



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Okanogan Annual Statistical Review and Highlights

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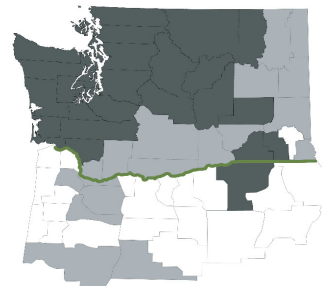
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

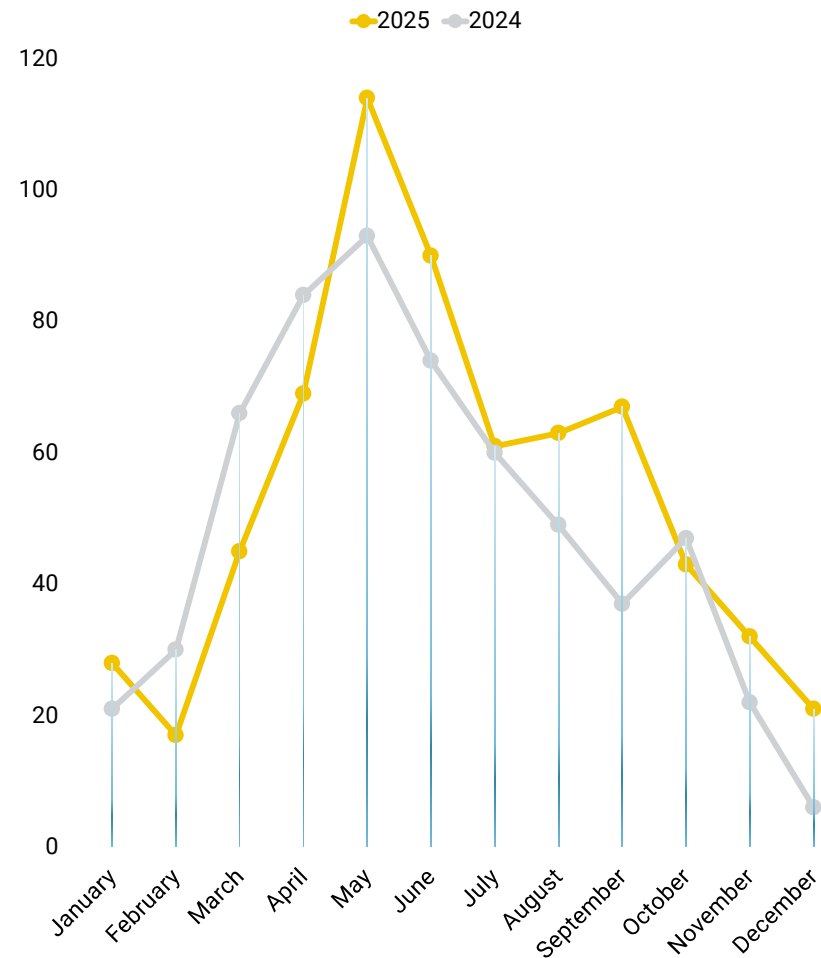
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Okanogan: Residential Homes and Condominiums

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	28	21	33.33%
February	17	30	-43.33%
March	45	66	-31.82%
April	69	84	-17.86%
May	114	93	22.58%
June	90	74	21.62%
July	61	60	1.67%
August	63	49	28.57%
September	67	37	81.08%
October	43	47	-8.51%
November	32	22	45.45%
December	21	6	250.00%
Total	650	589	
% chg.	10.36%		

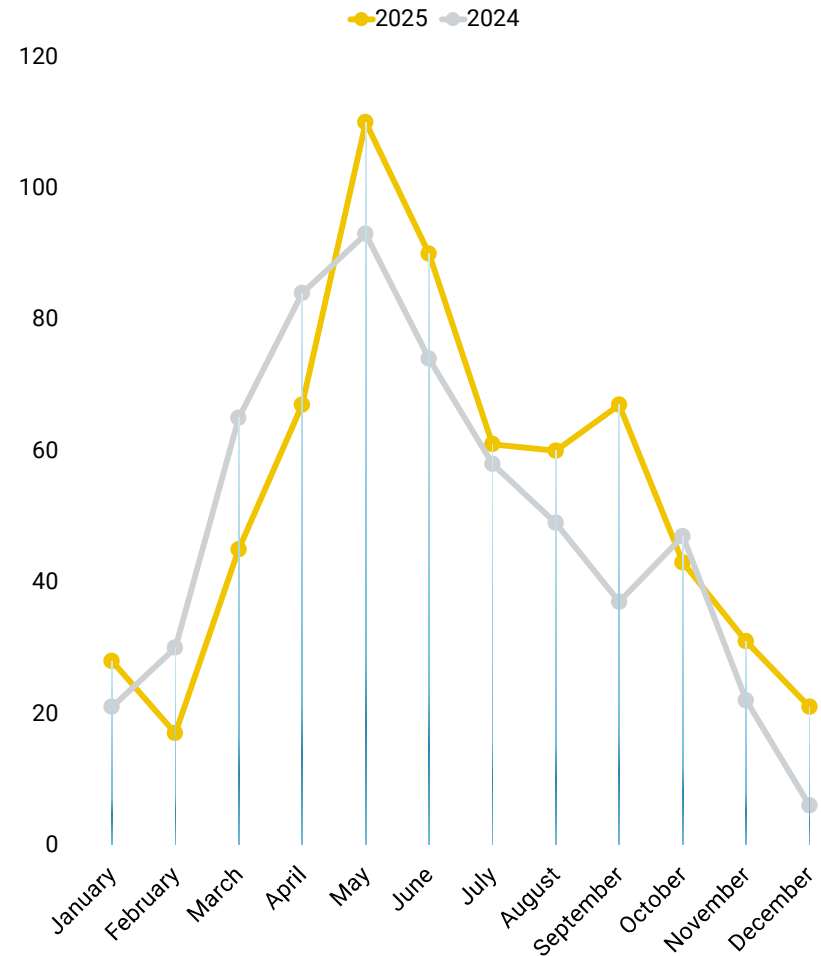


Okanogan: Residential Homes Only

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	28	21	33.33%
February	17	30	-43.33%
March	45	65	-30.77%
April	67	84	-20.24%
May	110	93	18.28%
June	90	74	21.62%
July	61	58	5.17%
August	60	49	22.45%
September	67	37	81.08%
October	43	47	-8.51%
November	31	22	40.91%
December	21	6	250.00%
Total	640	586	
% chg.	9.22%		

