	\$ 422,500	\$ 430,000	-1.74%
August	\$ 435,000	\$ 412,500	5.45%
September	\$ 421,250	\$ 445,000	-5.34%
October	\$ 424,990	\$ 430,000	-1.17%
November	\$ 452,500	\$ 448,000	1.00%
December	\$ 429,990	\$ 430,000	0.00%
Total	\$ 424,995	\$ 420,000	
% chg.		1.19%	

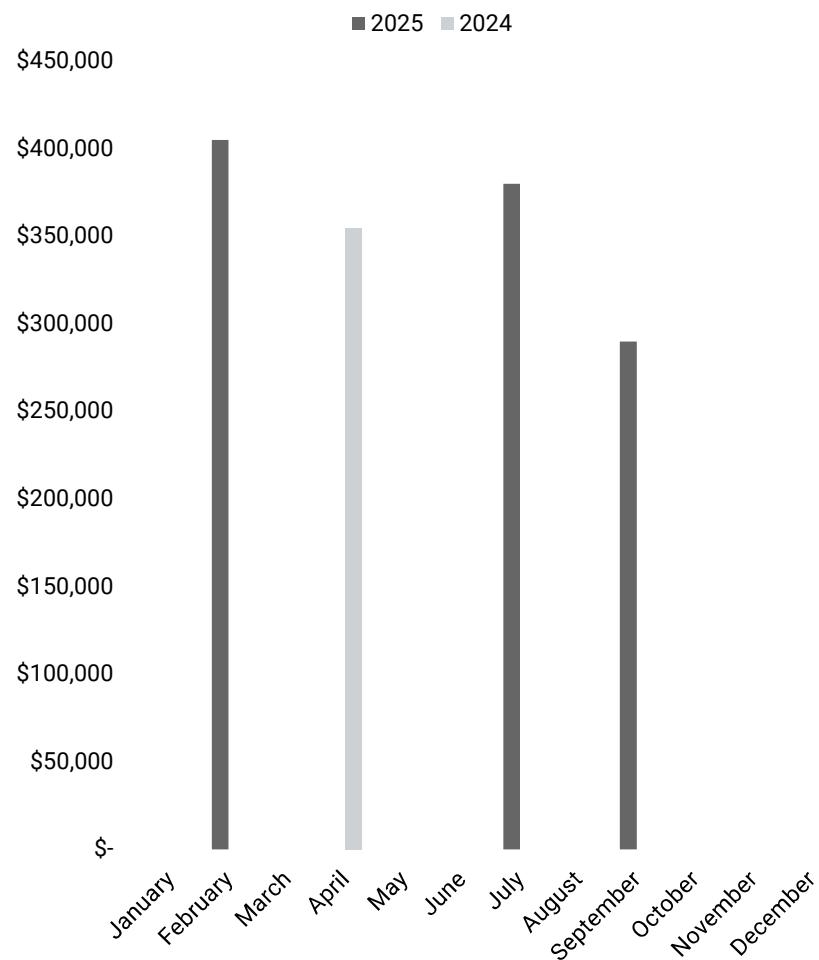


Lewis: Condominiums Only

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	\$ 405,000	\$ -	0.00%
March	\$ -	\$ -	0.00%
April	\$ -	\$ 355,000	-100.00%
May	\$ -	\$ -	0.00%
June	\$ -	\$ -	0.00%
July	\$ 380,000	\$ -	0.00%
August	\$ -	\$ -	0.00%
September	\$ 289,999	\$ -	0.00%
October	\$ -	\$ -	0.00%
November	\$ -	\$ -	0.00%
December	\$ -	\$ -	0.00%
Total	\$ 380,000	\$ 355,000	
% chg.		7.04%	



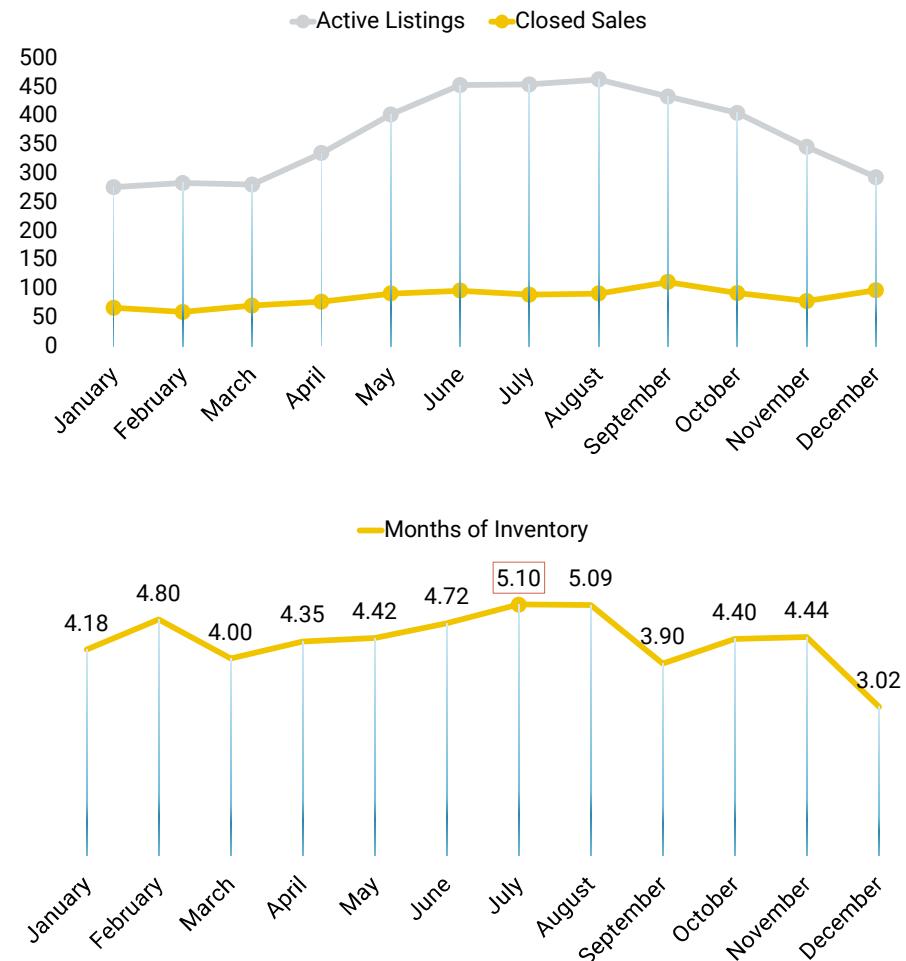
Lewis: Residential Homes and Condominiums

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	276	66	4.18
February	283	59	4.80
March	280	70	4.00
April	335	77	4.35
May	402	91	4.42
June	453	96	4.72
July	454	89	5.10
August	463	91	5.09
September	433	111	3.90
October	405	92	4.40
November	346	78	4.44
December	293	97	3.02



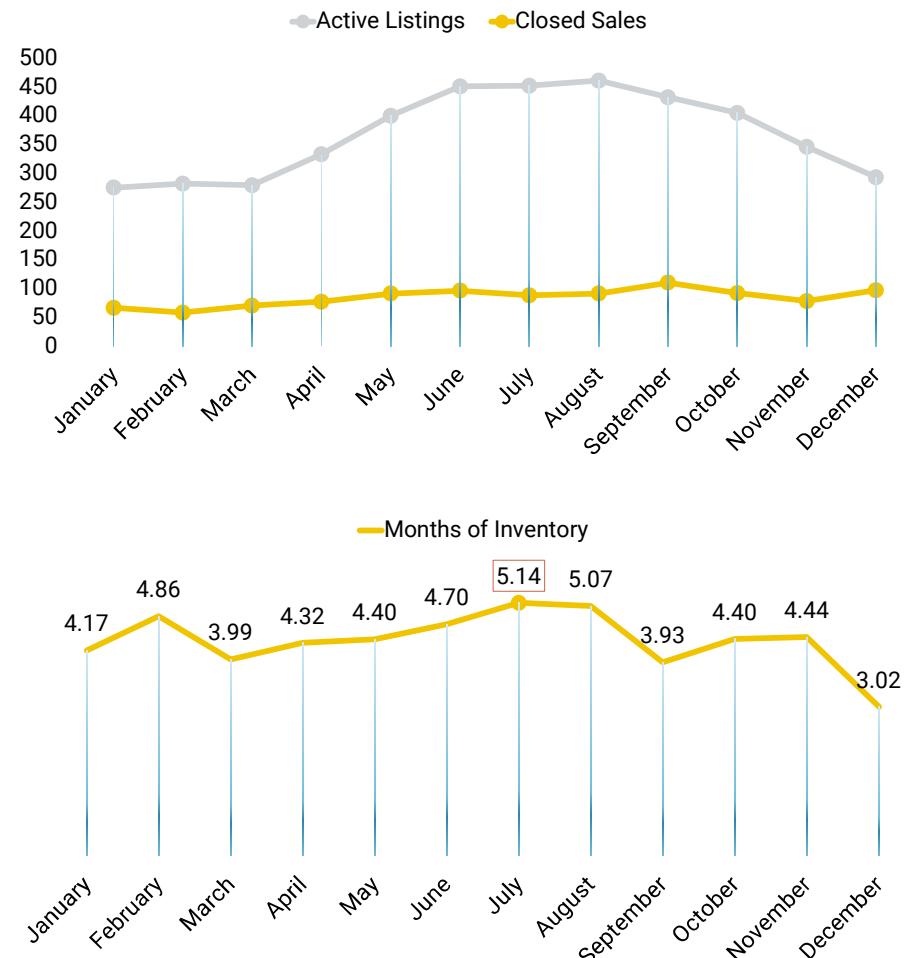
Lewis: Residential Homes Only

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	275	66	4.17
February	282	58	4.86
March	279	70	3.99
April	333	77	4.32
May	400	91	4.40
June	451	96	4.70
July	452	88	5.14
August	461	91	5.07
September	432	110	3.93
October	405	92	4.40
November	346	78	4.44
December	293	97	3.02



Lewis: 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	1	0	0.00
February	1	1	1.00
March	1	0	0.00
April	2	0	0.00
May	2	0	0.00
June	2	0	0.00
July	2	1	2.00
August	2	0	0.00
September	1	1	1.00
October	0	0	0.00
November	0	0	0.00
December	0	0	0.00