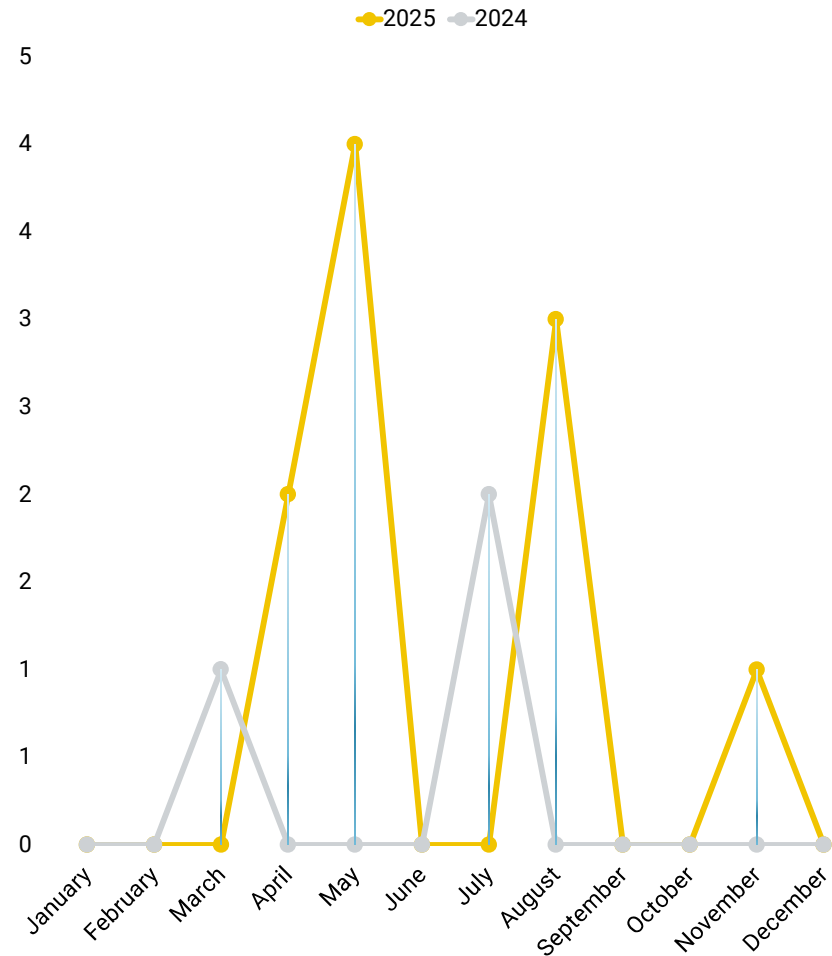


Okanogan: Condominiums Only

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	0	0.00%
February	0	0	0.00%
March	0	1	-100.00%
April	2	0	0.00%
May	4	0	0.00%
June	0	0	0.00%
July	0	2	-100.00%
August	3	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	1	0	0.00%
December	0	0	0.00%
Total	10	3	
% chg.			233.33%

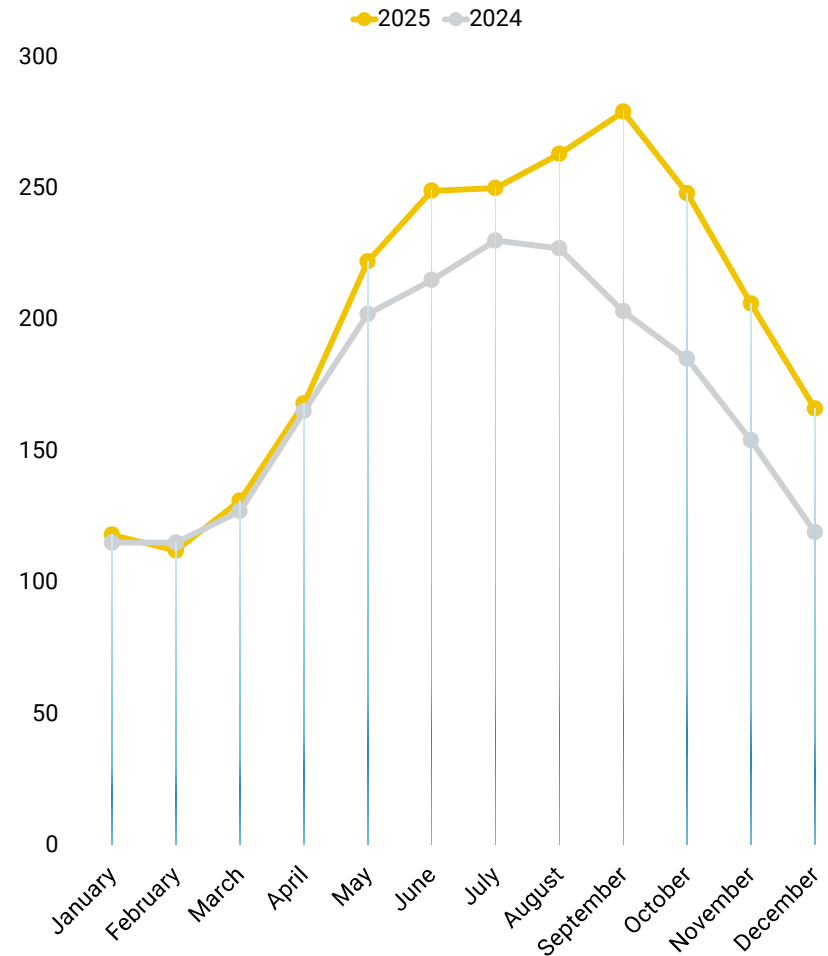


Okanogan: Residential Homes and Condominiums

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	118	115	2.61%
February	112	115	-2.61%
March	131	127	3.15%
April	168	165	1.82%
May	222	202	9.90%
June	249	215	15.81%
July	250	230	8.70%
August	263	227	15.86%
September	279	203	37.44%
October	248	185	34.05%
November	206	154	33.77%
December	166	119	39.50%
Total	2,412	2,057	
% chg.			17.26%

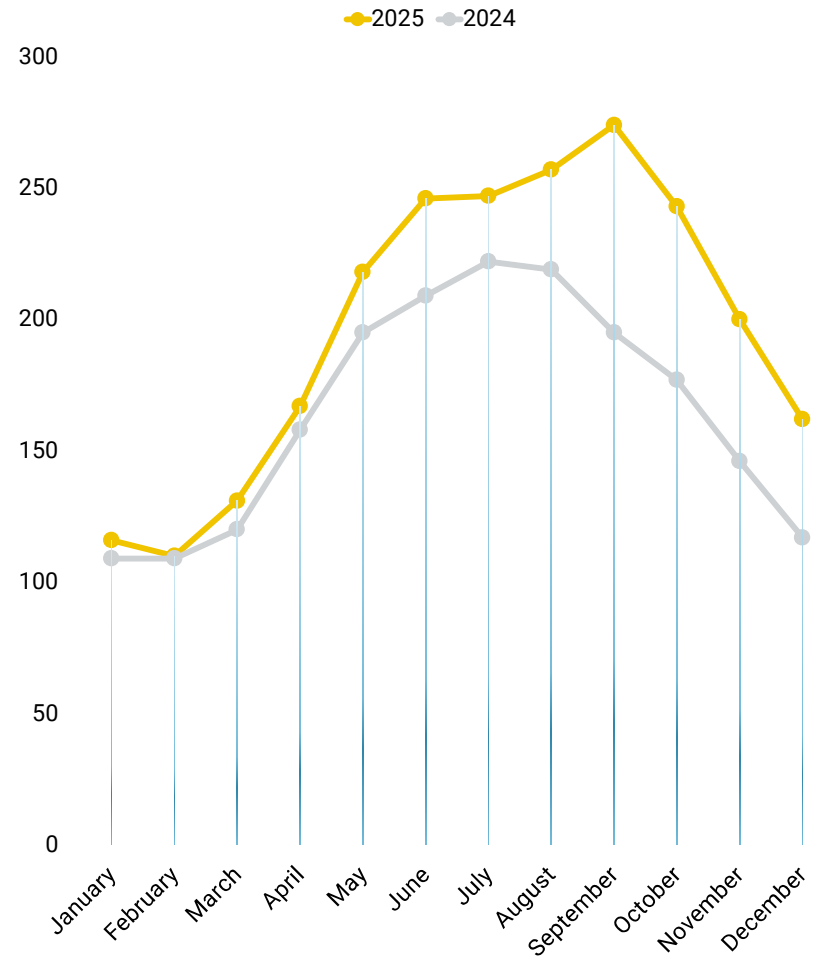


Okanogan: Residential Homes Only

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	116	109	6.42%
February	110	109	0.92%
March	131	120	9.17%
April	167	158	5.70%
May	218	195	11.79%
June	246	209	17.70%
July	247	222	11.26%
August	257	219	17.35%
September	274	195	40.51%
October	243	177	37.29%
November	200	146	36.99%
December	162	117	38.46%
Total	2,371	1,976	
% chg.			19.99%

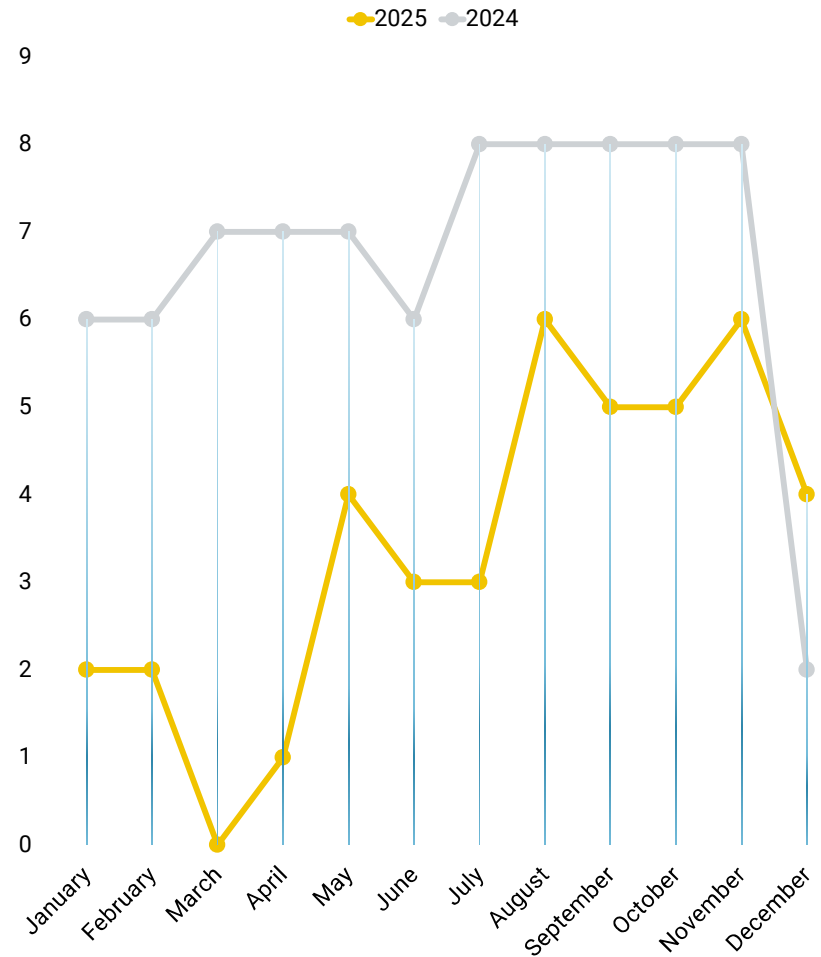


Okanogan: Condominiums Only

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	2	6	-66.67%
February	2	6	-66.67%
March	0	7	-100.00%
April	1	7	-85.71%
May	4	7	-42.86%
June	3	6	-50.00%
July	3	8	-62.50%
August	6	8	-25.00%
September	5	8	-37.50%
October	5	8	-37.50%
November	6	8	-25.00%
December	4	2	100.00%
Total	41	81	
% chg.			-49.38%



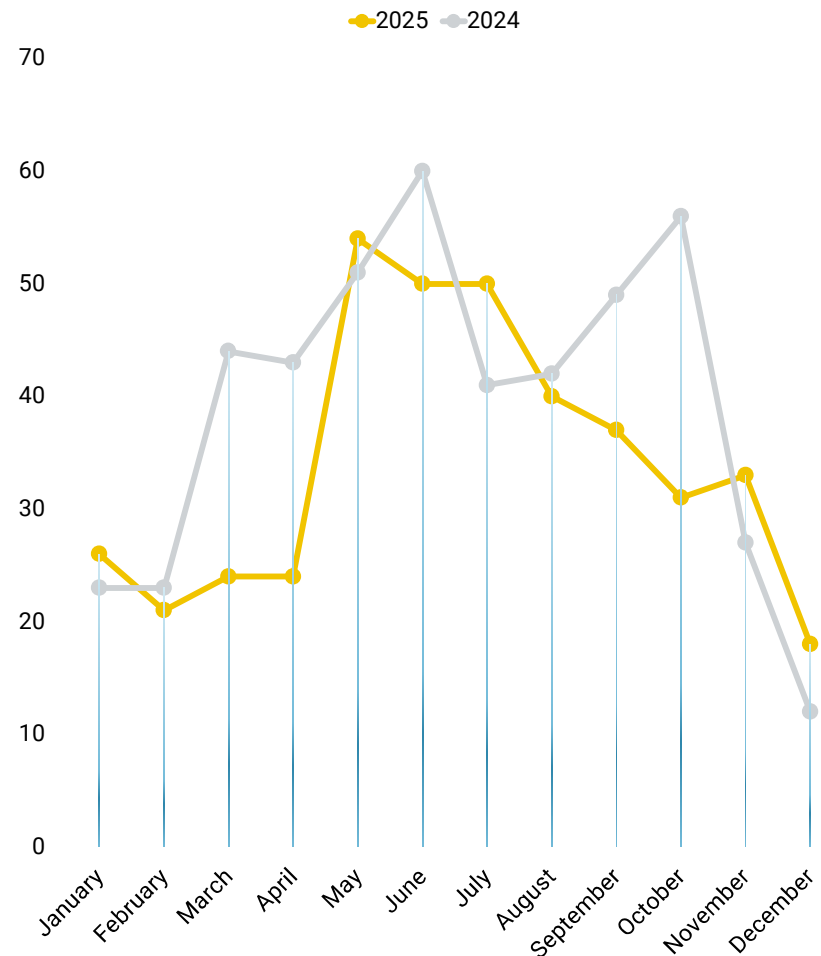
Okanogan: Residential Homes and Condominiums

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	26	23	13.04%
February	21	23	-8.70%
March	24	44	-45.45%
April	24	43	-44.19%
May	54	51	5.88%
June	50	60	-16.67%
July	50	41	21.95%
August	40	42	-4.76%
September	37	49	-24.49%
October	31	56	-44.64%
November	33	27	22.22%
December	18	12	50.00%
Total	408	471	
% chg.			-13.38%



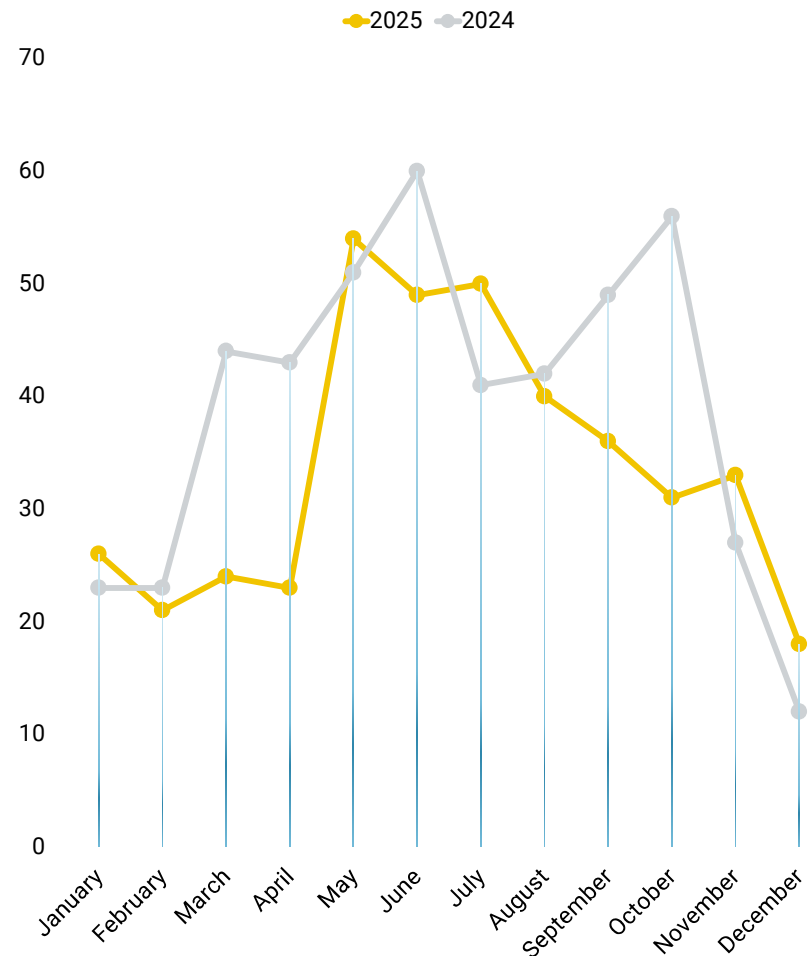
Okanogan: Residential Homes Only

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	26	23	13.04%
February	21	23	-8.70%
March	24	44	-45.45%
April	23	43	-46.51%
May	54	51	5.88%
June	49	60	-18.33%
July	50	41	21.95%
August	40	42	-4.76%
September	36	49	-26.53%
October	31	56	-44.64%
November	33	27	22.22%
December	18	12	50.00%
Total	405	471	
% chg.			-14.01%



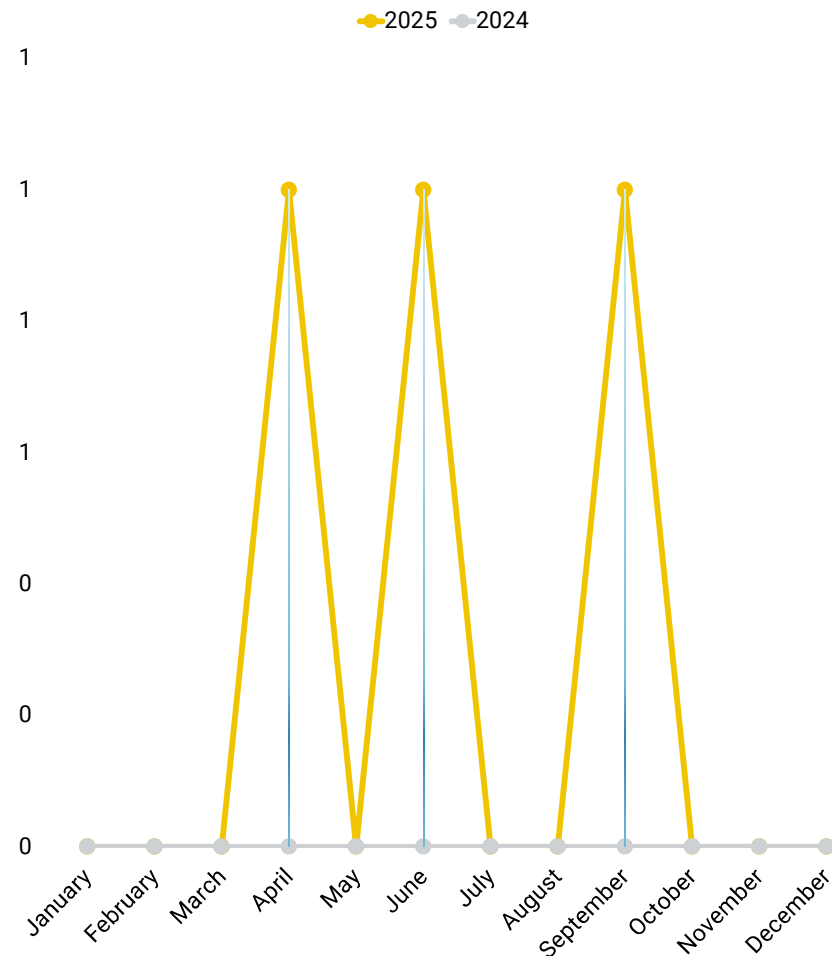
Okanogan: Condominiums Only

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	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	1	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	0	
% chg.	N/A		

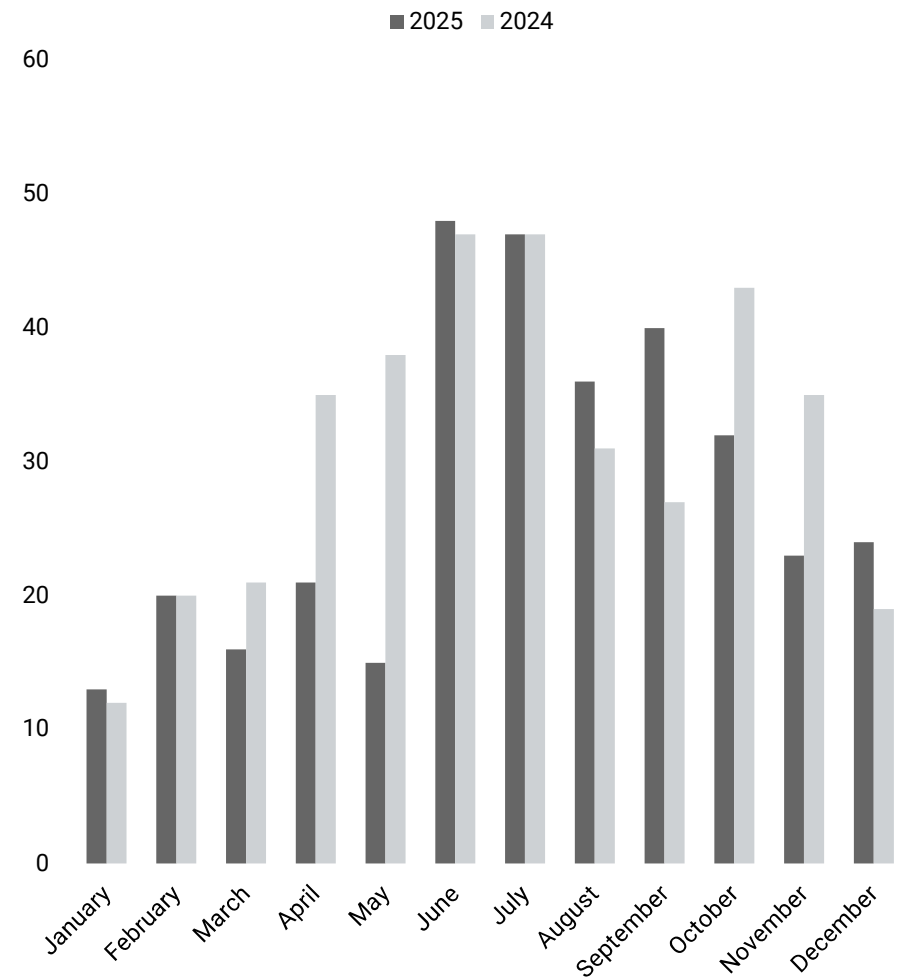


Okanogan: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	13	12	8.33%
February	20	20	0.00%
March	16	21	-23.81%
April	21	35	-40.00%
May	15	38	-60.53%
June	48	47	2.13%
July	47	47	0.00%
August	36	31	16.13%
September	40	27	48.15%
October	32	43	-25.58%
November	23	35	-34.29%
December	24	19	26.32%
Total	335	375	
% chg.	-10.67%		

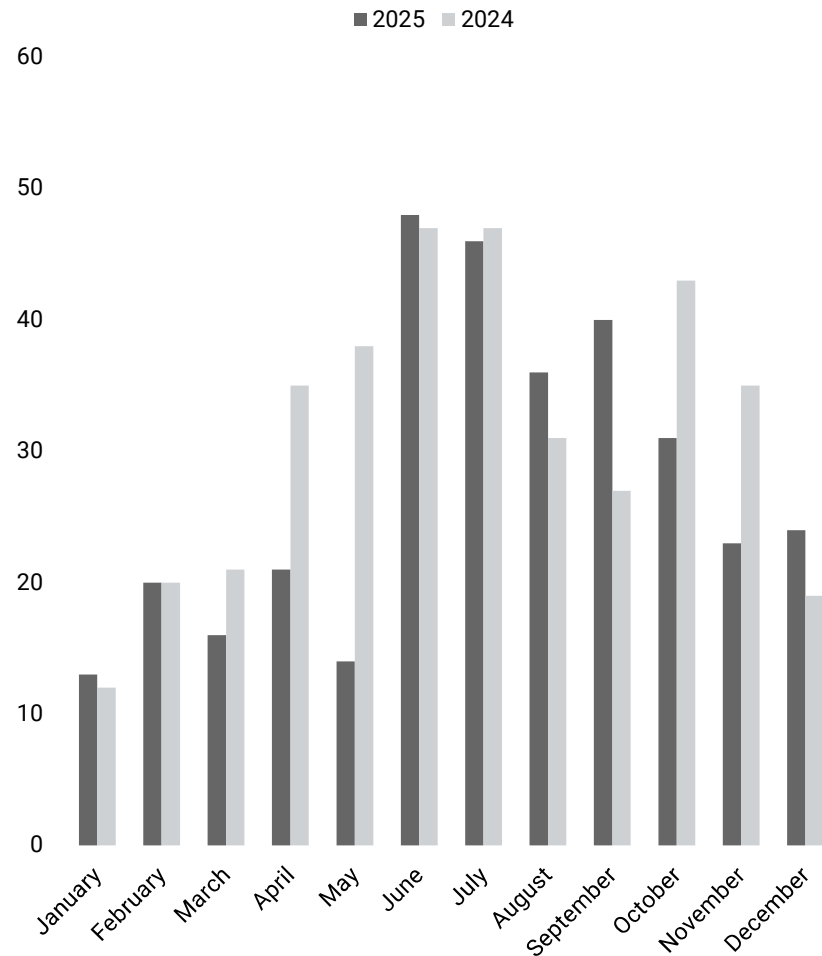


Okanogan: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	13	12	8.33%
February	20	20	0.00%
March	16	21	-23.81%
April	21	35	-40.00%
May	14	38	-63.16%
June	48	47	2.13%
July	46	47	-2.13%
August	36	31	16.13%
September	40	27	48.15%
October	31	43	-27.91%
November	23	35	-34.29%
December	24	19	26.32%
Total	332	375	
% chg.	-11.47%		

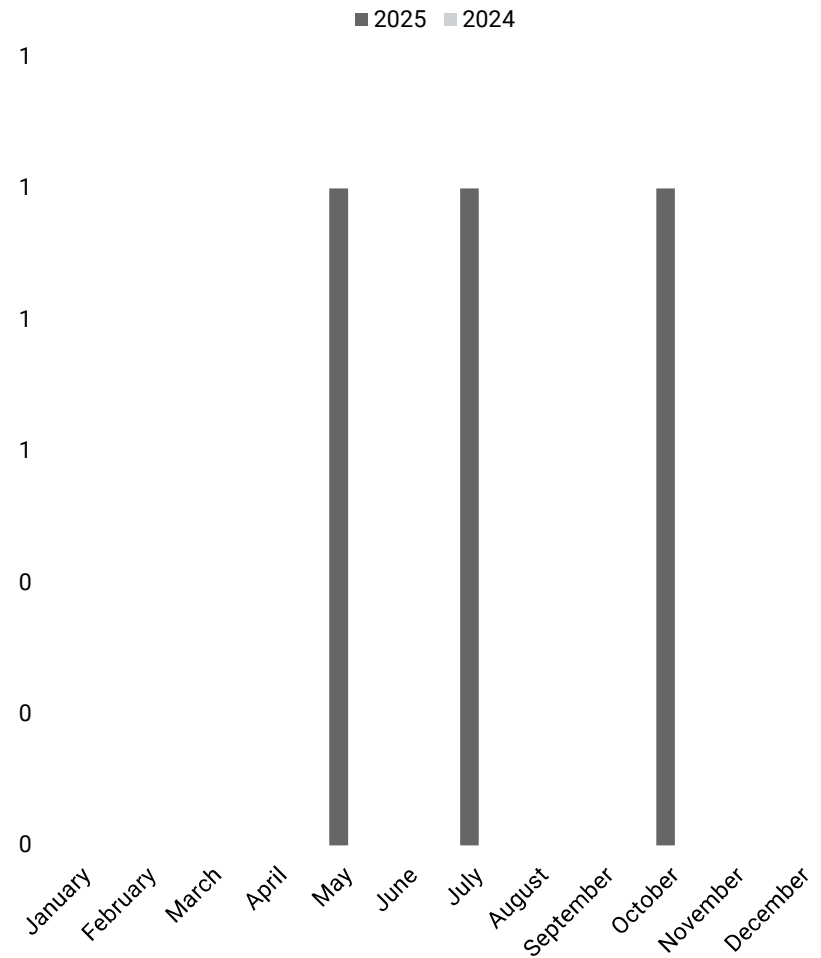


Okanogan: Condominiums Only

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	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	1	0	0.00%
June	0	0	0.00%
July	1	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	1	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	0	
% chg.	N/A		

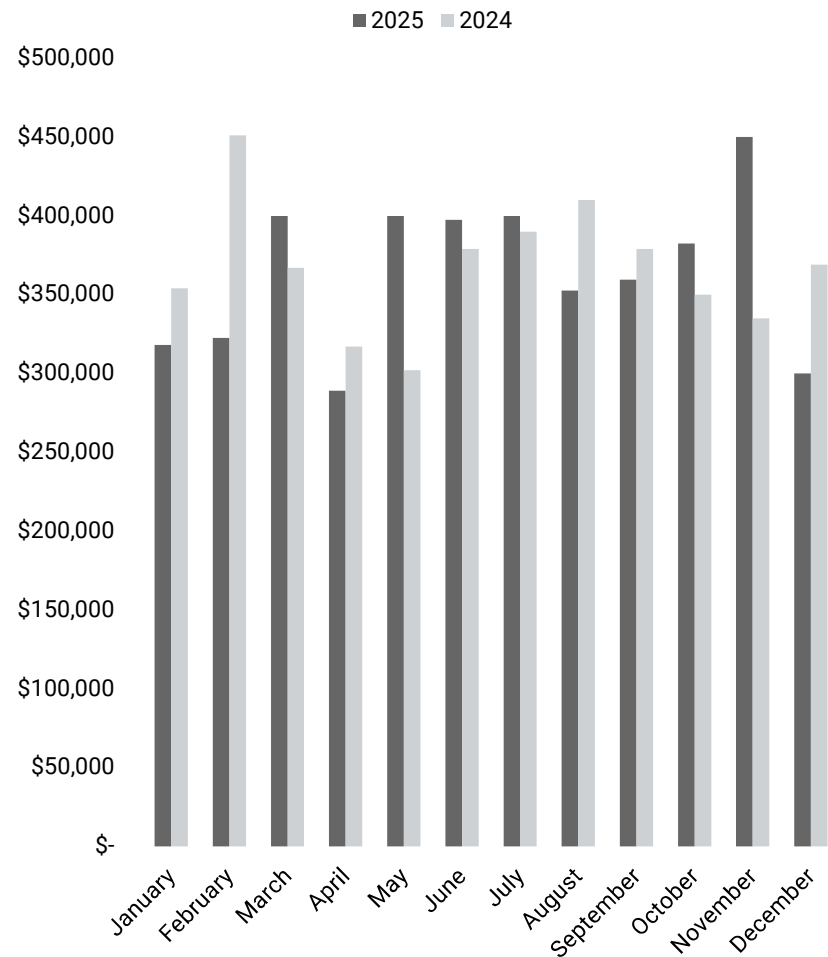


Okanogan: Residential Homes and Condominiums

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	\$ 318,000	\$ 354,000	-10.17%
February	\$ 322,500	\$ 451,000	-28.49%
March	\$ 400,000	\$ 367,000	8.99%
April	\$ 289,000	\$ 317,000	-8.83%
May	\$ 399,900	\$ 302,000	32.42%
June	\$ 397,500	\$ 379,000	4.88%
July	\$ 400,000	\$ 390,000	2.56%
August	\$ 352,500	\$ 410,000	-14.02%
September	\$ 359,500	\$ 379,000	-5.15%
October	\$ 382,500	\$ 350,000	9.29%
November	\$ 450,000	\$ 335,000	34.33%
December	\$ 300,000	\$ 369,000	-18.70%
Total	\$ 368,000	\$ 367,000	
% chg.	0.27%		

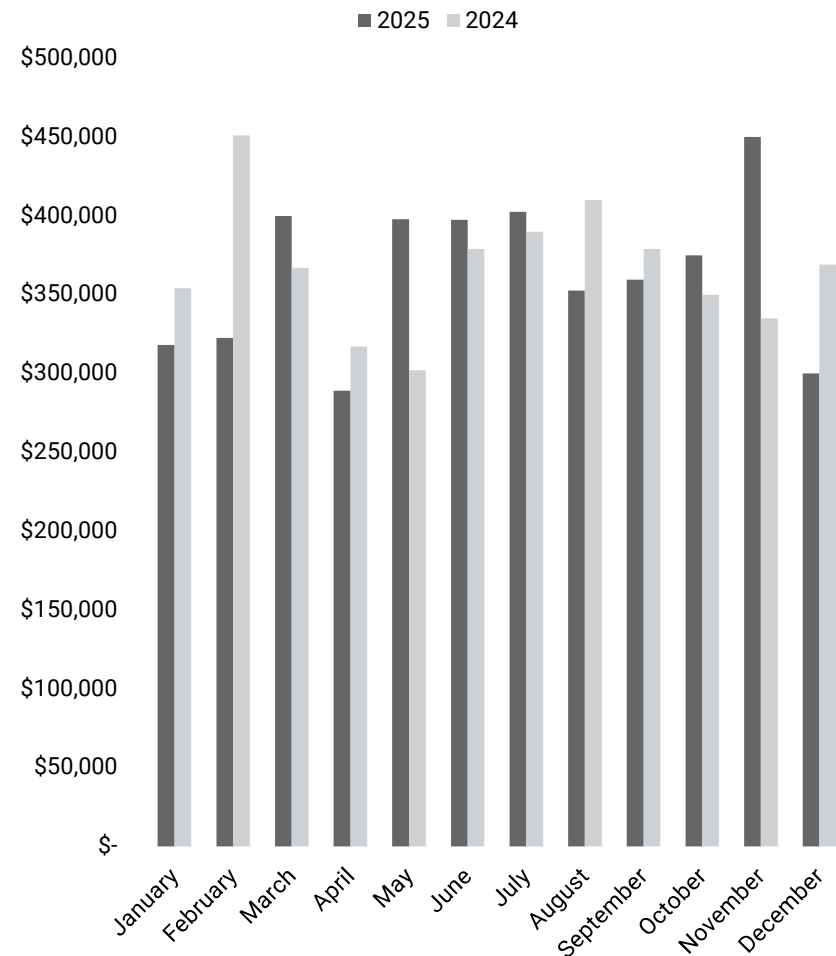


Okanogan: Residential Homes Only

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	\$ 318,000	\$ 354,000	-10.17%
February	\$ 322,500	\$ 451,000	-28.49%
March	\$ 400,000	\$ 367,000	8.99%
April	\$ 289,000	\$ 317,000	-8.83%
May	\$ 397,800	\$ 302,000	31.72%
June	\$ 397,500	\$ 379,000	4.88%
July	\$ 402,500	\$ 390,000	3.21%
August	\$ 352,500	\$ 410,000	-14.02%
September	\$ 359,500	\$ 379,000	-5.15%
October	\$ 375,000	\$ 350,000	7.14%
November	\$ 450,000	\$ 335,000	34.33%
December	\$ 300,000	\$ 369,000	-18.70%
Total	\$ 365,500	\$ 367,000	
% chg.	-0.41%		

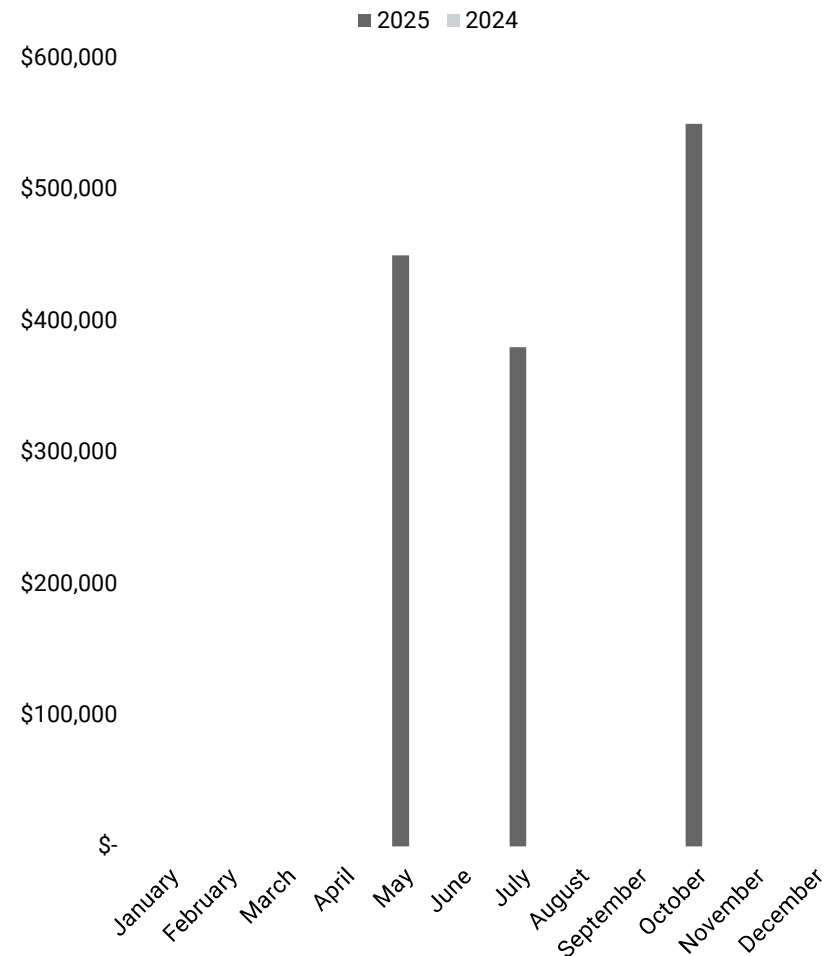


Okanogan: Condominiums Only

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	\$ -	\$ -	0.00%
March	\$ -	\$ -	0.00%
April	\$ -	\$ -	0.00%
May	\$ 450,000	\$ -	0.00%
June	\$ -	\$ -	0.00%
July	\$ 380,000	\$ -	0.00%
August	\$ -	\$ -	0.00%
September	\$ -	\$ -	0.00%
October	\$ 549,950	\$ -	0.00%
November	\$ -	\$ -	0.00%
December	\$ -	\$ -	0.00%
Total	\$ 450,000	\$ -	
% chg.	N/A		



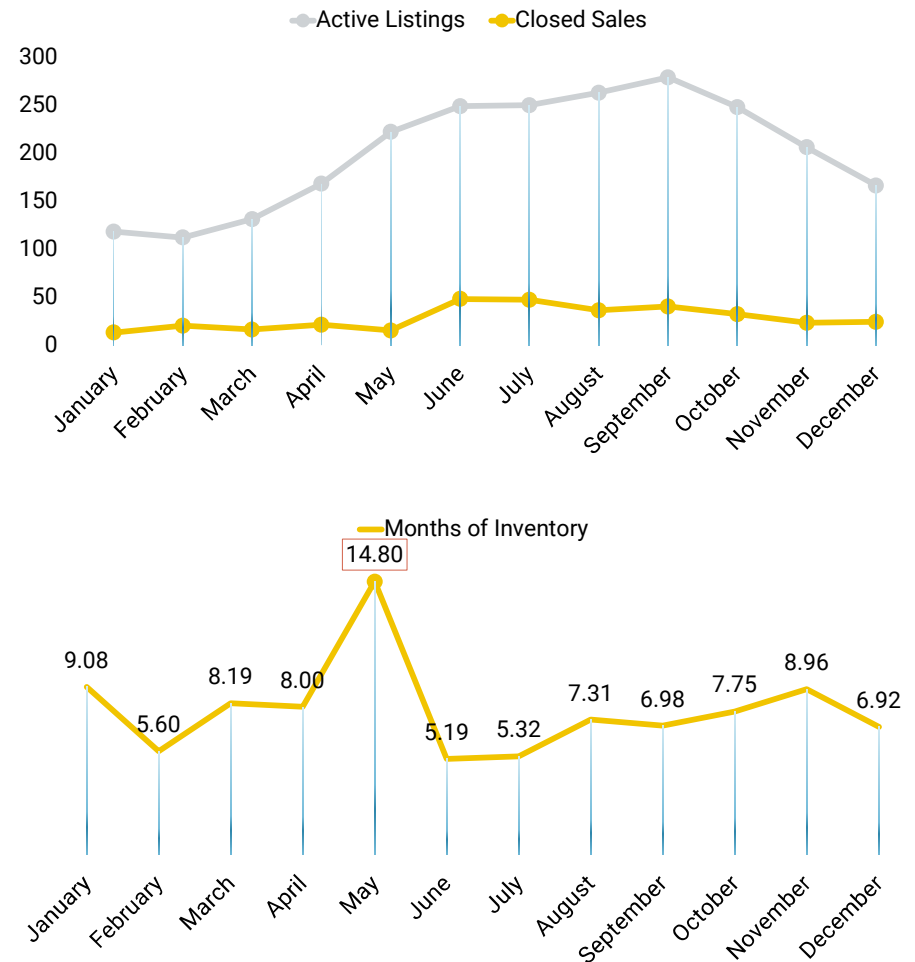
Okanogan: Residential Homes and Condominiums

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	118	13	9.08
February	112	20	5.60
March	131	16	8.19
April	168	21	8.00
May	222	15	14.80
June	249	48	5.19
July	250	47	5.32
August	263	36	7.31
September	279	40	6.98
October	248	32	7.75
November	206	23	8.96
December	166	24	6.92



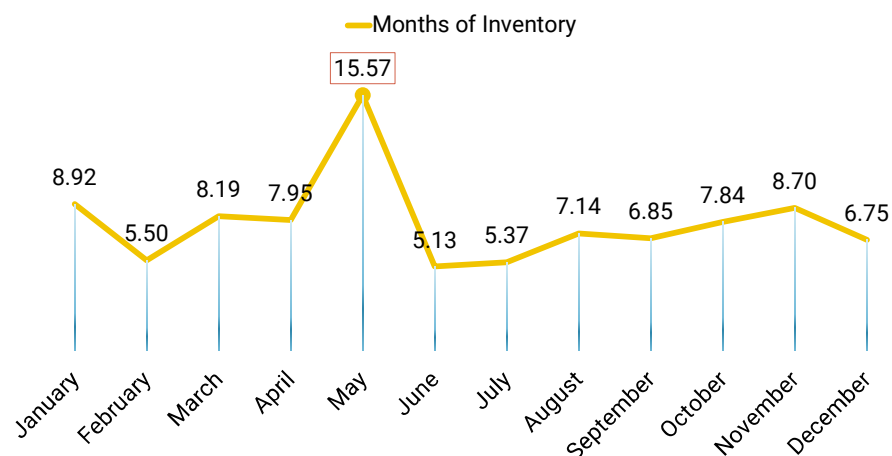
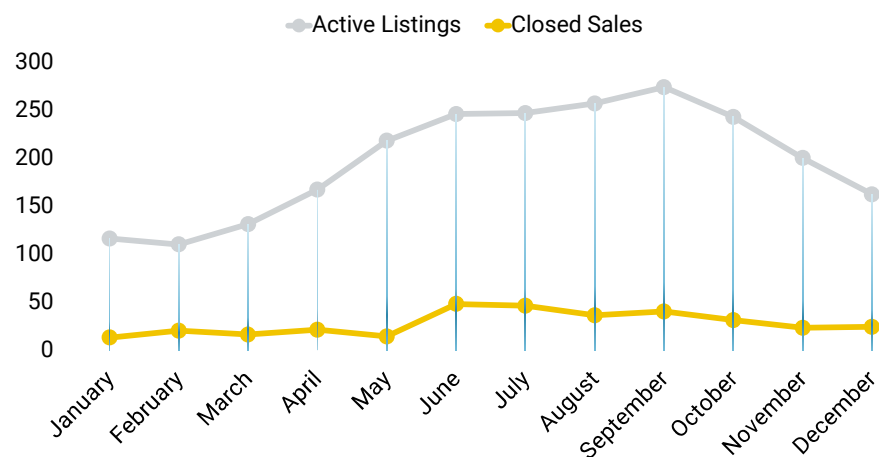
Okanogan: Residential Homes Only

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	116	13	8.92
February	110	20	5.50
March	131	16	8.19
April	167	21	7.95
May	218	14	15.57
June	246	48	5.13
July	247	46	5.37
August	257	36	7.14
September	274	40	6.85
October	243	31	7.84
November	200	23	8.70
December	162	24	6.75



Okanogan: 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	2	0	0.00
February	2	0	0.00
March	0	0	0.00
April	1	0	0.00
May	4	1	4.00
June	3	0	0.00
July	3	1	3.00
August	6	0	0.00
September	5	0	0.00
October	5	1	5.00
November	6	0	0.00
December	4	0	0.00

